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## CITY OF DELRAY BEACH PLANNING, ZONING AND BUILDING DEPARTMENT

100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444 • PLANNING & ZONING DIVISION: (561) 243-7040... • BUILDING DIVISION: (561) 243-7200



### PUBLIC NOTICE – FILE 2017-256

#### NOTICE OF CONDITIONAL USE

Pursuant to Section 2.4.2(B)(1)(e) of the Land Development Regulations of the City of Delray Beach, Florida, the Planning and Zoning Board, designated as the Local Planning Agency, will consider and make a recommendation to the City Commission on a conditional use request for Q Veterinary Services to establish a full service veterinary clinic at 1235 N. Federal Hwy. The subject property is located on the east side of N. Federal Hwy., between Bond Way and S. Lake Ave. within the General Commercial (GC) zoning district.

The proposal is to establish a full service veterinary clinic offering exams, procedures, and surgeries, consistent with a general veterinary practice. The veterinary clinic will not offer boarding, daycare or overnight care of patients except for the care of patients which are under supervision of the veterinary staff. The anticipated hours of operation are from 8:00am to 6:00pm, Monday through Friday and from 8:00am to 1:00pm on Saturdays. The facility will be closed on Sundays. The office will accommodate 5 employees including the veterinarian, two technicians and two receptionists. Site improvements to accommodate additional parking spaces at the rear side of the property and a bicycle rack adjacent to the building are proposed. No exterior structural or aesthetic improvements are proposed.

The Planning and Zoning Board will conduct a Public Hearing on January 22, 2018 (or at any continuation of such meeting which is set by the Planning and Zoning Board), at 6:00pm in the Commission Chambers at City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida, for the purpose of receiving public comments. If you would like further information with regard to how this proposed action may affect your property, or if you would like to review the plans for this request, please contact Debora Slaski, of the Planning, Zoning and Building Department, City Hall, 100 NW 1<sup>st</sup> Avenue, Delray Beach, Florida 33444, e-mail at [SlaskiD@mydelraybeach.com](mailto:SlaskiD@mydelraybeach.com), phone 561-243-7040 ext. 6209.

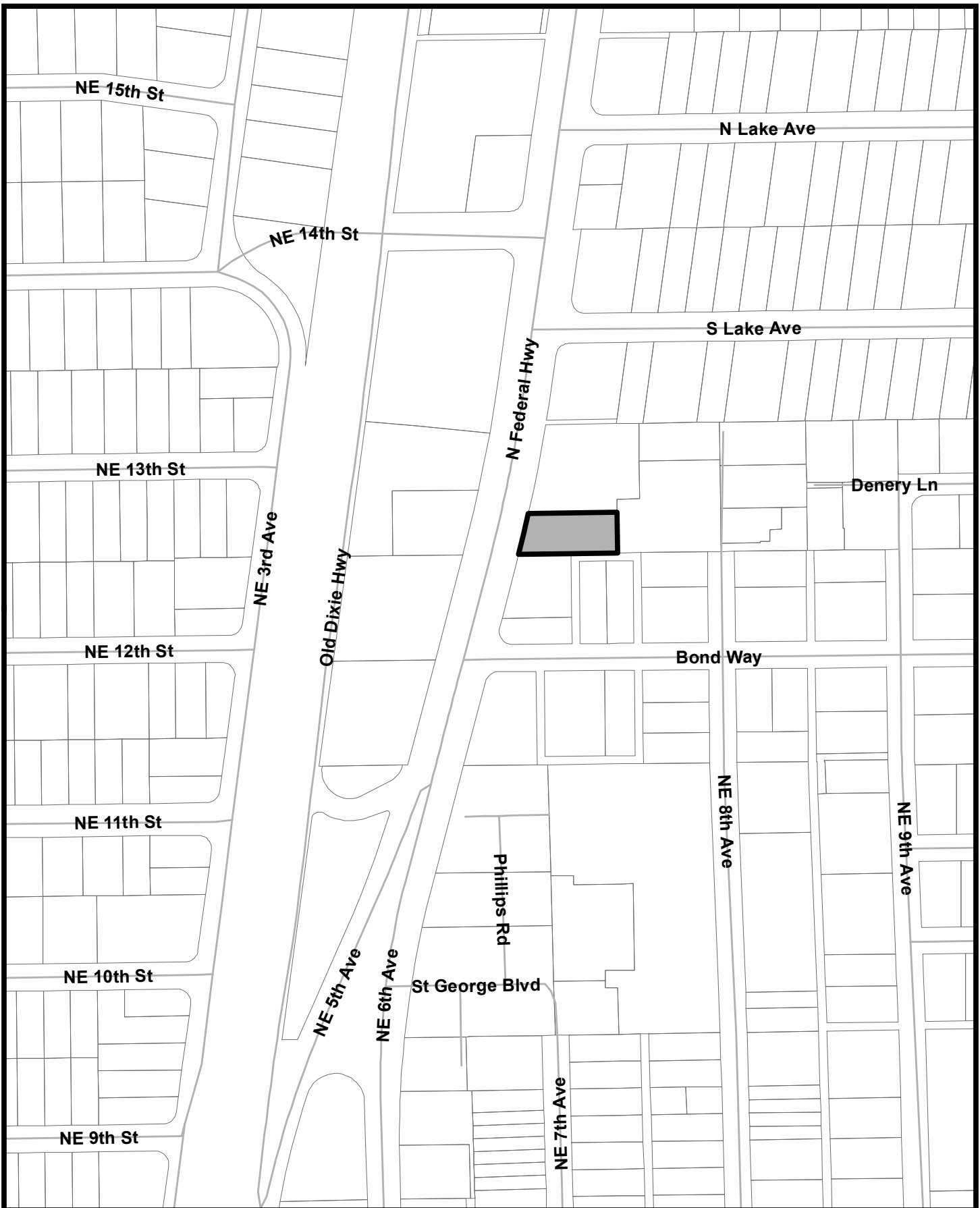
This public notice is being provided as your property is located within a five hundred (500) foot radius of the subject property (shaded area on map on the other side of the page).

All interested parties are invited to attend the public hearing and comment on the proposed conditional use or submit their comments in writing on or before the date of the hearing to the Planning, Zoning and Building Department. Please be advised that if a person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this meeting or hearing, such person will need a record of the proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City does not provide or prepare such record pursuant to F.S. 286.0105.

Date Mailed: January 12, 2018

City of Delray Beach

Planning, Zoning and Building Department



**1235 North Federal Hwy.**

**LOCATION MAP**

