

CONCEPTUAL SITE PLAN

SITE DATA

TOTAL PARCEL AREA: 193,885 SF / ±4.45 AC
 VETERINARY PARCEL AREA: 87,211 SF / ±2.00 AC
 FLOOD ZONE AREA: 59,798 SF

JURISDICTION: TOWN OF HOWEY-IN-THE-HILLS
 ZONING: PUD - REZONE TO NC (NEIGHBORHOOD COMMERCIAL ZONING)
 BUILDING AREA: 6,000 SF
 MAX. IMPERVIOUS = 70%

PERVIOUS: 52,262 SF (59.9%)
 IMPERVIOUS: 34,949 SF (40.1%)

PARKING REQUIRED:
 ANIMAL SERVICES:
 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
 = 6,000 SF / 200
 = 30 SPACES

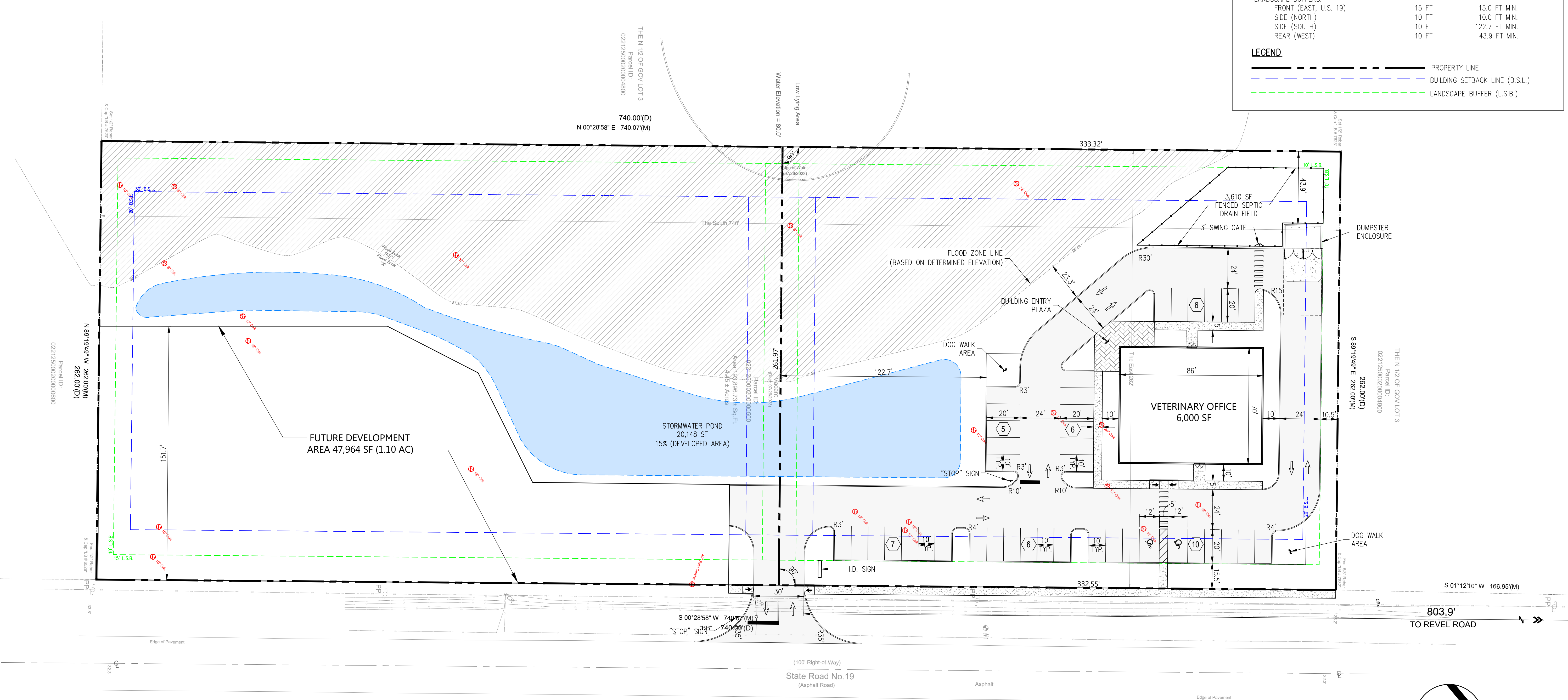
PARKING REQUIRED: 30 SPACES
 PARKING PROVIDED: 40 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST, U.S. 19)	30 FT	74.5 FT
SIDE (NORTH)	20 FT	44.5 FT
SIDE (SOUTH)	20 FT	202.2 FT
REAR (WEST)	30 FT	117.4 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (EAST, U.S. 19)	15 FT	15.0 FT MIN.
SIDE (NORTH)	10 FT	10.0 FT MIN.
SIDE (SOUTH)	10 FT	122.7 FT MIN.
REAR (WEST)	10 FT	43.9 FT MIN.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L.)
- LANDSCAPE BUFFER (L.S.B.)



Z DEVELOPMENT
 s e r v i c e s
 CA 29354
 1201 E. ROBINSON STREET
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 PH: (407) 271-8910

DATE	REVISION

VETERINARY OFFICE & RETAIL
 STATE ROAD 19
 SOUTH OF REVELS ROAD
 HOWEY IN THE HILLS, FLORIDA

DATE: 01/23/24
 DRAWN: LH
 CHECKED: RZ

CP4

PROJECT NO.: 2023.179