



## Cover Memorandum/Staff Report

File #: 25-1462

Agenda Date: 11/18/2025

Item #: 7.F.

**TO:** Mayor and Commissioners  
**FROM:** Anthea Gianniotis, Development Services Department  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** November 18, 2025

RESOLUTION NO. 237-25: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE TO ALLOW A PET SERVICES ESTABLISHMENT AT 5048 WEST ATLANTIC AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES AND THE COMPREHENSIVE PLAN OF THE CITY OF DELRAY BEACH; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (QUASI JUDICIAL)

### **Recommended Action:**

Review and consider Resolution No. 237-25 for a Conditional Use to allow a pet services establishment at 5048 W. Atlantic Avenue.

### **Background:**

The subject property, 5048 W. Atlantic Avenue, is a commercial space within the Delray Commons shopping center, whose main address is 5024 W. Atlantic Avenue. The property is zoned Planned Commercial (PC) and has a Land Use Map (LUM) designation of General Commercial (GC).

The applicant is requesting Conditional Use approval to establish a retail pet services and pet grooming service at 5048 W. Atlantic Avenue, known as "Woof Gang Bakery and Grooming". The Land Development Regulations (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.*" Pursuant to **LDR Section 4.4.12(D)(1)**, pet services are permitted in the PC zoning district, subject to Conditional Use approval.

Woof Gang Bakery and Grooming provides retail pet products and offers a pet grooming service. The business will not provide pet boarding or overnight stays. 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.

Pursuant to **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:

a) *Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located; nor*

b) *Hinder development or redevelopment of nearby properties.*

The proposed pet services and pet grooming facility is a bay within a large commercial plaza, and all other surrounding commercial uses are similar in use type, being retail or service-based in nature. Therefore, the proposed use is not anticipated to have a detrimental effect upon the stability of a neighborhood or to hinder development or redevelopment of nearby properties.

**LDR Section 4.3.3(W)** establishes development standards for all domestic animal services, including grooming facilities:

- (1) *Hours of operation are limited to 7:00 a.m. to 8:00 p.m., except for veterinary clinics providing emergency services; and*
- (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; and*
- (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; and*
- (4) *Pet services that are limited as an accessory use by the zoning district must be accessory to an approved domestic animal service; and*
- (5) *On-site disposal of carcasses is prohibited; and*
- (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.*

The attached Planning and Zoning Board staff report provides a full analysis of the request.

The Planning and Zoning Board (PZB) will consider the conditional use request on November 17, 2025, after this item is published to the City Commission agenda. The PZB recommendation and comments will be reported to the City Commission as part of the presentation, and the resolution will be amended accordingly.

**City Attorney Review:**

Resolution No. 237-25 was approved to form and legal sufficiency.

**Funding Source/Financial Impact:**

N/A.

**Timing of Request:**

Resolution No. 237-25 will become effective immediately upon adoption.