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%

PARKING REQUIRED:

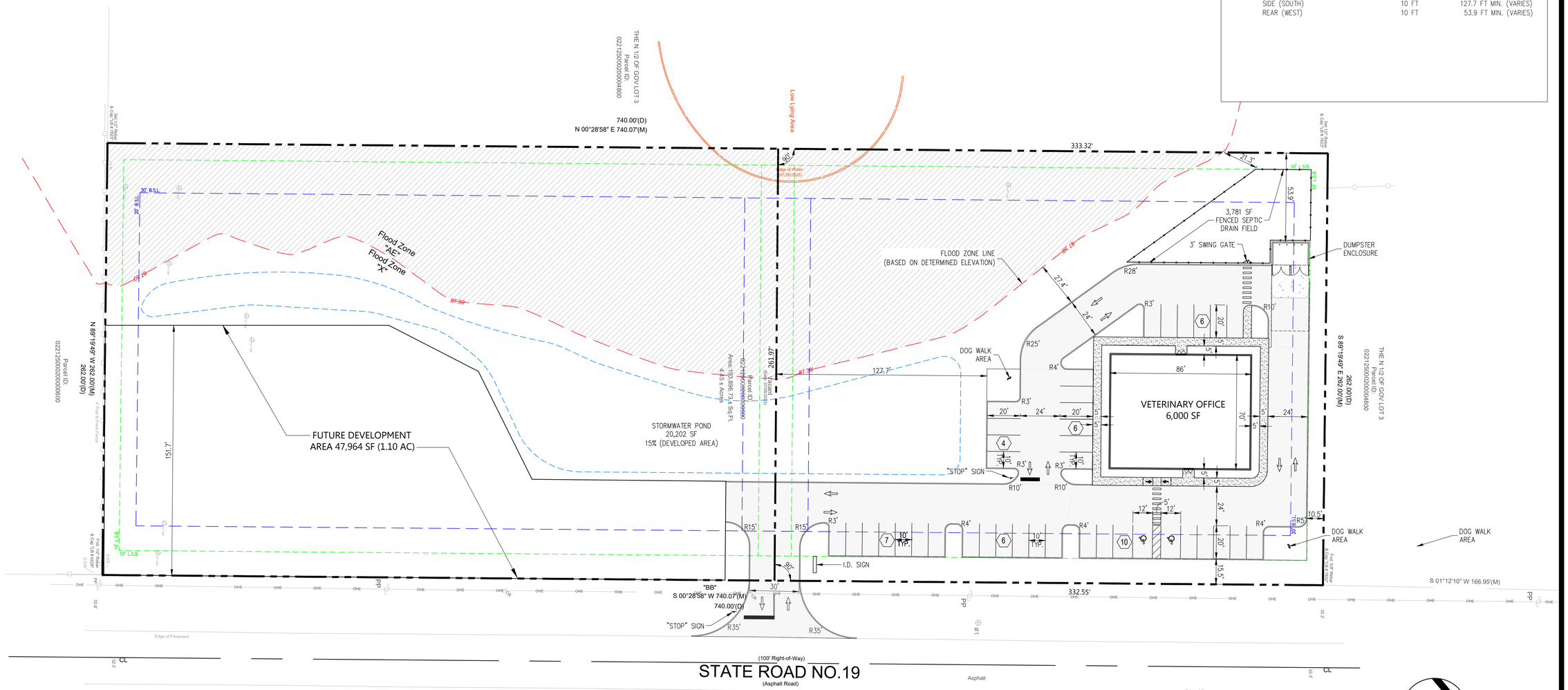
ANIMAL SERVICES:
1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA

= 6,000 SF / 200
= 30 SPACES

PARKING REQUIRED: 30 SPACES
PARKING PROVIDED: 39 SPACES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST, U.S. 19)	30 FT	69.5 FT
SIDE (NORTH)	20 FT	44.5 FT
SIDE (SOUTH)	20 FT	202.2 FT
REAR (WEST)	30 FT	122.4 FT

LANDSCAPE BUFFERS:		
FRONT (EAST, U.S. 19)	15 FT	15.0 FT MIN. (VARIES)
SIDE (NORTH)	10 FT	10.0 FT MIN. (VARIES)
SIDE (SOUTH)	10 FT	127.7 FT MIN. (VARIES)
REAR (WEST)	10 FT	53.9 FT MIN. (VARIES)



$$\frac{\text{AREA OF POND (SF)}}{\text{TOTAL PARCEL AREA – FLOOD ZONE AREA}} = \frac{20{,}202 \text{ SF}}{134{,}087 \text{ SF}} = 15\%$$

CONCEPTUAL SITE PLAN

Z DEVELOPMENT services
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

REVISION	DATE	REVISION	DATE

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

DATE: 10/23/23
DRAWN: LH
CHECKED: RZ

CP2

PROJECT NO.: 2023.179