



**ATLANTIC
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PROJECT NARRATIVE

Rebecca Grohall
Planning Manager
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Dogs & Cats Forever
Our Reference Number: 2016.0034

Dear Ms. Grohall:

Dogs & Cats Forever is an existing no-kill animal shelter located at 4600 Selvitz Road, situated on 8.5 acres of land lying just north of Midway Road, within the City of Fort Pierce. The facility comprises 9,100 square feet and has been operational since 2010. We propose to add 10,124 square feet which is reflected in our attached site plan. Elevations of the proposed buildings are included with our application attached hereto.

The intent of our site plan, zoning and land use amendment application is to provide flexible development options (for existing and proposed improvements) by utilizing the Planned Development zoning district. Proposed uses within the site will include kennels, veterinary science and storage building(s), all relative to the operation of Dogs & Cats Forever. It is also our goal to amend the current RS land use designation to the more appropriate land use of Institutional. P.D. zoning and Institutional land use will afford this site the flexibility to maintain and expand their operations. These designations will also create harmony with the goals, objectives and policies of the City's comprehensive plan relative to density, traffic, open space and stormwater management. The ultimate justification for approval of our petition lies in the fact that the site has functioned in harmony with its' neighbors for over 7 years, while providing an invaluable community service.

We propose to maintain at least 20% open space with generous building setbacks buffering this site from surrounding sites. We anticipate zero negative impacts to off-site traffic, on-site environmental components and no increase in stormwater discharges.

Per Planned Development Guidelines, development parameters including permitted uses; applicable setbacks; allowable building area; off-street parking; landscaping, irrigation and signage standards have been provided for.

Thank you for your consideration and the warm reception the City of Fort Pierce has afforded us since our annexation in 2012. Should you have any questions, please do not hesitate to contact me directly.

Respectfully,

Richard C. Laventure
President