



**June 4, 2025**

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



## **Esch Veterinary - Preliminary Site Plan (State Road 19, South of Revels Road)**

**Applicant: Z Development Services**

### **Project Description and Background:**

Planning staff reviewed the proposed Esch Veterinary preliminary site plan. The property is zoned Neighborhood Commercial and previously received a conditional use permit for the proposed use and size of building. Review comments are provided below with information on how the applicant has addressed the comments and recommended conditions for approval are provided in the Motion Example for approval.

- 1. The application form identifies that a retail component is also proposed. Please identify how this relates to the proposed veterinary plan and site development.**

The applicant has addressed this comment and provided that the retail component of this project will be developed in the future, on the west side of the parcel. The future development has been accounted for in the design of the stormwater pond and will also utilize the same FDOT access point.

- 2. Please provide the impervious surface ratio for the proposed development. The maximum allowed is 70%.**

The applicant has addressed this comment and provided on the site plan (Sheet C1) that the impervious is 20.4%. All other requirements with respect to setbacks, height, and parking space calculations are met.

- 3. Provide data showing compliance with LDC Sec. 4.06.06 that at least 50% the storefront is comprised of windows.**

The applicant has requested a waiver from this provision for the West and North elevations that do not function as primary or secondary façade entrances nor do they abut right-of-way. The East elevation is the primary



façade and is designed with 50% storefront windows. The East Elevation is a secondary façade with entrance and is also designed to have 50% storefront windows.

The basis for the request is that this is a veterinary facility and there is no retail within this building. Staff supports this request based on the compliance with the 50% requirement being met on the East and South and **with a condition that the West and North elevations add the massing/articulation detail of awnings over the doors located on each of these elevations.**

**4. 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).** The applicant has identified they will provide landscaping details at the Final Site Plan stage.

**5. Please call out how LDC Sec. 4.06.06 (D) is being met with respect to massing techniques and architectural technique requirements based on building size/length.**

The applicant has provided Elevation Sheets A0-1 and A0-2. The East and South Elevations meet the requirements for two massing techniques and two articulation techniques. The West and North Elevations appear lacking with respect to massing as these elevations list “overhang” as meeting the massing requirement. The overhang appears to be a standard overhang that does not reduce the “box” appearance of the building. Based on the length of this building wall, a second massing technique is required. The condition in #3 above should be utilized to meet this requirement, so 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.

**6. Per LDC Sec 4.06.05.B, non-residential roofs shall be wood, synthetic, or fiberglass shingles or tile. Metal roofs may be permitted if determined to be an integral feature of a recognized architectural style. Please demonstrate how the proposed metal roof meets this standard and is an integral feature of a recognized architectural style.**

The applicant has addressed this review comment and revised the plans to have all of the roof be asphalt shingle.



- 7. Per LDC Sec. 4.06.06.D(6), awnings, arcades, colonnades, arbors, trellises, and other similar architectural components should be a component of non-residential building design to add interest to the physical character of the area as well as afford a way for pedestrians to get out of the weather.**

The applicant has indicated that the use of a main covered entry of 8'-0" deep for the covered entry is proposed, adding interest to the physical character of the area as well as a way for pedestrians to get out of the weather.

- 8. Please provide a landscaping and buffer plan consistent with LDC Chapter 7.**

The applicant has indicated that this plan will be provided at Final Site Plan and will comply with chapter 7. This is consistent with LDC procedures.

- 9. Please provide a tree survey for the property and a tree mitigation plan in compliance with LDC Section 7.11.**

The applicant has provided a tree survey. A tree mitigation plan including the required replacement data will be required at Final Site Plan.

**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.**

The applicant has indicated that the total number of trees are shown on the site plan as to which are being removed and has indicated that only one is a specimen tree.

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.

- 10. Tree Protection Detail needs to be provided on the plans to comply with LDC Section 7.11.01.**

The applicant has indicated that this plan will be provided at Final Site Plan and will comply with chapter 7. This is consistent with LDC procedures.



**11. 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.

**12. Please provide details on any hardscape elements consistent with LDC Section 7.07.00 as applicable.**

The applicant has indicated that this plan will be provided at Final Site Plan.

**13. Consistent with LDC 8.04.03.C, visible pedestrian crosswalks, using alternative materials such as brick or other paver materials, should be designed into parking lots to promote safety. The accessible parking spaces need to be relocated directly adjacent to the building so that people who need to use these spaces are not having to cross a drive isle to get to the building.**

The applicant has proposed concrete crosswalks to contrast with the neighboring asphalt pavement, however a condition of recommending approval is that the accessible parking spaces be relocated directly adjacent to the building so that people who need to use these spaces do not have to cross a drive isle to get to the building.

**14. Consistent with LDC 8.04.03.E, parking lots shall be properly lit. The lighting shall be contained on site.**



The applicant has provided that a lighting/photometric plan will be provided with the final site plan and will meet code requirements. This should be a condition of recommending approval.

**Staff Recommendation:** Town Council approve the Esch Veterinary preliminary site plan subject to the conditions provided below in the Motion Example to approve.

**Planning and Zoning Board Recommendation:** At their May 29, 2025, public hearing, the Planning and Zoning Board voted unanimously to recommend approval of the requested preliminary site plan with the conditions provided below.

**Motion Examples:**

1. Approve the requested Esch Veterinary preliminary site plan with the following conditions:
  - a. Allow a waiver from the 50% storefront window provision for the West and North elevations, as they do not function as primary or secondary façade entrances nor do they abut right-of-way, 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;
  - b. Revise the dumpster enclosure height on Sheet A0-3 to show a 6-foot-high wall on the enclosure elevations. The landscaping details also need to be provided, compliant with LDC Sec. 7.04.03 (B) at Final Site Plan;
  - c. Provide a landscape, hardscape, and buffer Plan at Final Site Plan that complies with Chapter 7;
  - d. Provide a tree mitigation plan including the required replacement data, and tree protection detail at Final Site Plan that complies with LDC Chapter 7;
  - e. The accessible parking spaces are to be relocated directly adjacent to the building so that people who need to use these spaces do not have to cross a drive isle to get to the building;
  - f. A lighting/photometric plan will be provided at Final Site Plan, or
2. Deny the requested Esch Veterinary preliminary site plan [State reasons for denial], or
3. Continue the requested Esch Veterinary preliminary site plan pending additional information [specify information needed] from the applicant that shows the request meets the standards for a preliminary site plan approval.