



**Jetta Point / Rolling Hills
Public Workshop**

April 26, 2016



1. Introductions

**2. The Project Scope
and Process**

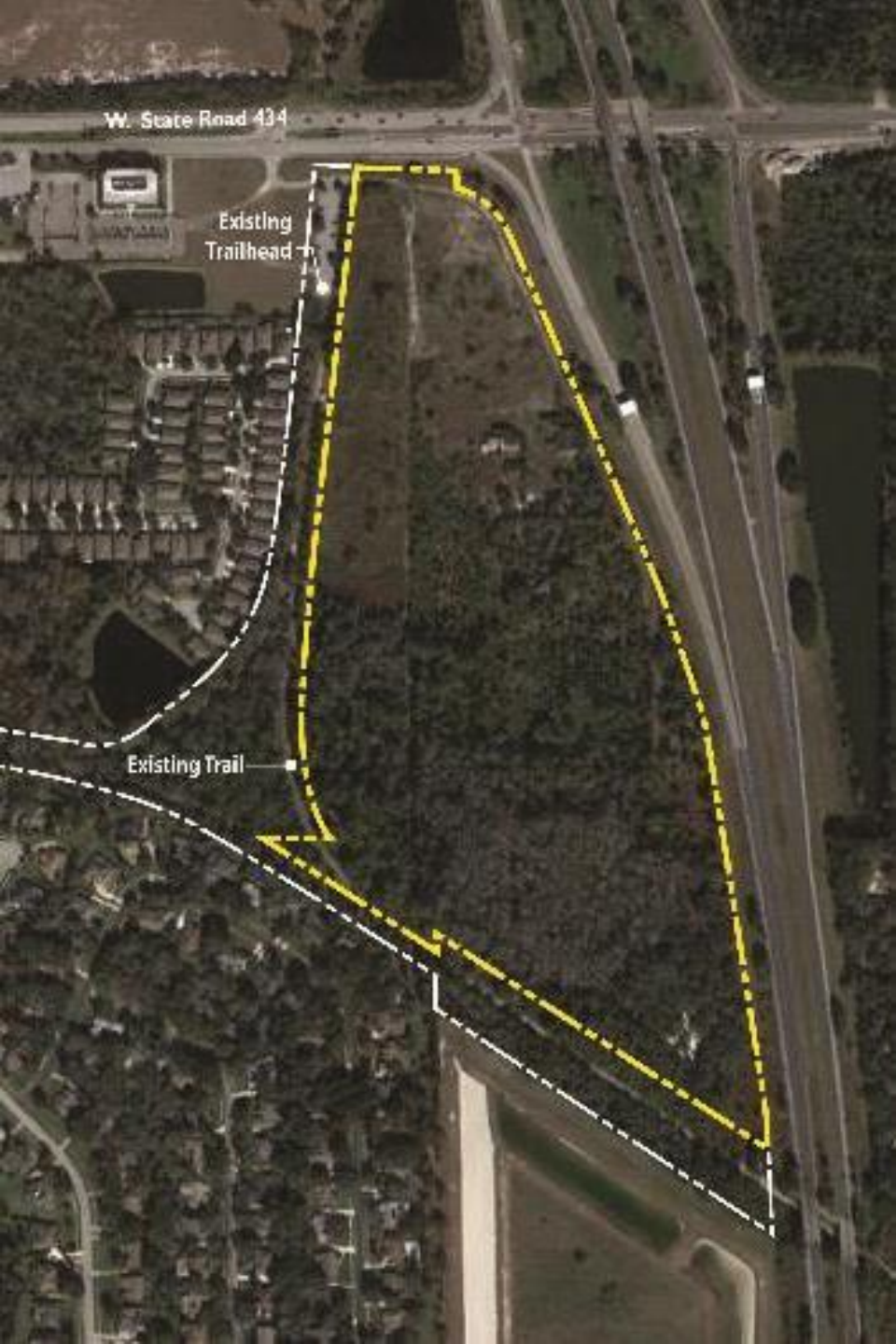
3. Next Steps

4. Comments and Input

Project Outline / Scope

1. Locate Suitable Site To Receive Florida Communities Trust (FCT) Program from Jetta Point
2. Communicate Intentions to Florida Department of Environmental Protection (DEP)
3. Initiate Conversion Process
4. Provide Program Options and Recommendations
5. Complete Conversion Application Process and Transmit to DEP for Staff Comment and Transfer Approval

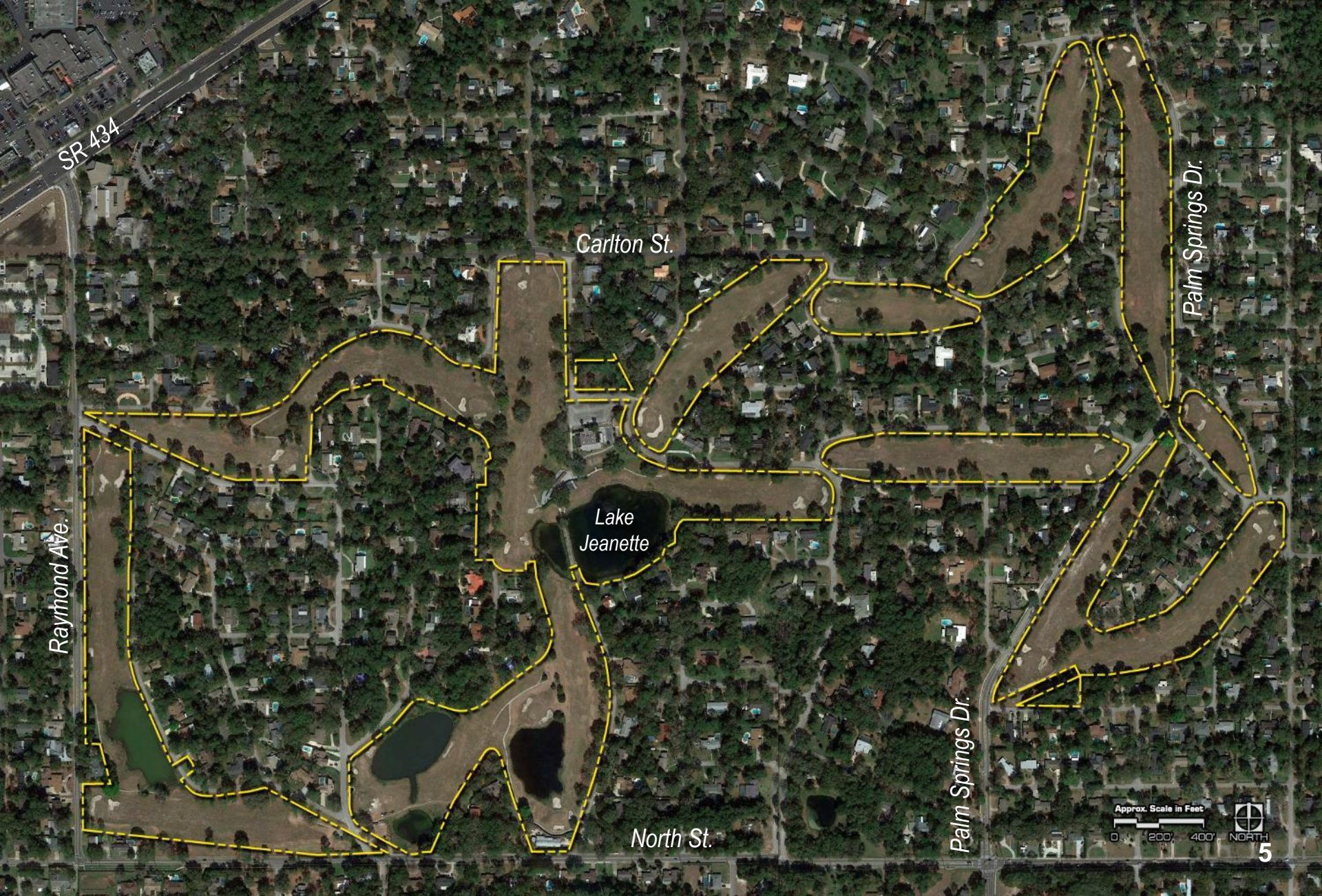
Jetta Point Property



Applicable Conversion Criteria:

- 1. Comparable Sized Site +++++
- 2. Comparable Characteristics
- 3. Develop Using Approved Jetta Development Program (Based on FCT Application)
- 4. Develop and Maintain Under Original FCT Conditions and Requirements

Rolling Hills Golf Course



SR 434

Raymond Ave.

Carlton St.

Lake Jeanette

North St.

Palm Springs Dr.

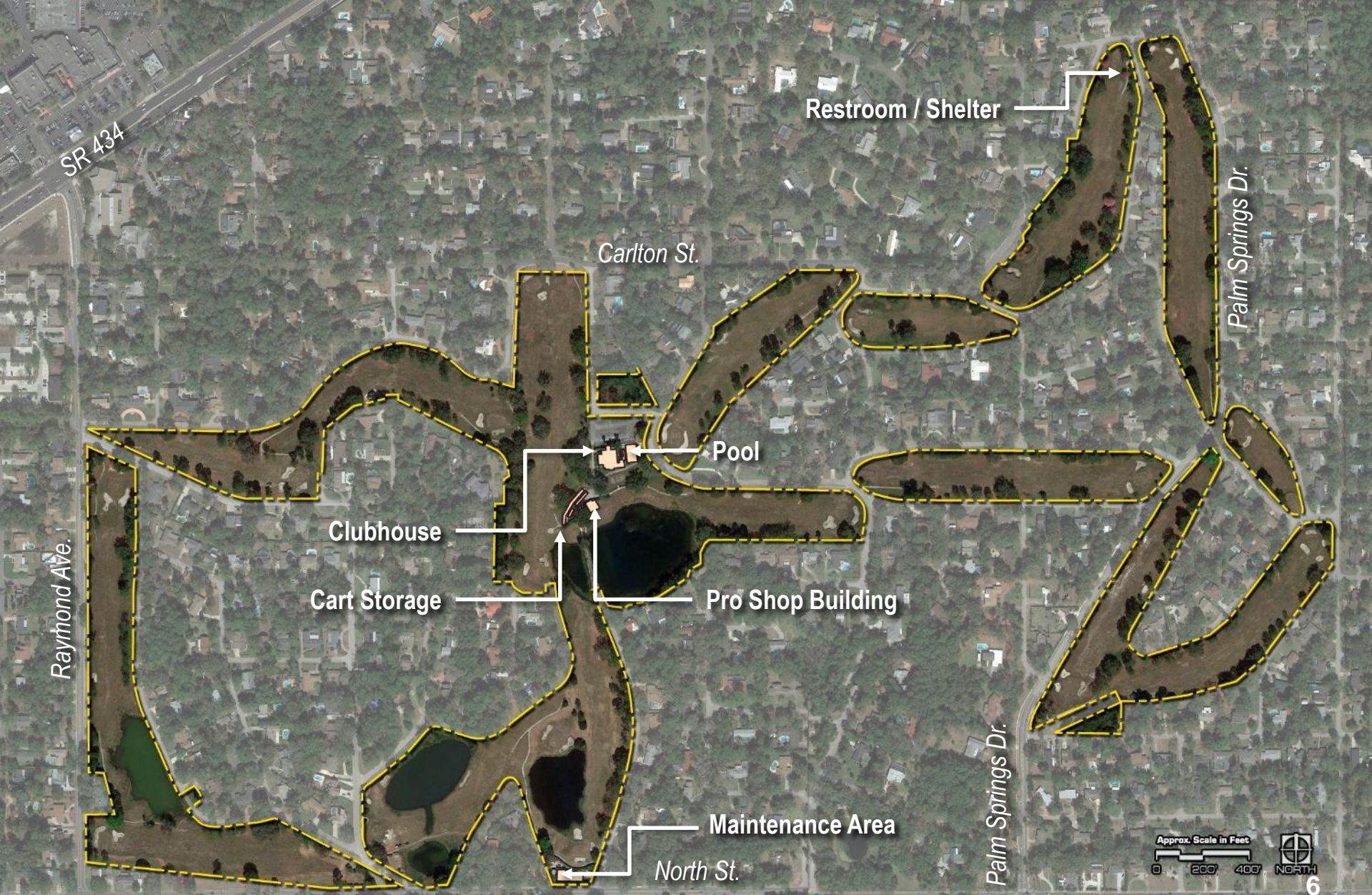
Palm Springs Dr.

Approx. Scale in Feet

0 200 400



Rolling Hills Golf Course Buildings/Structures



Approx. Scale in Feet
0 200' 400'



Rolling Hills Golf Course



Applicable Conversion Criteria:

- ✓ 1. Comparable Sized Site +++++
- ✓ 2. Comparable Characteristics
- ✓ 3. Develop Using Approved Jetta Development Program (Based on FCT Application)
- ✓ 4. Develop and Maintain Under Original FCT Conditions and Requirements

Rolling Hills Golf Course



Other Contributing Criteria:

1. Site is Within An Urbanized Area
2. Future Redevelopment Potential Limited Due To Infrastructure Issues
3. Property is Accessible To The Public
4. Historic Use As Open Space / Green Space

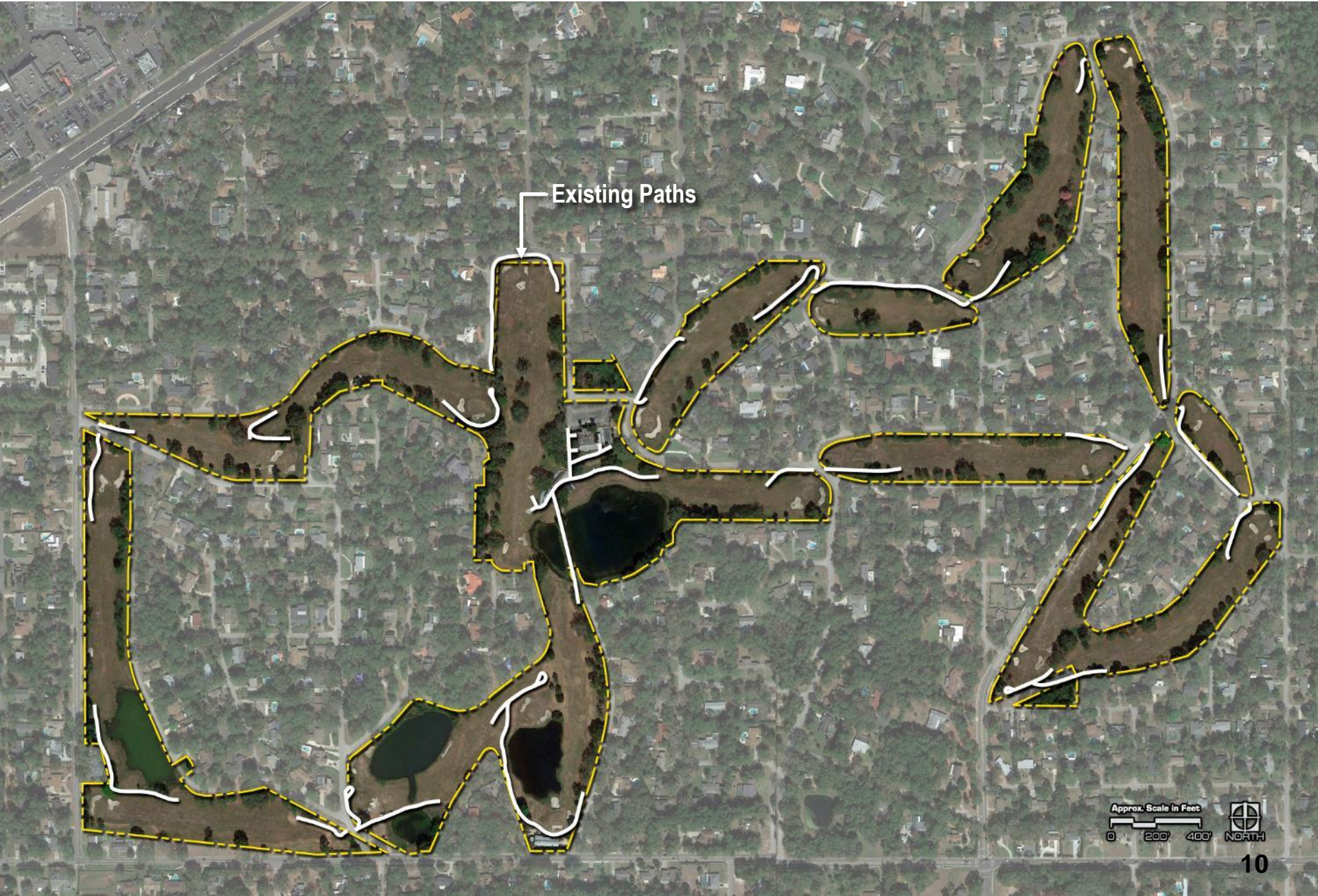


FCT Development Program

1. Nature Trail
2. Picnic Pavilion
3. Recognition Sign
4. Interpretive Signs
5. Parking Area, Including Pervious Material
6. Bicycle Parking Stands
7. Pedestrian and Bicycle Access
8. Selective Landscape Improvements

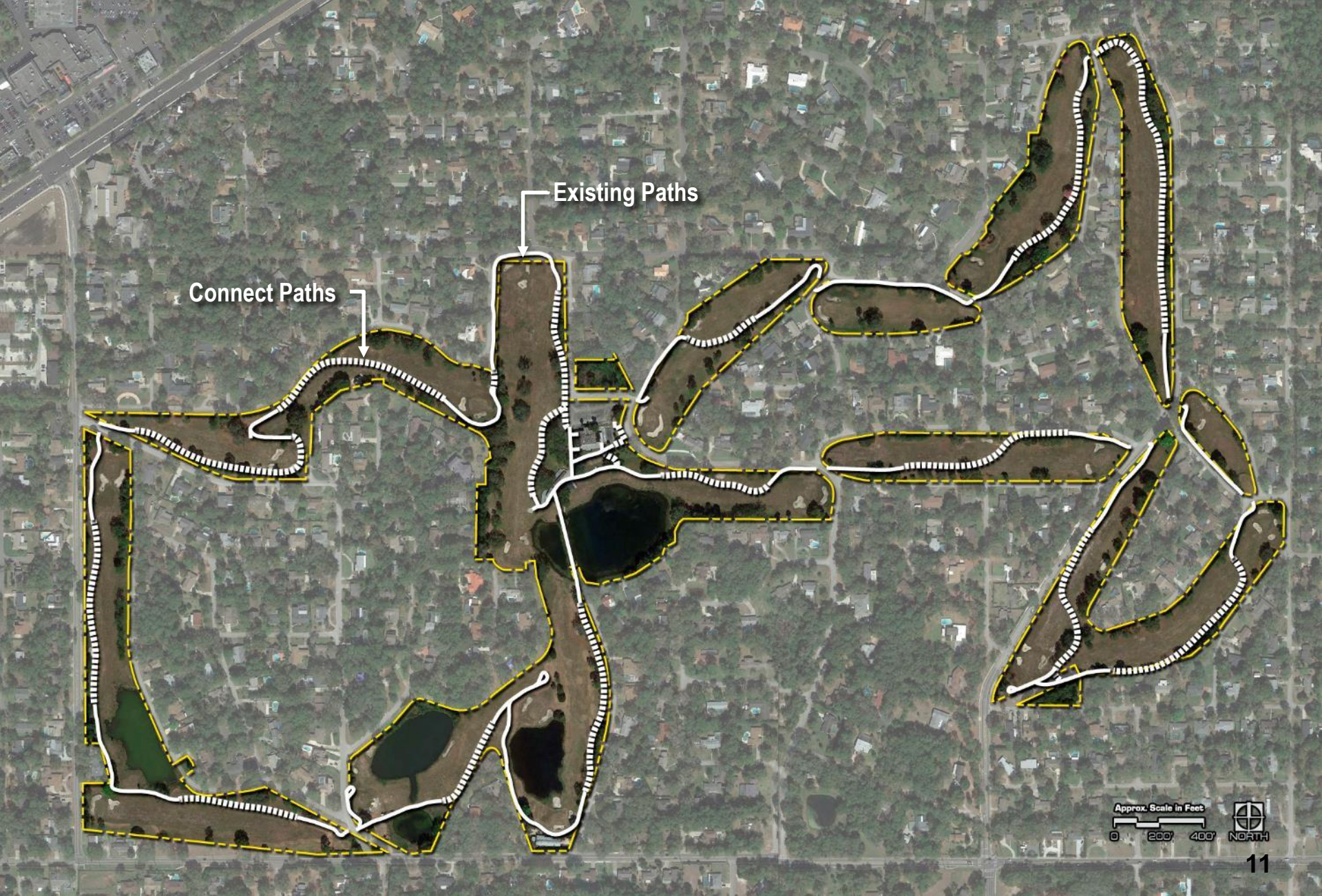
FCT Development Program

1. Nature Trail



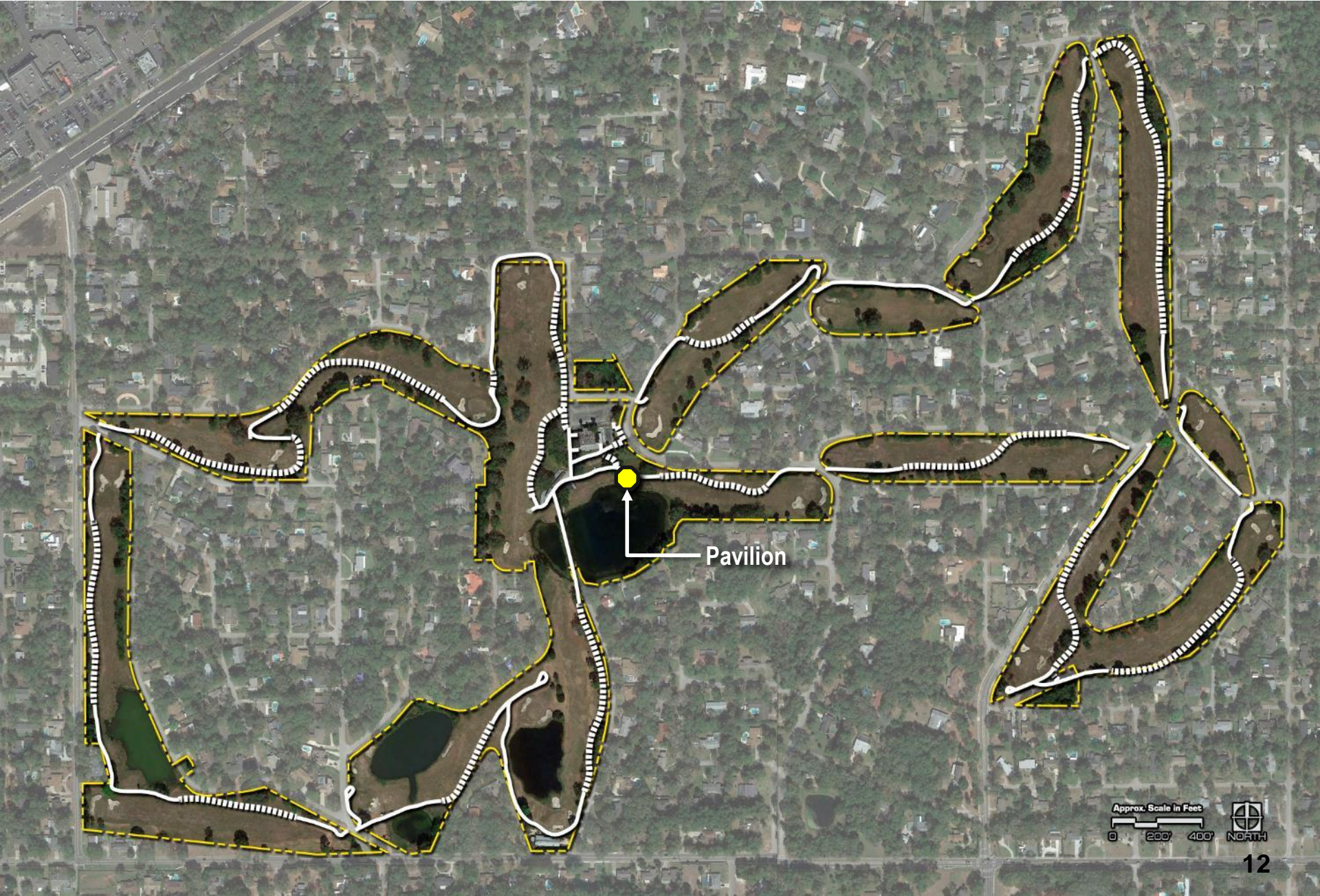
Existing Paths

Approx. Scale in Feet
0 200' 400' NORTH



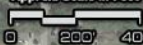
FCT Development Program

2. Picnic Pavilion



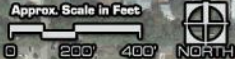
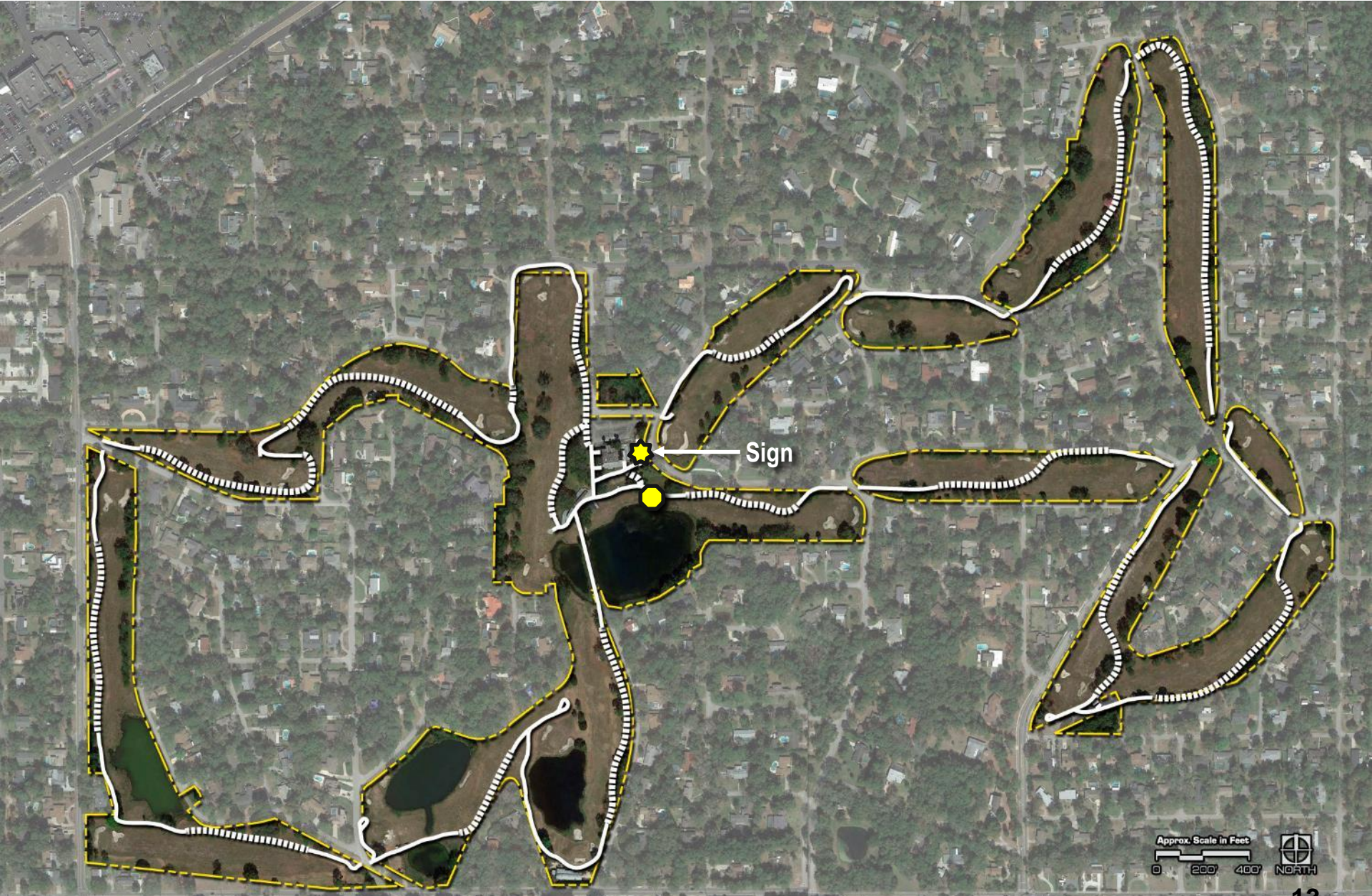
Pavilion

Approx. Scale in Feet



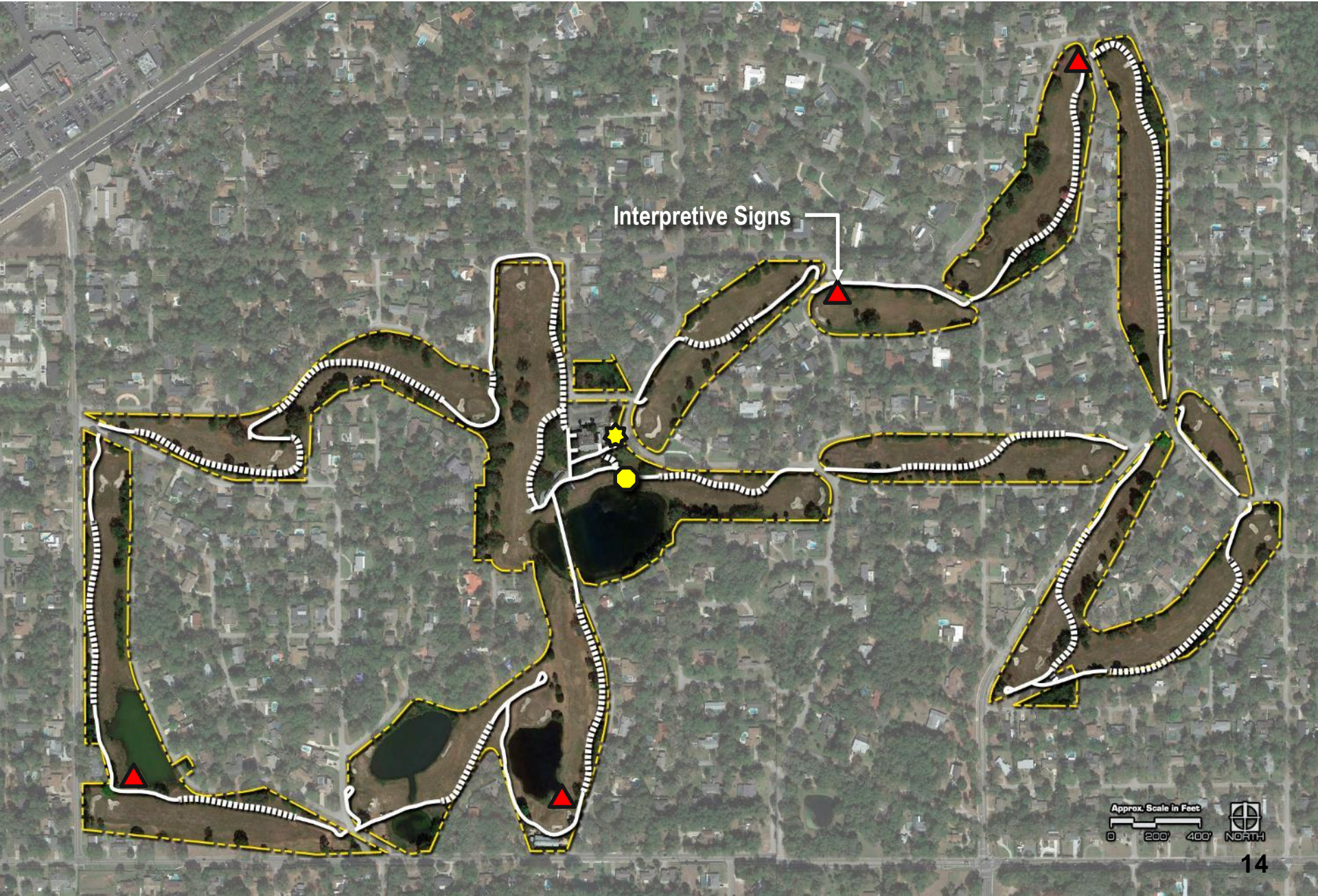
FCT Development Program

3. Recognition Sign



FCT Development Program

4. Interpretive Signs



Approx. Scale in Feet
0 200' 400'
NORTH

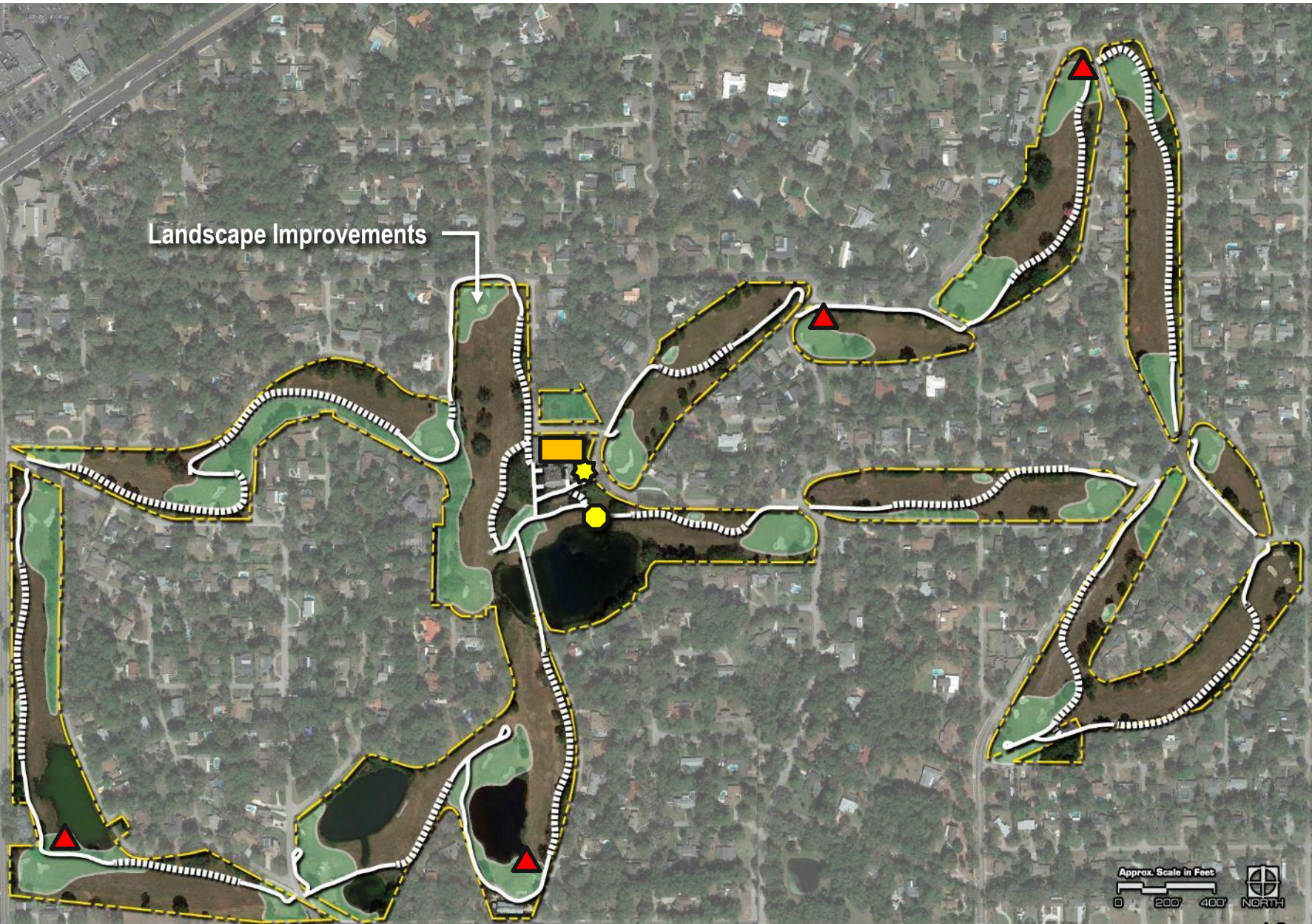
FCT Development Program

5. Parking Area; 6. Bicycle Parking Stands; 7. Bicycle Access



FCT Development Program

8. Selective Landscape Improvements



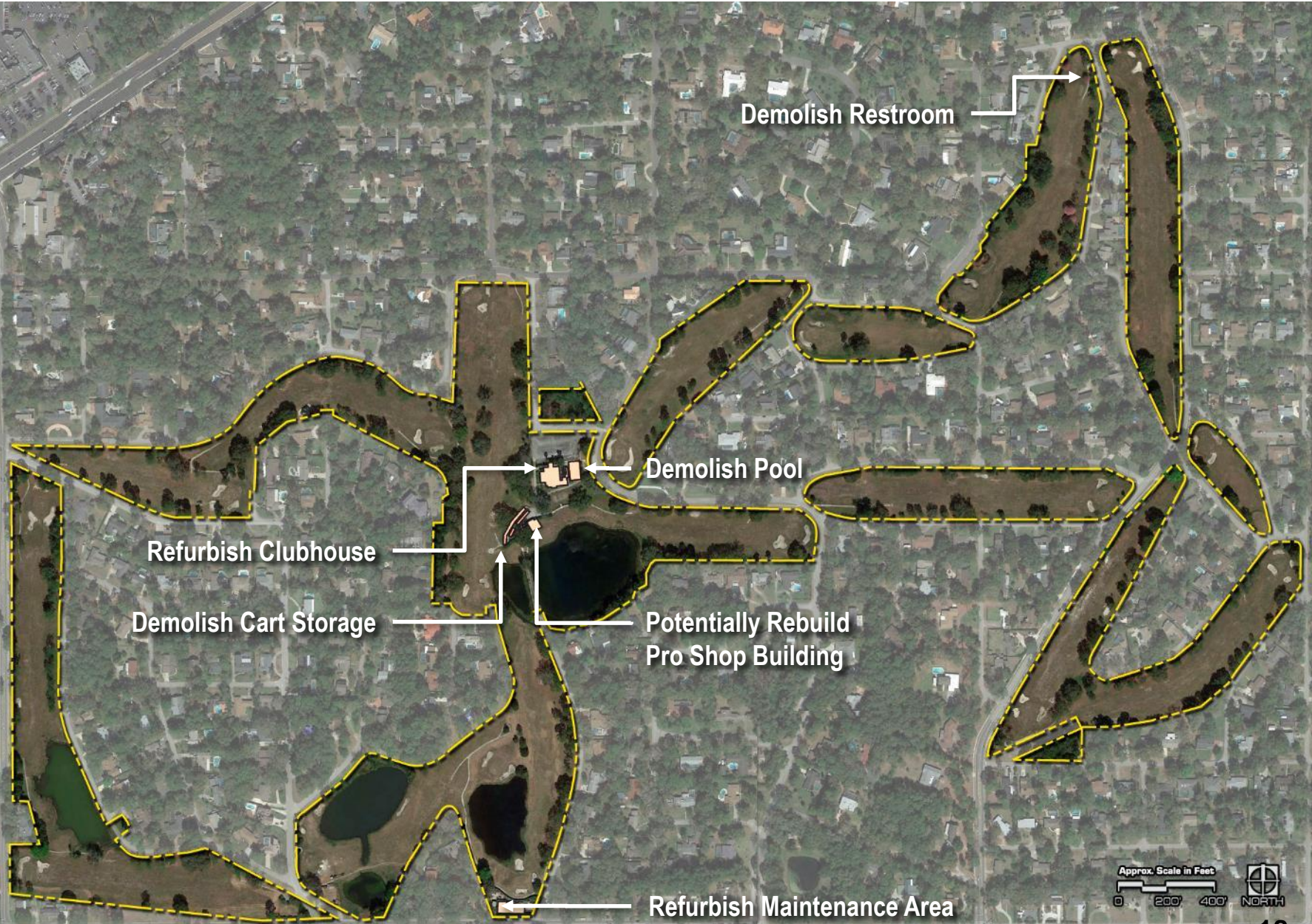
Rolling Hills Golf Course

Other Program Considerations



1. Existing Structures Evaluation (Demolition vs. Rehab)
2. Infrastructure Evaluation (Including Irrigation System)
3. Environmental Issues
4. Soft Costs
5. Costs of FCT Development Program Similar To That of The Original Jetta Project

Rolling Hills Golf Course Preliminary Building/Structure Disposition



Approx. Scale in Feet
0 200' 400' NORTH

FCT Program Development

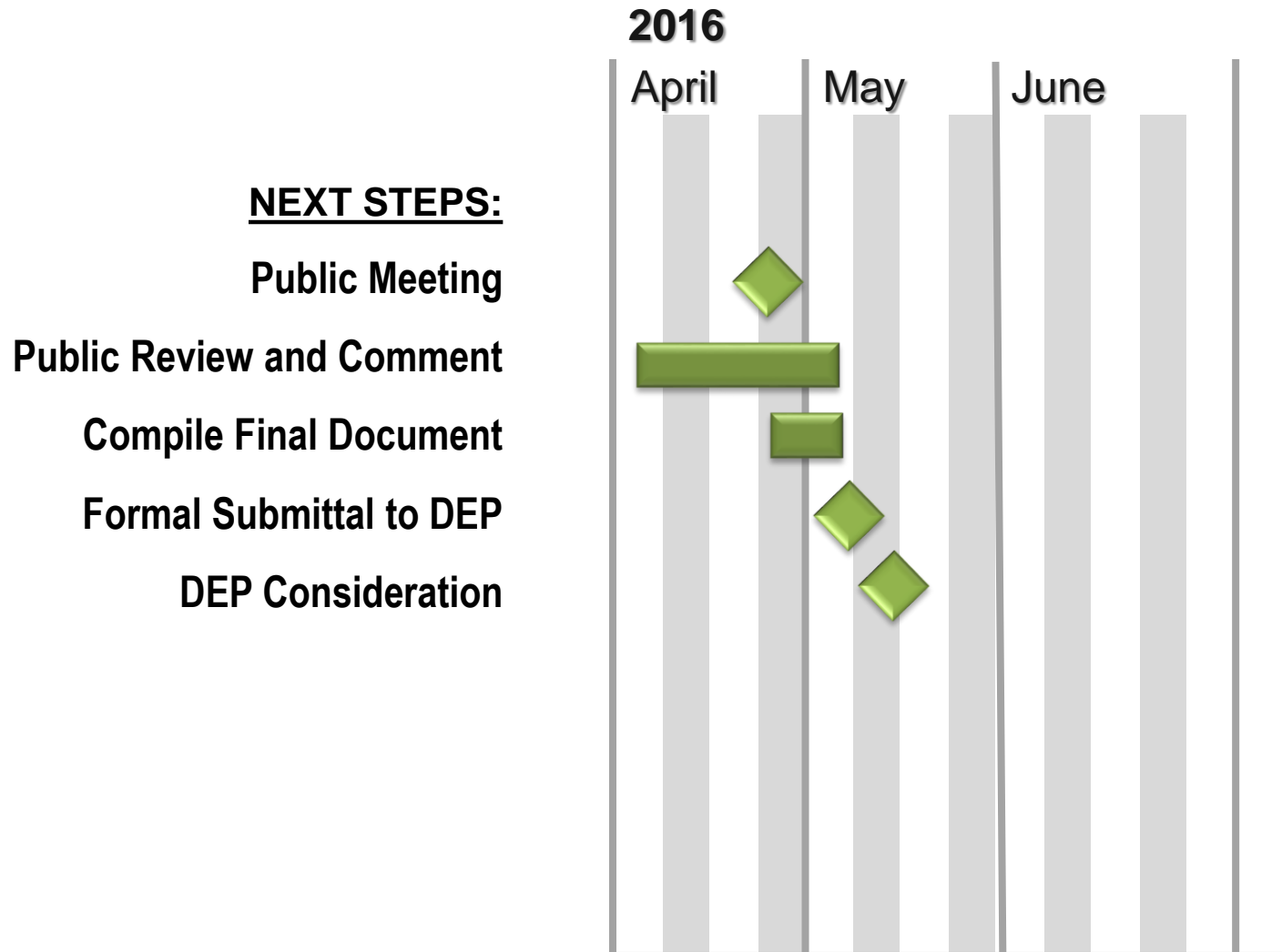
Nature Trail	\$33,000
Picnic Pavilion	\$75,000
Recognition Sign	\$500
Interpretive Signs	\$2,500
Parking Area	\$50,000
Bicycle Parking Stands	\$2,400
Pedestrian and Bicycle Access	\$600
Landscape Impr. (<i>Erosion Control, Re-sod, Regrading, Plantings, etc.</i>)	\$495,000
Total FCT Elements	\$659,000
Buildings / Systems Stabilization (<i>*Further Evaluation Req.</i>)	\$140,000*
Minor Program / Site Improvements	\$108,000
Soft Costs (Permitting, Fees, Contingency, etc.)	\$100,700
PROJECTED TOTAL	\$1,007,700



Rolling Hills Golf Course Future Park Development Opportunities

- A. Passive Open Space
- B. Fishing Dock / Areas
- C. Playground
- D. Disc Golf / Foot Golf
- E. Gardens (Community, Butterfly, Flowers)
- F. Sand Volleyball
- G. Dog Park

Conversion Process Milestones – Next Steps



Your Comments and Input Opportunities

1. Participate in On-line Survey Until May 4, 2016:

Survey Monkey:

www.surveymonkey.com/r/QV63LNY

Seminole County's Web Site:

www.seminolecountyfl.gov/departments-services/leisure-services/

Facebook:

Search for: Seminole County Leisure Services

2. Complete and Submit Hard-Copy Survey

3. Complete and Submit Comment Cards



Thank You!