

NARRATIVE OF REQUEST

Purpose: Application to amend the zoning uses to add an additional use, for an out parcel lot at the Shoppes of Estero.

Parcel #1 is an out parcel lot of approximately 1.36 acres at the Shoppes of Estero, a Multi-use Planned Development, with an address of 21700 South Tamiami Trail in Estero, Florida. The current zoning resolution does not allow for an 'animal clinic' as defined in the Lee County Development Code. The zoning does allow for 'pet services' (grooming, obedience training, etc. without the services of a veterinarian) but prohibits any outdoor pens, enclosures, or dog runs.

The parcel is being sold to Florida Veterinary Referral Center ("FLVRC"). FLVRC is currently located in the Estero Park Commons office complex on Corkscrew Road, and has been operating there for eight years. FLVRC (www.flvrc.com) is a 24-hour, 7 days-a-week, 365 days-a-year, emergency veterinary hospital. In addition to treating emergency cases, they also provide veterinary specialties like neurology and oncology- things that a normal vet doesn't handle. Because they are open 24 hours a day, they treat emergencies that can't be handled after hours by a pet's normal veterinarian.

FLVRC would like to purchase (subject to approval of the requested zoning change) Parcel 1 at the Shoppes of Estero to build an approximate 10,000 square foot emergency and specialty vet hospital. It will not have any outdoor pens, enclosures, or dog runs, so in that respect, it will be in compliance with the current zoning.

All treated animals are released to the owners to go home as soon as they are well, so there is no boarding in the traditional sense (no overnight boarding while an owner is on vacation, for example) but animals are 'hospitalized' overnight only as needed. The property will be designed with some green space so hospitalized animals can relieve themselves outside if they are able, but no animals will be outside for any extended period of time.

On July 21, 2014 a presentation of the above was made to the Estero Community Planning Panel. They recognize the value this emergency vet hospital brings to the Southwest Florida community (patients come from as far away as Sarasota and Marco Island) and the critical service it provides. The minutes of that meeting are attached, which evidence their recommendation that Lee County amend the zoning administratively to add this use.

Please contact me with any further questions:

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