



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

PLANNING AND ZONING BOARD STAFF REPORT

Woof Gang Bakery and Grooming

Meeting	File No.	Application Type
November 17, 2025		Conditional Use (Pet Services)
Property Owner	Applicant	Authorized Agent
KP DELRAY LLC	Petfriend, Inc, DBA Woof Gang Bakery & Grooming	Erica Hurst

Request

Provide a recommendation to the City Commission on Resolution No. 171-24, a Conditional Use request to allow a 1,656 square foot pet services establishment (Woof Gang Bakery and Grooming) at 5048 West Atlantic Avenue.

Background Information

The subject property, 5048 West Atlantic Avenue, is a 1,656 square foot commercial bay within the Delray Landings shopping center, addressed as 5024 West Atlantic Avenue.

Delray Landing (formerly known as Delray Commons) is an 8.37-acre development with a Land Use Map (LUM) designation of General Commercial (GC), and a zoning designation of Planned Commercial (PC) District within the Four Corners Overlay District.

The property was developed in 1981 as Delray Pines under Palm Beach County's jurisdiction, and annexed into the City of Delray Beach via Ordinance No. 07-91 in 1991. Between 1991 and the present, the property has submitted multiple applications to update and modernize the property.



Project Description

The applicant is requesting Conditional Use approval to establish a 1,656 square foot pet services establishment. Woof Gang Bakery & Grooming is a boutique franchise pet services establishment with 350 locations throughout the United States. Woof Gang provides pet food and treats, pet toys and accessories, as well as grooming services. Pursuant to Land Development Regulations (LDR) Section 4.4.12(D)(1), Pet Services are allowed in PC zoning subject to Conditional Use approval. The LDR defines pet services as “a place of business that provides temporary care and services for domestic animals such as grooming, bathing, training, and daytime boarding.”

The floor plan below illustrates the Woof Gang layout. Approximately 624 square feet are dedicated to retail, and approximately 1,000 square feet to grooming services – minus the floor area dedicated to a single unisex bathroom. All grooming operations will take place indoors, with service hours on Monday to Saturday from 9:00 AM to 7:00 PM, and Sundays from 10:00 AM to 6:00 PM.

Review and Analysis

LDR Section 2.4.6(A)(1), Establishment of a Conditional Use: General

The City Commission, by motion, after review and recommendation for approval by the Planning and Zoning Board may approve or reject a request for a Conditional Use.

If the Board provides a recommendation of approval, the request will be heard at the November 18, 2025 City Commission meeting. However, if the Board does not provide a recommendation of approval, the application would not move forward with the review process to the City Commission. If there are concerns with the request, pursuant to **LDR Section 2.4.6(A)(4), Establishment of a Conditional Use: Conditions**, conditions may be imposed pursuant to Article 2.2. In addition, limitations on the hours of operation and/or the longevity of the use may be imposed.

LDR Section 2.4.6(A)(5), Establishment of a Conditional Use: Findings

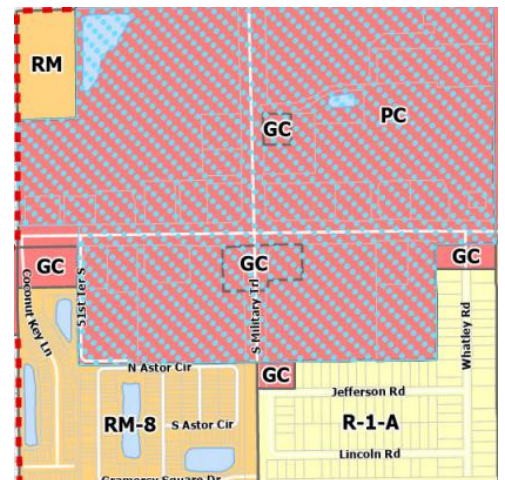
In addition to provisions of Chapter 3, the City Commission must make findings that establishing the conditional use will not:

- Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;*
- Hinder development or redevelopment of nearby properties.*

Delray Landings is a commercial shopping center, with a standard range of commercial uses. The zoning to the north and east is also PC, and the zoning to the south / southwest of the plaza is Medium Density Residential (RM). The surrounding commercial uses both within the plaza (image below) and on adjacent properties consists of a mix of restaurants and retail, which are permitted and anticipated uses in the zoning district.

The Four Corners Overlay District, in which the subject property is located, was established to encourage mixed use developments including retail, office, restaurant, and residential uses. Each of the four corners adjacent to the intersection of West Atlantic Avenue and Military Trail contain long-established shopping plazas with a variety of retail and restaurant uses. The proposed pet services and pet grooming is a service-based business is consistent with the existing development-style of the area, and the use is compatible with the existing uses in the plaza.

A complete review of **LDR Section 4.3.3(W), Domestic Animal Services**, is provided as **Appendix A** of the report, demonstrating that the proposed pet grooming service complies with the LDR and is not anticipated to negatively impact the neighborhood or hinder development of nearby properties. Staff has not identified any issues of concern, but the Board's recommendation to the City Commission must take these required findings into consideration, and whether or not the required development standards specific to pet services are sufficient to prevent a detrimental effect upon the stability of the neighborhood, or hinder development or redevelopment of nearby properties.



LDR Section 3.1.1, Required Findings

Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the Land Use Map, Concurrency, Consistency, and Compliance with the LDR.

(A) Land Use Map. *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property is zoned PC, which is a preferred zoning district under the GC land use designation. The PC zoning district permits the establishment of pet services through the conditional use process. As part of the conditional use review, the Board must find that all applicable LDR requirements are satisfied.

(B) Concurrency. *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Water and Sewer. The site is currently serviced by municipal water and sewer. As the proposed conditional use does not involve major structural changes or an increase in building area, no change in water and sewer services are anticipated as a result of the request.

Solid Waste. Based on the Palm Beach County Waste Generation Rates, the use is anticipated to generate 9.3 pounds of waste per square foot for the retail portion of the establishment, and 10.2 pounds of waste per year for the grooming / service portion of the establishment. The total space would generate approximately 16,003 pounds of waste per year (624 square feet x 9.3 pounds - Retail) + (1,000 square feet x 10.2 pounds - Service). The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Traffic. The Delray Landings plaza was evaluated for traffic impacts in previous approvals. Pet services are similar in intensity to the other retail and service based uses included in the initial analysis.

Schools. Commercial development is not subject to school concurrency evaluation.

(C) Consistency. The Comprehensive Plan objectives and policies relevant to the Conditional Use request are discussed below.

Neighborhoods, Districts, and Corridors Element

Objective NDC 1.3 Mixed-Use Land Use Designations *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Objective NDC 1.1 Land Use Designation *Establish compatible land use arrangements using land use categories appropriate for the diverse and difference neighborhoods, districts, and corridors throughout Delray Beach.*

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 3.4.2 *Use the development review process to determine development, redevelopment, and adaptive reuse is consistent with and complementary to adjacent development, regardless of the implementing zoning designations for each land use designation (See Table NDC-1).*

Policy ECP 3.1.6 *Promote both good job creation and business ownership opportunities when encouraging the development and diversification of industry clusters.*

Policy ECP 3.3.3 *Encourage concentrations of commercial services, amenities and employment centers and creation connections between the Delray Beach's vibrant hubs of activity.*

Policy ECP 5.5.2 *Increase essential retail and consumer services and neighborhood based employment opportunities for residents.*

The proposed pet supply and grooming establishment will provide a needed service to residents and thus foster the economic vitality of the small business ecosystem. Additionally, the service will add to the mix of commercial uses along West Atlantic Avenue and promote job creation. As the use is proposed within an existing commercial space, the scale and intensity of the structure will remain the same.

(D) Compliance with the LDR. *Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

The LDR provides specific regulations for Domestic Animal Services, including pet grooming services, to ensure that proper and sufficient measures are taken to mitigate impacts on adjacent properties and surrounding neighborhoods, as well as ensuring protection of the animals. A complete review of **LDR Section 4.3.3(W), Domestic Animal Services**, is provided as **Appendix A** of the report, demonstrating that the proposed pet grooming service complies with LDR.

Options for Board Action

- A. Move to recommend **approval** to the City Commission of a Conditional Use request for Woof Gang Bakery and Grooming to provide pet services at 5048 West Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.
- B. Move to recommend **approval** to the City Commission of a Conditional Use request for Woof Gang Bakery and Grooming to provide pet services at 5048 West Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions**.
- C. Move to **deny** the Conditional Use request for Woof Gang Bakery and Grooming to provide pet services at 5048 West Atlantic Avenue, finding that the request is inconsistent with respect to Land Development Regulations and the policies of the Comprehensive Plan.
- D. **Continue with direction.**

Public and Courtesy Notices

- ☒ Public Notice was posted at the property 7 calendar days prior to the meeting.
- ☒ Public Notice was mailed to property owners within a 500' radius 10 days prior to the meeting.
- ☒ Public Notice was posted to the City's website 10 calendar days prior to the meeting.
- ☒ Public Notice was posted in the main lobby at City Hall 10 working days prior to the meeting.
- ☒ Agenda was posted at least 7 calendar days prior to meeting.

APPENDIX A

LDR Section 4.3.3(W), Domestic animal services. Facilities providing domestic animal services shall obtain a permit issued by Palm Beach County Animal Care and Control Division prior to the establishment of the use and must comply with the following:

Requirement	Provided
(1) Hours of operation are limited to 7:00 a.m. to 8:00 p.m., except for veterinary clinics providing emergency services.	Monday to Saturday from 9:00 AM to 7:00 PM, and Sundays from 10:00 AM to 6:00 PM.
(2) Domestic animal service facilities shall be fully enclosed with solid core doors and walls sufficiently insulated to minimize noise and odor detection from outside the facility. If frequent, habitual, or long continued animal sounds are plainly audible from adjacent properties, the building is not considered sufficiently insulated.	There is a one-hour fire rated demising partition between the units.
(3) Outside activities and services are limited to drop-off and necessary outdoor walks of animals in direct control of a person by means of a leash or cord. Pursuant to Section 4.6.6, any other outside use requires approval through the conditional use process specifically determining the outside aspects of the use are appropriate.	The conditional use does not include a request for outdoor activities aside from drop-off and pick-up of animals.
(4) Pet services that are limited as an accessory use by the zoning district must be accessory to an approved domestic animal service.	Not applicable.
(5) On-site disposal of carcasses is prohibited.	Not applicable.
(6) Parking Requirements. The minimum number of parking spaces required shall be determined by the gross floor area. Facilities offering a mix of domestic animal services shall provide parking spaces based on the cumulative use designation of each area. (a) Pet services and veterinary clinics shall provide 4.5 spaces per 1,000 square feet. (b) Pet hotels and animal shelters shall provide one space per 300 square feet. (c) Common areas within a facility offering a mix of domestic animal services shall calculate parking spaces based on the use requiring the least amount of parking spaces.	Pursuant to LDR Section 4.6.9(C)(3)(e), Number of Parking Spaces Required: Requirements for Commercial Uses , shopping centers ranging from 25,000 to 400,000 square feet require 4 parking spaces per 1,000 square feet of gross leasable floor area, irrespective of uses. A total of 6.6 parking spaces would be required if calculated at the retail use rate (rounded up to 7). Applying the parking requirement for pet services (4.5 spaces per 1,000 square feet) to the 1,656 square foot area, 7.4 parking spaces are required (rounding down to 7). Therefore, the parking provided in the Delray Landings plaza is sufficient.
(7) Overnight boarding. Only veterinary clinics, pet hotels, and animal shelters may offer overnight boarding services subject to the following: (a) An on-site attendant shall be present at all times during boarding services. (b) Pet hotels and animal shelters shall not be located within a mixed-use building with residential uses. (c) Emergency Preparedness Plan. Facilities approved for and offering overnight boarding services shall provide an Emergency Preparedness Plan to ensure continued humane care conditions are provided for the animals and their attendants, in case of an emergency, power outage, natural disaster, or other similar event. The plan shall include items outlined in LDR Section 4.3.3(W)(7)(c)(1-5).	Not applicable.

(8) Outside use areas. Domestic animal service facilities may be approved for outside use areas pursuant to Section 4.6.6, subject to the following: (a) Outdoor cages, crates, kennels, or other enclosures intended for animal habitation, and not for exercise or training purposes, are prohibited. (b) A solid finished masonry wall or privacy fence six feet in height shall be provided on all sides of outside use areas designated for domestic animal services. (c) Pervious outside use areas intended for domestic animal services may be counted towards open space requirements. (d) Outside activities are limited to 7:00 a.m. to 8:00 p.m., except for necessary outdoor walks of one animal at a time in direct control of a person by means of a leash or similar device. (e) Separation requirements: 1. Properties with outside use areas intended for domestic animal services shall not be located within 300 feet of residentially zoned properties or other properties with outside use areas intended for domestic animal services as measured from lot line to lot line in a straight line. 2. Outside use areas are subject to required minimum building setbacks, which may be increased as part of the conditional use approval.	Not applicable.
---	-----------------