



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

PROJ. #: ~~BP22-00018104~~

Proj. # 22-06000058

Maya

rec 11.16.22

**SITE PLAN/DREDGE & FILL**

**ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE**

**APPLICATION TYPES/FEEES**

|  |                   |
|--|-------------------|
| <input type="checkbox"/> <b>SMALL SITE PLAN</b> (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)      | \$500.00          |
| <input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW) | SEE FORMULA BELOW |
| <input type="checkbox"/> <b>DREDGE &amp; FILL</b>  | \$750.00          |
| <input type="checkbox"/> <b>FILL ONLY</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)  | \$500.00          |

**PROJECT**

|   |                          |   |               |
|---|--------------------------|---|---------------|
| PROJECT NAME: Midway Park Playground  |                          |   |               |
| PARCEL ID #(S): 32-19-31-507-OG00-021B  |                          |   |               |
| DESCRIPTION OF PROJECT: Installation of New Playground Equipment  |                          |   |               |
| EXISTING USE(S): Public Park  |                          | PROPOSED USE(S): Playground Equipment   |               |
| ZONING: R-1   | FUTURE LAND USE: PUBC    | TOTAL ACREAGE: 1.23                     | BCC DISTRICT: |
| WATER PROVIDER: MIDWAY CANAAN UTILITIES   |                          | SEWER PROVIDER: MIDWAY CANAAN UTILITIES |               |
| ARE ANY TREES BEING REMOVED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) |                          |   |               |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: N/A  |                          |   |               |
| <b>SITE PLAN FORMULA (CALCULATE IN SQUARE FOOTAGE)</b>  |                          |   |               |
| EXISTING BUILDING AREA: _____   | NEW BUILDING AREA: _____ | TOTAL: _____                            |               |
| EXISTING PAVEMENT AREA: _____   | NEW PAVEMENT AREA: _____ | TOTAL: _____                            |               |
| TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: 2,900  |                          |   |               |
| (TOTAL SQUARE FEET OF NEW ISA 2,900 / 1,000 = 2.9) x \$25 + \$2,500 = FEE DUE: \$2,572.50   |                          |   |               |
| (TOTAL SQUARE FEET OF NEW ISA SUBJECT FOR REVIEW/1,000)* x \$25.00 + \$2,500.00 = FEE DUE   |                          |   |               |
| EXAMPLE: 40,578 SQ FT OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50                         |                          |   |               |
| *ROUNDED TO 2 DECIMAL POINTS **Maximum fee for Site Plans is \$9,000.00**   |                          |   |               |

**APPLICANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

|                       |                                   |            |
|-----------------------|-----------------------------------|------------|
| NAME: John Fitzgerald | COMPANY: John Fitzgerald Inc.     |            |
| ADDRESS: PO BOX 655   |                                   |            |
| CITY: Sanford         | STATE: FL                         | ZIP: 32772 |
| PHONE: 407-318-6442   | EMAIL: Playgroundpermit@gmail.com |            |

**CONSULTANT**EPLAN PRIVILEGES: VIEW ONLY  UPLOAD  NONE 

|          |          |      |
|----------|----------|------|
| NAME:    | COMPANY: |      |
| ADDRESS: |          |      |
| CITY:    | STATE:   | ZIP: |
| PHONE:   | EMAIL:   |      |

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

|                         |                                    |            |
|-------------------------|------------------------------------|------------|
| NAME(S): SEMINOLE B C C |                                    |            |
| ADDRESS: 1101 E 1st. ST |                                    |            |
| CITY: Sanford           | STATE: FL                          | ZIP: 32771 |
| PHONE: 407-665-5302     | EMAIL: rwelty@seminolecountyfl.gov |            |

**CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)**

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATECERTIFICATE NUMBERDATE ISSUED

VESTING:

\_\_\_\_\_

TEST NOTICE:

\_\_\_\_\_

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- Not applicable

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

I hereby represent that I have the lawful right and authority to file this application.

  
 \_\_\_\_\_  
 SIGNATURE OF AUTHORIZED APPLICANT

11-09-2022

 \_\_\_\_\_  
 DATE

# OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Richard E. Durr, Jr, the owner of record for the following described property (Tax/Parcel ID Number) 32-19-31-507-0G00-021B hereby designates John Fitzgerald Inc. to act as my authorized agent for the filing of the attached application(s) for:

|  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Arbor Permit          | <input type="checkbox"/> Construction Revision     | <input type="checkbox"/> Final Engineering | <input type="checkbox"/> Final Plat           |
| <input type="checkbox"/> Future Land Use       | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat        | <input type="checkbox"/> Special Event        |
| <input type="checkbox"/> Preliminary Sub. Plan | <input checked="" type="checkbox"/> Site Plan      | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Rezone               |
| <input type="checkbox"/> Vacate                | <input type="checkbox"/> Variance                  | <input type="checkbox"/> Temporary Use     | <input type="checkbox"/> Other (please list): |

**OTHER:** \_\_\_\_\_  
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 11/15/22

[Signature]  
 Property Owner's Signature  
Richard E. Durr, Jr.  
 Property Owner's Printed Name

STATE OF FLORIDA  
 COUNTY OF SEMINOLE

**SWORN TO AND SUBSCRIBED** before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared RICHARD E. DURR, JR. (property owner),  
 by means of physical presence or  online notarization; and  who is personally known to me or  who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and sworn an oath on this 15TH day of NOVEMBER, 2022.



[Signature]  
 Notary Public

# Property Record Card



**Parcel** 32-19-31-507-0G00-021B

**Property Address** 2045 HURSTON AVE SANFORD, FL 32771

## Parcel Location



## Site View



3219315070G00021B 11/24/2021

## Parcel Information

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>Parcel</b>            | 32-19-31-507-0G00-021B               |
| <b>Owner(s)</b>          | SEMINOLE B C C                       |
| <b>Property Address</b>  | 2045 HURSTON AVE SANFORD, FL 32771   |
| <b>Mailing</b>           | 1101 E 1ST ST SANFORD, FL 32771-1468 |
| <b>Subdivision Name</b>  | DIXIE TERRACE 1ST ADD                |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                  |
| <b>DOR Use Code</b>      | 86-COUNTY(EXC:PUBLIC SCH&HOSP)       |
| <b>Exemptions</b>        | 85-COUNTY(2007)                      |
| <b>AG Classification</b> | No                                   |

## Value Summary

|                               | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Cost/Market         | Cost/Market           |
| <b>Number of Buildings</b>    | 1                   | 1                     |
| <b>Depreciated Bldg Value</b> | \$99,370            | \$102,001             |
| <b>Depreciated EXFT Value</b> | \$16,157            | \$15,840              |
| <b>Land Value (Market)</b>    | \$153,750           | \$153,750             |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$269,277           | \$271,591             |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Amendment 1 Adj</b>        | \$85,711            | \$104,713             |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$183,566           | \$166,878             |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** **\$3,641.52**    **2022 Tax Savings with Exemptions** **\$3,641.52**  
**2022 Tax Bill Amount** **\$0.00**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

N 250 FT OF S 275 FT OF  
 LOT 21 BLK G  
 DIXIE TERRACE 1ST ADD  
 PB 10 PG 29

## Taxes

| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
|------------------------------------|------------------|---------------|---------------|
| ROAD DISTRICT                      | \$183,566        | \$183,566     | \$0           |
| SJWM(Saint Johns Water Management) | \$183,566        | \$183,566     | \$0           |
| FIRE                               | \$183,566        | \$183,566     | \$0           |
| COUNTY GENERAL FUND                | \$183,566        | \$183,566     | \$0           |
| Schools                            | \$269,277        | \$269,277     | \$0           |

## Sales

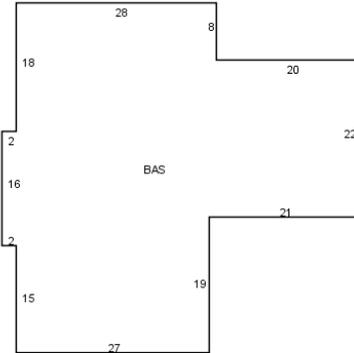
| Description   | Date       | Book  | Page | Amount | Qualified | Vac/Imp |
|---------------|------------|-------|------|--------|-----------|---------|
| WARRANTY DEED | 12/01/1979 | 01257 | 1199 | \$100  | No        | Vacant  |

## Land

| Method             | Frontage | Depth  | Units | Units Price | Land Value |
|--------------------|----------|--------|-------|-------------|------------|
| FRONT FOOT & DEPTH | 250.00   | 214.00 | 1     | \$500.00    | \$153,750  |

## Building Information

| #           | Description        | Year Built Actual/Effective | Stories | Total SF | Ext Wall                        | Adj Value | Repl Value | Appendages   |             |      |  |  |
|-------------|--------------------|-----------------------------|---------|----------|---------------------------------|-----------|------------|--|-------------|------|--|--|
| 1           | MASONRY PILASTER . | 1980                        | 1       | 1825.00  | CONCRETE BLOCK-STUCCO - MASONRY | \$99,370  | \$192,951  | <table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | Description | Area |  |  |
| Description | Area               |                             |         |          |                                 |           |            |  |             |      |  |  |
|             |                    |                             |         |          |                                 |           |            |  |             |      |  |  |



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## Permits

| Permit # | Description   | Agency | Amount   | CO Date | Permit Date |
|----------|---|--------|----------|---------|-------------|
| 11123    | OUTSIDE & INTERIOR REPAIRS TO MIDWAY COMMUNITY CENTER | County | \$49,677 |         | 12/1/2000   |
| 09955    | FENCE/WALL  | County | \$2,495  |         | 10/1/2001   |
| 05816    | RANGE HOOD SUPPRESSION SYSTEM                         | County | \$1,150  |         | 6/1/2001    |
| 06862    | COMPLETE DEMOLITION OF MIDWAY COMMUNITY CENTER        | County | \$2,560  |         | 8/30/2010   |
| 06233    | REROOF  | County | \$5,767  |         | 8/15/2012   |

## Extra Features

| Description                 | Year Built | Units | Value    | New Cost |
|-----------------------------|------------|-------|----------|----------|
| COMMERCIAL CONCRETE DR 4 IN | 07/01/1980 | 9,900 | \$16,157 | \$40,392 |

## Zoning

| Zoning | Zoning Description   | Future Land Use | Future Land Use Description |
|--------|----------------------|-----------------|-----------------------------|
| R-1    | Public, Quasi-Public | PUBC            | Single Family-8400          |

## Utility Information

| Fire Station | Power | Phone(Analog) | Water Provider          | Sewer Provider          | Garbage Pickup | Recycle | Yard Waste | Hauler |
|--------------|-------|---------------|-------------------------|-------------------------|----------------|---------|------------|--------|
| 41.00        | FPL   | AT&T          | MIDWAY CANAAN UTILITIES | MIDWAY CANAAN UTILITIES | NA             | NA      | NA         | NA     |

## Political Representation

| Commissioner         | US Congress               | State House                  | State Senate           | Voting Precinct |
|----------------------|---------------------------|------------------------------|------------------------|-----------------|
| Dist 5 - Andria Herr | Dist 7 - Stephanie Murphy | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 10              |

## School Information

| Elementary School District | Middle School District | High School District |
|----------------------------|------------------------|----------------------|
| Region 3                   | Millennium             | Seminole             |

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