

April 30, 2019



CONDITIONAL USE APPLICATION – Project Summary

Proposed Banfield Veterinary Clinic
Delray Beach Plaza
600 & 660 W. Linton Blvd.
Delray Beach, FL 33444

Property Zoned PC (Planned Commercial)

Per Zoning Code, a veterinary hospital within the PC zone requires a Conditional Use Permit.

Banfield Introduction:

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 950 clinics nationwide, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Banfield hospitals / clinics provide the finest, most convenient human-quality medical services available, as well as industry-leading protocols and equipment. We understand the special bond between pets and people. At Banfield, we provide a level of service second to none in the industry.

Project Description:

Banfield Pet Hospital is proposing a 2,424 s.f. +/- veterinary clinic within an existing vacant space in the Delray Beach Plaza in Delray, FL. We are the first-time tenant in a new shell building. No outdoor facilities or exterior changes are proposed other than tenant signage. Typical Banfield Veterinary facilities such as what is being proposed at this location provide full service veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales. All clinic activities occur within the tenant space. We do not provide outdoor amenities such as dog runs or storage yards and no grooming, long term kenneling, boarding or overnight facilities are provided at Banfield. The proposed veterinarian clinic will primarily service the neighboring community providing a necessary service at a close and convenient location. Located within the Delray Beach Plaza, Banfield reduces transportation time for neighbors / clients and provides a location to receive needed veterinarian care services at a convenient one-stop shopping center location.

Hours of operation:

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week.
No overnight care or boarding is provided.

Employees:

Although staffing will vary depending on workload, typical Banfield clinics operate with a staff of 4 to 7, including Licensed Veterinarians, Veterinary techs and administrative support staff.

Current Use:

Banfield will be occupying a tenant space in this new shell building permitted in 2018. We are the first-time tenant in this shell building suite. The existing adjacent tenant space to the East is TBD. The existing adjacent tenant space to the West is TBD. The Delray Plaza parking lot is to the North with (2) accessible parking spots near the proposed Banfield main entry.

Parking:

As part of the Delray Beach Plaza, common parking areas are provided for tenants and customers. All parking is existing to remain.

Noise & nuisance:

As mentioned, Banfield does not provide long term boarding, overnight stays or outdoor dog runs. All functions are fully contained within the premises minimizing impact on adjacent tenants or properties. Any potential sound transmission from within the premises, is mitigated thru double wall sound insulated demising walls providing acoustic separation between our space and adjacent tenants. The STC rating for this demising wall is 59,

Waste & ventilation:

Banfield does not "walk animals" for animal safety reasons; but does provide a pet-waste station with bags and disposal adjacent to the clinic entry for customer and employee use to clean up pet waste if were to occur while arriving or leaving the facility. Biohazardous waste is kept in a freezer and removed by a third-party vendor on an as needed basis. Waste air/odor is exhausted thru multiple new roof top mounted exhaust fans. To keep the shared sidewalks clean and clear of animal waste, the Banfield staff walks the exterior of the space every couple of hours to clean up any animal waste that did not make it into the pet waste station.

With over 950 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Significant conditions are not typically applied to our proposed Banfield clinics as our impact on adjacent tenants / neighboring properties is minimal with little or no impact on public peace, safety and welfare. With this said Banfield is committed to being a "good neighbor" and working closely with the community and city jurisdiction to alleviate any concerns.

Please don't hesitate to let me know if you have any questions or need additional information.

Sincerely,



Jeff Hammond
Principal

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