



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

PROJ. #: 24-80000120
 Received: 9/17/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: Rolling Hills
PARCEL ID #(S): 01-21-29-5CK-2500-0000
TOTAL ACREAGE: 6.40 acres 98.16 BCC DISTRICT: Seminole 3: Constantine
ZONING: PLI FUTURE LAND USE: REC

APPLICANT

NAME: Richard Durr	COMPANY: Seminole County BCC
ADDRESS: 100 E. 1st Street	
CITY: Sanford	STATE: FL ZIP: 32771
PHONE: 407-665-2160	EMAIL: rdurr@seminolecountyfl.gov

CONSULTANT

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

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION <input type="checkbox"/> LAND USE AMENDMENT <input type="checkbox"/> REZONE <input checked="" type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <small>The project will include the construction of two trailheads, Adventure playground, Central gathering space, Restroom building & shade pavilion, Parking lots; 1 primary, 2 secondary, Multiple shade arbors in signature locations, Multiple small shelters throughout the park, A storage building, A pier into Lake Jeanette, Secondary sidewalks, Earthwork and grading throughout the site to facilitate ADA compliant slopes on the multi-use trail and secondary sidewalks. Stormwater management will include dry retention ponds.</small>

STAFF USE ONLY

COMMENTS DUE: 9/27	COM DOC DUE: 10/3	DRC MEETING: 10/9
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: PLI	FLU: REC	LOCATION: on the south side of W SR 434, north of North St
W/S: Seminole County	BCC: 3: Constantine	

Project Narrative:

Seminole County Leisure Services is seeking to obtain a Pre Application Meeting through Seminole County for the development of a parcel located within the Seminole County limits.

The Rolling Hills Park project site is bound by Roxboro Road to the north of the northeast quarter, North Street to the south, Allison Avenue to the East, and Raymond Avenue to the west. This site is located within Section 1, Township 21 South and Range 29 East.

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Site Address: 1749 Art Hagan Pl., Longwood, FL 32750



gai consultants

618 E. South Street
Suite 700
Orlando, Florida 32801
Phone: 407.423.8398

Aerial Map

Rolling Hills Park Longwood, Florida

Project No.: R210112.00

Date: JANUARY 2023

Scale: NTS

Sheet No.: **A-2**

Property Record Card



Parcel: 01-21-29-5CK-2500-0000
Property Address: ART HAGAN PL LONGWOOD, FL 32750
Owners: SEMINOLE B C C
 2024 Market Value \$765,076 Assessed Value \$765,076
 2023 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$10,181.63
 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 LONGWOOD, FL 32750
Mailing Address	1101 E 1ST ST 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

	2024 Working Values	2023 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
Market Value	\$765,076	\$765,076
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$33,522
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$765,076	\$731,554

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,181.63
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$10,181.63

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 ²)	
Total Area (ft ²)	
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

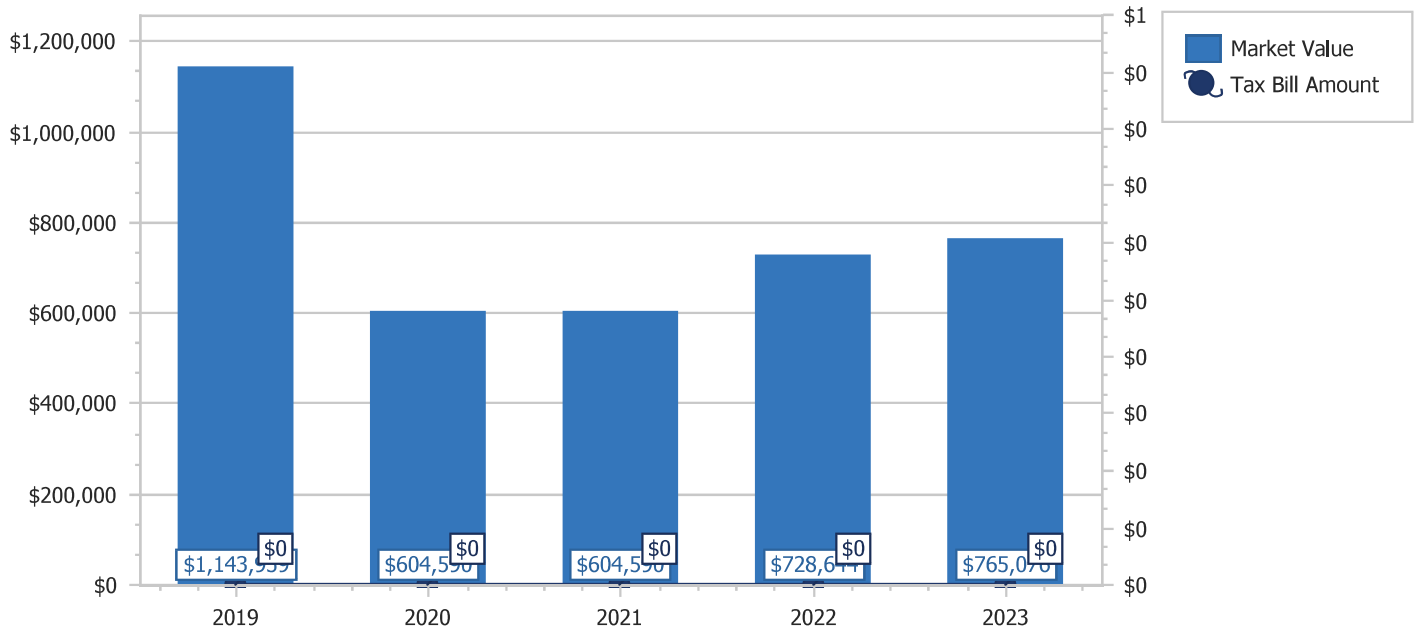
Zoning	
Zoning	PLI
Description	Public Land & Insitutions
Future Land Use	REC
Description	Recreation

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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Development Services County Absorbed Fee – Routing Document

Applying Department/Division Name: Parks and Recreation/GNL	Project Description: Rolling Hills	
H.T.E. System Number: 24-80000120	Received by: Jaqueli Massaline	Date Received: 9/18/24
Fee Type: (site plan application, permit, variance, board of adjustment etc.) Site Plan approval pre-application meeting		
Special Instruction If Any: Jaqueline Massaline 407 665 2172		
Fee Amount: \$50.00		
Debit Account: (expense account line)	Section Fund #	Expense Account
Credit Account: (revenue account)	00100.043824.530490	
	Fund	Revenue Account

(Attention Planning and Development Staff: This document is to be routed to the Building Division with appropriate back up the same day the fees are applied in the Naviline system)

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