

**Parcel H, Sub-parcel F-1, Westlake Palms
Loading Demand Analysis
June 21, 2024**

Location:	Westlake, FL
Total Building Area:	10,400 square feet
Number of Tenants:	5 to 7
Tenant Area Range:	1,500 to 2,900 square feet

Loading Space Requirement:

Pursuant to code, Chapter 8. PARKING REGULATIONS, Article 8.7, Section 8., the applicant is requesting a waiver to eliminate the requirement for two (2) 12' x 35, loading zones. The proposed building is 10,400 SF, Code requires 2 Loading Spaces for buildings 10,001 – 50,000 SF.

While small restaurants may occur, the tenant mix will not demand significant deliveries other than box trucks (Fed Ex & UPS). Loading zones are rarely if ever used by these types of services. A loading zone can be accommodated on the east side of the building if that demand arises.

Anticipated Transportation Delivery Schedule:

1. Daily Deliveries:

- Federal Express: 1 delivery per day
- UPS: 1 delivery per day

2. Weekly Deliveries:

- Private providers (Supplies and/or merchandise delivery): Each tenant is expected to receive one delivery per week.

Each tenant's delivery requirements are expected to be modest due to the small scale of their operations. The deliveries will be spread throughout the week, minimizing the impact on loading space availability.

Justification for the Elimination of the Loading Space Provision:

Unlike the Shoppes at Westlake Landings, the building's 4-sided architecture does not have a back of house. Its corner location warrants special architectural treatment and consideration. While small restaurants (> 3000 SF) may occur, the tenant mix will not demand significant deliveries other than box trucks (i.e., Fed Ex & UPS). Loading zones are rarely if ever used by these types of services. A loading zone can be accommodated

on the east side of the building if that demand arises. However, placing a loading zone on the east side of the building will detract for the highly articulated building architecture.

Conclusion:

In closing, there is room on the site to accommodate one (1) 12 x 35' loading zone should the need arise in the future. (Refer to the attached "Future Loading Zone Exhibit").

This report has been prepared in compliance with the City of Westlake Planning & Zoning Dept. request and is submitted by a registered landscape architect.

Prepared by:

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Signed and Sealed this 21st day of June, 2024:

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