



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000040

Received: 3/26/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Veterinary Hospital Relocation

PARCEL ID #(S): 04-21-29-300-003F-0000

TOTAL ACREAGE: 1.5 acres

BCC DISTRICT: 3: Constantine

ZONING: OP

FUTURE LAND USE: OFF

APPLICANT

NAME: David A. Stokes, P.E.

COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland

STATE: FL

ZIP: 32751

PHONE: 407-629-8330

EMAIL: eplan email: nicole@madden-eng.com

CONSULTANT

NAME: same as Applicant

COMPANY:

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Converting bank building into a veterinary hospital.

STAFF USE ONLY

COMMENTS DUE: 4/4

COM DOC DUE: 4/10

DRC MEETING: 4/16

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION:

W/S: Seminole County

BCC: 3: Constantine

on the northeast corner of SR 434
 and Lake Brantley Dr

Agenda: 4/11



MADDEN

MOORHEAD & STOKES, LLC

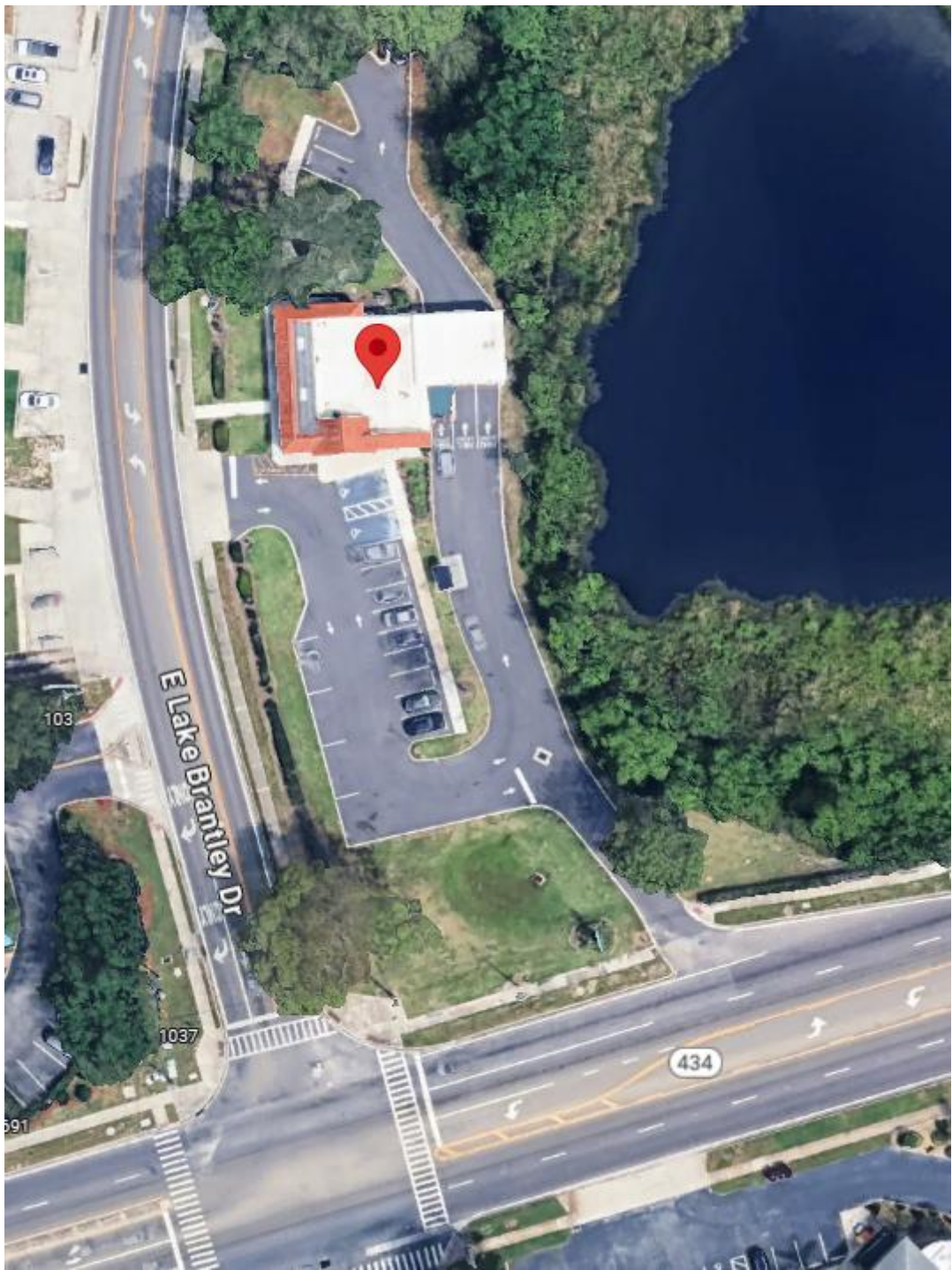
CIVIL ENGINEERS

03/25/2025

RE: Veterinary Hospital Relocation
04-21-29-300-003F-0000

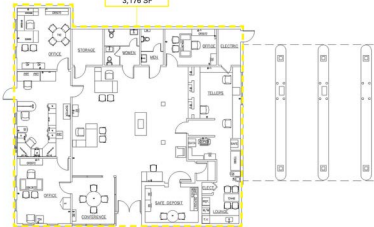
We kindly request a pre-application meeting to discuss converting a bank into a veterinary hospital. We wish to discuss rezoning to C-1, land use, access, utilities, and general site design issues.

David A. Stokes, P.E.
President
Madden, Moorhead & Stokes, LLC.
431 E. Horatio Ave, Suite 260
Maitland, FL 32751
P 407-629-8330
dstokes@madden-eng.com



SITE

3,176 SF

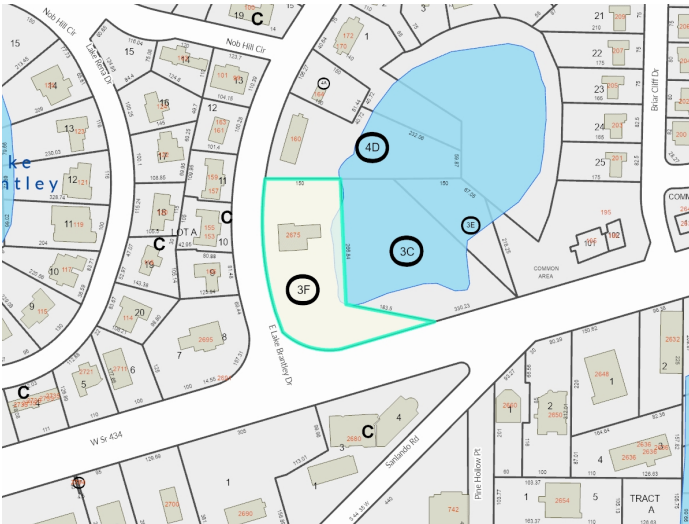


Property Record CardA



Parcel: 04-21-29-300-003F-0000
 Property Address: 2675 W SR 434 LONGWOOD, FL 32779
 Owners: CITRUS BANK
 2025 Market Value \$919,426 Assessed Value \$919,426 Taxable Value \$919,426
 2024 Tax Bill \$11,948.20
 Financial Institute property w/1st Building size of 3,295 SF and a lot size of 1.50 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	04-21-29-300-003F-0000
Property Address	
Mailing Address	380 WELLINGTON ST TOWER B LONDON, ON CA N6A 5B5
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$234,752	\$221,719
Depreciated Other Features	\$29,529	\$27,686
Land Value (Market)	\$655,145	\$655,145
Land Value Agriculture	\$0	\$0
Just/Market Value	\$919,426	\$904,550
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$919,426	\$904,550

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$11,948.20
Tax Bill Amount	\$11,948.20
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 CITRUS BANK

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 04 TWP 21S RGE 29E
FM SW COR OF LOT 1 BLK A
GOLF VIEW ESTATES SEC OF
MEREDITH MANOR RUN SWLY ON
CURVE 675.5 FT S 32 DEG 46
MIN 53 SEC W 27 FT SWLY ON
CURVE 263.86 FT TO BEG RUN
S 85 DEG 09 MIN 07 SEC E
150 FT S 02 DEG 32 MIN 39
SEC E 266.84 FT S 69 DEG
38 MIN 07 SEC E 183.5 FT S
73 DEG 28 MIN 07 SEC W 200
FT NWLY ON CURVE 151.25 FT
N 16 DEG 53 MIN 07 SEC W
13.17 FT NELY ON CURVE
326.43 FT TO BEG (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$919,426	\$0	\$919,426
Schools	\$919,426	\$0	\$919,426
FIRE	\$919,426	\$0	\$919,426
ROAD DISTRICT	\$919,426	\$0	\$919,426
SJWM(Saint Johns Water Management)	\$919,426	\$0	\$919,426

SalesA

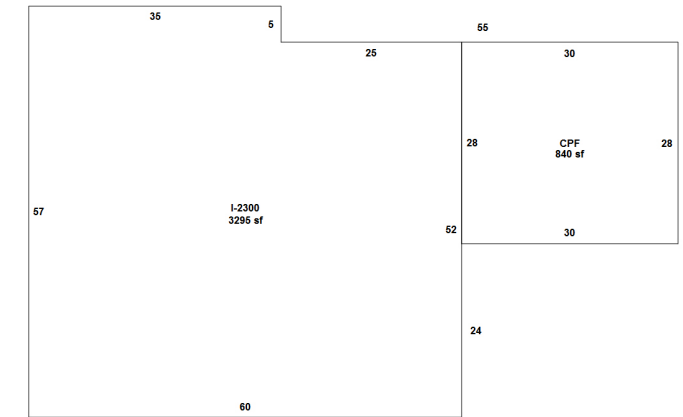
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/1997	\$500,000	03190/1458	Improved	Yes
WARRANTY DEED	8/1/1995	\$255,200	02967/0283	Improved	No
SPECIAL WARRANTY DEED	12/1/1993	\$236,300	02696/1778	Improved	No
WARRANTY DEED	1/1/1985	\$100	01609/1853	Vacant	No
WARRANTY DEED	10/1/1984	\$335,000	01586/1470	Vacant	Yes
WARRANTY DEED	7/1/1980	\$115,000	01285/1928	Vacant	No

LandA

Units	Rate	Assessed	Market
55,757 SF	\$11.75/SF	\$655,145	\$655,145

Building InformationA	
#	1
Use	WOOD BEAM/COLUMN
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3295
Total Area (ft²)	
Constuction	STUCCO W/WOOD OR MTL STUDS
Replacement Cost	\$411,846
Assessed	\$234,752

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	840

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00915	2675 W SR 434 : SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-STANDARE STYLE AWNING WITH POST; INSTALLING FABRIC AWNING OVER NIGHT DEPOSIT.	\$5,227		3/4/2021
19148	2675 W SR 434 : MECHANICAL - COMMERCIAL-	\$7,569		12/12/2020
10671	2675 W SR 434 : MECHANICAL - COMMERCIAL	\$7,475		7/23/2019
05048	ALTERATION	\$125,000	12/20/2018	9/25/2018
10389	REROOF	\$40,000		7/31/2017
07339	REPAIR RETAINING WALL ON EXTERIOR	\$2,500		9/27/2012
07249	ELECTRICAL	\$2,817		9/24/2012
02674	INTERIOR RENOVATION	\$18,306	12/7/2011	4/13/2011
01501	REPLACE MERCANTILE BANK SIGN W/TD BANK SIGN	\$3,455		3/2/2011
06310	REROOF	\$12,600		6/11/2007
11557	ADDING ATM MACHINE - FORMERLY CITRUS BANK - NOW MERCANTILE BANK	\$8,000		10/4/2004
11719	GROUND POLE SIGN; PAD PER PERMIT 2671 W SR 434	\$0		12/1/2002
06481	LOW VOLTAGE CITRUS BANK	\$400		8/1/1999
06737	REROOF	\$10,300		10/1/1997

01629	SECURITY SYSTEM	\$7,800		3/1/1997
00845	INTERIOR	\$10,000		2/1/1997
11208	INTERIOR	\$9,700	2/11/1994	12/1/1993

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1986	13980	\$37,746	\$15,098
POLE LIGHT 3 ARM	1986	2	\$11,330	\$11,330
WALKS CONC COMM	1986	1425	\$7,752	\$3,101

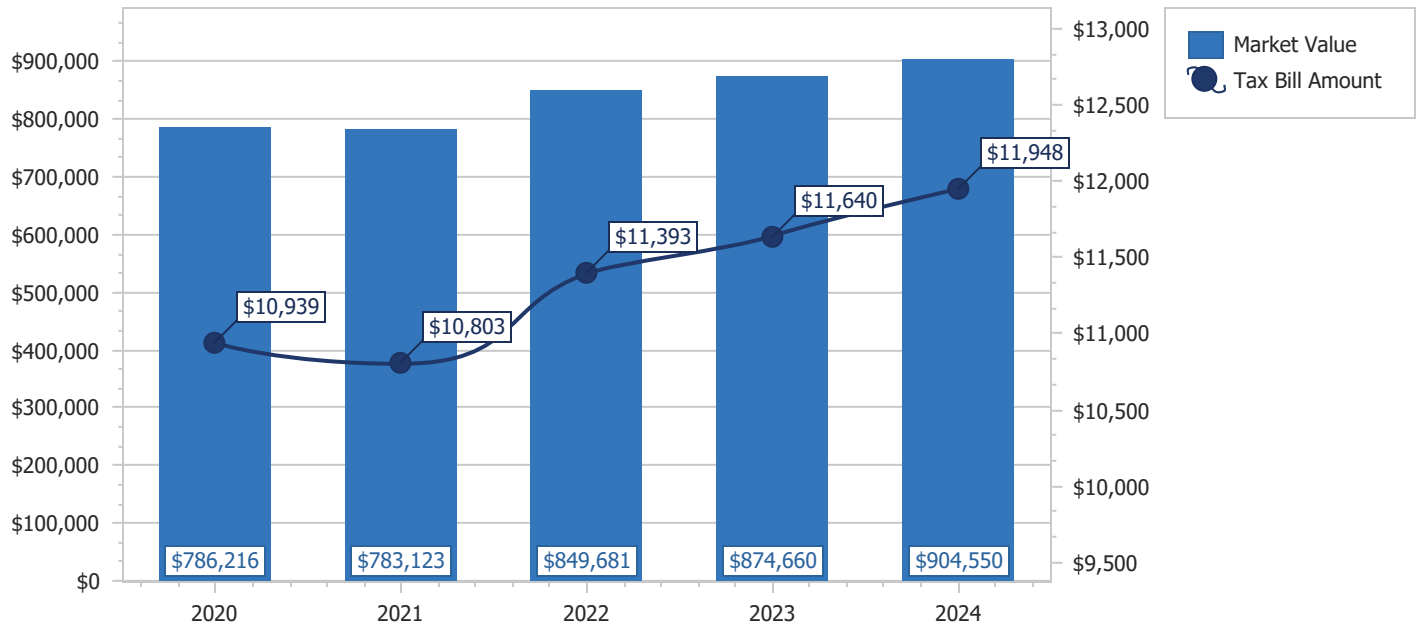
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

Political RepresentationA	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

School DistrictsA	
Elementary	Forest City
Middle	Teague
High	Lake Brantley

UtilitiesA	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 3/26/2025 3:24:42 PM
Project: 25-80000040
Credit Card Number: 42*****6604
Authorization Number: 05633G
Transaction Number: 260325O17-B9A5DE27-2E17-42AA-932F-A60E6811265B
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50