



Cover Memorandum/Staff Report

File #: 19-684

Agenda Date: 7/9/2019

Item #: 7.A.

TO: Mayor and Commissioners
FROM: Timothy Stillings, Development Services Director
THROUGH: Neal de Jesus, Interim City Manager
DATE: July 9, 2019

RESOLUTION NO. 126-19: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, APPROVING A CONDITIONAL USE PURSUANT TO LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, AND THE COMPREHENSIVE PLAN, TO ALLOW THE ESTABLISHMENT OF A VETERINARY CLINIC AT 600 AND 660 WEST LINTON BOULEVARD; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES. (QUASI-JUDICIAL HEARING)

Recommended Action:

Review and consider Resolution No. 126-19: A Conditional Use request to allow a Veterinary Clinic at 600 and 660 W. Linton Boulevard.

Background:

The proposed 2,424 sf Veterinary Clinic is to be located at a shopping center zoned Planned Commercial (PC), located on the southwest corner of W. Linton Blvd. and Lavers Ave. Veterinary Clinics are allowed as a Conditional Use in the PC zoning district subject to the requirements of Section 4.3.3(W) of the Land Development regulations (LDRs). The subject shopping center, known as the Delray Beach Plaza, and formally known as Lavers International Plaza, is under redevelopment to include three one-story freestanding buildings, including one grocery store located at the northeast corner of the property, and two additional retail buildings along the rear property line (200 and 300 Buildings). The proposed use will occupy the middle bay in the new 200 Building.

As fully described in the attached staff report, positive findings can be made with respect to Land Development Regulations Sections 2.4.5(E)(5)(Conditional Use Findings), 4.3.3(W)(Special Regulations), Chapter 3(Performance Standards) and the policies of the Comprehensive Plan.

The Planning and Zoning Board reviewed the request at its meeting on June 10, 2019 and a recommendation to approve the Conditional Use was made on a 5-0 vote.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

Establishment of the veterinary clinic is dependent on approval of the request.