

PM: Yvonne



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

PROJ. #: 24-06000045

Received: 6/28/24

Paid: 7/3/24

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

Table with 2 columns: Application Type and Fee. Includes options for Small Site Plan, Site Plan, Dredge & Fill, and Fill Only.

PROJECT

Project details form including: Project Name (Heathrow Racquet and Tennis Club), Parcel ID, Description, Existing/Proposed Use, Zoning, Water/Sewer Provider, and Fee Calculation Formula.

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

NAME: Dustin Kalmbach	COMPANY: Larson Design Group
ADDRESS: 495 N Keller Road; Ste 101	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 689.229.2476	EMAIL: dkalmbach@larsondesigngroup.com

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

NAME: Anne Roun	COMPANY: Larson Design Group
ADDRESS: 495 N Keller Road; Ste 101	
CITY: Maitland	STATE: FL ZIP: 32751
PHONE: 407.222.3852	EMAIL: aroun@larsondesigngroup.com

**OWNER(S)**

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Concert Heathrow, LLC		
ADDRESS: 300 International Pkwy, Suite 150		
CITY: Lake Mary	STATE: FL	ZIP: 32746
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.

Dustin Kalmbach  
SIGNATURE OF AUTHORIZED APPLICANT

07/05/2024  
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).

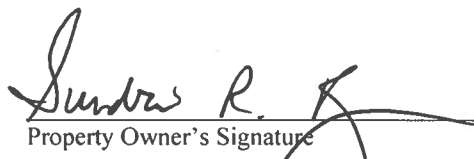
I, Concert Heathrow, LLC, the owner of record for the following described property (Tax/Parcel ID Number) 12-20-29-300-0140-0000 hereby designates Dustin Kalmbach to act as my authorized agent for the filing of the attached application(s) for:

<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.


6/24/24  
Date

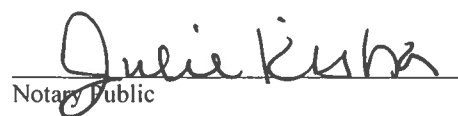
  
Property Owner's Signature

Sundria Ridgley, Authorized Person for Concert Heathrow, LLC  
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 Sundria Ridgley (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 24th day of June, 2024.

 **JULIE KISHA**  
Commission # HH 873513  
Expires July 14, 2027

  
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company

**CONCERT HEATHROW, LLC**

### Filing Information

<b>Document Number</b>	M11000003280
<b>FEI/EIN Number</b>	45-2508615
<b>Date Filed</b>	06/27/2011
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	12/13/2019
<b>Event Effective Date</b>	NONE

### Principal Address

300 International Pkwy  
Suite 150  
Lake Mary, FL 32746

Changed: 04/03/2024

### Mailing Address

300 International Pkwy  
Suite 150  
Lake Mary, FL 32746

Changed: 04/03/2024

### Registered Agent Name & Address

CT CORPORATION SYSTEMN  
1200 S PINE ISLAND RD  
PLANTATION, FL 33324

Name Changed: 12/13/2019

Address Changed: 12/13/2019

### Authorized Person(s) Detail

#### **Name & Address**

Title VP

Dunnavant, Susan  
300 International Pkwy  
Suite 150  
Lake Mary, FL 32746

Title CEO

Nanula, Peter J.  
300 International Pkwy  
Suite 150  
Lake Mary, FL 32746

Title Corporate Secretary

Ridgley, Sundria  
300 International Pkwy  
Suite 150  
Lake Mary, FL 32746

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	01/18/2023
2023	02/27/2023
2024	04/03/2024

### **Document Images**

<a href="#">04/03/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/13/2019 -- CORLCRACHG</a>	<a href="#">View image in PDF format</a>
<a href="#">09/13/2019 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/18/2017 -- CORLCRACHG</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/23/2015 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2014 -- CORLCRACHG</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/27/2011 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

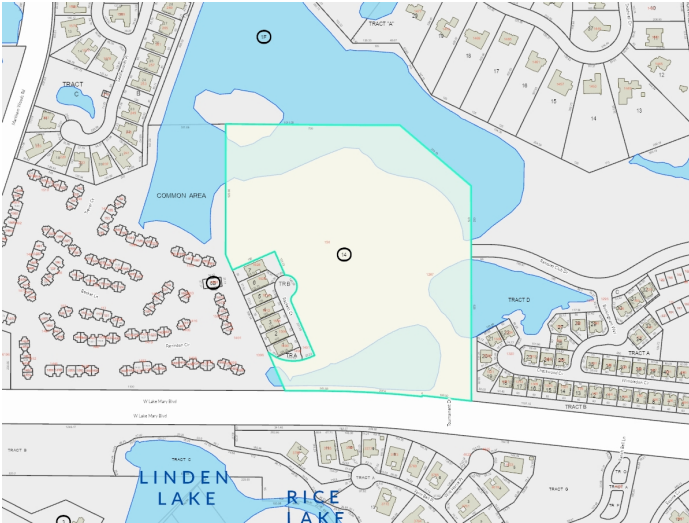


# Property Record CardA



**Parcel:** 12-20-29-300-0140-0000  
**Property Address:** 150 TOURNAMENT DR LAKE MARY, FL 32746  
**Values:** 2024 Market \$2,262,113 Assessed \$2,262,113  
**Owners:** CONCERT HEATHROW LLC

## Parcel LocationA



## Site ViewA



12202930001400000 05/12/2023

## Parcel InformationA

Parcel	12-20-29-300-0140-0000
Property Address	150 TOURNAMENT DR LAKE MARY, FL 32746
Mailing Address	1200 BRIDGEWATER DR LAKE MARY, FL 32746-4342
Subdivision	
Tax District	01:County Tax District
DOR Use Code	34:Recreational Facility
Exemptions	None
AG Classification	No

## Value SummaryA

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$616,421	\$580,299
Depreciated Other Features	\$761,291	\$704,952
Land Value (Market)	\$884,401	\$884,401
Land Value Agriculture	\$0	\$0
Market Value	\$2,262,113	\$2,169,652
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$60,842
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$2,262,113	\$2,108,810

## 2023 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,873.73
Tax Bill Amount	\$28,391.25
Tax Savings with Exemptions	\$482.48

## Owner(s)A

Name - Ownership Type  
 CONCERT HEATHROW LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 12 TWP 20S RGE 29E  
 BEG 341.62 FT N OF SW COR SEC 12  
 RUN WLY ALONG NLY R/W LAKE MARY  
 BLVD 341.88 FT N 23 DEG 34 MIN 14  
 SEC W 596.54 FT N 520.90 FT E 700  
 FT S 49 DEG 39 MIN 03 SEC E 374.19  
 FT S 875 FT TO NLY R/W N 83 DEG 50  
 MIN 18 SEC W 199.92 FT S 06 DEG 09  
 MIN 42 SEC W 4 FT WLY ALONG NLY R/W  
 207.60 FT TO BEG (LESS FROM SE COR SEC  
 RUN N 341.62 FT WLY ALONG CURVE 201.37 FT  
 W 141.32 FT N 23 DEG 34 MIN 14 SEC W  
 166.51 FT TO POB RUN N 23 DEG 34 MIN 14  
 SEC W 360.23 FT N 66 DEG 25 MIN 46 SEC E  
 185 FT S 23 DEG 34 MIN 14 SEC E 103.33 FT SLY  
 ALONG CURVE 145.08 FT S 23 DEG 34 MIN 14  
 SEC E 231.99 FT S 67 DEG 08 MIN 28 SEC W  
 25.22 FT WLY ALONG CURVE 171.13 FT TO BEG

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,262,113	\$0	\$2,262,113
Schools	\$2,262,113	\$0	\$2,262,113
FIRE	\$2,262,113	\$0	\$2,262,113
ROAD DISTRICT	\$2,262,113	\$0	\$2,262,113
SJWM(Saint Johns Water Management)	\$2,262,113	\$0	\$2,262,113

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CERTIFICATE OF TITLE	5/1/2012	\$100	07762/0576	Improved	No
CERTIFICATE OF TITLE	3/1/2011	\$100	07549/0828	Improved	No
SPECIAL WARRANTY DEED	3/1/2006	\$3,730,000	06153/0965	Improved	No
SPECIAL WARRANTY DEED	6/1/1996	\$2,930,200	03087/1875	Vacant	No

## LandA

Units	Rate	Assessed	Market
17.67 Acres	\$71,500/Acre	\$884,384	\$884,384
2.16 Acres	\$11.32/Acre	\$17	\$17



Building InformationA	
#	1
Use	MASONRY PILASTER
Year Built*	1986
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	8321
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$1,058,233
Assessed	\$616,421

Building 1

\* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft <sup>2</sup> )
CANOPY	1201
OPEN PORCH FINISHED	2910
OPEN PORCH UNFINISHED	121

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
20643	150 TOURNAMENT DR: STRUCTURES OTHER THAN BUILDINGS-Gas Pool Heater	\$92,979		11/22/2022
15710	150 TOURNAMENT DR: STRUCTURES OTHER THAN BUILDINGS-WATER SLIDE	\$50,000		5/26/2022
06400	150 TOURNAMENT DR: SIDING/AWNINGS/AL ROOF/CANOPY COMMERCIAL-Motorized Pergola	\$75,000		5/19/2020
06531	150 TOURNAMENT DR: PLUMBING - COMMERCIAL-recreational facility	\$10,258		5/18/2020
05468	ELECTRIC	\$5,000		7/28/2015
12296	MECHANICAL.	\$28,760		12/18/2014
11760	ELECTRICAL SERVICE FOR TENNIS LIGHTS.	\$10,000		12/2/2014
09022	FIRE ALARM SYSTEM INSTALLATION	\$18,400		12/5/2012
04733	REROOF	\$35,000		6/22/2012

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL	1986	3727	\$217,359	\$130,415
SPA 3	1986	2	\$38,880	\$15,552

SPA 3	1986	1	\$19,440	\$7,776
COOL DECK PATIO	1986	17550	\$77,396	\$30,958
COMMERCIAL CONCRETE DR 4 IN	1986	20454	\$95,316	\$38,126
COMMERCIAL ASPHALT DR 2 IN	1986	51664	\$126,577	\$50,631
BRICK DRIVEWAY	1986	792	\$5,576	\$2,230
CANOPY AVG COMM	1986	640	\$8,058	\$3,223
BRICK WALL	1986	1728	\$20,183	\$8,073
4' CHAIN LINK FENCE	1986	240	\$1,870	\$748
8' CHAIN LINK FENCE	1986	696	\$10,844	\$4,338
10' CHAIN LINK FENCE	1986	1040	\$20,249	\$8,100
IRON FENCE	1986	1464	\$12,766	\$5,106
COMM: TENNIS COURT	1986	64528	\$265,855	\$106,342
POLE LIGHT 1 ARM	1986	12	\$22,248	\$22,248
POLE LIGHT 2 ARM	1986	40	\$144,200	\$144,200
POLE LIGHT 2 ARM	1986	50	\$180,250	\$180,250
GAS HEATER	2022	2	\$3,306	\$2,975

ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political RepresentationA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

School DistrictsA	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

**Receipt Details**

**Date:** 7/3/2024 3:33:03 PM  
**Project:** 24-06000045  
**Credit Card Number:** 47\*\*\*\*\*5611  
**Authorization Number:** 050340  
**Transaction Number:** 030724010-4DD53477-40D8-465A-8E4B-D33F49A2B5FE  
**Total Fees Paid:** 2803.43

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	37.93
SITE PLAN	2765.50
Total Amount	2803.43