

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

**SUBJECT:** 2800 County Home Road – Society for the Prevention of Cruelty to Animals of Central Florida (SPCA), applicant; Request a special exception for the expansion of an existing animal shelter and veterinary clinic in the A-1 (Agriculture) district.

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

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT:** 7433

**Agenda Date** 10/27/08 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Approve** the request for special exception to expand an existing animal shelter and veterinary clinic in the A-1 (Agriculture) district.; or
2. **Deny** the request for special exception to expand an existing animal shelter and veterinary clinic in the A-1 (Agriculture) district.; or
3. **Continue** The request to a time and date certain.

<b>GENERAL INFORMATION</b>	SCPA 2727 Conroy Road Orlando, Fl	A-1 District, LDC section 30.124 (conditional uses)
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to expand an existing animal shelter and veterinary clinic with the addition of two buildings in which a portion of one will be partially located in the A-1 district.</li> <li>• The applicant is expanding the current site, which has split zoning, the majority of the site in which the current facility and proposed improvements are located is zoned C-2 and the remainder is zoned A-1.</li> <li>• The expansion will consist of a 3620 square foot Cat Boarding Facility and a 3520 square foot Veterinary Clinic connected by a covered walkway.</li> </ul>	

Reviewed by:
Co Atty: <i>JLC</i>
Pln Mgr: _____

**STANDARDS FOR  
GRANTING A  
SPECIAL EXCEPTION;  
LDC SECTION  
30.43(b)(2)**

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:

**IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:**

The proposed use would represent an expansion of an existing animal shelter which is located on the corner of an intersection including a state highway and abutting a flea market parking lot.

**DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:**

The expansion of the shelter and increased number of employees will generate additional traffic than what is currently generated. Prior to obtaining permits, the site must pass concurrency. A traffic study will be determined at that time.

**IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:**

The Seminole County Vision 2020 Comprehensive Plan Public future land use allows for a variety of public and quasi-public uses such as an animal shelter and its associated uses by special exception.

**MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:**

Based on the submitted site plan, the proposed use existing and proposed buildings meet the minimum area and dimensional requirements of the A-1 district.

**WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:**

The prior establishment of the animal shelter of which the proposed use would constitute a part, demonstrates consistency with the trend of nearby and adjacent development in the area.

<b>STAFF RECOMMENDATION</b>	Staff recommends approval subject based upon the following conditions: <ol style="list-style-type: none"><li>1. The general layout of the proposed uses as depicted on the master plan shall not change.</li><li>2. No building shall be increased more than 10% without Board of Adjustment approval.</li><li>3. All buildings shall be used for the exclusive purpose of the SCPA.</li><li>4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC).</li></ol>
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# COPY

Fee: \$370.00

Application # BS2008-16  
Meeting Date 10-27-08



## SPECIAL EXCEPTION APPLICATION SEMINOLE COUNTY PLANNING DIVISION 1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: SPCA OF CENTRAL FLORIDA, INC.  
Address: 2727 CONROY ROAD City: ORLANDO Zip code: 32751  
Project Address: 2800 COUNTY HOME RD. City: SANFORD Zip code: 32773  
Phone number(s): 407-248-1747 BARBARA  
Email address: barbara@orlandopets.org

*(See attached long-term lease agreement with Seminole County) I*

**What is this request for?**

- Church
- Daycare
- School
- Group Home
- Assisted Living Facility (ALF)
- Kennel
- Riding Stable
- Alcoholic Beverage Establishment
- Communication Tower

RECEIVED SEP 15 2008

Other: FREESTANDING VET CLINIC AND CAT SHELTER

Is the property available for inspection without an appointment?  Yes  No

What is the current use of the property? ANIMAL SHELTER + VET CLINIC

**NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required pre-application conference has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.**

Signed: Barbara Witzler, PRESIDENT (See attached signature authorization) IT

**FOR OFFICE USE ONLY**

Date Submitted: <u>9-15-08</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>22-20-30-300-0020-0000</u>	Zoning/FLU: <u>C-2/A-1/PUBC</u>
<input type="checkbox"/> Legally created parcel (1977 tax roll 5-sec div, lot split)	<input type="checkbox"/> Platted Lot (check easements on lots / in dedication)
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Past approval # _____	<input type="checkbox"/> Application and checklist complete
Notes: _____	
_____	
_____	



**HARVARD JOLLY**

ARCHITECTURE

DESIGNING  
POSSIBILITIES  
SINCE 1938

August 5, 2008

**SPCA OF CENTRAL FLORIDA  
CAT BOARDING AND VETERINARY CLINIC ADDITION**

BOARD OF DIRECTORS  
R. John Clees, AIA  
Jeffrey E. Cobble, AIA  
Ward J. Friszolowski, AIA  
Alejandro F. Gonzalez, AIA  
Michael K. Hart, AIA  
William B. Harvard, Jr., AIA  
Steven M. Heiser, AIA  
Ronald N. Lang, AIA  
Yvette V. London, AIA  
Blanchard E. Jolly, Emeritus

**PROJECT DESCRIPTION**

The plans for the original facility, constructed in 1995, included a Cat Boarding and Vet Clinic facility. However, funding shortfalls during construction resulted in the Cat Boarding and Vet Clinic facilities never being built.

The current project is to now construct both of the buildings utilizing the same footprint of the original permitted documents. Therefore, the utilities, parking and stormwater development previously designed and installed for these facilities will be utilized.

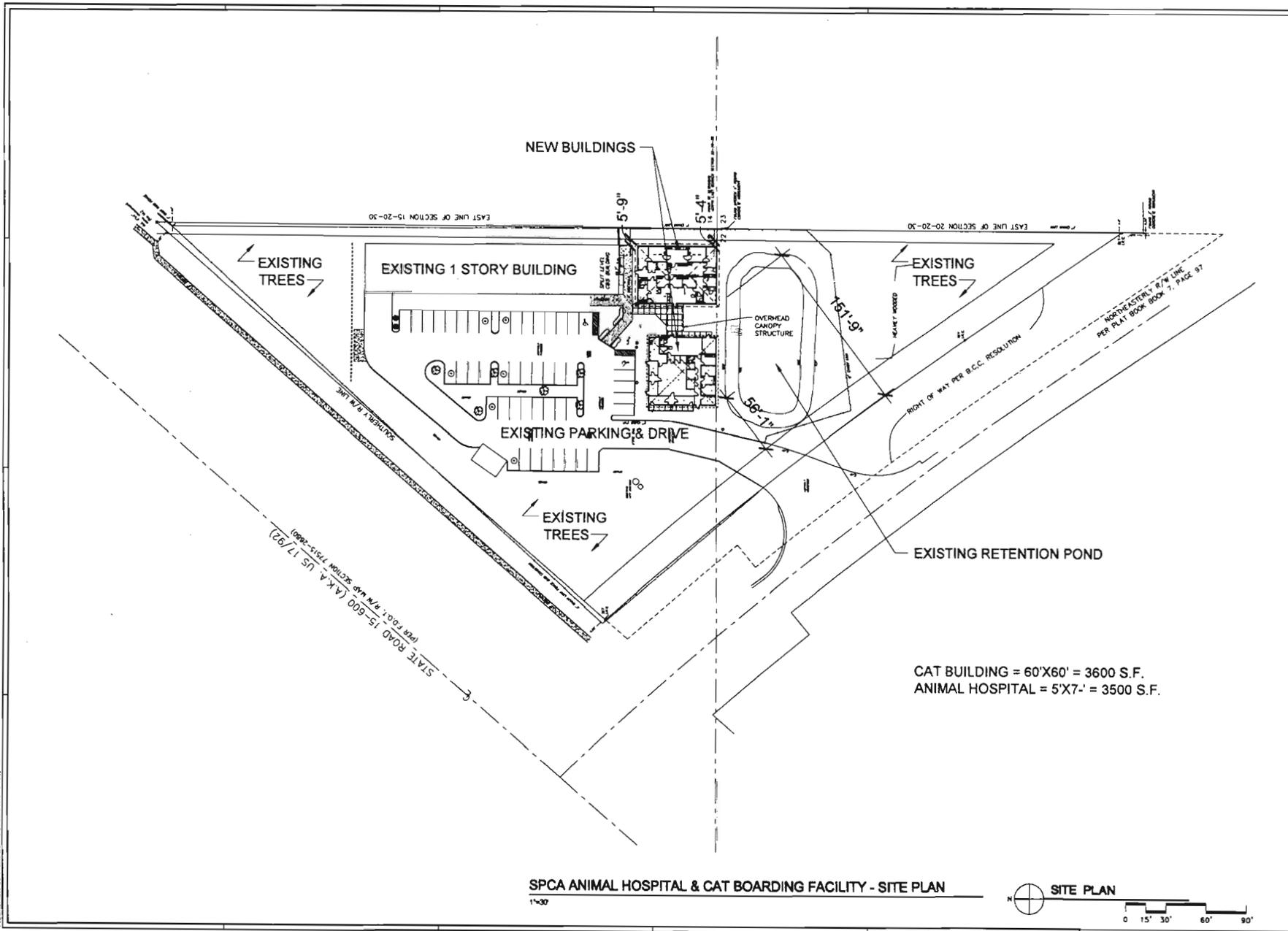
The new work is the construction of a 3620 GSF Cat Boarding Facility and a 3520 GSF Vet Clinic, each a freestanding building, with a new freestanding walkway cover between the new buildings. The new work will connect to the current water, sanitary sewer, and storm system on site. There may be a need to upgrade the current electrical service to accommodate the two new buildings.

The buildings will utilize stucco faced concrete masonry unit exterior walls on spread footings to support a wood truss framed roof with a plywood deck and an asphalt shingle roof system. Although not required by code, a fire sprinkler system will be installed at each building to protect housed animals.



2300 Maitland Center Pky.  
Suite 210  
Maitland, FL 32751  
407-687-7727

www.HarvardJolly.com  
AAC000119



SPCA ANIMAL HOSPITAL & CAT BOARDING FACILITY - SITE PLAN  
1"=30'

CAT BUILDING = 60'X60' = 3600 S.F.  
ANIMAL HOSPITAL = 5'X7-' = 3500 S.F.

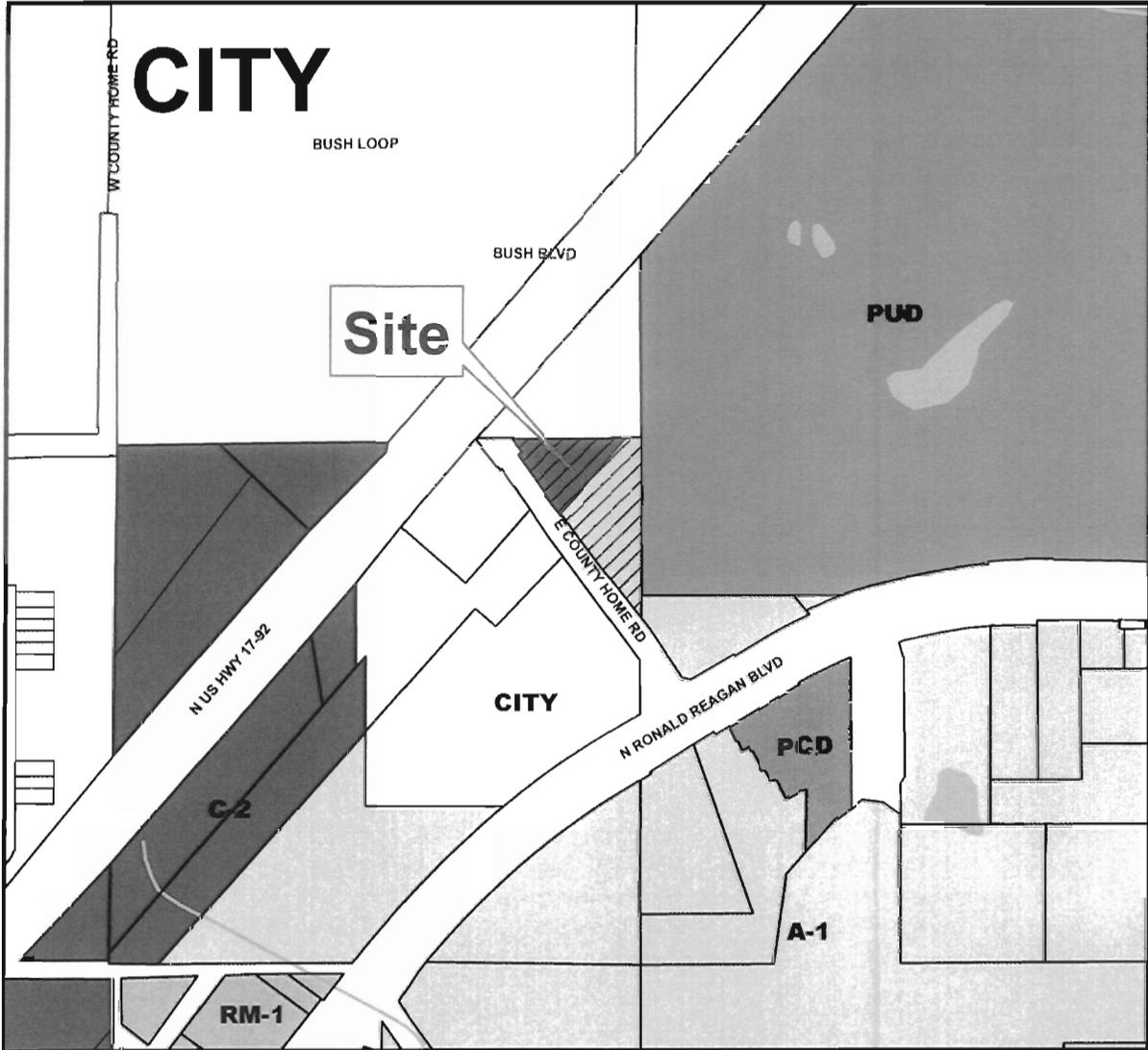
**HARVARD • JOLLY**

SPCA OF CENTRAL FLORIDA  
ANIMAL HOSPITAL & CAT BOARDING FACILITY  
SANFORD, FLORIDA  
100% CONSTRUCTION DOCUMENTS

DATE	DESCRIPTION
11/11/08	ISSUE
11/11/08	R.W.

© 2008 HARVARD JOLLY, INC.

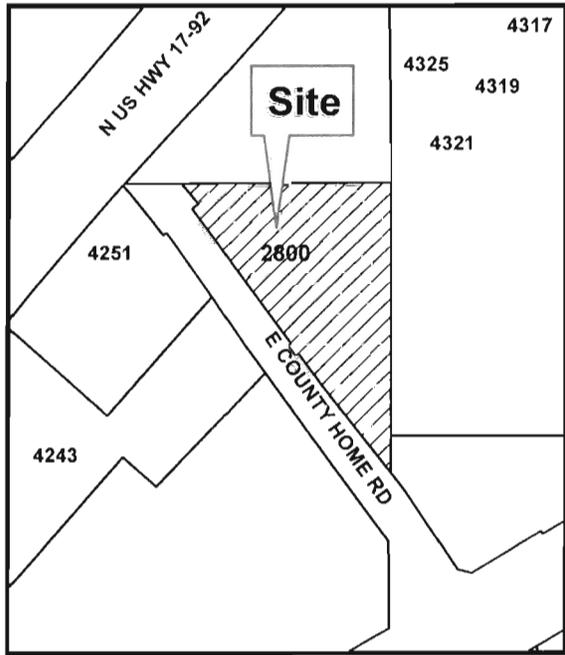
AS3.1



Seminole County Board of Adjustment  
 October 27, 2008  
 Case: BS2008-16 (Map 3104, Grid E3)  
 Parcel No: 22-20-30-300-0020-0000

**Zoning**

-  BS2008-16
-  A-1
-  RM-1
-  C-2
-  PUD
-  PCD

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA  <b>PROPERTY APPRAISER</b>                  SEMINOLE COUNTY FL.                  1101 E. FIRST ST                  SANFORD, FL 32771-1468                  407-665-7606</p>		
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 22-20-30-300-0020-0000                  Owner: SEMINOLE B C C                  Own/Addr: COUNTY SERVICES BUILDING                  Mailing Address: 1101 E 1ST ST                  City,State,ZipCode: SANFORD FL 32771                  Property Address: 2800 COUNTY HOME RD                  Facility Name: HUMANE SOCIETY                  Tax District: 04-COUNTY- 17-92 REDVDST                  Exemptions: 85-COUNTY ( )                  Dor: 86-COUNTY(EXC:PUBLIC SC)</p>	<p><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:80%;">VALUES</th> <th style="width:20%;">Wc</th> </tr> <tr> <td>Value Method</td> <td>Cost</td> </tr> <tr> <td>Number of Buildings</td> <td></td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$4</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td>\$2</td> </tr> <tr> <td>Land Value Ag</td> <td></td> </tr> <tr> <td>Just/Market Value</td> <td>\$6</td> </tr> <tr> <td>Portability Adj</td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td></td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$6</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Tax Estimate</b></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Portability Calc</b></td> </tr> </table>	VALUES	Wc	Value Method	Cost	Number of Buildings		Depreciated Bldg Value	\$4	Depreciated EXFT Value		Land Value (Market)	\$2	Land Value Ag		Just/Market Value	\$6	Portability Adj		Save Our Homes Adj		Assessed Value (SOH)	\$6	<b>Tax Estimate</b>		<b>Portability Calc</b>	
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<b>Portability Calc</b>																											

**2008 Taxes and Taxable Value Estimate**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
Cnty County	\$699,747	\$699,747	\$0
Schools	\$699,747	\$699,747	\$0
Fire	\$699,747	\$699,747	\$0
Road District	\$699,747	\$699,747	\$0
SJWM(Saint Johns Water Management)	\$699,747	\$699,747	\$0
Natural Lands/Trails I/S Debt	\$699,747	\$699,747	\$0
<b>Total</b>			

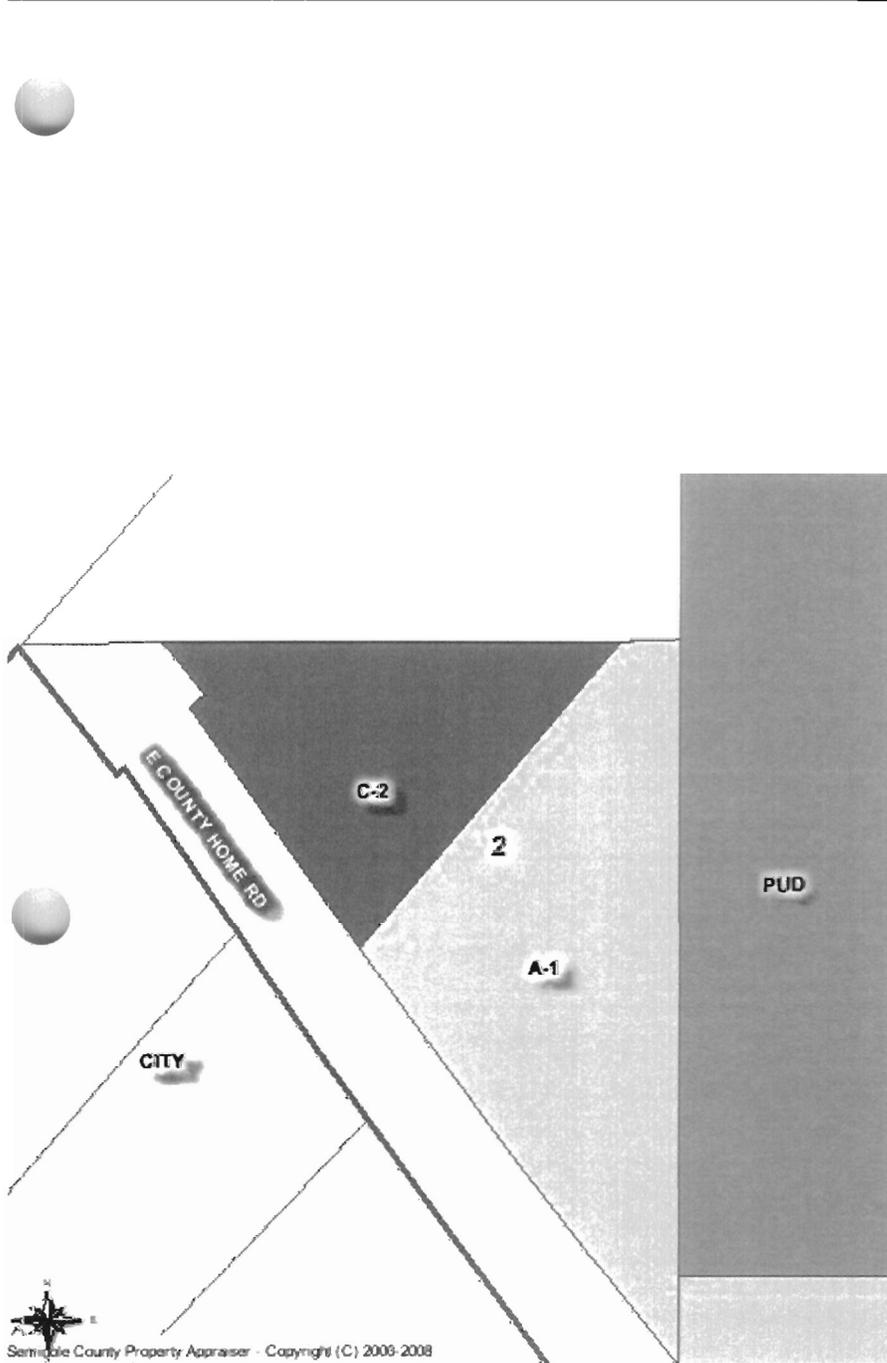
The taxable values and taxes are calculated using the current years working values and the proposed millage

<p style="text-align: center;"><b>SALES</b></p> <p>Deed Date Book Page Amount Vac/Imp Qualified                  Find Sales within this DOR Code</p>	<p><b>2007 VALUE SUM</b></p> <p>2007 T                  2007                  DOES NOT INCLUDE NON-AD VAL</p>												
<p style="text-align: center;"><b>LAND</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">69,696</td> <td style="text-align: center;">3.00</td> <td style="text-align: right;">\$209,088</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	69,696	3.00	\$209,088	<p style="text-align: center;"><b>LEGAL DESCRIF</b></p> <p>LEG SEC 22 TWP 20S RGE 30E BEG                  COUNTY HOME RD SELY ON RD TC                  OF SEC N TO BEG</p>
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SQUARE FEET	0	0	69,696	3.00	\$209,088								

**BUILDING INFORMATION**

Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value
1	MASONRY PILAS	1995	12	7,848	1	CONCRETE BLOCK-STUCCO - MASONRY	\$490,659
	<b>Subsection / Sqft</b>		OPEN PORCH FINISHED / 32				
	<b>Subsection / Sqft</b>		OPEN PORCH FINISHED / 32				

### ArcIMS HTML Viewer Map



- Legend**
- County Boundary
  - Streets
  - Hydrology
  - Subdivision Lines
  - Parcels
  - Parcel Anno
  - County Zoning**
  - A-1 Agricultural-1Aa
  - A-10 Rural-10Ac
  - A-3 Rural-3Ac
  - A-5 Rural-5Ac
  - C-1 Retail-Commercial Commodities
  - C-2 Retail-Commercial
  - C-3 Gen Commercial and Wholesale
  - CH Restricted Neighborhood Comm.
  - CS Convenience Commercial
  - M-1 Industrial
  - M-1A Very Light Industrial
  - M-2 Impact-Gen Industrial
  - OP Office
  - PCD Planned Commerce Dist.
  - PLI Public Land and Institutions
  - PUD Planned Unit Dev.
  - R-1 Single Fam-8400
  - R-1A Single Fam-9000
  - R-1AA Single Fam-11700
  - R-1AAA Single Fam-13500
  - R-1AAAA Single Fam-21780
  - R-1B Single Fam-6700
  - R-1BB Single Fam-5000
  - R-2 One and Two Family-9000
  - R-3 Multi-Family-130U
  - R-3A Multi-Family-100U
  - R-4 Multi-Family
  - R-AH Affordable Housing-3600
  - RC-1 County Homes-1Ac
  - RM-1 Single Fam Mobile Home-7000
  - RM-2 Single Fam Mobile Home-5000
  - RM-3 Travel Trailer Park-1000
  - RP Residential Professional
  - UC University Community
  - Other

Seminole County Property Appraiser - Copyright (C) 2006-2008



- Legend**
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  - R-1B Single Fam-6700
  - R-1BB Single Fam-5000
  - R-2 One and Two Family-9000
  - R-3 Multi-Family-130U
  - R-3A Multi-Family-180U
  - R-4 Multi-Family
  - R-AH Affordable Housing-3600
  - RC-1 County Homes-1Ac
  - RM-1 Single Fam Mobile Home-7000
  - RM-2 Single Fam Mobile Home-5000
  - RM-3 Travel Trailer Park-1500
  - RP Residential Professional
  - UC University Community
  - Other**
  - 2008 Aerials**

Parcels Selection cleared

Zoom In Themes: Normal Scale:

## SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 22 TWP 20S RGE 30E BEG NE COR RUN W TO COUNTY HOME RD SELY ON RD TO E LI OF SEC N TO BEG

(The afordescribed legal description has been provided to Seminole County by the owner of the afordescribed property.)

### FINDINGS OF FACT

**Property Owner:** Seminole County BCC  
1101 East First Street  
Sanford, Fl. 32771

**Project Name:** County Home Road (2800)

**Special Exception Approval:**

Request for a special exception for the expansion of an existing animal shelter and veterinary clinic in the A-1 (Agriculture) district; Located on the north east corner of County Home Road and U.S. 17-92.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the afordescribed property.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

## Order

### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. The general layout of the proposed uses as depicted on the master plan shall not change.
2. No building shall be increased more than 10% without Board of Adjustment approval.
3. All buildings shall be used for the exclusive purpose of the SCPA.
4. Prior to the issuance of development permits, a site plan that meets the requirements of all other applicable code requirements including Chapter 40 of the Land Development Code shall be reviewed and approved by the Development Review Committee (DRC)

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

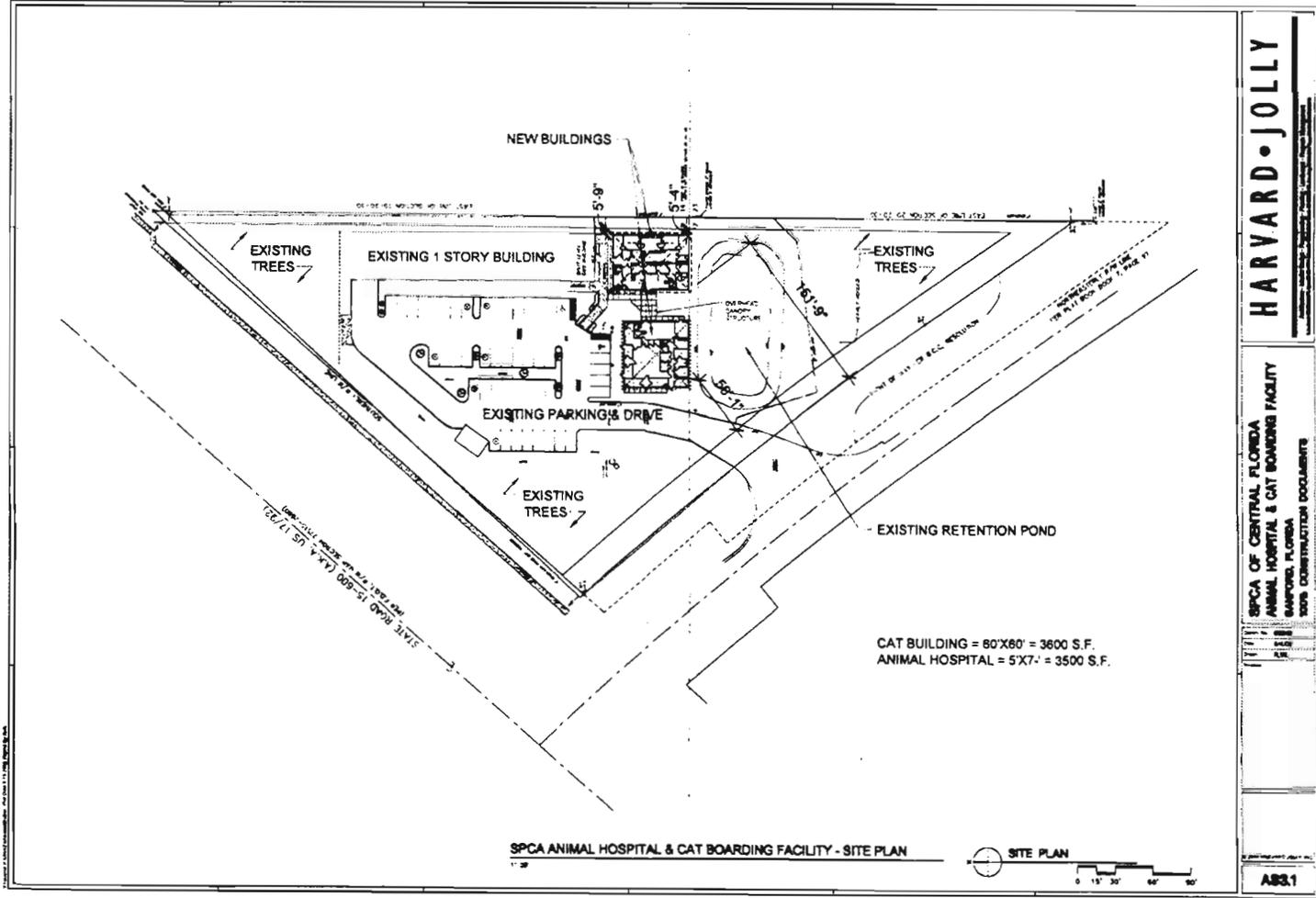
STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:



HARVARD•JOLLY

SPCA OF CENTRAL FLORIDA  
ANIMAL HOSPITAL & CAT BOARDING FACILITY  
CENTRAL FLORIDA  
ARCHITECTURAL DOCUMENTS

A83.1

## SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER

On October 27, 2008, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 22 TWP 20S RGE 30E BEG NE COR RUN W TO COUNTY HOME RD SELY ON RD  
TO E LI OF SEC N TO BEG

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### FINDINGS OF FACT

**Property Owner:** Seminole County BCC  
1101 East First Street  
Sanford, Fl. 32771

**Project Name:** County Home Road (2800)

**Special Exception Request:**

Request for a special exception for the expansion of an existing animal shelter and veterinary clinic in the A-1 (Agriculture) district; Located on the north east corner of County Home Road and U.S. 17-92.

Approval was sought to expand an existing animal shelter and veterinary clinic. The Board of Adjustment finds that the proposed use is inconsistent with development trends in the area and would adversely affect the public interest and should not be permitted.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: