



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

PM TIFFANY

PROJ. #: 25-80000107

RECEIVED AND PAID 10/03/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION

\$50.00

PROJECT

PROJECT NAME: ShotVet Corporate Headquarters

PARCEL ID #(S): 35-20-29-501-0000-003B

TOTAL ACREAGE: 1.67

BCC DISTRICT: 3: CONSTANTINE

ZONING: OP

FUTURE LAND USE: Office OFF

APPLICANT

NAME: Wesley Bergman

COMPANY: Seminole Animal Hospital Services

ADDRESS: 280 Wekiva Spring Rd Suite 3050

CITY: Longwood

STATE: FL

ZIP: 32779

PHONE: 407-731-0000

EMAIL: wes@shotvet.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: Change from DAY CARE to Professional Office

STAFF USE ONLY

COMMENTS DUE: 10/10

COM DOC DUE: 10/16

DRC MEETING: 10/22/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: OP

FLU: OFF

LOCATION: ON THE SOUTH SIDE OF EE WILLIAMSON RD, WEST OF I-4

W/S: SUNSHINE WATER

BCC: 3: CONSTANTINE

AGENDA 10/17

Pre-Application Narrative

Project Name: ShotVet Corporate Headquarters Conversion

Parcel ID: 35-20-29-501-0000-003B

Property Address: 1665 E.E. Williamson Road, Longwood, FL 32779

Acreage: 1.67 Acres

Zoning: OP (Office) – confirmed in Zoning Confirmation Letter Project #25-27000127

Future Land Use: Office

Applicant Information

Name: Wesley F. Borgman, DVM

Company: Seminole Animal Hospital Services, LLC d/b/a ShotVet

Address: 280 Wekiva Springs Rd, Ste 3050, Longwood, FL 32779

Phone: 407-731-0000

Email: wes@shotvet.org

Consultants

- **Local Architect:** Tom Adams
 - **Drafting:** Karen Dakel
-

Project Description

The applicant proposes to convert an existing **steel-frame commercial building** (formerly a day care facility) into the **national corporate headquarters** for **Seminole Animal Hospital Services, LLC d/b/a ShotVet**.

The proposed use is entirely administrative and non-clinical in nature. The building will house:

- **Executive offices** (c-suite, operations, finance, marketing, HR, etc)

- A **small inbound call center** with fewer than 10 employees
 - **Small storage of non-hazardous veterinary supplies**, including vaccines and pharmaceuticals, in a secure, climate-controlled area utilizing an approximately 14 ft X 19 ft room of 9,648 sq ft of building - less than 2.8% of building.
-

Clarifications on Use

- We operate on a **just-in-time inventory model**. Supplies and vaccines are shipped weekly by **UPS and FedEx** in parcel deliveries to support scheduled weekend events.
 - We are **not warehousing inventory** and do not use loading docks or semi-truck deliveries.
 - Only **employee vehicles** and **company white minivans** such as a Dodge Caravan (used by professional veterinary teams for off-site events) will be parked onsite.
 - There will be **no animals, no kennels, no pet owner visits**, and no traditional veterinary clinic functions at this location.
-

Interior & Exterior Modifications

- The existing **open floor plan** will be maintained for the call center and business divisions. We plan to use **cubicles or office pods** rather than build new permanent walls.
 - A **few internal walls may be modified** in consultation with **Tom Adams (architect)** and **Karen Dakel (drafting)**.
 - We may add **a limited number of exterior windows** designed to **match existing full-length windows** and to **add to the upscale aesthetic by providing natural light worthy of a corporate headquarters**.
 - **No changes are proposed to the existing site plan** (parking, landscaping, ingress/egress remain unchanged).
-

History of Operations

ShotVet has operated in **Seminole County for over 10 years** and has maintained multiple previous headquarters locations within the County without incident or compliance issues. We were recognized as one of the fastest growing companies in America by Inc5000. Thanks to partnerships with PetSmart, CVS, PetSense, etc. we currently have operations in 37 states.

Purpose of Pre-Application

This pre-application is submitted for an **informal exchange of ideas with staff** to:

1. Confirm that the proposed **administrative/office/call center use** is consistent with the **OP zoning designation**.
 2. Review whether minor **interior modifications** and **window additions** will trigger additional approvals or site plan amendments.
 3. Identify any potential permitting, site design, or code upgrade requirements that may arise from this change of use.
-

Attachments for Submittal

- Completed pre-application form (this narrative plus form fields)
- Conceptual floor plan draft (showing open layout, cubicles, and window placement)
- \$50 Application Fee (to be paid per County instructions)

E.E. WILLIAMSON RD. (Field)
aka Longwood Markham Road (per Plat)
R/W VARIES
ASPHALT ROAD W/CONC. CURB & GUTTER

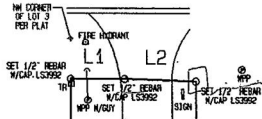
BOUNDARY SURVEY OF:

THE NORTH 100 FEET OF THE EAST 233.71 FEET OF THE WEST 258.71 FEET OF LOT 10, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND;

THE SOUTH 108.71 FEET OF THE EAST 233.71 FEET OF THE WEST 258.71 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

TOGETHER WITH: THE WEST 50 FEET OF LOT 3, DES PINAR ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 52 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING SOUTH OF ADDITIONAL RIGHT OF WAY FOR E.E. WILLIAMSON ROAD, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS THAT PART DEEDED TO SEMINOLE COUNTY FOR ROAD RIGHT OF WAY IN QUITCLAIM DEED RECORDED NOVEMBER 23, 1994 IN BOOK 2851, PAGE 142, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.



By Mary Robinson

ZONING OP

8/17/2020

SEMINOLE COUNTY
ZONING-APPROVED
PERMIT #BP20-0001252

PROPERTY ADDRESS:

1665 E.E. WILLAMSON RD., LONGWOOD, FL

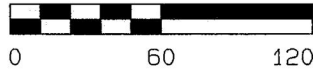
FLOOD CERTIFICATION:

This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12117C 0135F, dated 9/28/2007. (ZONE X)

BEARINGS BASED ON ASSUMED DATUM--The Easterly line of subject property being S.00°04'53"E.



SCALE 1"=60'



NOTE: Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

L1
S89°59'07"E 21.44' (M)
L2
S88°03'58"E 28.31' (M)

DATE SIGNED: 5/29/2020

James P. Langford, P.L.S. 3992 L87803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC
OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

REMAINDER OF
LOT 3
(Not Included)

Langford Surveying CFL, Inc.
931 N. State Road 434 Ste 1201
Altamonte Springs, FL 32714
407-332-7202 386-738-5080

Seminole Wakiva Trail
Old ACL Railroad R/W (per Plat)

ASPHALT PATH

50' R/W

N00°04'48"W 514.08' (M)

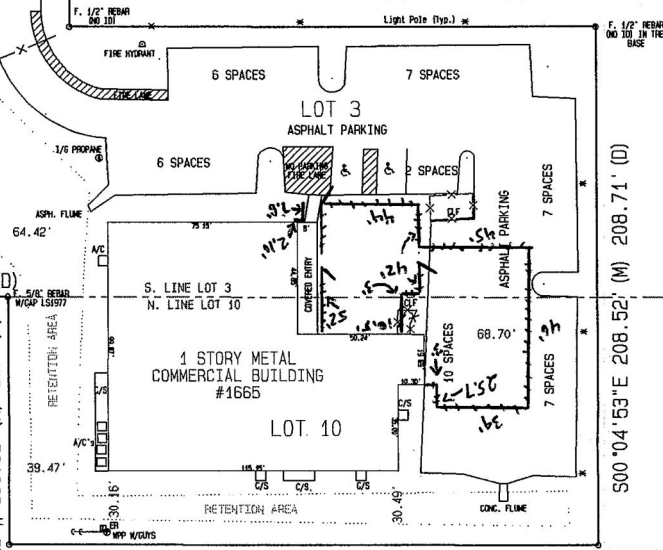
N. LINE LOT 3

ASPHALT DRIVE

S00°04'48"E 404.48' (M)

ASPHALT PARKING

S89°55'26"E 208.79' (M) 208.71' (D)



REMAINDER OF
LOT 3
(Not Included)

REMAINDER OF
LOT 10
(Not Included)

REMAINDER OF
LOT 10
(Not Included)

This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown herein, valid on the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. UNLESS THIS ORIGINAL COPY OF THE DRAWING IS SUBMITTED TO LANGFORD SURVEYING CFL, INC. FOR REVIEW.

Date of Survey:

7/24/2020

Drawn by:

JPL

Checked by:

JPL

Scale:

1"=60'

File name/no.

20-07/

Property Record CardA



Parcel: 35-20-29-501-0000-003B
 Property Address: 1665 EE WILLIAMSON RD LONGWOOD, FL 32779
 Owners: 1665 E E WILLIAMSON LLC
 2026 Market Value \$1,231,625 Assessed Value \$941,046 Taxable Value \$941,046
 2025 Tax Bill \$13,676.86 Tax Savings with Non-Hx Cap \$3,171.13
 Day Care/Pre School property w/1st Building size of 9,648 SF and a lot size of 1.67 Acres

Parcel LocationA



Site ViewA



3520295010000003B 02/02/2024

Parcel InformationA

Parcel	35-20-29-501-0000-003B
Property Address	
Mailing Address	755 MONROE RD UNIT 470211 LAKE MONROE, FL 32747-7500
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$483,672	\$483,672
Depreciated Other Features	\$22,443	\$22,486
Land Value (Market)	\$725,510	\$725,510
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,231,625	\$1,231,668
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$290,579	\$376,172
P&G Adjustment	\$0	\$0
Assessed Value	\$941,046	\$855,496

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$16,847.99
Tax Bill Amount	\$13,676.86
Tax Savings with Exemptions	\$3,171.13

Owner(s)A

Name - Ownership Type
 1665 E E WILLIAMSON LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

E 208.71 FT OF W 258.71 FT OF S
108.71 FT OF LOT 3 & W 50
FT OF LOT 3 & (LESS RD) N 100 FT OF
E 233.71 FT OF W 258.71 FT OF LOT
10 DES PINAR ACRES PB 12 PG 52

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$941,046	\$0	\$941,046
Schools	\$1,231,625	\$0	\$1,231,625
FIRE	\$941,046	\$0	\$941,046
ROAD DISTRICT	\$941,046	\$0	\$941,046
SJWM(Saint Johns Water Management)	\$941,046	\$0	\$941,046

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	7/1/2010	\$100	07434/0042	Improved	No
WARRANTY DEED	7/1/2010	\$558,786	07425/1310	Improved	Yes
WARRANTY DEED	8/1/2005	\$1,300,000	05862/1500	Improved	No
WARRANTY DEED	7/1/1996	\$450,000	03101/1541	Improved	Yes
WARRANTY DEED	6/1/1992	\$295,000	02441/0434	Improved	No
WARRANTY DEED	8/1/1990	\$331,000	02218/1205	Improved	No
WARRANTY DEED	5/1/1984	\$1,000	01551/1164	Vacant	No
WARRANTY DEED	5/1/1984	\$15,000	01551/1150	Vacant	No

LandA

Units	Rate	Assessed	Market
72,551 SF	\$10/SF	\$725,510	\$725,510

Building InformationA	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft²)	9648
Total Area (ft²)	
Constuction	METAL PREFINISHED - INSULATED
Replacement Cost	\$1,209,180
Assessed	\$483,672

Building 1

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
OPEN PORCH FINISHED	344
UTILITY UNFINISHED	200

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
20504	ALREADY MEASURED BY ERIC, O5'D DUE TO CO DATE (LEF)1665 EE WILLIAMSON RD: ALTERATION COMMERCIAL-CHG OF OCC NEED NEW CO [DES PINAR ACRES]	\$387,631	3/22/2022	10/25/2021
12252	1665 EE WILLIAMSON RD: FENCE/WALL COMMERCIAL-Chainlink Fence [DES PINAR ACRES]	\$6,300		10/8/2020
08882	DEMOLISH NEXTEL CELL TOWER - 1669 EE WILLIAMSON RD	\$10,000		10/22/2013
04068	SIGN - FACE CHANGE ONLY - SEMINOLE KID'S CLUB	\$1,175		5/23/2011
05992	INSTALL FIRE ALARM SYSTEM	\$2,500		7/28/2010
02352	LOW VOLTAGE SECURITY, PHONES, TV'S, SOUND, & DATA - SIGNATURE HEALTH	\$1,500		3/8/2007
12629	REROOF METAL ON METAL	\$30,000		11/9/2006
09415	INSTALL FIRE ALARM SYSTEM	\$9,595		8/15/2006
00748	INTERIOR DEMO & ALTERATION TO FITNESS CLUB	\$400,000	2/26/2007	1/24/2006
01937	DEMO WALL	\$1,000		3/1/1996

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed

COMMERCIAL ASPHALT DR 2 IN	1984	9120	\$24,624	\$9,850
WALKS CONC COMM	2004	312	\$1,697	\$806
6' CHAIN LINK FENCE - LIN FT	2004	55	\$852	\$341
12' CHAIN LINK FENCE - LIN FT	2004	27	\$806	\$322
POLE LIGHT 1 ARM	2004	6	\$11,124	\$11,124

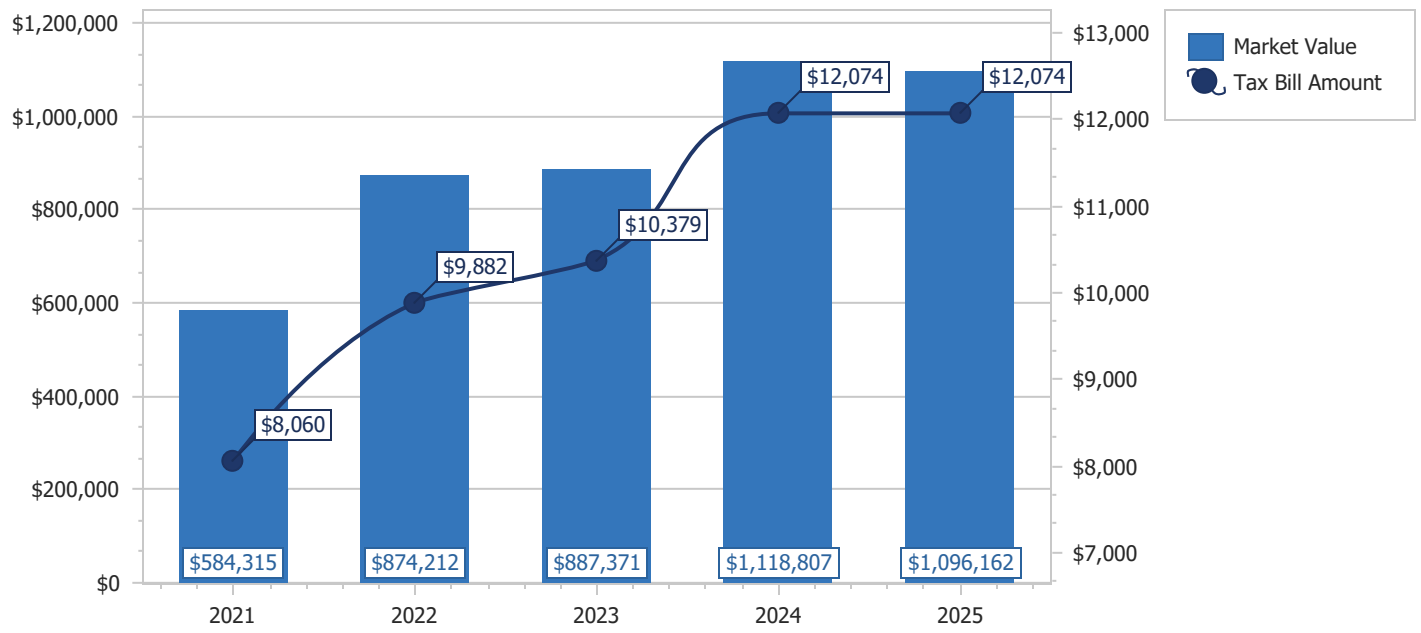
ZoningA	
Zoning	OP
Description	Office
Future Land Use	OFF
Description	Office

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 36

School DistrictsA	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

UtilitiesA	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

**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: 10/3/2025 2:36:46 PM
Project: 25-80000107
Credit Card Number: 43*****2623
Authorization Number: 01624D
Transaction Number: 031025O10-8748ADEC-27C7-4C52-AE3D-B688F674DA1E
Total Fees Paid: 52.50

Fees Paid

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