

**SEMINOLE COUNTY GOVERNMENT**  
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING  
 SANFORD, FLORIDA 32771

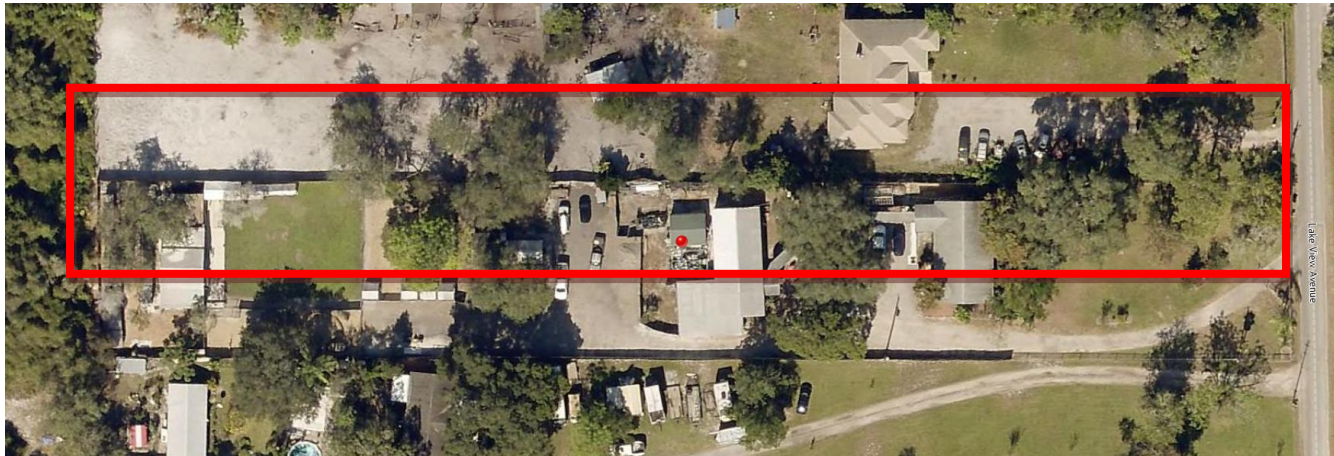
The DRC Agenda can be found [HERE](#).

<b>PROJECT NAME:</b>	<b>VALOR MEDICAL SERVICE DOGS - PRE-APPLICATION</b>	<b>PROJ #: 24-80000083</b>
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	6/06/24	
RELATED NAMES:	EP ERNIE RIVERA	
PROJECT MANAGER:	KATHY HAMMEL (407) 665-7389	
PARCEL ID NO.:	33-21-32-300-010F-0000	
PROJECT DESCRIPTION	PROPOSED SPECIAL EXCEPTION FOR A SERVICE DOG ORGANIZATION ON 1.39 ACRES IN THE A-5 ZONING DISTRICT LOCATED ON THE WEST SIDE OF LAKE VIEW AVE, SOUTH OF LAKE MILLS RD	
NO OF ACRES	1.39	
BCC DISTRICT	1-BOB DALLARI	
CURRENT ZONING	A-5	
LOCATION	ON THE WEST SIDE OF LAKE VIEW AVE, SOUTH OF MILLS RD	
FUTURE LAND USE-	R5	
<b>APPLICANT:</b>	<b>CONSULTANT:</b>	
ERNIE RIVERA VALOV MEDICAL SERVICE DOGS 2036 LAKEVIEW AVE CHULUOTA FL 32766 (321) 276-7609 ERIVERA@VMSD.ORG	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 AERIAL MAP**



**AGENCY/DEPARTMENT COMMENTS**

REF #	REVIEWED BY	TYPE
1	Building Division	Any Building construction and/or modification will require Building Permits and engineered plans to meet the current 8 <sup>th</sup> ed (2023) Florida Building Code.
2	Building Division	Conversion of an existing building from one use to another may trigger certain building code requirements that will result in modifications to the structure: 1.) Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction. 2.) A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required. 3.) Please note that a conversion of a structure from residential to a commercial use will require modifications and compliance with the 8th edition (2023) Florida Building Code - Existing Building.
3	Building Division	Type of use and size of building may require fire sprinklers and fire alarms.

4	Building Division	Occupancy change requires compliance with the 8th ed (2023) FBC, Florida Accessibility Code for Building Construction.
5	Building Division	A hard surface accessible route from the required accessible parking spaces to the accessible entrance to the structure shall be required.
6	Building Division	Please note that a conversion of a structure from residential to a commercial use will require building permits and plans, as it will require modifications.
7	Buffers and CPTED	Buffer information can be found here: <a href="https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT14LASCBUOPSP">https://library.municode.com/fl/seminole_county/codes/land_development_code?nodeId=SECOLA_DECO_CH30ZORE_PT14LASCBUOPSP</a>
8	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.
9	Buffers and CPTED	Parking lot landscaping may be required in accordance with SCLDC Sec. 30.14.13.
10	Buffers and CPTED	A full buffer review will be done at time of site plan review, special exception review, or at rezone if rezoning to a Planned Development.
11	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.
12	Buffers and CPTED Maya Athanas	Special exceptions may require special conditions for approval, such as additional landscape buffering to create compatibility with the surrounding areas. This will be assessed if an application for the special exception is submitted.
13	Public Safety - Fire Marshal	If applicable - Conversion of an existing building from one use to another may trigger certain fire code requirements that will result in modifications to the structure. Please note that a conversion of a structure from residential to a commercial use will require modifications.
14	Public Safety - Fire	Type of use and size of building may require fire sprinklers and fire alarms.

	Marshal	
15	Public Safety - Fire Marshal	This project falls under the Uniform Fire Safety Standards as defined in FS 633.206 and will have specific fire and life safety requirements as defined in FAC.
16	Public Safety - Fire Marshal	Adequate water supply with fire flow calculations for fire protection (hydrants) shall be provided per chapter 18.3 of NFPA 1
17	Public Safety - Fire Marshal	This project will require 20 ft. fire department access in accordance with NFPA 1, Chapter 18.2.3.5.1.1
18	Public Safety - Fire Marshal	Turning radius analysis based on aerial truck Specifications. (Section 18.2.3.5.3. NFPA 1) Fire Truck Parameters: Pierce Arrow XT Chassis Aerial Platform 100 Inside Cramp Angle: 40 Degrees Axle Track: 82.92 inches Wheel Offset: 5.30 inches Tread Width: 17.5 inches Chassis Overhang: 68.99 inches Additional Bumper Depth: 22 inches Front Overhang: 90.99 inches Wheelbase: 270 inches Overall length: 581.75 inches Calculated Turning Radius: Inside Turn: 25 ft. 7 in. Curb to Curb: 41 ft. 8 in. Wall to Wall: 48 ft. 5 in.
19	Public Safety - Fire Marshal	All the following items shall be acknowledged and added to the site plan sheets as note: 1.Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 212 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector that is placed 6 in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2.
20	Comprehensi	The subject property has an Rural-5 Future Land Use Designation. The Rural-5 Future Land Use

	ve Planning	Designation allows rural residential development at densities equal to or less than one dwelling unit per five net buildable acres, agricultural and attendant uses. This land use is established to allow residential development on large lots and accommodate the continuation of agricultural pursuits. See Policy FLUT 3.5.2 in the Seminole County Comprehensive Plan.
21	Comprehensive Planning	The allowable uses in R-5 are Rural residential development at a density equal to or less than one dwelling unit per five net buildable acres or one free standing mobile/manufactured home and accessory uses per five net buildable acres; B. Publicly and privately owned parks and rural recreation facilities; C. Civic assembly, country clubs (over 10 acres in size) and home occupations; D. Agricultural operations and attendant structures, greenhouses, nurseries and silviculture; E. Public elementary schools; and g. Special exceptions such as adult congregate living facilities, group homes, borrow pits, cemeteries, kennels, sewage and water treatment plants, landfills, and other public structures.
22	Planning and Development	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: <a href="http://www.seminolecountyfl.gov/guide/codes.asp">http://www.seminolecountyfl.gov/guide/codes.asp</a> Seminole County Planning & Development: <a href="http://www.seminolecountyfl.gov/gm/">http://www.seminolecountyfl.gov/gm/</a>
23	Planning and Development	SETBACKS: Buildings or structures which are intended for use or used for the housing or shelter of livestock or with the operation of an agricultural use or commercial kennels shall observe a minimum setback of fifty (50) feet from any property line and be spaced a minimum of one hundred (100) feet from any residence on an adjacent lot or parcel.
24	Planning and Development	The proposed use is not permitted in the current Zoning District designation and will require the following approval process: Special Exception: <a href="https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml">https://www.seminolecountyfl.gov/departments-services/development-services/planning-development/boards/board-of-adjustment/special-exception-process-requirements.shtml</a>
25	Planning and Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: <a href="http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml">http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.shtml</a>
26	Planning and Development	Seminole County requires community meetings for all Future Land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Community Meetings link in the Resources tab located at the top of your ePlan task window or below for the requirements that the applicant must meet. <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Community-</a>

		Meeting-Procedure.pdf
<b>28</b>	Planning and Development	New Public Notification Procedures are required for all Future land Use Amendments, Rezones, Special Exceptions, and non-residential Variances. Please see the Public Notification Procedures link in the Resources tab located at the top of your ePlan task window or below for the requirements: <a href="https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf">https://www.seminolecountyfl.gov/core/fileparse.php/3423/urlt/Public-Notice-Amendment-Procedures.pdf</a>
<b>29</b>	Public Works - Engineering	The proposed project is located within the Big Econlockhatchee drainage basin.
<b>30</b>	Public Works - Engineering	Based on SCS Soil Survey GIS overlays, the site generally has moderately well drained soils.
<b>31</b>	Public Works - Engineering	Based on a preliminary review, the site does not have a viable discharge (piped system, canal or connected waterbody), therefore the site will be required to retain the entire 25-year, 24-hour storm event volume onsite without discharge.
<b>32</b>	Public Works - Engineering	Based on 1 ft. contours, the topography of the site appears to mostly flat with a slight slope to the northwest.
<b>33</b>	Public Works - Engineering	Based on a preliminary review, the site appears to outfall to an isolated depression to the north.
<b>34</b>	Public Works - Engineering	A detailed drainage analysis will be required at final engineering. Some stormwater retention would be required based on the use and additional impervious that has been placed on the property.
<b>35</b>	Public Works - Engineering	A permit from the St. John's River Water Management District or Florida Department of Environmental Protection is generally required for projects with more than 5,000 sq. ft. of new impervious or 4,000 sq. ft. of new building for a total of 9,000 sq. ft. of new impervious surface. For more information see <a href="http://www.sjrwmd.com">www.sjrwmd.com</a> .
<b>36</b>	Public Works - Engineering	A National Pollutant Discharge Elimination System (NPDES) Permit is required for all projects that disturb greater than one acre. ( <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=45">http://cfpub.epa.gov/npdes/home.cfm?program_id=45</a> )
<b>37</b>	Public Works - Engineering	The property is adjacent to Lake Ave which is classified as local road. Lake Drive is/not currently programmed to be improved according to the County 5-year Capital Improvement Program.

38	Public Works - Engineering	The roadway geometry does not meet County standards. The roadway structure does not meet County standards.
39	Public Works - Engineering	The right-of-way (ROW) does not appear to meet County standards of 50'. Staff would not be able to support a commercial use off this road and ROW.
40	Planning and Development	The training of dogs is considered to be a Commercial Kennel based upon the below definition: 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: 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.* Commercial kennels used for the purpose of buying, selling, or breeding of dogs and cats is prohibited. This term does not include foster animals housed on a temporary basis and are in the process of being rehomed. If the number of foster animals being housed a exceeds the maximum threshold defined herein, the use shall also be regulated by Chapter 20 Animals and Fowl, Seminole County Code, which requires a "Standard of Care" Certificate and annual inspection by Seminole County Animal Services. * the property is 1.5 acres
41	Planning and Development	The narrative states you are operating a service dog training operation. I have the following questions so I can better understand the details of your operation: - Are the dogs you are training brought to the property for training or do they stay on the property? - How many dogs are on the property? If there are classes, how many people and dogs are in the class? - Are the dogs only being trained for service medical dogs? - What are all of the services you offer? - What are the hours the dogs are outside either for potty breaks, recreation or training etc? - How do you dispose of the dog waste? - What structures house the dogs? - Are any of the structures sound proof? How do you mitigate the barking of the dogs? There may additional questions stemming from the answers from the above questions.
42	Planning and Development	The Special Exception use is a conditional use that maybe appropriate if there are conditions that ensure the compatibility of the use with the surrounding neighborhood. The following are some examples of conditions we have recommended for kennels: - Limiting the number of dogs that are outside at any given time. - Having the dogs supervised when they are outside. - Limiting the size of the classes and/or people on the property. - Soundproofing the structure that houses the dogs. - Providing a dog waste disposable system. These conditions may or may not apply to your operation.

## AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Comprehensive Planning	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Environmental Services	James Van Alstine <a href="mailto:jvanalstine@seminolecountyfl.gov">jvanalstine@seminolecountyfl.gov</a>
Public Works - Engineering	Jim Potter <a href="mailto:jpotter@seminolecountyfl.gov">jpotter@seminolecountyfl.gov</a>
Natural Resources	Sarah Harttung <a href="mailto:sharttung@seminolecountyfl.gov">sharttung@seminolecountyfl.gov</a>
Environmental - Impact Analysis	Becky Noggle <a href="mailto:bnoggle@seminolecountyfl.gov">bnoggle@seminolecountyfl.gov</a>
Public Safety - Fire Marshal	Matthew Maywald <a href="mailto:mmaywald@seminolecountyfl.gov">mmaywald@seminolecountyfl.gov</a>
Buffers and CPTED	Maya Athanas <a href="mailto:mathanas@seminolecountyfl.gov">mathanas@seminolecountyfl.gov</a>
Planning and Development	Kathy Hammel <a href="mailto:khammel@seminolecountyfl.gov">khammel@seminolecountyfl.gov</a>
Public Works - Impact Analysis	William Wharton <a href="mailto:wwharton@seminolecountyfl.gov">wwharton@seminolecountyfl.gov</a>
Building Division	Tony Coleman <a href="mailto:acoleman@seminolecountyfl.gov">acoleman@seminolecountyfl.gov</a>



## RESOURCE INFORMATION

**Seminole County Land Development Code:**

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

**Seminole County Comprehensive Plan:**

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

**Development Services:**

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

**Wekiva Consistency form:** <http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

**Seminole County Property Appraiser Maps:**

<http://www.scpafl.org>

**Seminole County Wetland Information:**

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

**FEMA LOMR (Letter of Map Revision):**

[www.fema.gov](http://www.fema.gov)

**Cities:**

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

**Other Agencies:**

Florida Dept of Transportation	<b>FDOT</b>		<a href="http://www.dot.state.fl.us">www.dot.state.fl.us</a>
Florida Dept of Enviro Protection	<b>FDEP</b>	(407) 897-4100	<a href="http://www.dep.state.fl.us">www.dep.state.fl.us</a>

St. Johns River Water Mgmt Dist **SJRWMD** (407) 659-4800 [www.sjrwm.com](http://www.sjrwm.com)  
Health Department **Septic** (407) 665-3621

**Other Resources:**

Flood Prone Areas [www.seminolecountyfl.gov/gm/building/flood/index.aspx](http://www.seminolecountyfl.gov/gm/building/flood/index.aspx)  
Watershed Atlas [www.seminole.wateratlas.usf.edu](http://www.seminole.wateratlas.usf.edu)  
Seminole Co. Property Appraiser [www.scpafl.org](http://www.scpafl.org)