



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

PROJ. #: 26-80000085
PM: CHAD
REC'D: 07/10/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Pet Projects FL
PARCEL ID #(S): 36-19-32-3AD-002F-0800 36-19-32-3AD-002E-0000
TOTAL ACREAGE: 6.23 BCC DISTRICT: 2: ZEMBOWER
ZONING: A5 FUTURE LAND USE: R5

APPLICANT

NAME: LUN SHAO COMPANY: Pet Projects LLC
ADDRESS: 2620 OSCEOLA BLUFF LN
CITY: GENEVA FL STATE: FL ZIP: 32732
PHONE: 813 892 6000 EMAIL: [REDACTED]

CONSULTANT HONNAGONDANAHALLI

NAME: AMBER HONNAGONDANAHALLI COMPANY: Pet Projects LLC
ADDRESS: 11
CITY: FL STATE: FL ZIP: FL
PHONE: 248 765 1552 EMAIL: 11

PROPOSED DEVELOPMENT

Brief description of proposed development: Permit to retrofit building into commercial boarding kennel
☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☐ SITE PLAN ☒ SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 07/24	COM DOC DUE: 07/30	DRC MEETING: 08/05/2025
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-5	FLU: R5	LOCATION:
W/S: N/A	BCC: 2: ZEMBOWER	

Proposed Use

The proposed use of the property is the operation of a professionally managed dog kennel providing boarding, grooming, and related canine care services. The kennel will be operated in a manner that is compatible with the surrounding rural character of Geneva, Florida, while maintaining high standards of animal welfare, sanitation, and property maintenance.

Hours of Operation

The kennel will operate during the following business hours:

- ☼ **Monday through Saturday:** 8:00 a.m. to 4:00 p.m.
- ☼ **Sunday:** Closed to the public, except for routine animal care performed by the owner or authorized staff.

Routine feeding, cleaning, and health monitoring of the animals may occur outside of normal business hours as necessary to ensure proper care. These activities will be limited in scope and are not expected to generate additional traffic or disturbances.

Property Compatibility

The kennel is situated on a rural property where agricultural and animal-related uses are consistent with the surrounding area. The nearest neighboring dwelling is located approximately **441 feet** from the proposed kennel, providing substantial separation that helps minimize potential impacts related to noise or daily operations.

The property layout and distance to neighboring residences contribute to maintaining compatibility with surrounding land uses while allowing the kennel to function safely and efficiently.

Animal Care and Management

All dogs housed at the facility will receive appropriate daily care, including feeding, fresh water, exercise, cleaning, and health monitoring. Animal housing areas will be maintained in a clean and sanitary condition through regular disinfection and waste removal.

The number of dogs housed on the property will be managed to ensure adequate space, proper supervision, and compliance with all applicable local and state regulations.

Noise Mitigation

Recognizing that barking is a natural behavior, the kennel will employ operational practices intended to

minimize prolonged or excessive noise. Dogs will be supervised during outdoor exercise periods, and outdoor activity will be scheduled during normal daytime hours whenever practical.

The significant distance between the kennel and the nearest residence, combined with the rural nature of the surrounding area, helps reduce the potential for noise impacts on neighboring properties. In addition the kennel facility will be built with specialized insulation to prevent noise pollution.

Traffic and Parking

Traffic generated by the kennel is expected to be minimal and primarily limited to scheduled customer drop-offs and pick-ups during normal business hours. Parking will be provided on-site, allowing all customer and service vehicles to remain on the property without affecting adjacent roadways. The entrance to the front office will be handicap accessible along with a restroom facility per Florida law.

Waste Management

Animal waste will be collected routinely throughout each day and disposed of in accordance with applicable local and state health and environmental regulations. The property will be maintained in a sanitary condition to minimize odors, insects, and other potential nuisances.

Health and Safety

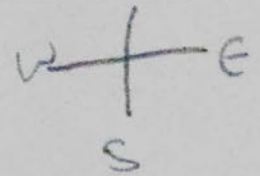
The kennel will operate with an emphasis on animal health and public safety. Dogs will be monitored daily for signs of illness or injury, and appropriate veterinary care will be obtained when necessary. The facility will maintain secure double fencing and containment measures to prevent animals from escaping and to protect the safety of both the animals and the surrounding community.

Commitment to Responsible Operation

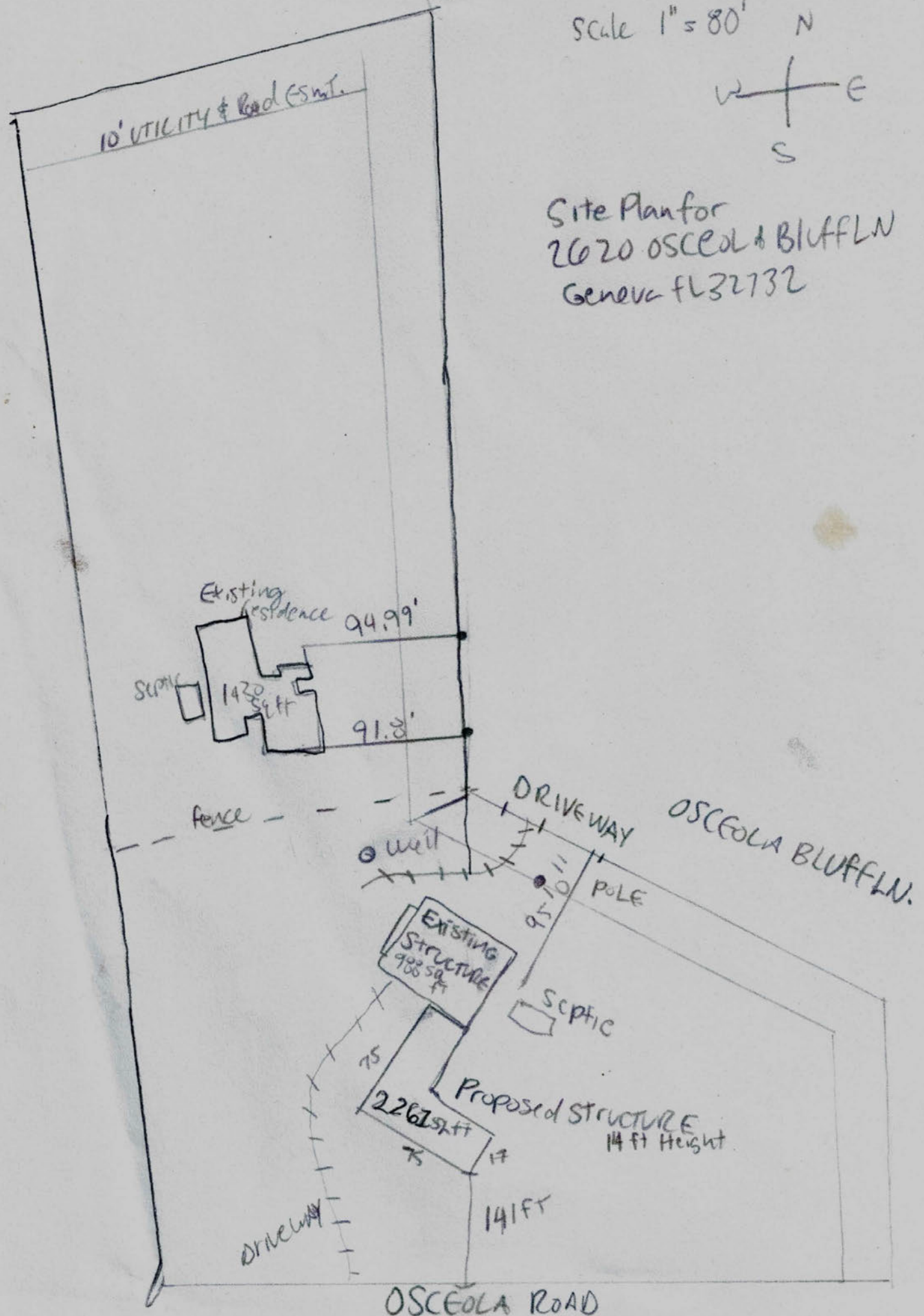
The owner is committed to operating the kennel in a responsible, professional, and community-conscious manner. Every effort will be made to ensure the operation remains compatible with neighboring properties while providing quality animal care services. The kennel will comply with all applicable Seminole County regulations, Florida laws, and any conditions established as part of the Special Exception approval process.

Through thoughtful management practices, limited business hours, routine property maintenance, and the approximately **441-foot** separation from the nearest dwelling, the proposed kennel is expected to operate with minimal impact on surrounding properties while contributing a valuable service to the local community.

Scale 1" = 80' N



Site Plan for
2620 OSCEOLA BLUFF LN
Geneva FL 32732

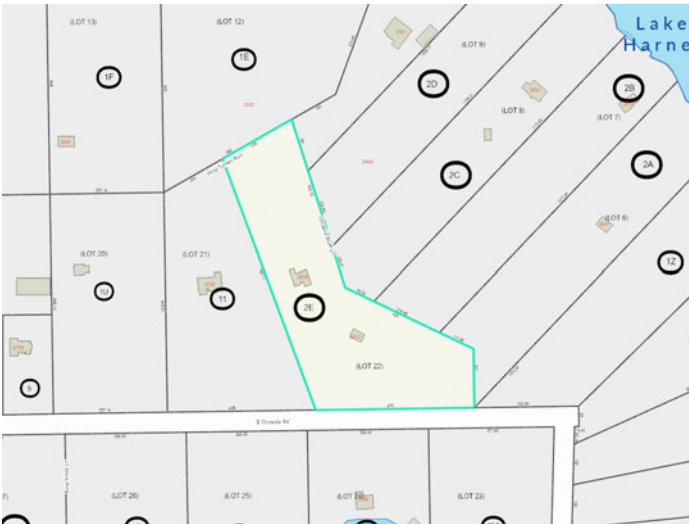


2026 Property Record CardA



Parcel: 36-19-32-3AD-002E-0000
 Property Address: 2620 OSCEOLA BLUFF LN GENEVA, FL 32732
 Owners: SHAO, XUN
 2026 Market Value \$567,483 Assessed Value \$567,483 Taxable Value \$516,072
 2025 Tax Bill \$7,261.70
 The 4 Bed/3 Bath Single Family property is 2,316 SF and a lot size of 5.94 Acres

Parcel LocationA



Current Site PictureA



Parcel InformationA

Parcel	36-19-32-3AD-002E-0000
Property Address	2620 OSCEOLA BLUFF LN GENEVA, FL 32732
Mailing Address	2620 OSCEOLA BLUFF LN GENEVA, FL 32732-9515
Subdivision	OSCEOLA BLUFF NORTH 5 ACRE DEVELOPMENT 45 PARCELS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$424,723	\$399,350
Depreciated Other Features	\$5,700	\$3,800
Land Value (Market)	\$137,060	\$127,715
Land Value Agriculture	\$0	\$0
Just/Market Value	\$567,483	\$530,865
Portability Adjustment	\$0	\$0
Homestead Exemption	\$51,411	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$567,483	\$530,865

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$7,261.70
Tax Bill Amount	\$7,261.70
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

SHAO, XUN

Legal DescriptionA

SEC 36 TWP 19S RGE 32E
FROM SW COR OF N 1/2 OF NE 1/4 RUN
N 676.79 FT E 1377.87 FT N 61 DEG
10 MIN E 200 FT TO POB RUN N 61
DEG 10 MIN E 235 FT S 16 DEG
53 MIN 1 SEC E 520.32 FT S 63 DEG
40 MIN E 420 FT S 170 FT W 470 FT
N 19 DEG 34 MIN 19 SEC W 787.11 FT
TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$567,483	\$51,411	\$516,072
SCHOOLS	\$567,483	\$25,000	\$542,483
FIRE	\$567,483	\$51,411	\$516,072
ROAD	\$567,483	\$51,411	\$516,072
WATER MANAGEMENT DISTRICT	\$567,483	\$51,411	\$516,072

SalesA

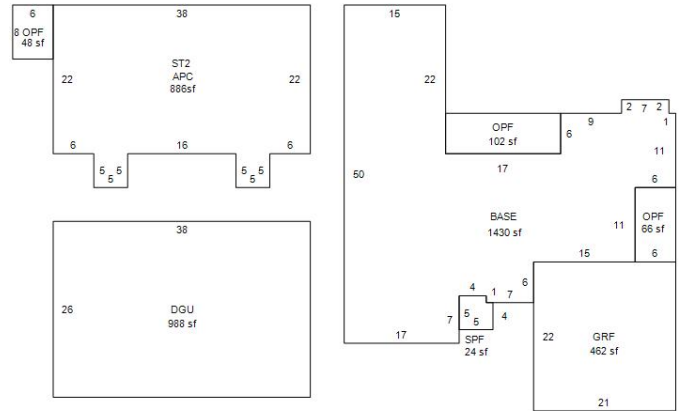
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	9/30/2025	\$100	10910/1112	Improved	No
WARRANTY DEED	7/21/2025	\$735,000	10870/0286	Improved	Yes
WARRANTY DEED	3/22/2024	\$569,000	10602/1556	Improved	Yes
CORRECTIVE DEED	10/1/2013	\$100	08184/0863	Improved	No
WARRANTY DEED	10/1/2013	\$290,000	08142/0159	Improved	Yes
WARRANTY DEED	11/1/1988	\$24,000	02015/0127	Vacant	Yes
QUIT CLAIM DEED	7/1/1988	\$100	02006/1807	Vacant	No
WARRANTY DEED	7/1/1985	\$17,000	01658/1300	Vacant	Yes
WARRANTY DEED	11/1/1982	\$12,300	01552/1902	Vacant	No
WARRANTY DEED	11/1/1982	\$72,000	01425/0542	Improved	No
TRUSTEE DEED	9/1/1982	\$730,000	01415/0395	Vacant	No
FEE SIMPLE DEED	1/1/1976	\$100	01113/1895	Vacant	No
WARRANTY DEED	1/1/1975	\$100	01051/0807	Improved	No

LandA

Units	Rate	Assessed	Market
6.23 Acres	\$22,000/Acre	\$137,060	\$137,060

	1
	1990/2016
	3.0
	1430
	CB/STUCCO FINISH
	\$424,723

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
APARTMENT	886
DETACHED GARAGE UNFINISHED	988
GARAGE FINISHED	462
OPEN PORCH FINISHED	102
OPEN PORCH FINISHED	66
OPEN PORCH FINISHED	48
SCREEN PORCH FINISHED	24

PermitsA

Permit #	Description	Value	CO Date	Permit Date
05582	2620 OSCEOLA BLUFF LN: MECHANICAL - RESIDENTIAL- [OSCEOLA BLUFF NORTH]	\$8,823		5/4/2026
13033	2620 OSCEOLA BLUFF LN: ELECTRICAL - RESIDENTIAL- [OSCEOLA BLUFF NORTH]	\$1,000		8/28/2025
12552	2620 OSCEOLA BLUFF LN: ELECTRIC SOLAR WIRING-Photovoltaic System Installation [OSCEOLA BLUFF NORTH]	\$34,000		8/20/2025
12026	REROOF	\$19,800		10/18/2016
09280	MECHANICAL	\$6,433		11/5/2013
11994	DETACHED GARAGE W/FINISHED UPSTAIRS; PAD PER PERMIT 2612 OSCEOLA BLUFF LN	\$93,176	1/21/2004	12/1/2002
06741	REROOF 15 SQ	\$2,000		8/1/1998

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1990	1	\$6,000	\$3,600
SCREEN PATIO 1	1992	1	\$3,500	\$2,100
HOME-SOLAR POWER	2025	1	\$0	\$0

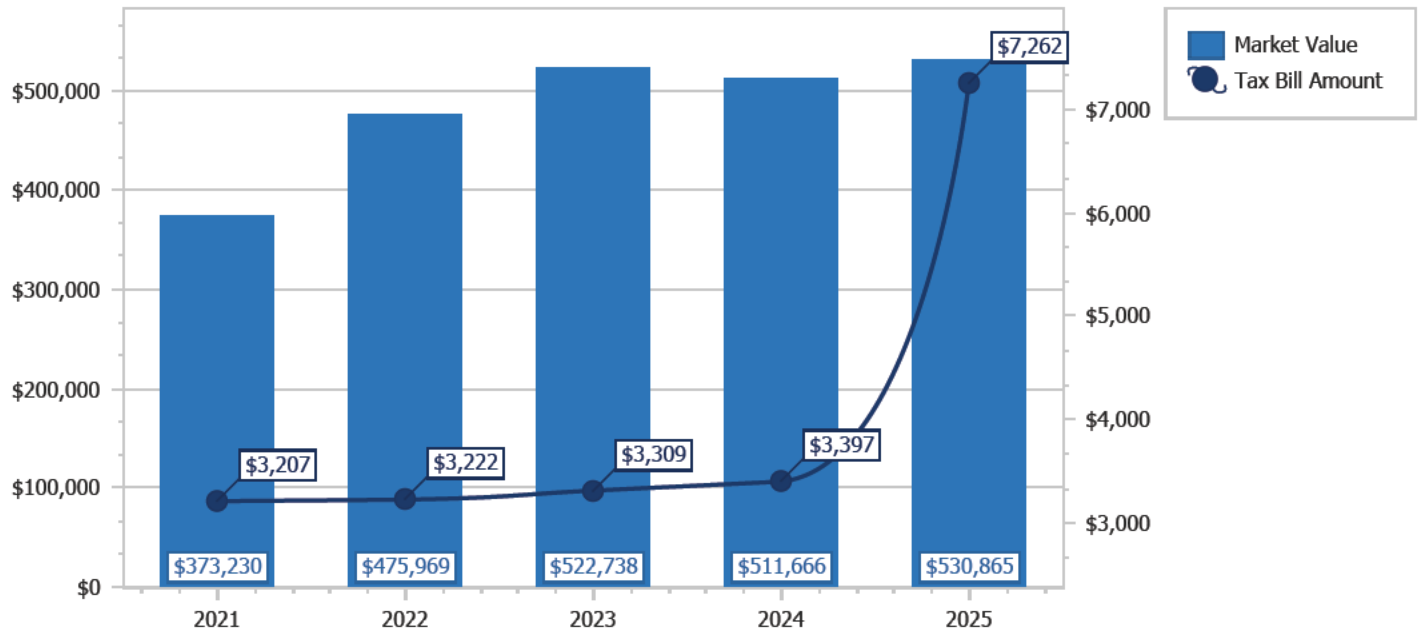
ZoningA	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School DistrictsA	
Elementary	Geneva
Middle	Chiles
High	Oviedo

UtilitiesA	
Fire Station #	42
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

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: 7/10/2026 5:34:02 PM
Project: 26-80000085
Credit Card Number: 40*****6744
Authorization Number: 498189
Transaction Number: 100726C53-1A839FFA-E375-464F-8ED6-DEF571A9EFC8
Total Fees Paid: 52.50

Fees Paid

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