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**Barkingham Palace
1551 N. Federal Hwy.
Conditional Use Narrative for Domestic Animal Services**

Barkingham Palace, LLC (“Applicant”), with consent from The Steven Gorowsky Trust (Property Owner), hereby submits this request for conditional use approval to operate a domestic animal services facility. Specifically, Applicant seeks approval of its doggy daycare/pet hotel and pet grooming business. This application should be granted because, among other reasons, the application satisfies all of the code criteria for approval, Applicant proposes providing its services indoors, there is an existing commercial building to the east of the facility which creates a natural buffer from the residential area, and there is a huge demand for Applicant’s services as evidenced by its large and loyal customer base.

The business is located at 1551 North Federal Highway in the City of Delray Beach (“Property”). The Property is generally located on the east side of North Federal Highway between Eastview Avenue and North Lake Avenue. The Property is located within the GC (General Commercial) zoning district, with a land use designation of GC (General Commercial) on the City’s Future Land Use Map. The Property is developed with 2 single-story buildings. The eastern building has a floor area of 3,339 square feet and is occupied by a personal training facility, while the western building has a floor area of 6,091 square feet and contains the pet hotel and pet services facility.

Last year, the City adopted a text amendment to permit domestic animal services with conditional use approval in the GC district, per Code Section 4.4.9(d)(14). Section 2.4.5(e)(5) of the City Code sets forth the criteria for conditional use requests. As explained in detail below, this application with the attached plans, surveys, traffic and parking analysis, and justification satisfies the criteria for the requested conditional use. Each of these criteria are listed below in bold, with Applicant’s response provided under each:

a) [The use will not] Have a significantly detrimental effect upon the stability of the neighborhood within which it will be located;

The proposed pet hotel and grooming service will not have a detrimental effect upon the stability of the surrounding neighborhood. The Applicant has been operating a successful pet hotel and grooming business at this location for over 15 years. Barkingham Palace is a family owned and operated business with over 35 years of experience in dog boarding and grooming services. The business owners prioritize the health and safety of the animals and

have employees on site 24 hours a day, 7 days a week to ensure the dogs are taken care of properly.

To reduce any noise impacts generated by the facility on the surrounding neighborhood, outside activities will only take place when the clients are walking their dogs to and from their vehicles for drop-off and pick-up and when the employees are walking the dogs on a leash. There will not be any outside playpens or activities for the animals other than during supervised walks on a leash. The building has also been designed in a way to reduce any noise impacts as the only windows are located along the north and west façade of the building, which face streets. The south and east facades contain only solid walls that will block any noise from leaving the building.

Additionally, there are only 2 other businesses operating in the City of Delray Beach offering overnight dog boarding services. Allowing this use provides a needed service for the residents and their pets in the community.

b) [The use will not] Hinder development or redevelopment of nearby properties.

The operation of a pet hotel at this location will not hinder redevelopment of nearby properties. As previously stated, the business has been operating at this location for over 15 years. The operation of this business has not hindered any redevelopment of the surrounding area, as evidenced by multiple single family home sites nearby undergoing complete redevelopment. The domestic animal services take place entirely within an existing commercial structure on Federal Highway, with an established neighborhood to the east. Practically speaking, this sort of use in an existing structure will have no impact on development or redevelopment in the area.

In addition to the conditional use criteria listed above, Applicant must demonstrate compliance with the criteria set forth in Section 4.3.3W for Animal Services.

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

Acknowledged. The facility is open to the public Monday-Friday 7:00 am – 6:00 pm and Saturday 7:30 am – 5:00 pm. The facility is open for appointment only pick-up on Sundays between the hours of 7:00 am – 8:00 am and 4:00 pm – 5:00 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.

All of the activities related to the facility are within a fully enclosed building with solid doors and walls. Animals will only be taken outside on a leash for walks around the

property. Furthermore, the only windows on the building are located on the north and west sides which face streets. The other facades have no windows. The solid CBS walls in those locations block noise from emanating out of the building.

- 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.**

Acknowledged. All outside services are limited to drop-off and pick-up and outdoor walks where the animals are on a leash.

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

This criterion is not applicable as pet services are permitted as a conditional use in the CG zoning district.

- 5. On-site disposal of carcasses is prohibited.**

Acknowledged. No on-site disposal of carcasses will take place on the facility.

- 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.**

As shown in the site plan provided with this application, the Property is developed with 2 buildings containing a 3,339 square foot personal training facility and a 6,091 square foot domestic animal services facility. There are 13 parking spaces provided on-site, with 8 spaces located on the north side of the Barkingham space and 5 spaces located adjacent to the personal training space. There are 26 nearby on-street parking spaces available for customers as well. While the Code requires 21 parking spaces for the domestic animal services use, the enclosed traffic and parking statement demonstrates that the 13 parking spaces on site, combined with

the available on-street parking are sufficient to meet the parking demands of both businesses. Please refer to the Traffic & Parking Statement for more details. In over 15 years of operation, Applicant has never encountered a parking issue for their business. This is likely because the vast majority of customers spend only a few minutes at the facility dropping off and picking up their pets.

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.

Acknowledged. An on-site attendant is present at the facility 24 hours a day, 7 days a week.

b. Pet hotels and animal shelters shall not be located within a mixed-use building with residential uses.

The proposed pet hotel is not 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:

i. Description of how the animals in the facility will be accommodated if the main power source is out for more than 12 hours.

The facility is equipped with a connection for a portable emergency generator. The generator is stored less than one mile from the facility and the business owner and employees all live locally. If the facility loses power, the generator would be connected immediately.

ii. 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.

The portable generator has the ability to power the facility for a period of 24 hours.

- a. Generators shall not be dependent on a municipal water supply for cooling purposes.**

Acknowledged. The generator is not dependent on a municipal water source 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.**

Acknowledged. The generator will be tested on a quarterly basis and a test log will be maintained for inspection by the City upon request.

- iii. A minimum of one attendant on-site must be able to operate the generators.**

An on-site attendant will be present at the facility 24 hours a day, 7 days a week and will be able to operate the generator.

- iv. 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.**

Acknowledged.

- v. 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).**

A portable generator is being provided for the facility, therefore a waiver is not required.