

Delray Place South – Chewy Vet Care
1911 South Federal Highway, #200, Delray Beach, FL
Statement of Use and Justification for a Conditional Use Approval

Delray Place, LLC (“Petitioner”) is the owner of a +/- 1.78-acre property located at 1911 South Federal Highway (“Property”), which is generally located on the east side of South Federal Highway between Eve Street and Tropic Boulevard within the City of Delray Beach (“City”). The Property is comprised of one (1) parcel identified by Property Control Number 12-43-46-28-06-001-0010. The Property is designated GC, General Commercial, on the City’s Future Land Use Map and is located within the PC, Planned Commercial, zoning district. The Property is located in a predominantly commercial context and is developed as a +/- 22,089 square foot shopping center comprised of three (3) buildings (“Shopping Center”) providing retail, restaurant, and personal service uses to the surrounding community.

At this time, Petitioner proposes to utilize the northern tenant bay in the existing building located along the east side of the property as the Chewy Vet Care, veterinary clinic, a new veterinary clinic concept that provides both routine and urgent care to the community’s beloved pets. Chewy Vet Care, veterinary clinics provide an upscale environment with thoughtfully designed spaces to make pets feel comfortable. The proposed Veterinary Clinic is classified as a “Domestic Animal Service” by the City’s Land Development Regulations (“LDRs”), which is allowed subject to Conditional Use approval in the PC zoning district. As such, Petitioner respectfully requests approval for a Conditional Use in Stores #200-202-204 with approximately 3,685 square feet within an existing space at the Delray Place South Shopping Center (“Project”).

Approval of the requested Conditional Use will bring an essential business to the Shopping Center, which will in turn service the surrounding pet-owning community. Petitioner will demonstrate herein that the Project is consistent and compatible with surrounding uses and the City’s LDRs, particularly given that the intended veterinary use will consist of an interior buildout of an already approved building.

As the proposed Veterinary Clinic will occupy an existing tenant bay within an existing shopping center, there is no impact to existing utility services, and all utility connections will be maintained as they exist today.

COMPATIBILITY WITH SURROUNDING USES

The Project is compatible and harmonious with adjacent and nearby properties. The Project will occupy an existing space in the previously approved Shopping Center and no increase or change to the existing structure is proposed. The Shopping Center was previously reviewed and found to be compatible with surrounding uses and none of the changes proposed in this Project will impact the existing compatibility. As such, the Project will maintain the quality and character of the surrounding area while also serving the surrounding community of pet owners. The following table indicates the land use and zoning of the properties surrounding the Shopping Center:

Direction	Existing Use	Future Land Use	Zoning
North	Delray Place North Shopping Center	Commercial	Special Activities District
South	Greico Mazda Auto Dealership	Commercial	Automotive Commercial
East	Multi-Family Residential Dwellings	Residential	Multi-Family Residential
West	Lincoln Mercury Auto Dealership	Commercial	Automotive Commercial

- North: Across Eve Street to the north is the Delray Place North shopping plaza, which is designated Commercial on the City's Land Use Map and is located within the SAD, Special Activities District, zoning district. The approved architectural elevations for the Project were designed to be compatible and consistent with the existing elevations for Delray Place North. In addition, the shopping center uses are compatible and will have the synergy to create a more appealing lifestyle destination for residents in the area once the Project is approved and developed.
- South: Across Tropic Boulevard to the south is the Greico Mazda Automotive Dealership, which is designated Commercial on the City's Land Use Map and is located within the AC, Automotive Commercial, zoning district. The Shopping Center and existing car dealership have coexisted for decades with no incompatibility issues. The proposed veterinary use will not impact the Shopping Center's compatibility with the car dealership.
- West: Across Federal Highway to the west is the Delray Lincoln Mercury Auto Dealership, which is designated Commercial on the City's Land Use Map and is located within the AC, Automotive Commercial, zoning district and which has also existed for years with no incompatibility issues. The proposed veterinary use will not impact the Shopping Center's compatibility with the car dealership.
- East: To the east, across the existing alley are three (3) multi-family residential buildings, which are designated Residential on the City's Land Use Map and located within the RM, Multi-Family Residential, zoning district. The existing Shopping Center has existed over 30 years without adverse impacts on the adjacent residential community. As such, the Shopping Center use is compatible and the proposed .

Considering the foregoing analysis of surrounding uses, the Project is compatible and harmonious with adjacent and nearby properties.

PARKING

Pursuant to Section 4.3.3(W)(6)(a), pet services and veterinary clinics are required to provide 4.5 spaces per 1,000 square feet. However, the Project is approved for a special reduction for parking to allow 3.3 spaces per 1,000 square feet for both interior spaces and all outdoor seating areas, irrespective of the use, in order to provide flexibility in the leasing and occupancy of the Shopping Center. **Therefore, as the special parking reduction of 3.3 spaces per 1,000 square feet includes both interior spaces and all outdoor seating areas, an additional 3.3 spaces are required per 1,000 square feet for all outdoor seating areas**

resulting in an overall higher parking requirement than would be required if the outdoor seating area were not additionally parked at 3.3 spaces per 1,000 square feet. The approved special reduction for parking establishes that no matter what the use (i.e. "irrespective of use") that such use as a Veterinary Clinic would be allowable at 3.3 spaces per 1,000 square feet. It is also important to note that although a Veterinary Clinic use might be slightly more parking intensive than Retail uses, a Veterinary clinic use will be significantly less intensive than Restaurant uses. As such, Petitioner provides that the Special Parking Reduction is applicable to this Veterinary Clinic use and shall continue to apply to the Shopping Center overall and the Project specifically.

LDR SECTION – 4.3.3(W), DOMESTIC ANIMAL SERVICES

Petitioner will demonstrate below that the Project is compliant with the standards specific to Domestic Animal Services uses.

(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:

The proposed

- (1) Hours of operation are limited to 7:00 a.m. to 8:00 p.m., except for veterinary clinics providing emergency services.

The proposed Chewy Veterinary Clinic does not provide emergency services and will comply with the noted limited hours of operation. *Please see below applicant response from 02/05/25, requesting modified business hours from 7:00 a.m. to 9:00 p.m.

- (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.

The proposed Chewy Veterinary Clinic is occupying a commercial space that is built to current Florida Building Code requirements, and will be fully enclosed with doors and walls that are sufficiently insulated to minimize noise and odor detection from the exterior.

- (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 proposed Chewy Veterinary Clinic operations are such that the only outside activities and services will be drop-off/pick-up and necessary outdoor walks of leashed animals.

- (4) Pet services that are limited as an accessory use by the zoning district must be accessory to an approved domestic animal service.

The proposed Chewy Veterinary Clinic operation is allowed as a primary use, subject to Conditional Use approval, in the PC zoning district. As such, this criterion does not apply.

- (5) On-site disposal of carcasses is prohibited.

The proposed Chewy Veterinary Clinic operations does not involve on-site disposal of carcasses.

- (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.

As discussed above, the Project is approved for a special reduction for parking to allow 3.3 spaces per 1,000 square feet for both interior spaces and all outdoor seating areas, irrespective of the use, in order to provide flexibility in the leasing and occupancy of the Shopping Center. Therefore, as the special parking reduction of 3.3 spaces per 1,000 square feet includes both interior spaces and all outdoor seating areas, an additional 3.3 spaces are required per 1,000 square feet for all outdoor seating areas resulting in an overall higher parking requirement than would be required if the outdoor seating area were not additionally parked at 3.3 spaces per 1,000 square feet. The approved special reduction for parking establishes that no matter what the use (i.e. “irrespective of use”) that such use as a Veterinary Clinic would be allowable at 3.3 spaces per 1,000 square feet. It is also important to note that although a Veterinary Clinic use might be slightly more parking intensive than Retail uses, Veterinary Clinic use will be significantly less intensive than Restaurant uses. As such, Petitioner provides that the Special Parking Reduction is applicable to this Veterinary Clinic use and shall continue to apply to the Shopping Center overall and the Project specifically.

- b. Pet hotels and animal shelters shall provide one space per 300 square feet.

The proposed Veterinary Clinic is not a pet hotel or animal shelter and as such this criterion does not apply.

- 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.

Please refer to the detailed parking information in (6)a. above.

- (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 the following: (Ord. No. 17-21, § 2, 10-19-21)

1. Description of how the animals in the facility will be accommodated if the main power source is out for more than 12 hours.
2. An auxiliary power generator, either portable or permanent, is required, and shall be designed and equipped to power, at a minimum, the surgery and boarding rooms, for a period of not less than 24 hours.
 - a. Generators shall not be dependent on a municipal water supply for cooling purposes.
 - b. Both portable and permanent generators shall be tested on a quarterly basis and a test log shall be maintained for inspection by the City of Delray Beach, upon request.
3. A minimum of one attendant on-site must be able to operate the generators.
4. Veterinary clinics, pet hotels and animal shelters that provide overnight boarding services and were legally established prior to the adoption of Ordinance No. 17-21 shall provide the facility's emergency preparedness plan within two years of the effective date.
5. Businesses that do not provide an on-site or portable auxiliary generator may request relief through the waiver process pursuant to [Section 2.4.7\(B\)](#).

The proposed Veterinary Clinic does not involve overnight boarding, except as may be needed to treat patients. As such, these standards do not apply.

- (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.

As such, the above standards do not apply, except as limited to and provided below.

The proposed Veterinary Clinic does not involve outside use areas except for drop-off/pick-up and leashed walks in small designated synthetic pet grass areas as shown on the Leasing Plan included with this application. The synthetic pet grass will be installed in a small, designated area outside the main entrance of the veterinary facility for customer use and in the rear of the building for veterinary staff use. The primary purpose of the synthetic pet grass areas is to accommodate dogs brought to the clinic, offering a convenient and clean solution for pet owners upon arrival and departure. Use of the synthetic pet grass will be strictly limited to this context, and the synthetic pet grass area will not be used for prolonged pet stays. The synthetic pet grass areas align with the city's goals of supporting local businesses while maintaining high standards of property management. The limited use of synthetic pet grass directly benefits the operational needs of the veterinary facility, enhances customer experience, and upholds community values by maintaining a tidy and odor-free environment.

LDR SECTION 2.4.6 – REGULATION OF USES

Pursuant to the City of Delray Beach LDRs Section 2.4.6(5), Petitioner must demonstrate that the Project will not: (a) Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located; or (b) Hinder development or redevelopment of nearby properties.

- A. Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located:

The Project will not have a detrimental effect upon the stability of the neighborhood within which it is located. As demonstrated above, the Project will not consist of any structural changes as it solely consists of an interior build-out and renovation of an existing space within the already approved and developed Shopping Center. There will be no impact on the existing public utilities either as the Project will utilize the existing utility connections. The implementation of the Chewy Veterinary Clinic business will cater towards the needs of the surrounding pet-owning community by making this veterinary clinic a mainstay within the Shopping Center and Delray Beach community.

- B. Hinder development or redevelopment of nearby properties:

The Project will not hinder the development or redevelopment of nearby properties. The Project involves an interior build-out and revitalization of an existing space within the already approved Delray Place South Shopping Center. There will be no impact on the potential development or redevelopment of nearby properties as all renovations related to the Project will take place within the interior of Unit #200 on the Property.

LDR Section 3.1.1 - Required Findings for Land Use and Land Development Applications

As detailed above, the existing Shopping Center has been found compliant with Section 3.1.1 of the City's LDRs, Petitioner will demonstrate that the Project: (1) is allowed in the PC zoning district, said zoning is

consistent with the GC land use as shown on the Future Land Use Map; (2) is concurrent as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan and a determination is 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 CI-GOP-1 of the adopted Comprehensive Plan of the City of Delray Beach; (3) is found to have overall consistency even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the Project(hence compliance with some standards) outweighs the negative impacts of identified points of conflict; and (4) is compliant with the LDR's.

1. *Consistency with the Future Land Use Map* - The Property is designated GC, General Commercial, on the City's Future Land Use Map and is located within the PC, Planned Commercial, zoning district. The existing/proposed Shopping Center is a permitted use in the PC zoning district and the proposed Veterinary Clinic is allowed subject to Conditional Use approval. In addition, the PC zoning district is consistent with the GC Future Land Use Map designation. As such, the Project is consistent with the City's Future Land Use Map.
2. *Concurrency* - As described in the bulleted list below, the Project meets concurrency requirements related to water and sewer, streets and traffic, parks and recreation, solid waste, schools and drainage.
 - **Water and Sewer:** There is Water and Sewer service existing for the Shopping Center. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. As such, the Project meets water and sewer concurrency standards
 - **Streets and Traffic:** The Delray Place South Shopping Center has already obtained site plan approval with required traffic approvals and therefore a Traffic Statement is not required with this application.
 - **Parks and Recreation Facilities:** Park dedication requirements do not apply to non-residential uses. As such, this standard does not apply to the Project.
 - **Solid Waste:** There is no impact to Solid Waste facilities in association with the Project. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2047. Considering the foregoing, the Project meets solid waste concurrency standards.
 - **School Concurrency:** School concurrency findings do not apply for non-residential uses. As such, this standard does not apply to the Project.

- **Drainage:** Drainage is accommodated on site via an exfiltration trench system. No changes are proposed to the drainage system. As such, the Project meets drainage concurrency standards.
3. *Consistency (Standards for Site Plan Actions)* - As described in LDR Section 3.2.3 – Performance Standards for Site Plan and/or Plat Actions below, the Project is consistent with the development standards for site plan actions.
 4. *Compliance with LDRs* – As shown on the proposed site plan and detailed herein, the Project complies with the applicable LDRs related to development standards, lighting, dumpsters, parking, and loading within the affected area.

LDR SECTION 3.2.3 – PERFORMANCE STANDARDS FOR SITE PLAN ACTIONS

Pursuant to the City of Delray Beach LDRs Section 3.2.3 Petitioner will demonstrate that the Project: (A) has building design, landscaping, and lighting (glare) that does not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation; (B) encourages separation of different forms of transportation including pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element; (C) appropriately addresses open space enhancements as described in policies found under Objective B-1, of the Open Space and Recreation Element; (D) will not be detrimental and result in a degradation of the neighborhood by modifying traffic circulation; (E) does not involve the development of vacant land which is zoned for residential purposes, planned in a manner which is consistent with adjacent development regardless of zoning designations; (F) does not involve vacant property that shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs; (G) does not involve the redevelopment or the development of new land resulting in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element; (H) will have a positive effect on the stability of nearby neighborhoods; (I) development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation; and (J) does not require tot lots and or recreational areas.

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation:

The Project occupies an existing tenant space in the existing approved Shopping Center, which was previously approved and found compliant as it relates to building design, landscaping, and lighting, which does not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation. Considering there are no exterior improvements proposed in conjunction with the Project as the Project is occupying an existing interior space, the Project complies with this criterion.

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

The Project occupies an existing tenant space in the existing approved Shopping Center which was designed to provide separation of different forms of transportation for pedestrians, bicyclists, and vehicles consistent with policies found under Objectives D-1 and D-2 of the Transportation Element. Considering there are no exterior improvements proposed in conjunction with the Project as the Project is occupying an existing interior space, the Project complies with this criterion.

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Objective B-1 of the Open Space and Recreation Element states that the retention and creation of visual open space areas is vital to meeting the overall goals of the Comprehensive Plan including through the provision of vistas and streetscapes. The approved Shopping Center was designed to provide significant building upgrades to the streetscape facades and increase plantings in the buffers along the property frontages through the implementation of the approved Landscape Plan. Considering there are no exterior improvements proposed in conjunction with the Project as the Project is occupying an existing interior space, the Project complies with this criterion.

- D. The City shall evaluate the effect that any street widening, or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the Project shall not be permitted. **There is to be no street widening or traffic circulation modification conducted in conjunction with the Project. The traffic circulation presently existing in the Shopping Center will be continued.**

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

The Shopping Center is not zoned for residential uses. As such, this standard is not applicable.

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

The Project is designed such that: the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; it is complementary to adjacent uses; and it fulfills remaining land use needs. As detailed above under Consistency with Surrounding Uses, the Shopping Center is already developed and has coexisted with the surrounding community for forty (40) years without adverse impacts. The future use and zoning for the Project will remain the same, which were previously approved based on this standard. The

Project and the Shopping Center will remain complementary to adjacent land uses while ultimately improving vehicular circulation in the area.

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

The Shopping Center is not zoned for residential uses. As such, this standard is not applicable.

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the Project shall be modified accordingly or denied.

The Project will not have a negative effect on the stability of nearby neighborhoods. The Project will have minimal to no involvement in factors effecting habitability and stability of residential areas. The Project will help redefine and update the current Shopping Center while also introducing a much needed use to the surrounding community.

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

The Project will not create a new high accident location or exacerbate an existing situation which would lead to the development of a high accident location. Rather, the Project will occupy a space and offer a use that will not greater contribute to existing vehicle traffic.

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

The Project is not a new housing development. As such, this standard is not applicable.

CONCLUSION

In conclusion, the Project features the build-out and interior renovation of an already existing unit within the Delray Place South Shopping Center. The Project will have a positive impact on the surrounding area by bringing a modern, upscale Veterinary Clinic to a pet-friendly community and allow for better accessibility to animal care to residents in the surrounding area.



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
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TO: City of Delray Beach Development Review Staff

FROM: Bonnie Miskel, Esq.
Beth Schrantz, Director of Planning Services

DATE: February 5, 2025

RE: Chewy Vet Care Project; File 2025-095
Comment Response Memo

DEPARTMENT: PLANNING

REVIEWER: Alexis Rosenberg, Senior Planner

CONTACT: RosenbergA@mydelraybeach.com

1. Mandatory Comment: LDR Section 4.3.3(W)(1), Domestic Animal Services. STAFF: Please confirm exact hours of operation, if available.
RESPONSE: In order to provide flexibility for the proposed long-term Veterinary Clinic use to ensure sufficient services are provided to the community, the applicant requests that the maximum hours allowable be Monday through Sunday (7 days a week) from 7:00 am to 9:00 pm, which is consistent with typical shopping center hours.
2. Mandatory Comment: LDR Section 4.3.3(W)(2), Domestic Animal Services. STAFF: Please confirm if the walls and doors enclosing the space are solid core. If so, please label on the floor plan. If this information is not known, please note that the Board has the ability to require solid core walls and doors due to potential noise impact.
RESPONSE: All interior areas where animals will be present will have solid core doors. The three (3) existing exterior egress doors along the east side of the building are sufficient solid, hollow metal doors, which are remaining. The north and south two (2) existing exterior doors are being permanently sealed, and the middle door remains as it exists to provide egress. The remaining middle door is located in a back of house area where no animals will be present at any time. The north and south doors along the east side will be permanently sealed with interior partitions comprised of 3-5/8" metal studs with insulation and 1-layer of 5/8" drywall on the interior side.

3. Mandatory Comment: LDR Section 4.3.3(W)(5), Domestic Animal Services. STAFF: Please confirm if euthanasia will be a provided service. If so, please explain the careful process of disposing animal remains. Additionally, please confirm how biohazardous waste will be handled/disposed. **RESPONSE: Yes, euthanasia is a provided service. Remains are stored on-site in a chest freezer, including organs and body parts from surgery. The Veterinary Clinic use partners with a cremation company for remain disposal and cremation. Pick-ups are scheduled by the practice manager every time there are remains that need to be picked up for disposal or cremation.**
4. Mandatory Comment: STAFF: The project narrative mentions the installation of synthetic pet grass. Please confirm the location of the synthetic turf on the site plan and/or leasing plan as the narrative stated. Please also note that this may require a Level 1 Site Plan Modification.
RESPONSE: Please see the Site Plan – Leasing Plan attached, which was included with the initial submittal and with this resubmittal, which identifies the locations of the proposed synthetic pet grass. Given that there is no impact to the site plan with regard to parking, building area, landscaping, etc, the applicant respectfully requests that the addition of this synthetic grass be approved with this Conditional Use without requiring any type of site plan amendments. *Note that per email on 02/12/25, synthetic pet grass has been removed (see updated site plan and leasing plan).
5. Concurrency Comment: TRAFFIC: The traffic statement performed by Flynn Engineering, dated January 16, 2025, states that a veterinary clinic is anticipated to generate approximately 17 trips per day, which is less impactful than a restaurant, which generates approximately 395 trips per day (107.2 per 1,000 sq ft).
RESPONSE: Acknowledged. Thank you.
6. Comprehensive Plan Comment: Objective NDC 1.1 Establish compatible land use arrangements using land use categories appropriate for the diverse and difference neighborhoods, districts, and corridors throughout Delray Beach.
RESPONSE: Acknowledged. Thank you.
7. Comprehensive Plan Comment: 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: 1) Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods; 2) Uses that meet the daily needs of residents; and 3) Public open spaces that are safe and attractive.
RESPONSE: Acknowledged. Thank you.
8. Comprehensive Plan Comment: Objective NDC 1.3 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.
RESPONSE: Acknowledged. Thank you.

9. Comprehensive Plan Comment: 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.
RESPONSE: Acknowledged. Thank you.
10. Comprehensive Plan Comment: 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.
RESPONSE: Acknowledged. Thank you.
11. Comprehensive Plan Comment: Policy NDC 1.3.10 Use the General Commercial land use designation to accommodate a wide range of non-residential and mixed-use development, and limited stand-alone residential development, along major corridors and in certain districts in the city.
RESPONSE: Acknowledged. Thank you.
12. Comprehensive Plan Comment: Policy ECP 3.1.6 Promote both good job creation and business ownership opportunities when encouraging the development and diversification of industry clusters.
RESPONSE: Acknowledged. Thank you.
13. Comprehensive Plan Comment: 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.
RESPONSE: Acknowledged. Thank you.
14. Comprehensive Plan Comment: 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).
RESPONSE: Acknowledged. Thank you.
15. Comprehensive Plan Comment: 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).
RESPONSE: Acknowledged. Thank you.
16. Policy ECP 5.5.2 Increase essential retail and consumer services and neighborhood based employment opportunities for residents.
RESPONSE: Acknowledged. Thank you.

DEPARTMENT: BUILDING

REVIEWER: David E. Herbert, CFPS, CPM – Building Inspector 2

Please confirm fire sprinklers are present in this proposed location. Certain activities in a veterinary clinic require sprinkler protection and if they are present then there are no building code issues.

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.

The following should be provided with the building permit submission to meet administrative requirements which will reduce delays during the building permit review process. Please note that all may not apply depending on scope of work.

- a) detailed scope of work with the cost breakdown is required;
- b) All subcontractor applications are required with cost documentation;
- c) Construction parking plan per LDR section 7.1.8;
- d) Compliance with both FBC and FFPC 8TH Editions; d(i) This shall include a code analysis drawing or table for both codes for use groups, type of construction, height & area, fire resistance rated construction, egress requirements, fire protection system requirements, special use & occupancy requirements, and any other pertinent code requirements;
- e) Plans must be submitted electronically through the ePlans system;
- f) All plans and documents signed and sealed by an architect or engineer must have third-party verified digital signatures. Self-signed verification is not accepted;
- g) When submitted electronically, the product approvals must still be approved by the design professional of record;
- h) Submitting via ePlans, a 3" W x 2" H blank area is required in the upper right-hand corner of each plan sheet for the City digital approval stamp. This applies to all drawings; i
- i) Proposed survey with FFE and setbacks shown;
- j) Impact fee credit form if applicable with impact fee credits provided to the city by the PBC Impact Fee Office. For impact fee credits for the existing building, apply through the county. Please contact the following staff: Margaret Charles MCharles@pbcgov.org, Constance McCallum CMcCallum1@pbc.gov and Derrek Moore DMoore@pbcgov.org to get impact fee credits;
- k) If assistance is required to determine if there was a structure on the site previously, please contact Virginia Leonard VLeonard@pbcgov.org at Palm Beach County for historical information on previous structures;
- l) Geotechnical report if pilings or soil bearing design capacity of 2500 PSF or greater; and
- m) Separate permit requirements – pool, generator, fabric awnings. All work will be subject to building permit and construction code requirements which will be reviewed at the time of the building permit review.

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.

DEPARTMENT: FIRE SAFETY DIVISION
REVIEWER: Jim Bast – Fire Department
CONTACT: BASTJ@mydelraybeach.com

1. Separate permit and shop drawings are required for fire sprinkler work. NOTE: All fire alarms systems monitoring fire sprinkler systems require 3RD party certification [UL, ETL, FM, etc.]

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.

2. Separate permit and shop drawings are required for fire alarms system work. NOTE: All fire alarm systems shall be registered with the City of Delray Beach prior to final inspection. 561-243-7599 for information.

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.

3. Exit signs have been reviewed for location in all areas requiring exit signs. Final approval is subject to field inspections to ensure adequate sign visibility as required by NFPA 101-2021, section 7.1.

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.

4. Fire extinguishers have been reviewed for location in areas required. Final approval is subject to field inspections to ensure adequate access to fire extinguisher(s) as required by NFPA 101-2021, section 9.9.

RESPONSE: Acknowledged. This comment will be addressed at time of building permit.