



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

PROJ. #: 25-80000144

RECEIVED AND PAID 12/31/2025

## PRE-APPLICATION

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

### PROJECT

PROJECT NAME: -

PARCEL ID #(S): 02-20-29-505-0000-0010

TOTAL ACREAGE: 1.05 Acre BCC DISTRICT: 5

ZONING: A-1 FUTURE LAND USE: SE

### APPLICANT

NAME: Neota Genske

COMPANY:

ADDRESS: 3600 Thompson Rd.

CITY: Lake Mary

STATE: FL

ZIP: 32746

PHONE: 503-720-0737

EMAIL: Neota02@hotmail.com

### 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: \*SEE ATTACHED

### STAFF USE ONLY

COMMENTS DUE: 01/09

COM DOC DUE: 01/15

DRC MEETING: 01/21/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: SE

LOCATION:

ON THE NORTHWEST CORNER OF  
 THOMPSON RD AND MARKHAM WOODS RD

W/S: SEMINOLE COUNTY UTILITIES

BCC: 5: HERR

## **Detailed Narrative – Proposed Development**

The applicant is proposing a small-scale, home-based canine enrichment use at the property located at 3600 Thompson Rd., Seminole County, Florida. The property consists of an approximately one-acre parcel developed with a single-family residence.

The proposed use is intended to remain residential in character and low in intensity, and is designed to provide a structured, appointment-based canine enrichment experience for a limited number of dogs. The program is not intended to operate as a traditional dog daycare or kennel, but rather as a membership-based enrichment program focused on structured activity, mental stimulation, social balance, and rest.

### **Operations & Scale**

The use would be primarily owner-operated, with limited part-time assistance as needed. Attendance would be controlled through a standing weekly schedule, rather than drop-in participation, to ensure predictability and minimize daily traffic and activity levels.

Initial operations are anticipated to begin at a small scale, with approximately 3–5 dogs per day, allowing the program to establish routines and confirm compatibility with the surrounding residential environment. Participation levels would remain intentionally limited and managed through scheduling and enrollment practices.

### **Indoor & Outdoor Use**

Indoor activities would occur within an existing room of the primary residence, which includes a separate exterior entrance. This space would be used for scheduled rest periods, handling, feeding (if required), and climate-controlled care. No structural alterations to the residence are proposed as part of the initial phase.

Outdoor activity would occur within the existing yard area of the property under direct supervision. Activities would be conducted in short, structured rotations and balanced with indoor rest periods to prevent overstimulation.

### **Daily Rhythm & Management**

The daily rhythm of the program is designed to balance:

- Structured outdoor movement and activity
- Mental enrichment exercises
- Individual attention and handling
- Scheduled rest and decompression periods

Dogs are not engaged in continuous activity throughout the day. Instead, the program emphasizes predictability, calm transitions, and appropriate rest to support overall behavior and well-being.

### **Arrival, Departure & Traffic**

Arrival and departure would occur during designated windows and be managed safely by the operator. This approach minimizes congestion, noise, and on-site circulation and supports a calm environment.

There is no open public access, no walk-in traffic, and participation is by appointment only.

### **Compatibility with Surrounding Area**

The proposed use is designed to be compatible with the surrounding residential area by:

- Maintaining controlled scheduling and attendance
- Limiting prolonged outdoor activity
- Utilizing indoor rest periods to reduce noise
- Avoiding large group activity
- Preserving the residential appearance and function of the property

### **Purpose of Pre-Application**

The applicant is submitting this pre-application to obtain County guidance regarding:

- Whether the proposed home-based canine enrichment use is permitted under the current zoning designation
- Whether any additional approvals may be required
- Any applicable standards or limitations related to animal count, structure use, hours of operation, or site management

The applicant's intent is to ensure the proposed use aligns with Seminole County land development and animal service regulations prior to proceeding.

Site Map - Existing Conditions - Single Family Residence  
3600 Thompson Rd. Lake Mary - Seminole County  
Not to scale

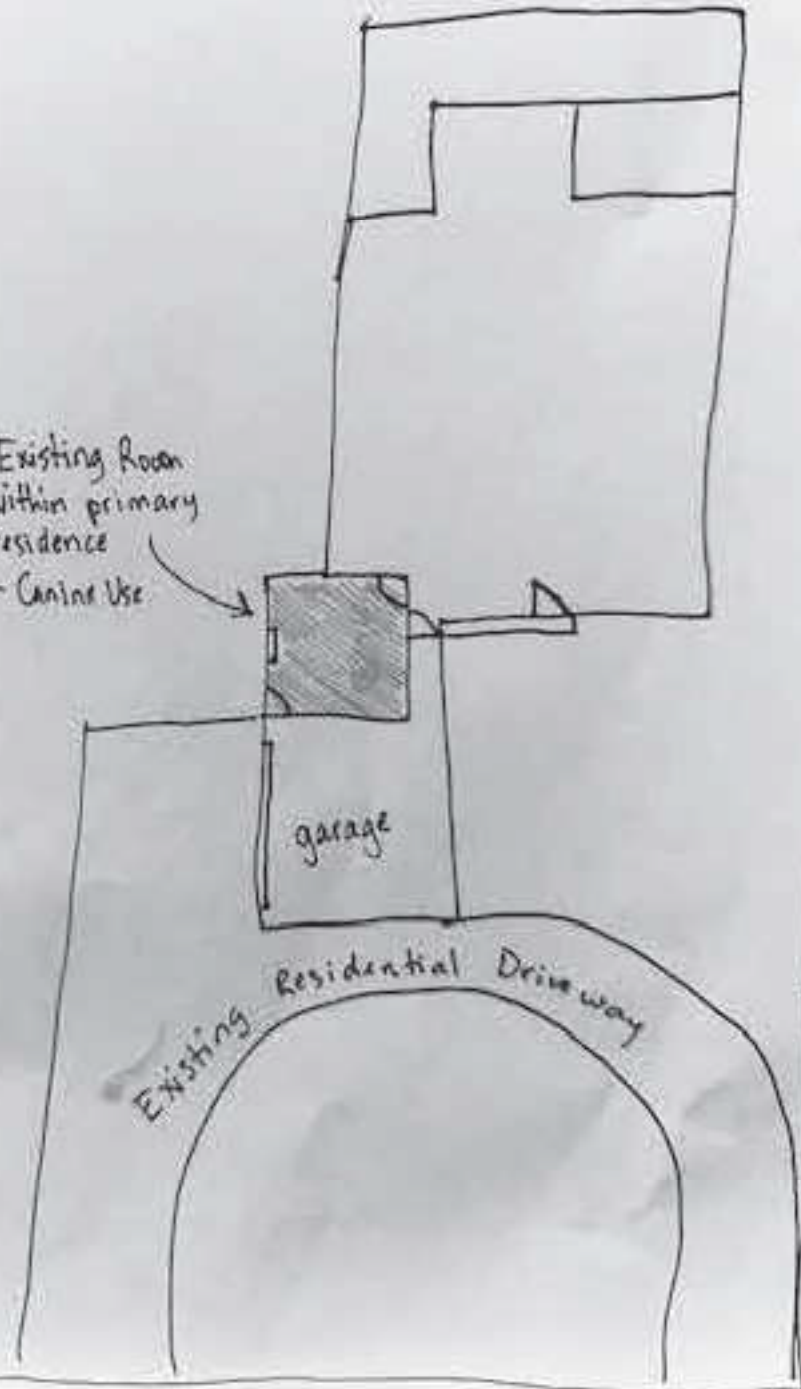
N ↑

Existing Room  
within primary  
residence  
- Canine Use

garage

Existing Residential Driveway

1.05 acre



# Property Record Card



Parcel: 02-20-29-505-0000-0010  
 Property Address: 3600 THOMPSON RD LAKE MARY, FL 32746  
 Owners: GENSKE, NEOTA  
 2026 Market Value \$707,482 Assessed Value \$707,482 Taxable Value \$656,760  
 2025 Tax Bill \$9,646.35  
 The 4 Bed/3.5 Bath Single Family property is 3,367 SF and a lot size of 1.05 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	02-20-29-505-0000-0010
Property Address	3600 THOMPSON RD LAKE MARY, FL 32746
Mailing Address	3600 THOMPSON RD LAKE MARY, FL 32746-4047
Subdivision	THOMPSON WOODS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$480,514	\$483,183
Depreciated Other Features	\$41,968	\$37,011
Land Value (Market)	\$185,000	\$185,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$707,482	\$705,194
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	\$707,482	\$705,194

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,646.35
Tax Bill Amount	\$9,646.35
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 GENSKE, NEOTA

## Legal Description

LOT 1 THOMPSON WOODS PB 23 PG 19

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$707,482	\$50,722	\$656,760
Schools	\$707,482	\$25,000	\$682,482
FIRE	\$707,482	\$50,722	\$656,760
ROAD DISTRICT	\$707,482	\$50,722	\$656,760
SJWM(Saint Johns Water Management)	\$707,482	\$50,722	\$656,760

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/14/2024	\$830,000	10680/0408	Improved	Yes
WARRANTY DEED	5/1/2002	\$360,000	04404/0791	Improved	Yes
SPECIAL WARRANTY DEED	4/1/1990	\$167,000	02176/1174	Improved	No
CERTIFICATE OF TITLE	8/1/1989	\$100	02098/1860	Improved	No
WARRANTY DEED	5/1/1984	\$32,500	01550/1444	Vacant	Yes

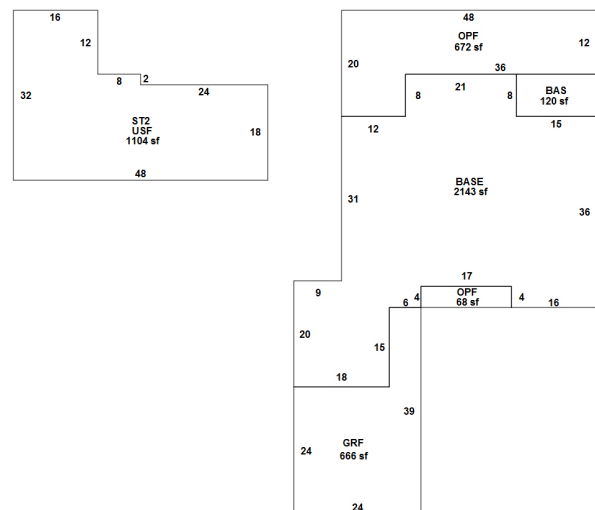
## Land

Units	Rate	Assessed	Market
1 Lot	\$185,000/Lot	\$185,000	\$185,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1985/2000
Bed	4
Bath	3.5
Fixtures	12
Base Area (ft <sup>2</sup> )	2143
Total Area (ft <sup>2</sup> )	4773
Constuction	SIDING GRADE 3
Replacement Cost	\$533,904
Assessed	\$480,514

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft²)
BASE	120
GARAGE FINISHED	666
OPEN PORCH FINISHED	68
OPEN PORCH FINISHED	672
UPPER STORY FINISHED	1104

Permits				
Permit #	Description	Value	CO Date	Permit Date
21582	3600 THOMPSON RD: EZ PLUMBING - RESIDENTIAL- [THOMPSON WOODS]	\$9,450		11/18/2021
08877	REROOF	\$19,320		5/25/2018
04725	EXTEND SCR N ROOM	\$3,800		5/1/2001
03642	SWIMMING POOL	\$27,000		4/1/2001
03643	POOL ENCL	\$5,000		4/1/2001
04818	COVERED PATIO TO SCREEN ROOM	\$15,000	8/12/1999	6/1/1998
01646	REROOF 25 SQ	\$2,300		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1985	1	\$6,000	\$3,600
POOL 2	2001	1	\$45,000	\$27,000
GAS HEATER - UNIT	2001	1	\$1,653	\$992
WATER FEATURE	2001	1	\$1,294	\$776
SCREEN ENCL 3	2001	1	\$16,000	\$9,600

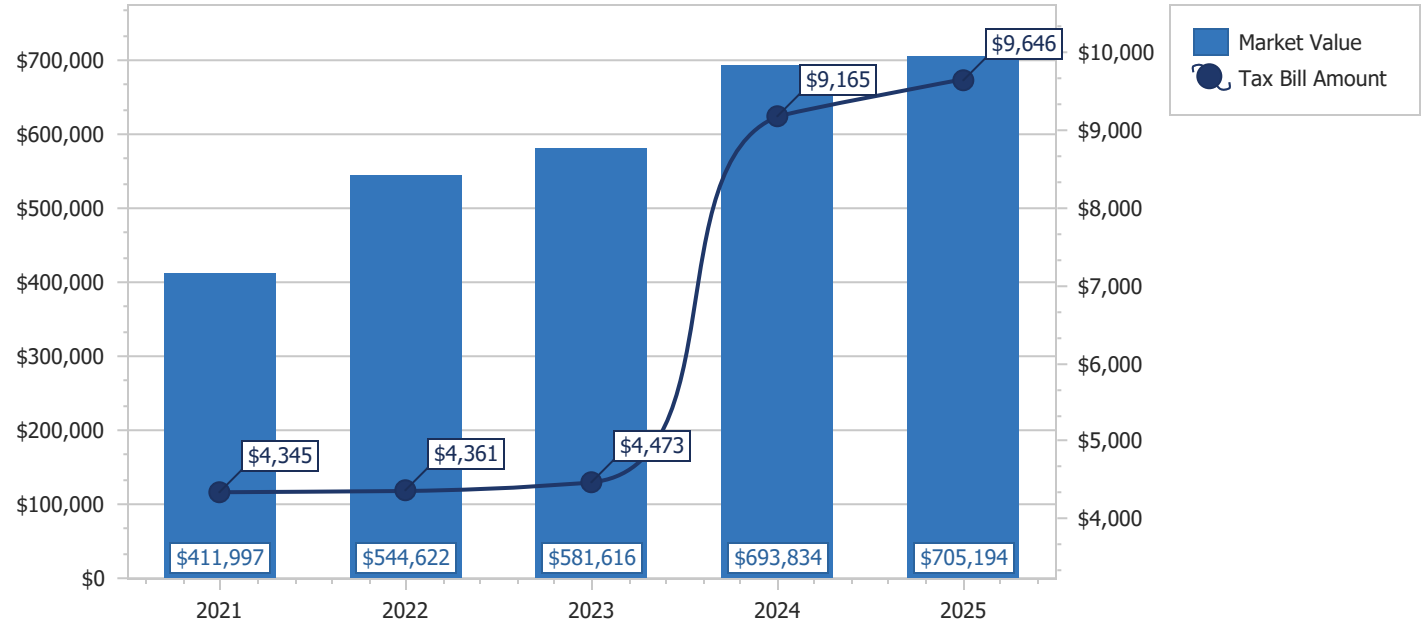
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 30

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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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](mailto:epandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 12/31/2025 11:15:40 AM  
**Project:** 25-80000144  
**Credit Card Number:** 47\*\*\*\*\*3287  
**Authorization Number:** 005179  
**Transaction Number:** 311225O2C-2CCBA03C-B728-4D88-864D-E1B597363ADC  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50