

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request to amend an existing special exception to expand an existing animal clinic and kennel in the A-1 (Agriculture District) (Sherri Fragomeni, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

AGENDA DATE 08-28-06 **Regular** **Consent** **Public Hearing – 6:00**

MOTION/RECOMMENDATION:

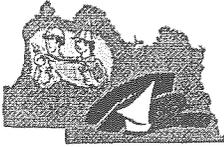
1. **APPROVE** the request to amend an existing special exception to expand an animal clinic and kennel in the A-1 (Agriculture District) (Sherri Fragomeni, applicant); or
2. **DENY** the request to amend an existing special exception to expand an animal clinic and kennel in the A-1 (Agriculture District) (Sherri Fragomeni, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	Applicant:	Sherri Fragomeni		
	Location:	3370 West State Road 426/Aloma Avenue		
	Zoning:	A-1 (Agriculture)		
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • Applicant proposes to replace an existing 4550 square foot veterinarian clinic with a 2500 square foot outdoor kennel with a 6132 square foot veterinarian clinic with indoor kennels. • The existing veterinarian clinic and kennels were approved in 1985. 			
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-1	Low Density Residential	Veterinarian clinic with outdoor

				kennels.
	NORTH	A-1	Low Density Residential	Aloma Avenue R-O-W/Multi-Family
	SOUTH	A-1	Low Density Residential	Vacant
	EAST	A-1	Low Density Residential	Starwood Drive R-O-W/Single-Family
	WEST	A-1	Low Density Residential residential	Vacant
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</p>	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></p> <p>The trend of development in the immediate area includes a combination of mostly commercial, office, multi and single family residential uses. The replacement of the existing kennel with a facility that will be upgraded to meeting the LDC regulations and design standards of the surrounding area will not be detrimental to the character of the area. Furthermore, the design of the facility to included indoor kennels without outdoor areas will ensure compatibility with the surrounding uses.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>The replacement of the existing veterinarian clinic will have minimal effect on the existing traffic volume on Aloma Avenue.</p> <p><u>Is consistent with the Seminole County Vision 2020 Comprehensive Plan:</u></p> <p>The Seminole County Vision 2020 Comprehensive Plan describes the Low Density Future Land Use to serve as an effective appropriate transitional use, such as veterinarian clinic and kennels, between more intense urban uses.</p>			

	<p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></p> <p>Based on the submitted site plan, the existing site exceeds the minimum size, width at building line and dimensional standards of the A-1 district.</p> <p><u>Will not adversely affect the public interest:</u></p> <p>Within the A-1 district, veterinarian clinic and kennels are a special exception. The trend of development in the immediate area includes a combination of mostly commercial, office, multi and single family residential uses. An amendment to replace an existing veterinarian clinic and kennel will not adversely affect the public interest.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(A)</p>	<p>The BOA may permit any use allowed by special exception in the A-1 (Agriculture District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>Is consistent with the general zoning plan of the A-1 (Agriculture District):</u></p> <p>As previously stated, veterinarian clinic and kennel are consistent with the general zoning plan of the A-1 district. With the imposition of staff's recommended conditions, the proposed use would otherwise be consistent with other allowable uses in the A-1 district.</p> <p><u>Is not highly intensive in nature:</u></p> <p>As proposed, the request would be no more intensive in nature than the existing use, which was approved in 1985.</p> <p><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></p> <p>County services including police, emergency, and garbage disposal are available to the site.</p>
<p>STAFF FINDINGS</p>	<ul style="list-style-type: none"> • The proposed veterinarian clinic and kennel is a conditional use in the A-1 district, which is an allowable zoning district in the property's Low Density Residential FLU designation.

	<ul style="list-style-type: none">• The proposed veterinarian clinic indoor kennel replacement would be consistent with the development trend of the area.• The proposed use would be compatible with the concept of Agriculture Zoning district as veterinary clinics are allowed by special exception.• The proposed use would not have an unduly or adverse effect on existing traffic patterns, movements, and intensity.• The subject property is situated to be served by a full range of county urban services.
STAFF RECOMMENDATION	<p>Staff thereby recommends the Board of Adjustment approve the special exception for a veterinarian clinic with indoor kennels based on the following conditions:</p> <ol style="list-style-type: none">1. The kennels shall be indoor kennels with no outside kennels on the site.2. The kennel portion of the facility shall be constructed with soundproofing material.3. Final site plan shall meet the applicable requirements of the Seminole County Comprehensive Plan and Land Development Code.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
 PLANNING DIVISION
 1101 EAST FIRST STREET (ROOM 2201)
 SANFORD, FL 32771
 (407) 665-7444 PHONE (407) 665-7385 FAX

COPY
 APPL. NO. BS 2006-005

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- VARIANCE**
- SPECIAL EXCEPTION** RECEIVED JUN 30 2006
- MOBILE HOME SPECIAL EXCEPTION**
 - EXISTING (YEAR _____) PROPOSED (YEAR _____)
 - REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____
 - ANTICIPATED TIME MOBILE HOME IS NEEDED _____
 - PLAN TO BUILD YES NO IF SO, WHEN _____
 - MEDICAL HARDSHIP YES (LETTER FROM DOCTOR REQUIRED) NO
- APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *	
NAME	Aloma Jancy Animal Hos., Inc.	NAME	Sherri Fragomeni, P.E.
ADDRESS	3370 W. S.R. 426 Oviedo, Fl. 32765	ADDRESS	4985 Hoffner Avenue Orlando, Fl. 32812
PHONE 1	407-671-1183	PHONE	407-240-0444
PHONE 2			
E-MAIL		E-MAIL	fragomenieng@bellsouth.net

PROJECT NAME: Aloma Jancy Animal Hospital

SITE ADDRESS: 3370 W. S.R. 426

CURRENT USE OF PROPERTY: Vet Clinic RECEIVED JUN 30 2006

LEGAL DESCRIPTION: See Attached

SIZE OF PROPERTY: 1.08 acre(s) PARCEL I.D. 31-21-31-501-0000-0040

UTILITIES: WATER WELL SEWER SEPTIC TANK OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS None

IS PROPERTY ACCESSIBLE FOR INSPECTION YES NO

This request will be considered at the Board of Adjustment regular meeting on 6/29/06 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT* [Signature] DATE 6/29/06

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 370.00

COMMISSION DISTRICT

FLU / ZONING

A-1 / LDR

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____

DATE _____

SUFFICIENCY COMMENTS _____

SCALE: 1" = 20'

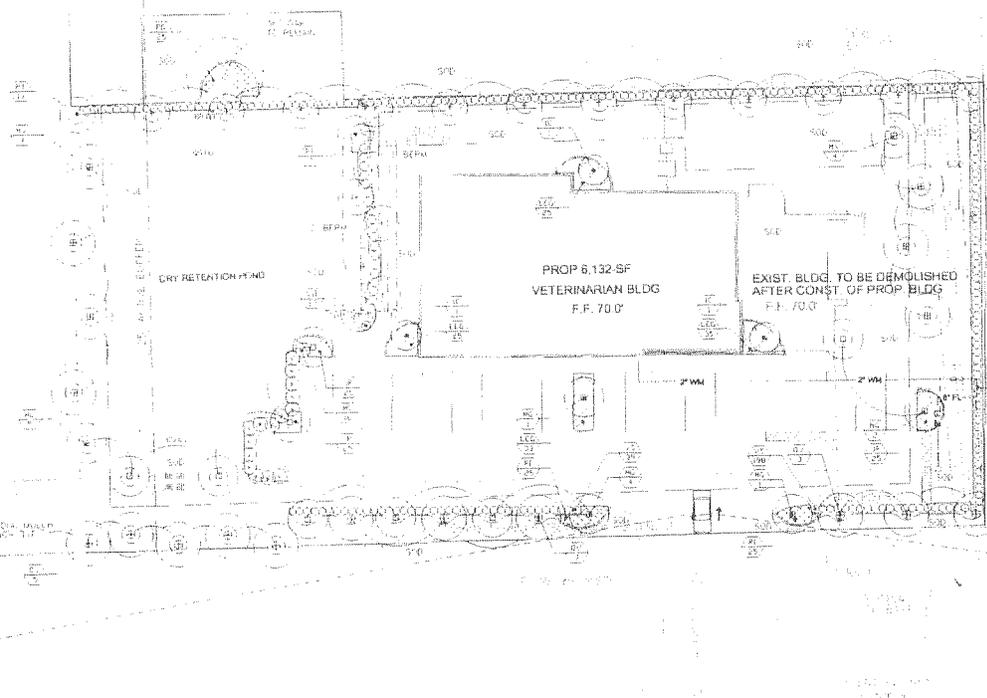
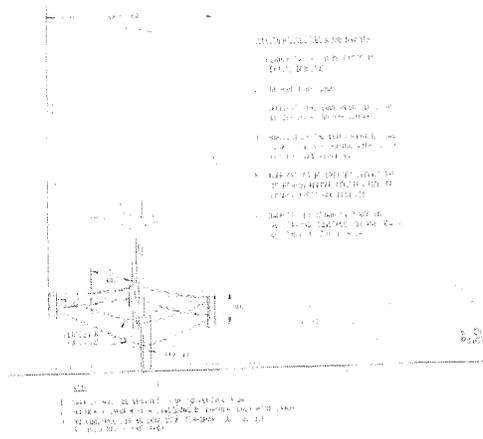
LANDSCAPE PLANT MATERIALS

NO.	PLANT MATERIAL	QUANTITY	REMARKS
1
2
3
4
5

LANDSCAPE GENERAL NOTES

1. ALL PLANT MATERIALS TO BE INSTALLED AS SHOWN ON THIS PLAN.
2. ALL PLANT MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING REFERENCES:
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...

EXIST. LOT 1
 PARCEL 947
 PORTION OF LOT 1
 TOWNSHIP 31 N RANGE 17 E
 SEC. 36



JOB NO.	JANCT.	DATE	REVISION	APPR.
...	REVISED PER COUNTY AND OWNER COMMENTS	GAR
...	REVISED PER BASE CHARGES AND COMMENTS	GAR
...	REVISED PER BASE CHARGES	GAR
...

Fragomeni Engineering, Inc.

4985 Hoffner Avenue
Orlando, Florida 32812
Tel. (407) 240-0444
Fax. (407) 240-0590

June 24, 2006

Attn: Kathy Fall
Seminole County Water & Sewer Utilities/Environmental Services
500 West Lake Mary Boulevard
Sanford, Florida 32773

RE: Aloma Jancy Animal Hospital
At 3370 West S.R. 426
Parcel ID No. 31-21-31-501-0000-0040

Dear Ms. Fall:

Attached is submittal to amend the Special Exception for the above referenced project that is 1.08 acres. It is our understanding that the property was previously approved for a veterinarian clinic as a Special Exception and any substantial improvements to site would require amendment to Special Exception. The proposed improvements will include demolishing an existing 4550 square foot veterinarian clinic with a 2500 square foot outdoor kennel area and replacing with a 6,132 square foot veterinarian clinic. The building will be one story and the height of building will not exceed the 35 foot maximum required. The parking lot will be expanded and paved to meet parking space requirements.

There are no wetlands on the site. Also, no flood prone areas per FEMA map panel 12117C0210E dated April 17, 1995.

The hours of operation are from 8:00 am to 5:00 pm, six days a week, Monday through Saturday. There will be one doctor on staff and 5 employees. There will be 42 kennels to be utilized after surgery of animals. The kennels will be enclosed as part of proposed building. The kennels currently on the site are open. Also, all proposed lighting on the site will comply with Seminole County LDC, section 30-1233(B).

If you have any questions, or need additional information, please contact me at your convenience.

Sincerely,

FRAGOMENI ENGINEERING, INC.



Sherri Fragomeni, P.E.

Proposed changes for:
The Aloma Jancy Animal Hospital
3370 West SR 426
Oviedo, FL 32765

The existing Aloma Jancy Hospital Building is in poor condition due to the age of the building and recent storm damage. The primary goal is to build a new clinic in the place where the existing building now rest. The planned improvements to the clinic also provide many improvements to the community. Below are some improvements in which we have already incorporated within the new design:

1. Indoor Kennel -

The present Kennel is opened to the environment. Each individual dog quarters (Dog Run) are opened to the outside environment. In other words there is no roof over more than half of the "Dog Run". Sounds from barking dogs are transmitted through the open air.

The Proposed New Kennel is designed to provide a climate control environment in which the walls and roof structure are 100% enclosed. Boarding size would be decreased by 1/3 rd as compared to the existing Kennel. All four walls of the kennel will be constructed of 8 inch cement masonry blocks (CMU's) encapsulating it from the clinic and the outdoors. Every hollow section of each and every block is filled with "Core-Fill" expansion insulation ("Core Fill 500"). The use of "Core Fill" provides three major advantages.

1. It provides a great sound abatement and using it in the proposed design adds a "Minimum" Sound Transmission (STC) rating of 53. This will make the Kennel virtually "Sound Proof" from 10 feet away from the outside of the building walls.
2. Core Fill 500 provides a minimum 4-Hour "Fire-Resistant Rating".(ASTM E-119)
3. Using Core Fill 500 in the masonry walls provides an insulation rating (R-Value) of 29.46, making it environmentally friendly and energy efficient.

The proposed new kennel is a 100% indoor kennel. All waste is collected by a vat system which flows to an oversized underground commercial septic system.

There is no need for any of the dogs to be outdoors of the new kennel.

Once the dogs come into the beautifully designed reception room, they can be walked directly to the kennel from our indoor corridors.

2. Clinic Areas-

The present Clinic is quite outdated. It has a small waiting area of approximately 96 square feet. With only one exam room available all patients must wait in this area before treatment is provided. The present X-ray room uses gamma rays to explore possible injuries and to provide viewing charts. The existing X-ray equipment can be a health hazard if overexposed.

The Proposed Clinic is designed to provide a modern 476 square foot waiting area, complete with Handicap Assessable Public Restrooms, an indoor 960 cubic foot exotic Bird Sanctuary built adjacent to the waiting area providing exotic bird viewing to clients in the waiting area, public drinking water fountains and plenty of seating. The new X-ray room will be equipped with the state of the art X-ray equipment that basically uses digital imaging to produce the same results. It does not use the standard gamma ray technology, thus eliminating any chance for health risk.

3. Building Exterior and Site

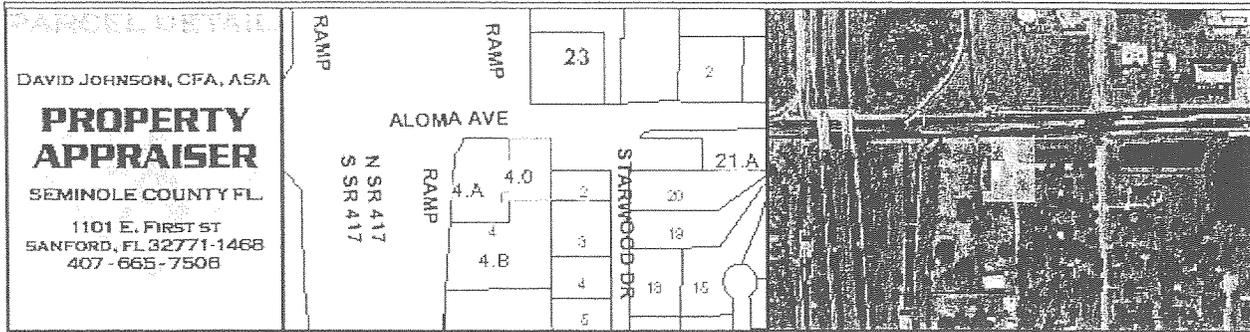
The present building is in disrepair due to aging and storm damage. The stucco is cracking off the walls and the masonry walls are sinking and cracking. Most electrical wires are run through conduits placed on the outside of the building creating a "web look". The roof design is very outdated and the exterior of the building lacks in terms "appealing aesthetic". The present parking and driveway is dirt and the grass is Bahia.

The Proposed building is designed with a "Spanish Flair" accompanied by lush landscaping engineered to reflect the true beauty of the new building and the natural surroundings. Copious amounts of Magnolia and Live Oak Trees strategically placed to optimize their beauty and growth. The new lawn will be Saint Augustine grass complete with an engineered irrigation system. The new design provides a landscaped buffer between the clinic and it's only residential neighbor located on Lot 2 of E.G. Townsend's Homestead. All other property that surrounds the clinic is owned solely by Dr. Murray. The landscaped buffer exceeds the landscape requirements set forth by Seminole County. Paved parking will replace the dirt parking area and will include landscaped islands and handicap parking.

4. Type of Business and Hours of Operation

The type of business will remain the same, Veterinarian Clinic and Kennel that provides excellent animal care and boarding. Normal hours of operation remain the same from 8 AM to 6 PM, Monday through Saturday, closed on Sundays and holidays. The number of employees will also remain the same employing between 6 to 8 technicians and office personnel.

Closing: Dr. Greg Murray is one of Central Florida's most outstanding Veterinarians. Dr. Murray's dream is to remove his existing old in age building and provide a modern structure with beautiful exterior and site amenities. The kennel and veterinarian clinic has been in operation since 1963 on this site and would like to perform the next 43 years in a modern building and upgraded site that will present a positive progress statement to all who travel past her.



PARCEL DETAIL
 DAVID JOHNSON, CFA, ASA
PROPERTY APPRAISER
 SEMINOLE COUNTY FL
 1101 E. FIRST ST
 SANFORD, FL 32771-1468
 407 - 665-7508

GENERAL

Parcel Id: 31-21-31-501-0000-0040
 Owner: ALOMA JANCY ANIMAL HOSP INC
 Mailing Address: 3370 W SR 426
 City,State,ZipCode: OVIEDO FL 32765
 Property Address: 3370 426 SR WQ OVIEDO 32765
 Facility Name:
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 Dor: 1902-VETERINARIAN CLINIC

2006 WORKING VALUE SUMMARY

Value Method: Market
 Number of Buildings: 1
 Depreciated Bldg Value: \$198,513
 Depreciated EXFT Value: \$0
 Land Value (Market): \$54,000
 Land Value Ag: \$0
 Just/Market Value: \$252,513
 Assessed Value (SOH): \$252,513
 Exempt Value: \$0
 Taxable Value: \$252,513
 Tax Estimator

SALES

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	10/2000	03937	1208	\$400,000	Improved	No
WARRANTY DEED	07/1992	02452	0467	\$315,000	Improved	No
CERTIFICATE OF TITLE	12/1991	02368	0905	\$100	Improved	No
WARRANTY DEED	01/1977	01124	1858	\$140,000	Improved	Yes
WARRANTY DEED	01/1975	01067	1831	\$23,500	Vacant	No

Find Sales within this DOR Code

2005 VALUE SUMMARY

2005 Tax Bill Amount: \$3,401
 2005 Taxable Value: \$207,554
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

LAND

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
ACREAGE	0	0	1.000	54,000.00	\$54,000

LEGAL DESCRIPTION

PLATS:

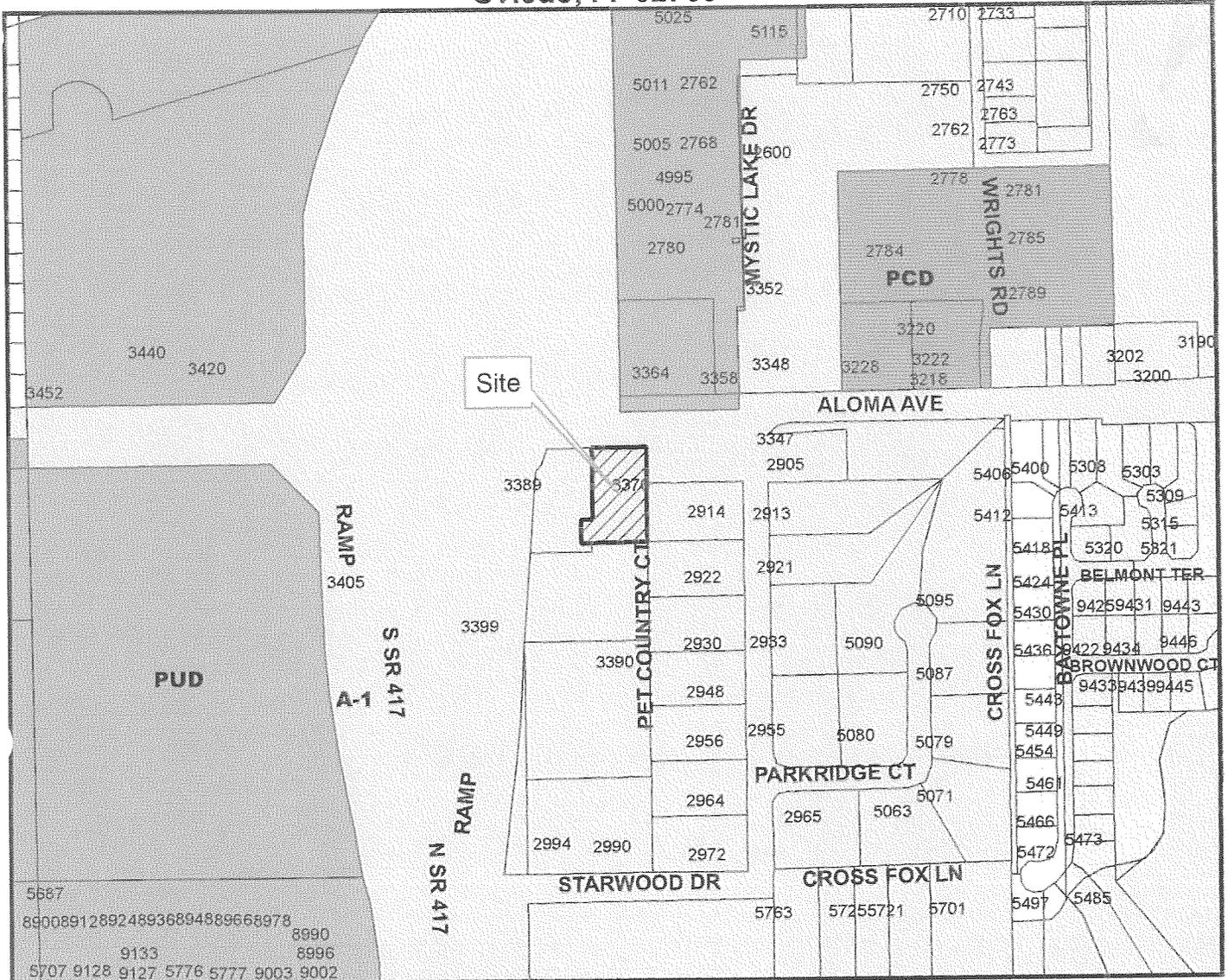
LEG PT OF LOT 4 DESC AS BEG 1714.59 FT E & 84.53 FT S OF W 1/4 COR RUN S 278 FT W 178 FT N 67 FT E 29.35 FT N TO A PT W OF BEG E TO BEG SUBD OF E/G TOWNSENDS HOMESTEAD
 PB 2 PG 61

BUILDING INFORMATION

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1976	6	3,501	1	CONCRETE BLOCK-STUCCO - MASONRY	\$198,513	\$298,516
Subsection / Sqft			OPEN PORCH FINISHED / 258					
Subsection / Sqft			OPEN PORCH UNFINISHED / 910					

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
 *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

Sherri Fragomeni
Aloma Jancy Animal Hospital, Inc.
3370 W SR 426
Oviedo, FL 32765



Seminole County Board of Adjustment
August 28, 2006
Case: BS2006-005
Parcel No: 31-21-31-501-0000-0040

Zoning

	BS2006-005		R-1A
	A-1		PUD
	R-1AA		PCD

