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Your Architect today and tomorrow!

Date: June 23, 2022

To: City of Delray Beach
Development Services
100 NW First Avenue
Delray Beach, FL 33444

Re: Proposed Wanderlust Dogs – a Dog Hotel.
355 N Congress Avenue, Bays 1 thru 4
Delray Beach, FL 33445

This is a conditional use request for Wanderlust Dogs, a proposed dog hotel with overnight accommodations. The property is zoned MIC Mixed Industrial / Commercial and the site consists of two existing single-story Industrial Buildings. Building #1 fronts Congress Avenue and contains 5 bays with 14,895 gross sq. ft. in area. Building #2 is a smaller single bay building located towards the east (rear of the site) and is 2,996 gross sq. ft. in area. The vacant building's date of original construction was May of 2019 and the site was originally approved with the requirement of twenty-six (26) parking spaces. Twenty-three (23) of these parking spaces are dedicated to Building #1 and three (3) to Building #2. The site is on the east side of Congress Avenue and south of a canal. To the south of the site is a small industrial strip center and towards the south-east a large open lake.

Wanderlust Dogs is a unique dog hotel with over 50% of the interior space to be utilized as controlled dog play areas offering their canine guests plenty of space to run and play in an interior, stress-free and socially enriching environment.

Adjacent to these interior play areas will be Custom Lodging Cabins – not kennels –exclusively for the dogs of Wanderlust. These custom cabins provide a home away from home, with security cameras, climate control and HD speakers to ensure that our client's furry loved ones feel right at home. These premier suites will range in sizes from 28 -56 sq. feet and come complete with beds, cots and blankets.

Wanderlust Dogs hours of operation will be between 7:00 AM to 8:00 PM but will also have staff onsite 24 hours a day - 7 days a week to provide constant care and supervision from highly skilled, knowledgeable and loving handlers. Wanderlust Dogs believes that dedicated daytime and overnight staff is optimal for the monitoring, safety and quality of experience for each canine guest.

Wanderlust Dogs hold themselves to the highest standards in maintaining a clean environment 100% of the time to better serve their canine guests. By using non-hazardous cleaning products paired with a protocol that kills germs and bacteria, they strive to keep the dogs healthy while in their care. All of their materials and dog furniture are meticulously picked based on their ability to be sanitized and to be comfortable for their guests. Additionally, dishes are sanitized throughout the day and air ventilation keeps fresh air flowing through the facility twenty-four

(24) hours a day. Dog waste will constantly be collected and stored in an environmentally controlled room prior to being picked up by a specialized waste management team as required by the rules and regulations.

Since the facility is located within 300 feet of a residentially zoned property to the north of the canal on the west side of Congress Avenue, no outdoor dog run area is proposed.

As stated previously, the original site plan was approved with a total of twenty-six (26) parking spaces. One additional parking space is existing and located on the south side of the building for a total of twenty-seven (27) parking spaces within the existing site. Wanderlust Dogs will occupy an area of 12,358 gross sq. ft. or 83% of Building #1. Under the recently revised City of Delray Beach Land Development Regulation, the proposed dog hotel will require forty-one (41) parking spaces.

We believe that a parking requirement of one (1) parking space per 300 gross sq. ft. of use area is excessive in relation to the proposed use. Of the 12,358 gross sq. ft. of dog hotel, 53% or 6,561 sq. ft. will be dedicated to interior controlled 'open' play areas. These interior play areas serve as a similar use as the exterior open play areas where square footage of these areas is not factored into the parking requirements. Calculating parking on the entire dog hotel less the interior 'open' play areas would be 5,797 sq. ft. / 300 = twenty (20) parking spaces required. If necessary, the Applicant will agree to a condition limiting the play areas to dog use so if for any reason that use is changed in the future, the Town's parking requirements will be protected.

Included with this submittal is a Traffic Engineering study which references a second traffic engineering study of the Applicant's Wanderlust Dog Ranch facility in Eagle Colorado. The Colorado facility has a total of an 80-dog capacity with 9,000 sq. ft. of interior space and 12,000 sq. ft. of exterior space. The proposed facility in Delray will have a 90-dog capacity with no proposed exterior space. Per the Colorado traffic engineering study, twelve (12) maximum spaces were utilized on a daily basis at that facility. Per the local Simmons and White traffic engineering study, fourteen (14) parking spaces are all that should be required at this Delray facility. Based on these traffic studies and the existing twenty-seven (27) parking spaces, twenty (20) parking spaces will be provided for the dog hotel, four (4) spaces for Building #1 – Bay 5 and the original three (3) spaces for Building #2.

Wanderlust Dogs is not a new concept but a proven entity. Wanderlust Dog Ranch is a successful dog hotel in Eagle, Colorado that was founded in January of 2014 by the Applicant, Mr. Jason Hershman. Jason and his team at Wanderlust strive to create the safest, cleanest and most loving environment a dog could possibly wish for.

In conclusion, like all dog owners, Wanderlust Dogs is completely obsessed with your dog. As avid dog enthusiasts, they strive to help care and improve the lives of dogs every day. The main objective of their first-class dog hotel is to provide each dog with a safe place to exercise, socialize, or just lounge around under the highest supervision and care. Wanderlust Dogs is not only unique, but is also a much-needed addition for the residents of the City of Delray Beach.

Respectfully:



Richard A. Berrie, P.A., MAURP, VP for the firm.
(Architect, Masters of Art in Urban & Regional Planning)