

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, WEST WING
SANFORD, FLORIDA 32771

The DRC Agenda can be found [here](#).

PROJECT NAME:	THOMPSON RD - PRE-APPLICATION	PROJ #: 25-80000144
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	12/31/25	
RELATED NAMES:	EP NEOTA GENSKE	
PROJECT MANAGER:	KAITLYN APGAR (407) 665-7377	
PARCEL ID NO.:	02-20-29-505-0000-0010	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR A DOG FACILITY AT AN EXISTING SINGLE-FAMILY RESIDENCE ON 1.05 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTHWEST CORNER OF THOMPSON RD AND MARKHAM WOODS RD	
NO OF ACRES	1.05	
BCC DISTRICT	Andria Herr	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTHWEST CORNER OF THOMPSON RD AND MARKHAM WOODS RD	
FUTURE LAND USE-	SE	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	SEMINOLE COUNTY UTILITIES	
APPLICANT:	CONSULTANT:	
NEOTA GENSKE 3600 THOMPSON RD LAKE MARY FL 32746 (503) 720-0737 NEOTA02@HOTMAIL.COM	N/A	

Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time-to-time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

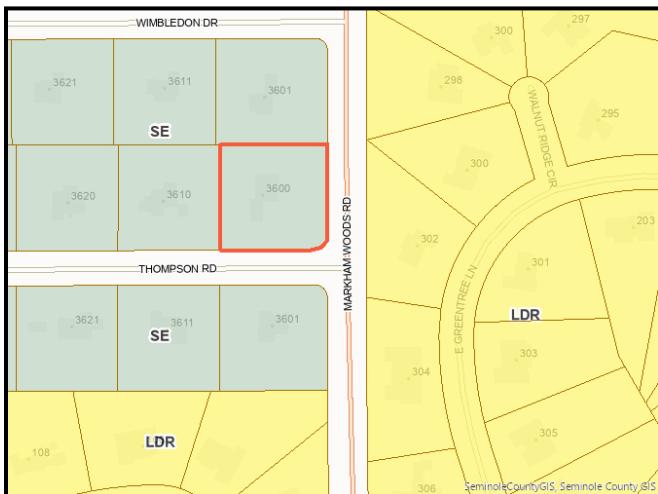
The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [here](#).

PROJECT MANAGER COMMENTS

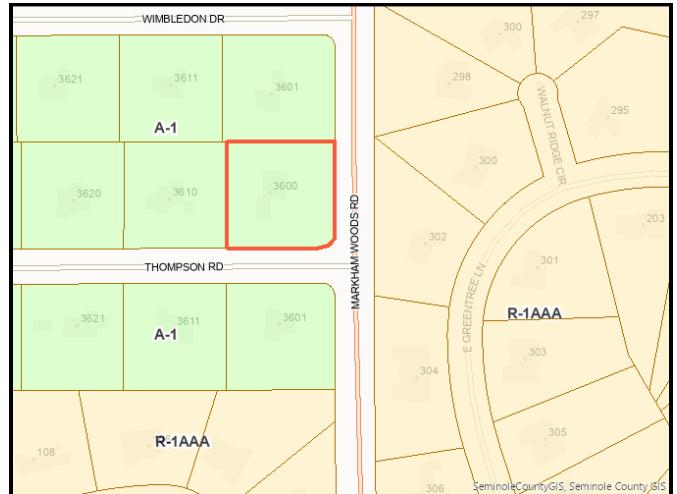
- The subject property has a Future Land Use of Suburban Estates. The subject property has a zoning designation of A-1 (Agriculture).
- As proposed, the use of the property as a home-based business would be subject to standards per Florida Statute 559.955. Any use of the property not in accordance with the statute would be subject to the Seminole County Land Development Code requirements.
- The A-1 zoning district allows for residential uses, agricultural uses, and some limited commercial uses. Commercial kennels are considered a special exception and are subject to Board of County Commission approval.

PROJECT AREA ZONING AND AERIAL MAPS

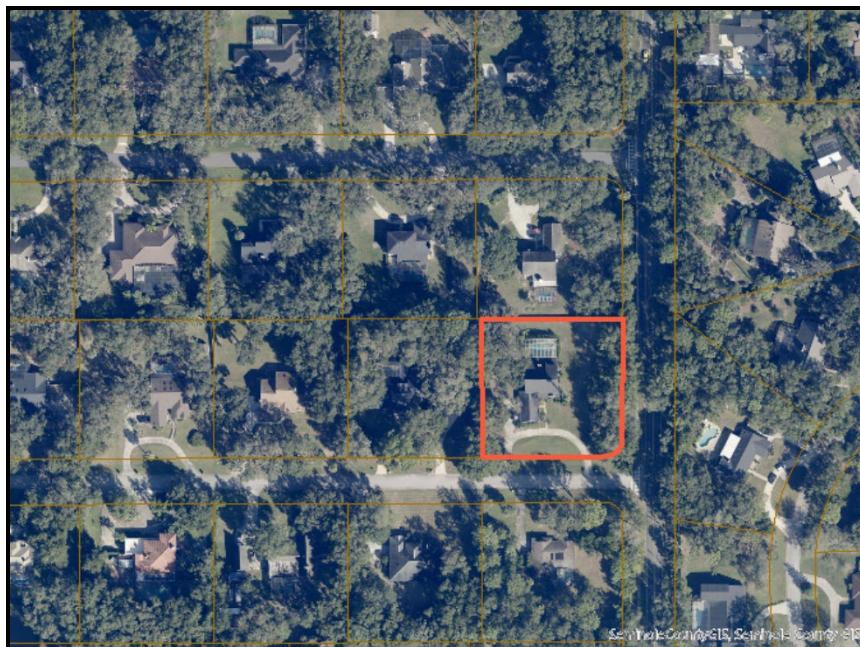
Future Land Use: SE



Zoning: A-1



Aerial



AGENCY/DEPARTMENT COMMENTS

REVIEWED BY	TYPE	STATUS
1. Buffers and CPTED	No buffering is required for home businesses. If this use were to ever become a commercial kennel, or other commercial use in accordance with the A-1 zoning district, buffers will be evaluated and required at that time.	Info Only
2. Comprehensive Planning	Please note Policy FLU 3.5.4 Suburban Estates: The purposes and intent of this land use designation are: to allow the development of large lot single family estates as a desired final land use; to act as a stepped down land use serving as a buffer between urban development and the East Rural Area; and to allow existing agricultural operations to continue until developed for other uses. This land use consists primarily of residential development on a minimum of one acre. Uses - Single family residences on a minimum of one acre; - General rural uses; -Houses of worship, country clubs (over 10 acres in size) and home occupations; -Public elementary schools, public middle schools and public high schools; and - Special exception uses such as adult congregate living facilities, group homes, mobile homes and accessory uses, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public utility structures. The proposed use appears consistent with the SE FLU if the use can be considered a home occupation and will need to also be consistent with the underlying zoning.	Info Only
3. Environmental Services	No review required by Seminole County Utilities.	Info Only
4. Planning and Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	Info Only
5. Planning and Development	This property has a Future Land Use of Suburban Estates and is zoned A-1, Agriculture.	Info Only

6.	Planning and Development	<p>The proposed use of the property as a home-based business is permitted per Florida Statute 559.955. The business must meet the following criteria:</p> <p>(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.</p> <p>(b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term heavy equipment means commercial, industrial, or agricultural vehicles, equipment, or machinery.</p> <p>(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.</p> <p>(d) The activities of the home-based business are secondary to the property's use as a residential dwelling.</p> <p>(e) The business activities comply with any relevant local or state regulations with respect to signage</p>	Info Only
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		<p>and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.</p> <p>(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.</p>	
7.	Planning and Development	In reference to parking, the definition of home office states that an average daily trip count for any five-day period exceeding the average for residential use, as determined by the Institute of Transportation Engineers in its most current manuals, shall result in the conclusive presumption that the use is not consistent with use as a home office. Based on the ITE Trip Generation Manual (web-based application). The average weekday trip generation for a Single Family Detached home is 9.43 trips/day.	Info Only
8.	Planning and Development	Please be advised, home based businesses are held to the same regulations as residences with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Information regarding noise control can be found in the Seminole County Code of Ordinances https://library.municode.com/fl/seminole_county/codes/code_of_ordinances?nodeId=CH165NOCO	Info Only
9.	Planning and Development	Setbacks for the A-1 zoning district are as follows: Front yard- Fifty (50) feet Side yard- Ten (10) feet Side Street yard- Fifty (50) feet Rear yard- Thirty (30) feet	Info Only
10.	Planning and Development	Any use of the property outside of the home-based business regulations as set forth by F.S. 559.955 would be subject to the Seminole County Land Development Code regulations. Commercial Kennels are considered a Special Exception in the A-1 zoning district.	Info Only
11.	Planning and Development	Commercial Kennel: Any premises or structure wherein any person or entity engages in training, housing, sheltering, harboring, or boarding of domesticated animals and pets such as dogs and cats over three (3) months of age that exceeds the following numbers:	Info Only

		<p>Lots of one (1) acre or less in size: Maximum of six (6) dogs and a total of (8) eight animals per residence/premises.</p> <p>Lots greater than one (1) acre but less than five (5) acres in size: Eight (8) dogs per residence/premises and a total of ten (10) animals per residence/premises.</p> <p>Lots five acres or greater: Ten (10) dogs per residence/premises and a total of ten (12) animals per residence/premises.</p>	
12.	Planning and Development	<p>The processes for Special Exceptions include the following:</p> <ol style="list-style-type: none"> 1. Pre-Application Review 2. Staff Review of Special Exception. This includes review of the criteria per the SCLDC Sec. 30.3.1.5 https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLADEC_O_CH30ZORE_PT3AD_S30.3.1PLZOCO 3. Community Meeting: The community meeting shall be held at least twenty (20) calendar days prior to the scheduled public hearing or public meeting in a location accessible to the public, near the subject property, and in a facility that is ADA compliant. 4. Planning and Zoning Board Recommendation. 5. Board of County Commissioners approval/denial. A Site Plan will be required upon approval of the Special Exception 	
13.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
14.	Public Safety - Fire Marshal	Change of use from residential to business will require proper building permits.	Info Only
15.	Public Works - Engineering	If there is any additional impervious needed for the business, you would need to provide some retention onsite.	Info Only
16.	Public Works - Engineering	A parking area may be required.	Info Only
17.	Public Works - Engineering	Sidewalks shall be required in accordance with the code. At final engineering approval a note to the plans that states "Any sidewalk less than 5' wide (6' along arterial or collector roads) or any broken sidewalk within Seminole County ROW abutting property frontage will be brought into compliance with Seminole County regulations.	Info Only

DEPARTMENT PROJECT STATUS AND CONTACT

This section shows the reviewers of this project from the various departments.

Department	Reviewer	Email	Contact
Buffers and CPTED	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Building Division	Phil Kersey	pkersey@seminolecountyfl.gov	407-665-7460
Comprehensive Planning	David German	dgerman@seminolecountyfl.gov	407-665-7386
Environmental - Impact Analysis	Becky Noggle	bnoggle@seminolecountyfl.gov	407-665-2143
Environmental Services	James Van Alstine	jvanalstine@seminolecountyfl.gov	407-665-2014
Natural Resources	Sarah Harttung	sharttung@seminolecountyfl.gov	407-665-7391
Planning and Development	Kaitlyn Apgar	kapgar@seminolecountyfl.gov	407-665-7377
Public Safety - Fire Marshal	Matthew Maywald	mmaywald@seminolecountyfl.gov	407-665-5177
Public Works - Engineering	Jim Potter	jpotter@seminolecountyfl.gov	407-665-5764
Public Works - Impact Analysis	Arturo Perez	Aperez07@seminolecountyfl.gov	407-665-5716

RESOURCE INFORMATION

Seminole County Land Development Code:

https://library.municode.com/fl/seminole_county/codes/land_development_code

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.shtml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Seminole County Property Appraiser Maps:

<https://map.scpafl.org/>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.shtml>

Wekiva Consistency form:

<https://www.seminolecountyfl.gov/docs/default-source/pdf/WekivaRiverAreaConsistencyFormNovember2024ADA.pdf>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8150	www.altamonte.org
Casselberry	(407) 262-7751	www.casselberry.org
Lake Mary	(407) 585-1369	www.lakemaryfl.com
Longwood	(407) 260-3462	www.longwoodfl.org
Oviedo	(407) 971-5775	www.cityofoviedo.net
Sanford	(407) 688-5140	www.sanfordfl.gov
Winter Springs	(407) 327-5963	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	www.sjrwmd.com
Health Department	Septic	www.floridahealth.gov

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu