



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

PROJ. #: 24-06000069

## 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 type="checkbox"/> <b>RESTRIPING AND RESURFACING</b> (WITH NO CHANGES TO THE EXISTING LAYOUT)   |                                     |
| <input type="checkbox"/> <b>FILL</b> (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)  | \$500.00                            |
| <input type="checkbox"/> <b>DREDGE AND FILL</b>   | \$750.00                            |
| <input checked="" type="checkbox"/> <b>SITE PLAN</b> (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)  | CALCULATED BELOW<br>MAXIMUM \$9,000 |
| <p><b>NEW BUILDING SQUARE FOOTAGE:</b> <u>2,310</u> + <b>NEW PAVEMENT SQUARE FOOTAGE:</b> <u>376,732</u> =<br/> <b>TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW:</b> <u>379,042</u></p> <p>(TOTAL NEW ISA <u>379,042</u> /1,000 = <u>379.04</u> ) * x \$25 + \$2,500 = <b>FEE DUE:</b> <u>\$11,976.05</u></p> <p><b>EXAMPLE:</b> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58*</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u></p> <p>*ROUNDED TO 2 DECIMAL POINTS</p> |                                     |

### PROJECT

|   |                      |                              |   |
|---|----------------------|------------------------------|---|
| PROJECT NAME: Rolling Hills   |                      |                              |   |
| PARCEL ID #(S): 01-21-29-5CK-2500-0000  |                      |                              |   |
| DESCRIPTION OF PROJECT: Conversion of previous golf course into public park.  |                      |                              |   |
| EXISTING USE(S): Vacant Golf Course   |                      | PROPOSED USE(S): Public Park |   |
| ZONING: PLI   | FUTURE LAND USE: REC | TOTAL ACREAGE: 98.16         | BCC DISTRICT: <del>Seminole</del> <sup>3: Constantine</sup> |
| WATER PROVIDER: Sunshine Water Services Sanlando & Seminole County Utilities  |                      | SEWER PROVIDER: N/A; Septic  |   |
| ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (IF YES, ATTACH COMPLETED ARBOR APPLICATION) |                      |                              |   |
| IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED:  |                      |                              |   |

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

|                              |           |                                    |  |
|------------------------------|-----------|------------------------------------|--|
| NAME: Richard Durr           |           | COMPANY: Seminole County BCC       |  |
| ADDRESS: 101 East 1st Street |           |                                    |  |
| CITY: Sanford                | STATE: FL | ZIP: 32771                         |  |
| PHONE: (407) 665-2175        |           | EMAIL: rwelty@seminolecountyfl.gov |  |

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

|   |           |                                     |  |
|---|-----------|-------------------------------------|--|
| NAME: Aimee J. Shields                    |           | COMPANY: GAI Consultants, Inc.      |  |
| ADDRESS: 618 East South Street, Suite 700 |           |                                     |  |
| CITY: Orlando                             | STATE: FL | ZIP: 32801                          |  |
| PHONE: (321) 319-3041                     |           | EMAIL: a.shields@gaiconsultants.com |  |

**OWNER(S)** (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

|          |        |      |
|----------|--------|------|
| NAME(S): |        |      |
| ADDRESS: |        |      |
| CITY:    | STATE: | ZIP: |
| PHONE:   | EMAIL: |      |

**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.)

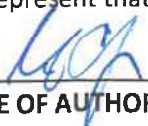
| <u>TYPE OF CERTIFICATE</u> | <u>CERTIFICATE NUMBER</u> | <u>DATE ISSUED</u> |
|----------------------------|---------------------------|--------------------|
| VESTING:                   | _____                     | _____              |
| TEST NOTICE:               | _____                     | _____              |

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

11/06/2024  
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, the owner of record for the following described property [Parcel ID Number(s)] 01-21-29-5CK-2500-0000 hereby designates GAI Consultants, Inc. / Aimee Shields to act as my authorized agent for the filing of the attached application(s) for:

|   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Alcohol License              | <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 Amendment | <input type="checkbox"/> Lot Split/Reconfiguration | <input type="checkbox"/> Minor Plat        |
| <input type="checkbox"/> Preliminary Subdivision Plan | <input type="checkbox"/> Rezone                    | <input checked="" type="checkbox"/> Site Plan      | <input type="checkbox"/> Special Event     |
| <input type="checkbox"/> Special Exception            | <input type="checkbox"/> Temporary Use Permit      | <input type="checkbox"/> Vacate                    | <input type="checkbox"/> Variance          |

**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.

11/13/2024  
Date

[Signature]  
Property Owner's Signature

Richard E. Durr  
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 DURR (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 13th NOVEMBER, 2024.



[Signature]  
Notary Public

# Property Record Card



**Parcel:** 01-21-29-5CK-2500-0000  
**Property Address:** ART HAGAN PL LONGWOOD, FL 32750  
**Owners:** SEMINOLE B C C  
 2025 Market Value \$765,076 Assessed Value \$765,076  
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$10,105.89  
 Forest/Parks/Rec Areas property has a lot size of 98.16 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |   |
|-------------------|---|
| Parcel            | 01-21-29-5CK-2500-0000                  |
| Property Address  | ART HAGAN PL<br>LONGWOOD, FL 32750      |
| Mailing Address   | 1101 E 1ST ST<br>SANFORD, FL 32771-1468 |
| Subdivision       | SANLANDO SPRINGS                        |
| Tax District      | 01:County Tax District                  |
| DOR Use Code      | 82:Forest/Parks/Rec Areas               |
| Exemptions        | 85-COUNTY (2019)                        |
| AG Classification | No                                      |

## Value Summary

|   | 2025 Working Values | 2024 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method                              | Cost/Market         | Cost/Market           |
| Number of Buildings                           | 0                   | 0                     |
| Depreciated Building Value                    | \$0                 | \$0                   |
| Depreciated Other Features                    | \$0                 | \$0                   |
| Land Value (Market)                           | \$765,076           | \$765,076             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$765,076           | \$765,076             |
| 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                                | \$765,076           | \$765,076             |

## 2024 Certified Tax Summary

|                             |             |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions   | \$10,105.89 |
| Tax Bill Amount             | \$0.00      |
| Tax Savings with Exemptions | \$10,105.89 |

## Owner(s)

Name - Ownership Type  
SEMINOLE B C C

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

PART MARKED RESERVED FOR  
 GOLF & VACD STS ADJ IN TRACTS 6 11 12 14 25  
 26 31 & 32 & BEG SE COR LOT 3 TRACT 31 BLK  
 E RUN N 23 DEG 06 MIN W 33.78 FT S 02 DEG  
 43 MIN E 45.56 FT S 87 DEG 45 MIN W 20.25 FT  
 S 02 DEG 15 MIN E 11 FT N 87 DEG 45 MIN E  
 31.9 FT N 02 DEG 15 MIN W 25 FT TO BEG &  
 LOTS 10 TO 13 BLK A TRACT 25  
 SANLANDO SPRINGS  
 PB 5 PG 45  
 & SEC 01 TWP 21S RGE 29E  
 BEG 50 FT W OF SE COR OF SW 1/4 OF NW 1/4  
 RUN W 31.22 FT N 39 DEG 30 MIN 14 SEC E  
 127.31 FT S TO A PT E OF BEG W TO BEG

## Taxes

| Taxing Authority                   | Assessed  | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|---------|
| COUNTY GENERAL FUND                | \$765,076 | \$765,076     | \$0     |
| Schools                            | \$765,076 | \$765,076     | \$0     |
| FIRE                               | \$765,076 | \$765,076     | \$0     |
| ROAD DISTRICT                      | \$765,076 | \$765,076     | \$0     |
| SJWM(Saint Johns Water Management) | \$765,076 | \$765,076     | \$0     |

## Sales

| Deed Type             | Date     | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED         | 8/1/2018 | \$3,950,000 | 09208/0937  | Vacant    | No         |
| WARRANTY DEED         | 6/1/2014 | \$1,500,000 | 08287/1998  | Improved  | Yes        |
| SPECIAL WARRANTY DEED | 1/1/2004 | \$1,330,000 | 05169/1666  | Vacant    | No         |
| WARRANTY DEED         | 1/1/1973 | \$200,000   | 00996/0946  | Improved  | No         |

## Land

| Units       | Rate         | Assessed  | Market    |
|-------------|--------------|-----------|-----------|
| 98.20 Acres | \$7,791/Acre | \$765,076 | \$765,076 |

| Building Information          |  |
|-------------------------------|--|
| #                             |  |
| Use                           |  |
| Year Built*                   |  |
| Bed                           |  |
| Bath                          |  |
| Fixtures                      |  |
| Base Area (ft <sup>2</sup> )  |  |
| Total Area (ft <sup>2</sup> ) |  |
| Constuction                   |  |
| Replacement Cost              |  |
| Assessed                      |  |

Building

\* Year Built = Actual / Effective

| Permits  |   |           |         |             |
|----------|---|-----------|---------|-------------|
| Permit # | Description   | Value     | CO Date | Permit Date |
| 09860    | 1749 ART HAGAN PL: FENCE/WALL COMMERCIAL-FENCE [SANLANDO SPRINGS]           | \$5,750   |         | 11/21/2019  |
| 13905    | 1749 ART HAGAN PL: DEMO COMMERCIAL BLDGS/STRUCTURES [SANLANDO SPRINGS]      | \$9,446   |         | 10/28/2019  |
| 12724    | 340 BERNARD AVE: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]                | \$4,750   |         | 9/25/2019   |
| 12723    | 1749 ART HAGAN PL: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]              | \$4,750   |         | 9/24/2019   |
| 12722    | 1749 ART HAGAN PL: ELECTRICAL - COMMERCIAL- [SANLANDO SPRINGS]              | \$4,750   |         | 9/23/2019   |
| 02782    | 455 GOLFVIEW DR: DEMO COMMERCIAL PARTIAL [SANLANDO SPRINGS]                 | \$3,725   |         | 3/26/2019   |
| 19502    | DEMO ALL COMMERCIAL BLDGS   | \$23,601  |         | 12/13/2018  |
| 06224    | REROOF  | \$11,900  |         | 6/25/2014   |
| 04688    | REPLACE EXISTING SILENT KNIGHT FACP W/NEW                                   | \$2,180   |         | 6/21/2012   |
| 02819    | RANGE HOOD SUPPRESSION SYSTEM   | \$2,300   |         | 4/12/2010   |
| 05080    | REROOF  | \$10,000  |         | 6/23/2009   |
| 03361    | ELECTRIC; PAD PER PERMIT 1611 ROBERT ST SMALL BLDG ON 01-21-29-5CK-060-00G0 | \$1,000   |         | 4/3/2007    |
| 02630    | REROOF  | \$2,100   |         | 3/29/2000   |
| 05408    | SLAB ONLY; PAD PER PERMIT 1751 ART HAGAN PL                                 | \$2,000   |         | 6/1/1999    |
| 03140    | CHANGE OF SERVICE 400AMP/700AMP   | \$0       |         | 4/1/1999    |
| 04339    | ADDITION & RENOVATION   | \$433,800 |         | 6/1/1998    |
| 04405    | SMOKE DETECTORS FOR ELEVATOR  | \$665     |         | 6/1/1998    |

|       |                               |         |           |
|-------|-------------------------------|---------|-----------|
| 03766 | ELECTRICAL                    | \$0     | 6/1/1997  |
| 05472 | ALARM ROLLING HILLS CLUBHOUSE | \$331   | 8/1/1996  |
| 08089 | ROLLING HILLS CLUB HOUSE      | \$1,500 | 12/1/1995 |
| 02453 | FIRE ALARM                    | \$2,358 | 4/1/1995  |
| 02799 | WOOD FENCE 1832 NORTH ST      | \$2,400 | 4/1/1994  |

| Extra Features |            |       |      |          |
|----------------|------------|-------|------|----------|
| Description    | Year Built | Units | Cost | Assessed |

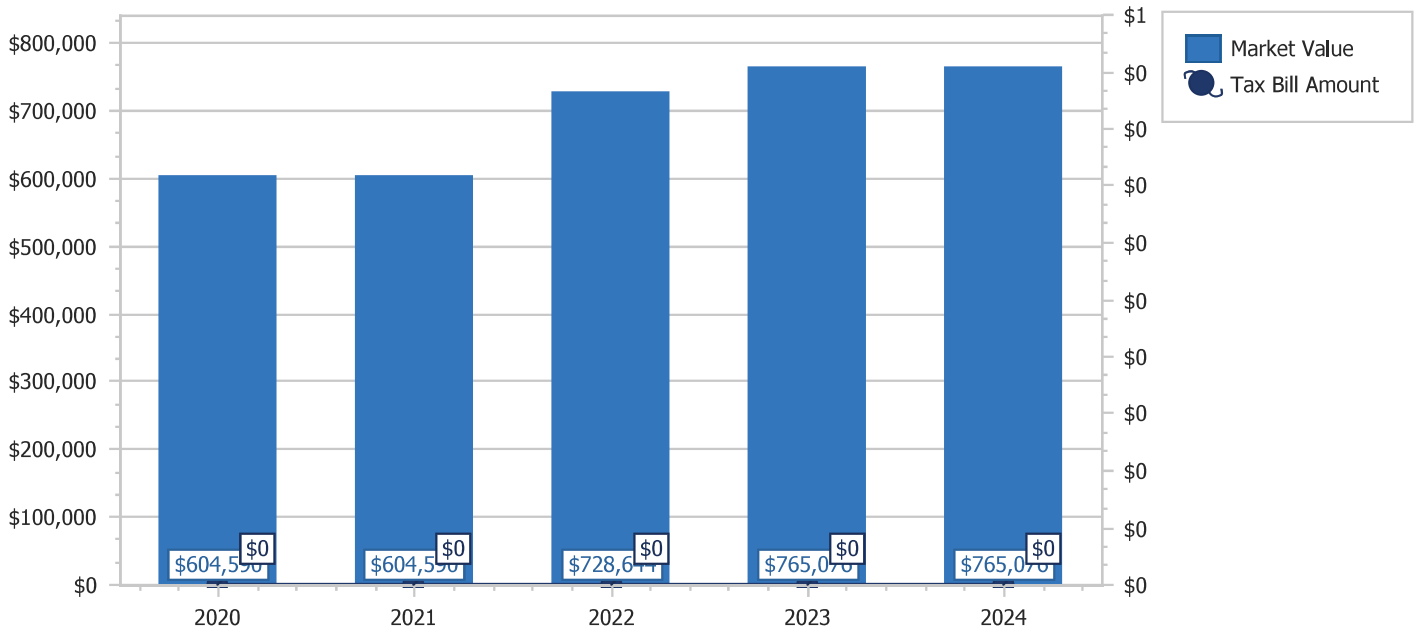
| Zoning          |                           |
|-----------------|---------------------------|
| Zoning          | PLI                       |
| Description     | Public Land & Insitutions |
| Future Land Use | REC                       |
| Description     | Recreation                |

| Political Representation |                              |
|--------------------------|------------------------------|
| Commissioner             | District 3 - Lee Constantine |
| US Congress              | District 7 - Cory Mills      |
| State House              | District 36 - Rachel Plakon  |
| State Senate             | District 10 - Jason Brodeur  |
| Voting Precinct          | Precinct 25                  |

| School Districts |           |
|------------------|-----------|
| Elementary       | Altamonte |
| Middle           | Milwee    |
| High             | Lyman     |

| Utilities      |                           |
|----------------|---------------------------|
| Fire Station # | Station: 12 Zone: 116     |
| Power Company  | DUKE                      |
| Phone (Analog) | CENTURY LINK              |
| Water          | Seminole County Utilities |
| Sewage         |                           |
| Garbage Pickup |                           |
| Recycle        |                           |
| Yard Waste     |                           |
| Hauler #       |                           |

# Property Value History



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