



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

PROJ. #: 24-80000083 Received: 6/6/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Valor Medical Service Dogs
PARCEL ID #(S): 33-21-32-300-010F-0000
TOTAL ACREAGE: 1.5 BCC DISTRICT: 1 : Dallari
ZONING: A5 FUTURE LAND USE: R5

APPLICANT

NAME: Ernie Rivers COMPANY: Valor Medical Service Dogs
ADDRESS: 2036 Lake view Ave
CITY: Chulota STATE: FL ZIP: 32766
PHONE: 321-276-7609 EMAIL: erivera@jmsd.org

CONSULTANT

NAME: 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: Service Dog Organization.
We have been operating for 10 years

STAFF USE ONLY

COMMENTS DUE: COM DOC DUE: DRC MEETING:
PROPERTY APPRAISER SHEET PRIOR REVIEWS:
ZONING: A-5 FLU: R5 LOCATION: on the west side of Lake View Ave, south of Lake Mills Rd
W/S: N/A BCC: 1: Dallari

Narrative for Seminole County to continue operating Valor Medical Service Dogs.

We have provided over 350 medical service dogs to veterans and disabled children; our organization has just finalized our Assistance Dog International candidate application and will be able to provide medical service dogs to disabled veterans through the Department of Veterans affairs.

We have been operating at this location for 10 years, a new resident recently moved 500 feet from our current kennel set up and has filed numerous complaints. Most have been unfounded.

We have changed our layout and spent thousands of dollars making all recommendations from the county, to include getting a commercial kennel license, we are insured and bonded and all our training is done from donations only.

We are requesting a special exemption to continue to operate as a service dog training organization.

SITE PLAN

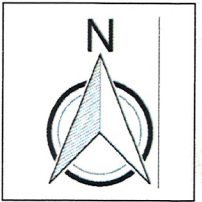
2036 Lake View Ave

Chuluota, FL 32766

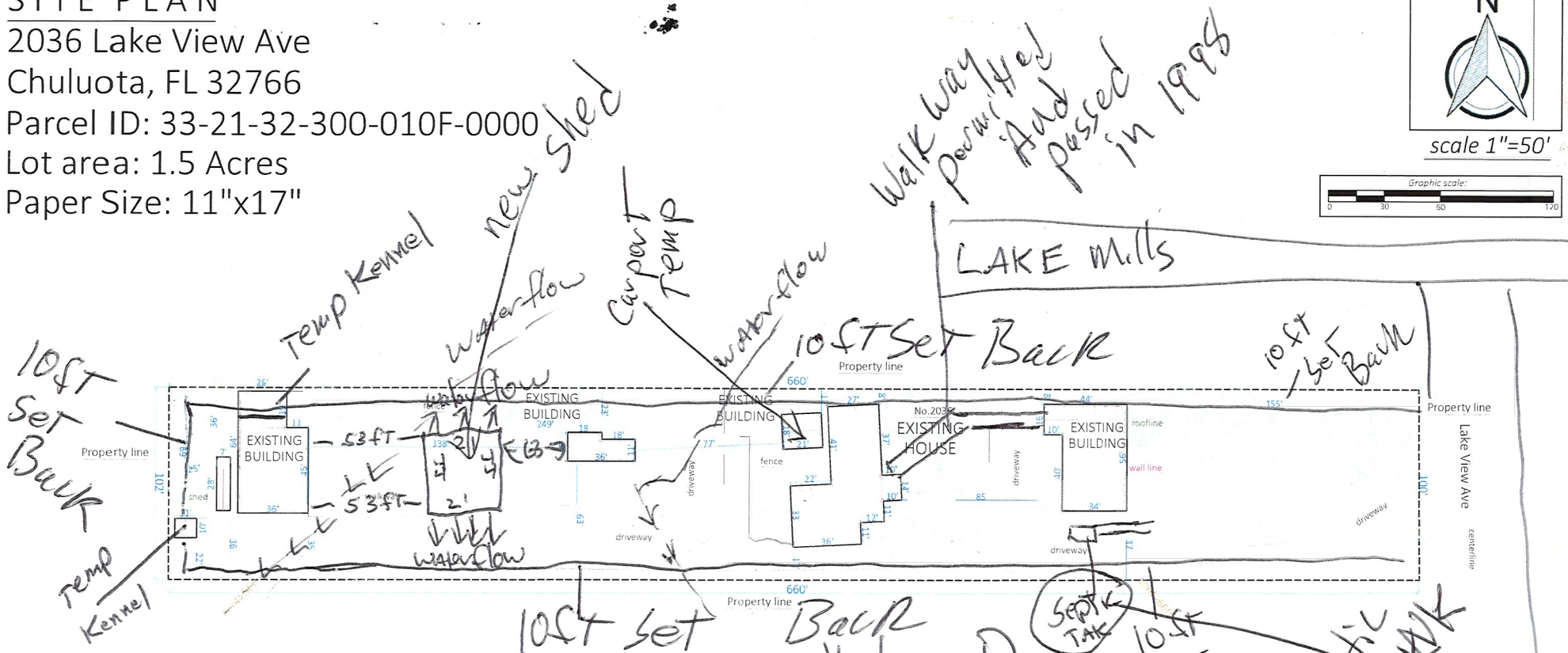
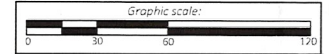
Parcel ID: 33-21-32-300-010F-0000

Lot area: 1.5 Acres

Paper Size: 11"x17"



scale 1"=50'



10ft Set Back
Temp Kennel

Walkway permitted
Add passed in 1998

LAKE Mills

10ft Set Back

10ft Set Back

10ft Set Back
NO grading will be Done
No easments on property

SEPTIC TANK

10ft Set Back

SEPTIC TANK



Legal Description
Sec 33 Twp 2/5 R6E32E
N 100ft of S 455 ft of E
660 ft of NW 1/4 of WE
1/4

Current proposal → There is no change to be made

Property Record Card

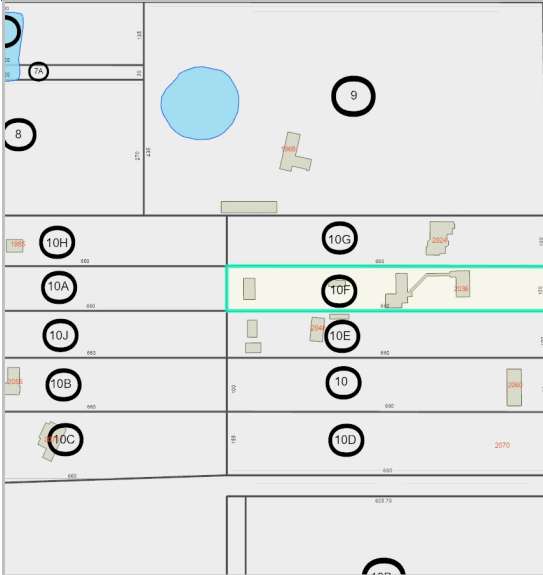


Parcel 33-21-32-300-010F-0000

Property Address 2036 LAKE VIEW AVE CHULUOTA, FL 32766

Parcel Location

Site View



332132300010F0000 04/25/2022

Parcel Information

Value Summary

Parcel	33-21-32-300-010F-0000
Owner(s)	RIVERA, ERNIE - Tenancy by Entirety RIVERA, SHIRLEY - Tenancy by Entirety
Property Address	2036 LAKE VIEW AVE CHULUOTA, FL 32766
Mailing	2036 LAKE VIEW AVE CHULUOTA, FL 32766-9145
Subdivision Name	
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2009)
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$325,925	\$314,547
Depreciated Other Features	\$1,467	\$1,467
Land Value (Market)	\$144,000	\$144,000
Land Value Agriculture		
Just/Market Value	\$471,392	\$460,014
Portability Adjustment		
Save Our Homes Adjustment	\$261,998	\$256,719
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$209,394	\$203,295

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions \$6,121.87 **2023 Tax Savings with Exemptions** \$6,121.87
2023 Tax Bill Amount \$0.00

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 33 TWP 21S RGE 32E
 N 100 FT OF S 455 FT OF E
 660 FT OF NW 1/4 OF NE 1/4

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$209,394	\$209,394	\$0
SJWM(Saint Johns Water Management)	\$209,394	\$209,394	\$0
FIRE	\$209,394	\$209,394	\$0
COUNTY GENERAL FUND	\$209,394	\$209,394	\$0
Schools	\$209,394	\$209,394	\$0

Sales

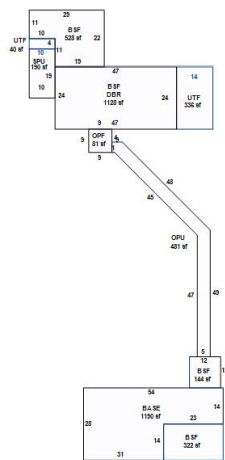
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/01/2008	07037	1591	\$159,800	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.5	\$96,000.00	\$144,000

Building Information

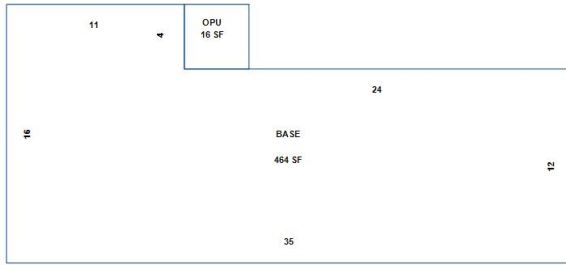
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages																				
1	SINGLE FAMILY	1971/2008	6	4.0	14	1,190	4,440	3,312	SIDING GRADE 2	\$271,569	\$299,250	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr><td>BASE SEMI FINISHED</td><td style="text-align: right;">322.00</td></tr> <tr><td>BASE SEMI FINISHED</td><td style="text-align: right;">144.00</td></tr> <tr><td>OPEN PORCH UNFINISHED</td><td style="text-align: right;">481.00</td></tr> <tr><td>OPEN PORCH FINISHED</td><td style="text-align: right;">81.00</td></tr> <tr><td>BASE SEMI FINISHED</td><td style="text-align: right;">1128.00</td></tr> <tr><td>UTILITY FINISHED</td><td style="text-align: right;">336.00</td></tr> <tr><td>BASE SEMI FINISHED</td><td style="text-align: right;">528.00</td></tr> <tr><td>UTILITY FINISHED</td><td style="text-align: right;">40.00</td></tr> <tr><td>SCREEN PORCH UNFINISHED</td><td style="text-align: right;">190.00</td></tr> </tbody> </table>	Description	Area	BASE SEMI FINISHED	322.00	BASE SEMI FINISHED	144.00	OPEN PORCH UNFINISHED	481.00	OPEN PORCH FINISHED	81.00	BASE SEMI FINISHED	1128.00	UTILITY FINISHED	336.00	BASE SEMI FINISHED	528.00	UTILITY FINISHED	40.00	SCREEN PORCH UNFINISHED	190.00
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Building 1 - Page 1

** Year Built (Actual / Effective)

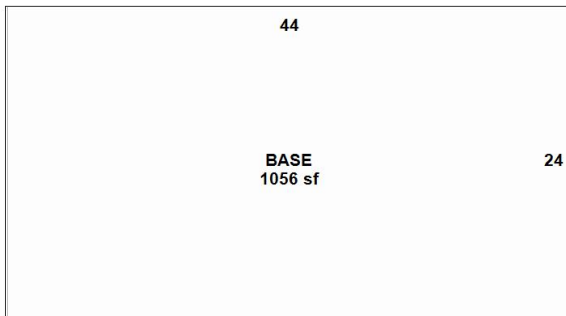
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages				
2	SINGLE FAMILY	1980			3	464	480	464	SIDING GRADE 3	\$27,109	\$35,207	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr><td>OPEN PORCH UNFINISHED</td><td style="text-align: right;">16.00</td></tr> </tbody> </table>	Description	Area	OPEN PORCH UNFINISHED	16.00
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Building 2 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
3	BARNS/SHEDS	2017	0	0.0	0	1,056	1,056	1,056	SIDING GRADE 2	\$27,247	\$28,090	Description Area



Building 3 - Page 1

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
07056	COS 100 AMP TO 200 AMP	County	\$400		10/1/1996
09294	COVERED WALKWAY & BLDG TIE DOWN	County	\$2,500		11/1/1998
01103	BURN PERMIT	County	\$0		2/1/1998
01131	DEMOLISH 20' X 20' SHED	County	\$100		2/15/2011
02250	ROOF AND PORCH ADD 2036 LAKEVIEW AV	County	\$21,504		3/1/1994
08969	6' HIGH WOOD FENCE	County	\$292		11/1/1998
12883	METAL STORAGE BUILDING ON NEW CONCRETE PAD - 25 X 45	County	\$16,875		11/7/2016
06708	2036 LAKE VIEW AVE: ELECTRICAL - RESIDENTIAL- [UNPLATTED]	County	\$1,000		5/9/2019

Other Features				
Description	Year Built	Units	Value	New Cost
PATIO NO VALUE	12/01/1994	1	\$0	
SHED - NO VALUE	12/01/1994	2	\$0	
CARPORT 1	12/01/2015	1	\$1,467	\$2,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
A-5	Rural-5	R5	Rural-5Ac

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
43.00	FPL	AT&T	NA	NA	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Cory Mills	Dist 37 - SUSAN PLASENCIA	Dist 10 - Jason Brodeur	82

School Information

Elementary School District	Middle School District	High School District
Walker	Chiles	Hagerty

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SITE PLAN

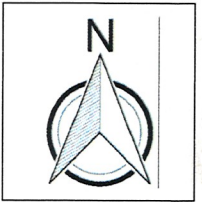
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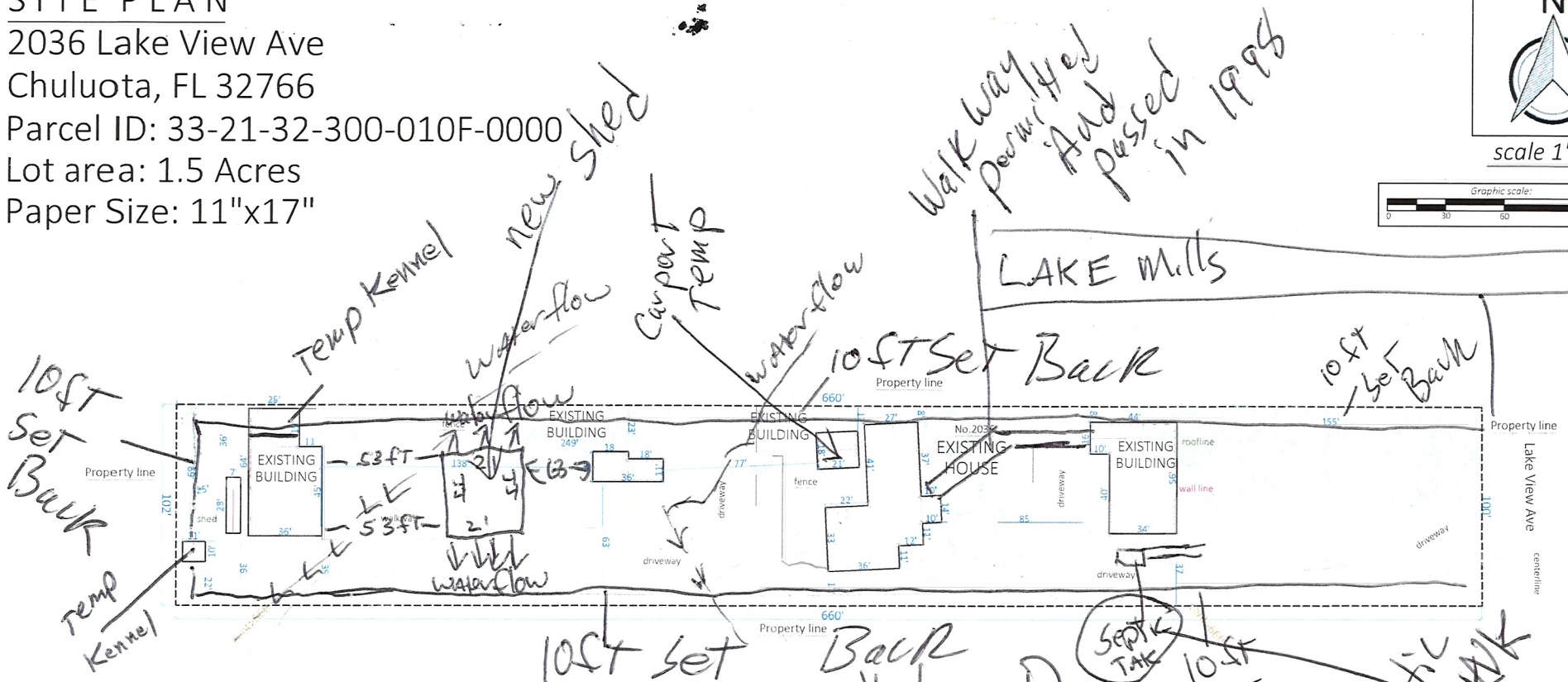
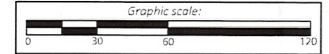
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Current proposal → There is no change to be made



**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 eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 6/7/2024 4:44:10 PM
Project: 24-80000083
Credit Card Number: 40*****3709
Authorization Number: 036114
Transaction Number: 070624C2B-959CE7DE-8A84-46C4-ABFE-69B96ADB0565
Total Fees Paid: 52.50

Fees Paid

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