



September 10, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Esch Veterinary - Final Site Plan (State Road 19, South of Revels Road)

Applicant: Z Development Services

Planning staff reviewed the proposed Esch Veterinary final site plan. Review comments are provided below and will need to be addressed before the Planning and Zoning Board can consider the application.

1. Please provide the screening details for dumpsters.

The applicant has provided the screening details for the dumpster, however the height needs to be revised on Sheet A0-3 to show and scale a 6-foot-high wall on the enclosure elevations, currently they show a five-foot tall wall. The landscaping details also need to be provided, compliant with LDC Sec. 7.04.03 (B).

2. A waiver from the 50% storefront window provision for the West and North elevations was approved by Town Council with the condition that the West and North elevations add the massing/articulation detail of awnings over the doors located on each of these elevations and incorporate the required second massing technique, such as building wall offsets on these two elevations. Please revise the elevations to comply with this condition.
3. Please indicate why the trees are being removed on a tree removal table and whether any proposed to be removed are on the Town's prohibited plant list. If they are plant species that are prohibited by the Florida Department of Environmental Protection or the Florida Department of Agriculture, or listed as invasive by the Florida Exotic Pest Control, this information needs to be provided on the tree removal table for each tree listed. Nine trees are listed for removal but fifteen are shown on the plan.

A tree mitigation plan including the required replacement data will be required at Final Site Plan. A tree removal permit will be required, consistent with LDC Section 7.12.01.



4. Tree Protection Detail needs to be provided on the plans to comply with LDC Section 7.11.01.
5. Please provide the total number of trees on site and any replacement data consistent with the Land Development Code (LDC). Please indicate which are Specimen Trees and which are Heritage Trees and provide the replacement data in concert with the LDC. LDC Section 7.11.03 requires 50% of all specimen trees be preserved on a parcel. LDC Section 7.11.02 requires protection of all Historic Trees unless one of the following conditions is met:
 - a. The tree is not suitable for preservation as determined by a certified arborist.
 - b. The tree is a threat to a principal structure or otherwise constitutes a hazard requiring removal as determined by a qualified arborist or professional engineer.
 - c. The placement of the tree prohibits the economic use of the property for permissible development.

The applicant has provided that the one specimen tree to be removed is in conflict with the proposed building. Due to the flood zone area, this is the only area on the site that will support the building. Relocation of the building to save this tree is not feasible.

A tree mitigation plan including the required replacement data will be required at Final Site Plan.

6. Please provide details on any hardscape elements consistent with LDC Section 7.07.00 as applicable. Examples would be dog park receptacles, fencing, benches.
7. Please provide wheel stop detail consistent with LDC Sec. 7.05.01 (E) (2).
8. Mulch depth is required to be 3 inches.
9. Please provide buffer detail and plantings consistent with LDC Sec. 7.12.04.
10. Identify the percentage of the site to have sod, consistent with LDC Sec. 7.04.01 and how the plantings will be consistent with this section.
11. Winged Elm and Sweet Viburnum are not on the approved plant list.
12. Please demonstrate how the irrigation plan is consistent with LDC Sec. 7.06.00.