

**Management Plan**  
**Rolling Hills Golf Course Property**  
**Agreement Reference #03-055-FF3**  
**Rolling Hills**  
**October 7, 2016**

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## **I. Introduction**

### **Location and Description of Property**

Rolling Hills Golf Club is located in Central Florida entirely in Seminole County (Figure 1). The property is a defunct golf course that was established in 1926. The property is a 98.38-acre, 18-hole golf course with 5 water features surrounded by a residential neighborhood (Figure 2). Currently the site includes a pro shop building, two-story club house building with outdoor pool and deck, parking area, a small restroom structure on the course, golf cart storage and staging area and a maintenance building and yard area.

Seminole County is requesting an amendment of Grant Award Agreement 03-055-FF3 that is a conversion of the Jetta Point property to the former Rolling Hills Golf Club property. Grant Funding from FCT was used to acquire the original Jetta Point project site and an exchange of properties is proposed. The Management Plan was developed to ensure that the project site will be developed in accordance with the Grant Award Agreement and in furtherance of the purpose of the original grant application. The County plans to designate this property as a passive park and manage the property through the Greenways & Natural Lands Division. The first phase of development includes amenities such as a nature trails (4.25 miles), interpretive signs, a picnic pavilion, native restorative plantings around water bodies and throughout the property, pedestrian and bicycle parking and access, property recognition sign, improvements to the clubhouse building for public use, demolition of the pro shop and car barn buildings, and re-use of the maintenance building and yard. Future phases of improvements will include other recreational features such as a fishing platform, a playground, additional picnic areas, public gardens, disc golf, sand volleyball and/or a dog run. All signage on the property will include language referring to FCT assisting with funding.

The property is surrounded by single family homes and residential roadways. None of these are in conflict with the planned uses for this property (Appendix A). There are schools within a mile of the property, a mall within 2 miles, Interstate 4 is within a mile as well as several city parks. Although this property is not within the Wekiva River Protection Area (Figure 3), an area of preservation, conservation and low impact development directly upland of the Wekiva River), it is within the Wekiva Study Area which provides an added layer of protection to the water resources and a level of protection from over-development. The acquisition of the property adds greenspace to this urbanized area and reduces impacts to wetlands that could directly affect the study area.

## **II. Purpose**

This property will be purchased as part of a proposed conversion amendment to Grant Award Agreement 03-055-FF3 Jetta Point Park. The project site will be developed in accordance with the Declaration of Restrictive Covenants (aka Grant Award Agreement) and in furtherance of the purpose of the grant application. The site is located within an Urbanized Area. This fundamental characteristic is the primary purpose the project site shall be acquired: to acquire and preserve in perpetuity those remaining green spaces for preservation, public access, recreation and environmental restoration in the heart of the urbanized core of the County. Funding sources are Seminole County general funds.

Use of this site for recreation pre-dates much of the development in the region. Construction of the golf course has been documented to have taken place in 1926. The clubhouse was originally constructed in



1955 as the area immediately around the course was subdivided into single family home sites (Appendix B).

The Rolling Hills Golf Course was purchased by a new owner in 2014 and closed immediately thereafter with the intent of redeveloping the golf course property as single-family home sites. Response from surrounding homeowners to this event triggered the recognition of an opportunity by the County to address the threatened loss of historic green space through acquisition and development of the valued greenspace into a public park. This potential acquisition also presented the opportunity to exchange the approved park development program stipulated in the Jetta Point property grant agreement to further encumber and preserve this historic greenspace for generations to come.

Upon acquisition of the property, the community will benefit in a number of significant and measurable ways. Previous use of the property as a golf course ensured the management of the open space for recreational use, albeit a single type of use. Under this proposed plan, the former golf course greenspace will be converted to public use, allowing for a mix of recreational uses, including multipurpose open space, fishing, walking, hiking, wildlife viewing, environmental education, biking and other potential public – and passive – recreational uses, all of which were not necessarily compatible with the previous single-purpose golf course use. The public management of the property also affords opportunities for environmental restoration of the on-site water bodies/wetlands; restoration of urban tree canopy and wildlife habitat in a developed area.

Under land use, the property is currently listed as “Recreational” (Figure 4) and the Zoning is R-1AAA Single Family 13500 (Figure 5). Once acquired, the future land use will remain “Recreation” and confirmation of this will be sent to FCT staff. Zoning will be changed to “Recreation.” This site will provide a family oriented recreational venue with trails for hiking and biking and a picnic area. The property will provide an opportunity for passive recreation with minimal impact on the existing resources.

Initial park development will include a nature trail, picnic pavilion, interpretive signage (including a recognition sign), parking area, bicycle parking stands and native plant landscape improvements. Future park development may include a fishing dock and fishing areas, a disc golf course, native gardens, sand volleyball court and a designated dog park area (Appendix A). The County intends to hold another neighborhood meeting after acquisition to facilitate public input into the future development plans of the park.

The property will be managed only for the conservation, protection and enhancement of natural resources, and for public outdoor recreation that is compatible with the conservation, protection and enhancement of the site.

### **Management Objectives:**

1. Preservation of the historic open space within the existing neighborhood.
  - a. This golf course has existed since 1926. The County would like to continue to provide open green space (Seminole County Policy FLU 1.6) that, allow not directly adjacent to a Greenway/Trail/Blueway, is connected via sidewalk to the Seminole Wekiva Trail that connects to Orange County at the south boundary and continues north, approximately 1.5 miles south of West State Road 46, just east of the Wekiva River.
2. Increase the level of public recreational opportunities the County provides via the addition of open space, walking/hiking trails, and other park amenities in this area.

- a. This is an extremely urbanized area, close to the I-4 corridor, schools, and shopping centers. To continue to provide green space for visitors to enjoy in this area, and within the Wekiva Study Area, is a priority for the County.
3. Restoration of the natural vegetation and tree canopy within this historically developed area of the County.
    - a. Although this golf course has been in existence since the 1920's, historically this area was a mosaic of sandhill, pine flatwoods, scrub, flatwoods lakes, freshwater marshes and sinkholes lakes (Appendix B). The County plans to restore some of the upland areas to a sandhill plant community with longleaf pine, wiregrass and turkey oaks. There are freshwater ponds and a lake (Lake Jeanette) that are interspersed and will be restored with native emergent vegetation along the shorelines. This golf course is within the Wekiva Study Area, where preservation of the rural character and natural resources is a priority.
  4. Utilize best practices to improve the water quality within Lake Jeanette and the ponds.
    - a. The County will abide by updated fertilizer regulations on this property to positively affect water quality. The grass will be maintained by mowing and best management practices. The County's stormwater division maintains the structures (Figure 6).

### Seminole County Comprehensive Plan

The following are a list of comprehensive plan directives that would be beneficial if the property was in public ownership. The property is already designated as "Recreation" under Future Land Use, however the County plans to change the zoning to recreation.

1. **Policy CON 1.3: Recharge Area Protection**
  - a. **The County shall continue to enforce the Aquifer Recharge Overlay Zoning Classification, which sets alternative design criteria and standards to protect the functions of most effective aquifer recharge areas, and shall evaluate the need to update these criteria and standards as part of the County's Land Development code update.**
    - i. Recharge areas are important for the Floridan Aquifer which is a source of potable water for Seminole County. The most effective recharge areas are generally high, dry uplands with highly permeable soils and poor surface drainage. The open, permeable surface area of Rolling Hills property falls in this category and provides an important recharge area for this highly developed section of Seminole County.
2. **Policy CON 1.12 Florida-friendly/Waterwise Landscaping Regulation**
  - a. **The County shall continue to promote the use of Florida-friendly/Waterwise landscaping irrigation techniques through updates and evaluations of County landscape regulations, which, as of 2008, set standards for the use of native and drought tolerant species, removal of exotics, vegetative clearing, and efficient irrigation to maximize conservation of water resources. The evaluation process during 2009 considered the existing arbor and landscaping requirements of the Land Development Code with special attention given to the Florida Department of Environmental Protection's prohibited plant list and the Florida Exotic Pest Plant Council's Category 1 and 2 lists, and shall evaluate changes to landscape regulations**

**for nonresidential uses to encourage greater use of Florida-friendly/ Waterwise plant materials.**

- i. The County plans to hold Florida-friendly/Waterwise classes on this property once the clubhouse has been renovated.
- ii. Through the use of native plantings in “restoration areas” and around the lake and ponds, the standard of reducing pesticides/herbicides and water use will be met. Also, invasive plants listed on the Florida Exotic Pest Plant Councils’ “List of Invasive Plants” will be controlled using best management practices.

**3. Issue CON 6: Wetlands/ Policy CON 2.3: Best Management Practices/Policy CON 3.3 Wetlands Management Program**

- a. **In the early 1980’s, the County adopted a wetland protection program which included adoption of the Wetlands Overlay Zoning Classification, a Wetlands Field Guide and wetland regulations in the Land Development Code. The County, in cooperation and conjunction with other state regulatory agencies continues to enforce wetland protection measures. Preservation, restoration, reclamation, or impact mitigation of disturbed lands are priorities.**

- i. To this end, converting the Rolling Hills property into a passive park meets these protection measures.

**4. Issue FLU 12: Central Florida Regional Growth Vision and Seminole County Natural Lands Program**

- a. This regional growth vision along with the Conservation Element serve to “preserve open space, recreational areas, farmland, water resources and regionally significant natural areas.” Converting the Rolling Hills Golf Course is in direct alignment with this initiative.

**5. Policy CON 1.2: Recharge Area Protection/Conservation Measures/Policy FLU 1.3 Wetlands Protection**

- a. The County is continuing ongoing efforts to conserve water by reducing the amount of water used on landscaping. As a functioning golf course, this property was continually being managed through regular watering and use of fertilizers. As a passive park, the property will be re-planted with native species in designated areas, thus reducing water needs/usage and the amount of watering for turf grass will be significantly reduced.

**6. Policy CON 2.9: Environmental Education Program**

- a. **The County shall continue to support and expand existing environmental programs (Natural Lands Education, Watershed Action Volunteers, Lakewatch, Florida Yards and Neighborhoods, and Parks Education) and pursue alternatives to expand the public's knowledge of environmental programs through education, the media and other available avenues of communication. The County shall continue to provide public access to environmental data by expanding the Countywide Watershed Atlas and the Natural Lands Program Web Sites.**

- i. By providing a public building in this area County staff are able to provide environmental outreach programs that continue to support and expand existing environmental programs.

**7. Policy CON 2.11: Low Impact Development**

- a. **The County shall amend the Land Development Code by 2010 to incorporate Low Impact Development practices to stormwater management that conserve and protect**

natural resource systems, reduce infrastructure costs, and mitigate potential environmental impacts.

- i. In general, the LID approach includes practices that:
- ii. Encourage preservation of natural resources;
- iii. Allow development in a manner that helps mitigate potential environmental impacts.
- iv. Reduce cost of stormwater management systems;
- v. Use a host of management practices to reduce runoff; and
- vi. Reduce pollutants into the environment.

1. In furtherance of this element, the conversion of this property into a passive park will reduce runoff, encourage preservation of natural resources, and reduce pollutants into the environment by eliminating the need for turf management and restoring part of the property into natural communities.

8. **Policy CON 3.4: Open Space Regulation:** The County shall continue to use and enforce, at a minimum, the open space requirements contained in the Seminole County Comprehensive Plan in *Policy FLU 1.5 Natural/Environmental Lands Acquisition and Management Program, Policy FLU 1.6 Green Print Coordination, Policy FLU 1.7 Performance Standards for Management of Archaeological Resource Located on Proposed Development Sites, Policy FLU 1.14 Conservation of Water Resources, Policy FLU 1.17 Cluster Development, Policy FLU 2.1 Development Standards, Policy FLU 2.13 Performance Standards for Urban Neighborhoods, Policy FLU 2.14 Crime Prevention Through Environmental Design, Policy FLU 4.4 Urban Open Space, On-Site Recreational Amenities and Buffering Performance Frameworks for Infill/Redevelopment Areas and Policy FLU 5.15 Mixed-Use Developments, the implementation standards of these policies as contained in the Seminole County Land Development Code; and the definition of open space unique to the Wekiva Study Area.*

- a. This property will be providing publically owned open space in a very urbanized/suburbanized area and within the Wekiva Study Area.

9. **Policy REC 1.1: Community Parks:** The County shall continue to provide, through implementation of the Capital Improvements Element, a system of community parks that includes a community park within a 10-20 minute drive of every County resident, and provides that 30-40% of every community park should remain in open space for passive recreation, wildlife habitat, aesthetics, etc.

- a. This property furthers the objective of providing a county owned park in this community, with at least 30-40% remaining in open space for recreation, wildlife habitat, aesthetics, etc.

10. **Policy REC 1.7 Park Availability:** The County shall continue to expand accessibility and assess other alternatives to increase the availability of recreational facilities to the public.

- a. The County looks at this particular acquisition as an opportunity to redevelop an already open green space (and maintain it as open green space) in a very urbanized area.

11. **Policy REC 5.2: Recreational Trail Development:** The County shall continue to develop and maintain the showcase trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler Trail, as well as others identified in the Countywide Greenways and Trails Masterplan. These efforts shall include, at a minimum, application for available grant funding

**for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and voter-based referenda.**

- a. Purchasing this property will add 4.25 miles of off-road trails to this area as well as connect the park (via sidewalks) to the Seminole Wekiva Trail, a paved showcase trail.

**12. Policy REC 6.2: Recreation Grants: The County shall continue to pursue State and federal grants, including funding from the Florida Communities Trust program, for the acquisition and development of recreational and open space lands and facilities.**

- a. The county is tasked with providing greenspace/passive parks and looking for matching funds through outside grants. Grants will be sought to assist with funding recreational development on this site.

### **III. Natural and Cultural Resources**

There are no natural, historical, mineral or cultural resources located on this site. However, this golf course has been in existence since 1926 and is considered one of the first golf courses established in Florida.

#### **Soils**

The soils in this area, according to the Soil Survey of Seminole County, are listed as Urban Land (Figure 7). Considered covered by urban facilities, the natural soil cannot be observed. However, looking at historical aerials, the area appears to be a mosaic of sandhill, scrub, pine flatwoods and interspersed freshwater wetlands. There are no mineral resources on this property.

#### **Natural Communities**

Using the Florida Land Use and Cover Classification system and converting it to a Florida Natural Areas Inventory code, the entire property is either considered “Developed” or “Artificial Pond” (Figures 8 & 9). The entire property is a golf course planted with exotic grass, with a few longleaf pine and scattered live oaks as well as a natural lake and a few ponds (Lake Jeanette). There are upland natural resources on this property that are hammock areas consisting of native tree species such as longleaf pine (*Pinus palustris*), live oak (*Quercus virginiana*), and laurel oak (*Quercus laurifolia*). There are approximately 8.88 acres of wetlands and 89.5 upland acres

#### **Inventory of the Natural Communities**

There are areas of trees and shrubs interspersed along the golf course which include species such as longleaf pine, live oak and laurel oak. This property is predominantly turf grass. A thorough survey of the entire property to records all species will be conducted once the property is acquired and prior to restoration. There are no unique natural or geological features on this property.

#### **Listed Plant Species**

There are no known listed plant species on this property. Any listed plant species found will be protected under County ordinances and will be managed according to best management practices.

#### **Listed Animal Species**

Although there are no known listed species that live on this property, there are species that have been seen in the vicinity and frequently use the open area and ponds for foraging, such as sandhill cranes (*Grus Canadensis*), little blue heron (*Egretta caerulea*), great blue heron (*Ardea herodias*), great egret (*Ardea alba*), and cattle egret (*Bubulcus ibis*). Any listed species accounts will be sent to the Florida Natural Areas

Inventory for recording. Forms are included in Appendix C. This is not an FWC Strategic Habitat Conservation Area.

Seminole County has been a focal area for human-bear conflicts due to its proximity to one of the largest populations of bears in an urbanized area. Due to the increase of conflicts, the County voluntarily, and in cooperation with the Florida Fish and Wildlife Conservation Commission (FWC), developed an ordinance that would minimized the risk of dangerous interactions between humans and bears by establishing standards for the storage of materials that attract bears. The area where most of the conflicts were occurring was defined using GIS and the name “Urban Bear Management Area” applied.

Part of the Rolling Hills property is within the Urban Bear Management Area (Figure 10), which means that best management practices will be used when developing the property for passive recreation, including using bear-resistant trash receptacles and providing interpretive signs on the property making visitors aware of the possibility that they may encounter a bear when on the property.

### **Invasive Exotic Plant and Animal Control Program**

There are a few invasive exotic animals on this property including brown anoles (*Anolis sagrei*) and Cuban tree frogs (*Osteopilus septentrionalis*). There are no plans to eradicate or manage any of these species.

Any invasive plant species on the Florida Exotic Pest Plant Council’s List of Invasive Plants will be controlled using an integrated pest management approach which includes the use of herbicides (following the label), hand-pulling, use of any bio-control (i.e. air potato beetle) and re-treatment if necessary. A survey program will be implemented to include herbicide treatment twice a year. Volunteer groups will be used when needed (up to 3 times per year) to assist with any hand-pulling of invasive exotic species. See Appendix C for species list. Where necessary, areas will be re-planted with native species.

### **Restoration**

#### Upland Restoration

There are approximately 26 acres of wooded and open areas on the property that would be suitable for restoration. The County plans on restoring a portion of this area to a sandhill type plant community within a year of acquisition, with funding approval. The overall restoration plan is to plant longleaf pines and turkey oak (*Quercus laevis*) acorns, herbicide any turf grasses (with a grass-specific herbicide), prepare the soil and either direct seed or plant plugs of native herbaceous species. All plantings will need to be watered for a minimum of 90 days after planting. Invasive exotic species will be treated both prior to planting/seeding and long-term after planting/seeding. Photo-monitoring points will be set up in all restoration areas with both pre-restoration photos, post restoration and annual photos being taken.

**Direct Seeding:** Groundcover seeding areas will receive multiple herbicide treatments. After 5 – 6 herbicide applications, or when all the vegetation is dead, the site is cleaned of plant debris and lightly rototilled and treated with a pre-emergent herbicide. The site is then considered ready for direct seeding. Suitable sandhill seeds will either be collected from the Econ River Wilderness Area or purchased from a local native seed vendor. Seeding should occur during the summer months, during the rainy season. This timing maximizes seed production of many of the desirable sandhill species. A minimum collection of two acres of seed material for every acre of restoration is required.

**Planting root stock or potted plants:** Trees will be randomly planted in the designated areas (150 seedlings/acre) and groundcover species will be interspersed amongst the pines (200/acre). Groundcover species will include wiregrass (*Artistida stricta*), gopher apple (*Licania michauxii*), partridge pea (*Chamaecrista fasciculata*), and blazing star (*Liatris* sp.).

#### Wetland Restoration

Healthy, functional wetlands play an important role in stormwater storage. Wetland plants both along the shoreline (emergent vegetation) and submergent vegetation act as filters for runoff. Having desirable, native vegetation is also important.

Approximately 3.15 acres of Lake Jeanette and the other pond shorelines will be re-vegetated with native wetland plants including maidencane (*Panicum hemitomon*), soft rush (*Juncus effuses*), knotweed (*Polygonum* spp.), fireflag (*Thalia geniculata*), water lilies (*Nymphaea* spp.), spatterdock (*Nuphar lutea*) and American lotus (*Nelumbo lutea*).

#### **Prescribed Burn Plan**

Although there are plans to restore some of the upland areas to sandhill, due to the very urbanized location of this property, prescribed burning will not be feasible. Mowing may be used occasionally to simulate disturbance and facilitate flowering and seeding.

#### **Forest/Habitat Stewardship Plan**

There are very few longleaf pines left on the property and although the County will be restoring some of the uplands, the harvesting of timber on this property is unlikely.

#### **Archeological, Cultural, and Historical Resource Protection**

As previously described, several structures exist on the project site. The clubhouse building was originally constructed in 1955 with modifications and additions in the 1970's and 80's. None of these structures are deemed historically significant, and pursuant to the application, no structures are within 1/4 mile of the site that is documented in the Florida Master Site File. Prior to commencement of any park development, a survey will be completed to ensure that no significant archeological or historical resources are present, coordinating with the Florida Division of Historic Resources. We have one staff member who has gone through the ARM training and will be available during any soil disturbance.

The management of the archaeological and historic resources will comply with the provisions of Chapter 267, Florida Statutes, specifically Sections 267.061 2(a) and (b).

## **IV. Site Development and Improvement**

#### **Acknowledgement Sign**

Once the property is purchased and recreational resources developed, a sign identifying "Funding for the acquisition of this site was provided by Florida Communities Trust" will be installed at the 3' x 4' size required and including the FCT logo and year of acquisition. The sign will be located at the entrance of the property.



## **Existing Physical Improvements**

Existing structures include golf cart pathways, a fairway restroom building, a club house, outdoor pool and deck, paved parking area, a pro-shop building, maintenance building and yard area, and a cart storage area and outdoor cart staging enclosures. Miscellaneous structures include a gazebo and site furniture.

The small restroom building will be evaluated for refurbishment or demolition. The clubhouse pool and the cart storage area will be removed/demolished. The clubhouse will be refurbished for public use. The maintenance building and yard area will be utilized for park maintenance. The pro shop structure in poor condition will be either rebuilt or demolished as needed.

## **Hazard Mitigation**

No structures are planned for development near any flood prone area, however, future plans of possibly adding a fishing platforms to Lake Jeanette, will be constructed so that it is elevated enough to clear any historic high water mark. No other activities/development of the wetland areas are planned.

## **Low Impact Development, Buffers and Conservation Easements**

There is very little native vegetation (just trees) and there are no plans to remove any of these unless required due to health or other environmental factors. One hundred foot buffers will be used where appropriate. Any remaining restrooms will be left on the existing septic system unless otherwise required. There are no limitations on activities except for having no motorized vehicles or active sports (baseball, softball, soccer, etc.). There are no access/utility easements.

## **Proposed Physical Improvements**

Any proposed development of the site is considered low impact. There are no natural communities on this property that could be negatively impacted. Initially, with dedicated funding, the County plans to install a nature trail with interpretive signs, construct a picnic pavilion, improve the parking area, install bike parking stands and provide public access. Eventually the County would like to add a fishing dock/area, Frisbee golf course, native gardens, sand volleyball and a dog park and/or other potential improvements based on the input from the surrounding neighborhood. The clubhouse building will be refurbished and re-tasked for public use. The County plans on providing two full-time staff members to this site or equivalent as needed. Anticipated uses include meeting space, event space for private and public events, educational and environmental programming and other Leisure Services programs. Restrooms will be available for park users. The centrally located parking lot at the clubhouse will be refurbished as necessary and will provide access to the building, walking trails, bicycle parking and repair station and picnic areas.

## **Recreational Facilities**

As stated above, a nature trail will be developed with signage (safety markers/mileage markers, environmental education). A bike rack will be installed with a bike service station. A drinking fountain will be provided proximal the club house and bicycle station. Benches will be distributed throughout the property and a picnic area developed under a pavilion structure. Bear-resistant trash receptacles will be placed in primary use areas to reduce housekeeping and to stress environmental stewardship and the



County's 'Bear Aware' Program. Public restrooms will be available in the clubhouse building. When a fishing area/dock is established, recycle cans for fishing trash will be provided along with information regarding the County's fishing programs. Eventually a sand volley ball court may be installed as well as a playground and disc golf course. Approximately 4.25 miles of bike/hiking paths will be developed meandering throughout the property and connecting via sidewalk to the Seminole Wekiva Trail and acting as a neighborhood trailhead for this trail.

Any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in this plan will be presented to FCT for prior review and approval.

### **Education Signs**

Interpretive signs will be used in the planting areas with a discussion about natural communities and the importance of native vegetation in both the uplands and the wetlands. Future plans include designating the clubhouse as a community center and working with the Seminole County Extension office to provide programs for the public. Other potential partners who could offer programs to the public are Seminole Audubon and the Cuplet Fern Chapter of the Florida Native Plant Society. Once the fishing pier is established, an interpretive sign about native and exotic freshwater fishes will be posted.

### **Parking**

Access to the project for vehicular traffic is provided from Art Hagan Place. The existing parking area will be analyzed for compliance with the latest local codes and ADA requirements. Improvements such as asphalt overlays, restriping and updated signage will be completed as needed. The parking area should be able to accommodate up to 40 cars. The area will be fenced, landscaped and parking stops and striping will be used to delineate spaces. No additional parking lot construction is anticipated.

### **Landscaping**

Landscaping will be accomplished using native xeriscape plants to the maximum extent possible. Traditionally, Seminole County Leisure Services will utilize a mixture of plants that were a part of the original landscape prior to any disturbance. By using the appropriate species assemblages, successful landscapes are produced, because the plants being installed are adapted for the site's conditions.

A master site plan has not yet been developed that would include an engineering and landscaping plan. Seminole County will forward the site plan to Florida Communities Trust for review upon its completion. Please refer to the prior restoration section for more detail on proposed native "landscaping."

### **Stormwater Facilities**

There are no planned additions or alterations anticipated to the existing storm water system and by converting this area into a passive park, the amount of herbicides and pesticides going into the stormwater system has been greatly reduced.

The County (Stormwater Division) does maintain structures on Lake Jeanette (Figure 6), but has not been responsible for maintaining the lake or ponds on this property.

### **Permits**

Demolition of existing structures and construction of park facilities will necessitate permits from the Seminole County Building Department. A dredge and fill permit may be required in the event that

alterations are made to the shoreline of the existing wetland areas based on the extent or work required.

### **Easements, Concessions and Leases**

None exist at this time. Depending on the development of the community center in the future an agreement with a concessionaire will be considered.

The County acknowledges that any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

The County will provide FCT 60 day prior written notice and information regarding any lease of any interest, the operation of any concession, any sale or option, the granting of any management contracts, and any use by any person other than in such person's capacity as a member of the general public and no document will be executed without the prior written approval of FCT. The County will not execute any document without the prior written approval of FCT. The County will report any revenue collected onsite or for the use of the project site. To the best of the County's ability, all fees collected will be placed in a segregated account solely for the upkeep and maintenance of the Rolling Hills.

## **V. Management Needs**

### **Coordinated Management**

The management responsibilities for the project site will be administered by the Seminole County Leisure Services Department. Any wildlife issues will be coordinated through the Florida Fish and Wildlife Conservation Commission (FWC). Wetland impact and permitting issues will be coordinated through either the Department of Environmental Protection or the St. Johns River Water Management District. Law enforcement issues will be coordinated through the Seminole County Sheriff's Office.

### **Sidewalk Network**

There are sidewalks adjacent to this property established many years ago. The County's intention is to provide direct connections to this sidewalk network from the park property and to the Seminole Wekiva Trail (see 'Trail Network' below and Figure 12).

### **Trail Network**

The County's intention is to establish a connected trail system throughout the park property and link the trails to adjacent sidewalks on neighborhood streets. This will provide an uninterrupted pedestrian trail system integrated into the open greenspace. The County's strategy to implement this element of the development plan is to connect the property's existing cart path network with new gravel/crushed rock trails resulting in a continuous path surface. This trail system will result in an approximately 4.25-mile loop set entirely inside the park boundaries.

Utilizing connections to local sidewalks, the park's trail network will also be within a relatively short distance from the County's Seminole Wekiva Trail. This showcase trail runs across Seminole County from

county line to county line and is a part of the state's 'Coast to Coast' planned trail network. The County will investigate other possible street-side improvements between the park and the Seminole Wekiva Trail to make the connection more appealing to trail users.

The Coast-to-Coast Connector will link communities between St. Petersburg and Titusville, providing a scenic multi-use trail allowing residents and visitors to explore Central Florida by bicycle and on foot. This connector is the first of its kind in Florida. It is a major priority within the Florida Greenways and Trails System State Plan developed by the Office of Greenways and Trails. Adding a link from the Seminole Wekiva Trail to the large Rolling Hills golf course that will become a passive park furthers the mission of the Office of Greenways and Trails by connecting communities via non-motorized travel corridors.

### **Paddling Trail Network**

This does not apply currently to this site. However, in the future, the opportunity for kayaking or canoeing on Lake Jeanette will be considered.

### **Greenways/Wildlife Corridor**

The heart of this project is the protection and preservation of green corridors within an established, urbanized area. Vegetative restoration will provide many opportunities for enhancement of wildlife habitat. The Seminole County Leisure Services Department will assume responsibility for staffing, partnering with outside entities, and maintaining all recreational facilities and related programs. Seminole County shall provide in writing as appropriate a detailed description of any programming, including leases for concessions, programming, etc.

### **Education Programs**

A key element in the Greenways and Natural Lands Division is the growth of an environmental ethic in the community. With a sense of stewardship instilled in them, citizens will continue to grow in knowledge and make educated decisions regarding the environment they live in. There is a great desire from the public and demand among educators, for innovative methods to deliver this message to children and students through memorable experiences in the outdoors. To meet this demand staff from a number of different divisions and outside partners will offer environmental education programs at this location up to twenty four times a year. Possible programs include: fishing, geocaching, invasive species workshop, reptiles of Florida, landscape classes, gardening classes, and food nutrition classes. All of these programs are already offered by the County's Natural Lands Program and the Extension office. Once property is open to the public and renovations have been completed, programs can begin within 6 months.

### **Maintenance**

Maintenance of the Project Site will be coordinated through Seminole County Leisure Services and will have primary responsibility for maintenance and management of the Rolling Hills Property. Maintenance of the project site will include but not be limited to upkeep of the open green spaces, the trail network, trash removal, and facilities maintenance. Landscape maintenance will be minimal due to xeriscape and native plant use, but exotic plant control will be implemented in accordance with this management plan. Open space turf maintenance will be conducted utilizing best practices. Seminole County Leisure

Services will maintain the park facilities. Seminole County Facilities Maintenance Division will maintain the vertical structures, such as the clubhouse structure for restrooms and office space, the maintenance building restrooms and office and pavilions.

### **Security**

Security of the project site will be provided 24 hours daily through a combined effort of Seminole County staff and the Seminole County Sheriff's Department as required. All relevant Seminole County Leisure Services Department Administrative Code, policies and procedures will be adhered to and any requisite enforcement will be provided exclusively by the Seminole County Sheriff's Department or other sworn law enforcement personnel as may be required. Signs meeting Seminole County Administrative Code will be posted at the property. These signs provide guidance to park users on parks safety, rules and contact numbers for local County staff as well as the Seminole County Sheriff's Office in case of emergency.

### **Public Involvement**

Seminole County was originally approached by representatives of the "Save Rolling Hills" neighborhood group in early 2015, having various informal discussions regarding the neighborhood's desire to see the existing golf course and open space preserved. Discussions centered on the potential acquisition of the property by the County and future development of the land into a public park.

The County held a public meeting during the evening of Tuesday, April 26, 2016. The meeting was held at the nearby Altamonte Elementary School and was attended by approximately 300 residents from within the local neighborhood. The overwhelming response from those in attendance was positive toward the concept of converting the Jetta Point grant and development program to the Rolling Hills site, thereby preserving the property in perpetuity as greenspace.

An online survey was conducted by Seminole County and remained active for a 30-day period ending on May 4, 2016. The results indicate that 88.5% of the surrounding community supports the development of the property into a passive park. The highest priority for park amenities are walking and bike trails along the existing golf cart paths. Picnic pavilions, a playground, shoreline improvements to the lake follow closely behind. All of these amenities support the FCT guidelines developed for the original Jetta Point project.

When asked if they had concerns about developing the property as a passive park, the answer is overwhelmingly no. The main concern expressed by the community is increased traffic and safety concerns, however these issues are not significant enough for them to oppose the conversion.

## **VI. Cost Estimates and Funding Sources**

Once the Master Plan has been finalized by the Board of County Commissioners, an accurate cost schedule will be provided. Currently, the cost estimate to develop the master site plan as proposed is approximately 1 million dollars for the first phase, which would include site prep, permitting, master planning and development. The cost estimate will be amended as appropriate when accurate detail is available. The costs indicated in Appendix E include structures and improvements, natural resource

protection and enhancement, all archeological and historical resources surveys, protection, etc., education, and maintenance.

Funding sources for the acquisition of the property include the County's General Fund Reserves. Implementation of the development program may be a combination of Natural Lands Bond Fund; General Funds and matching grants where applicable.

## **VII. Priority Schedule**

The priority schedule will be incorporated into the site management plan when approved by the Board of County Commissioners. It is anticipated at this time the project will be completed in phases similar to the submitted conceptual plans. Appendix E identifies a cost schedule associated with the development of the project site.

## **VIII. Monitoring and Reporting**

SCLS shall prepare and submit an Annual Stewardship Report, which is due on January 30 of each year. The report will provide a written evaluation of the implementation of the Management Plan. Seminole County further acknowledges that any proposed modification of the Management Plan and/or undertaking any site alterations or physical improvements that are not addressed in the Recipient's approved Management Plan requires prior FCT review and approval.

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# List of Figures

Figure 1: Location Map and Public Lands Map

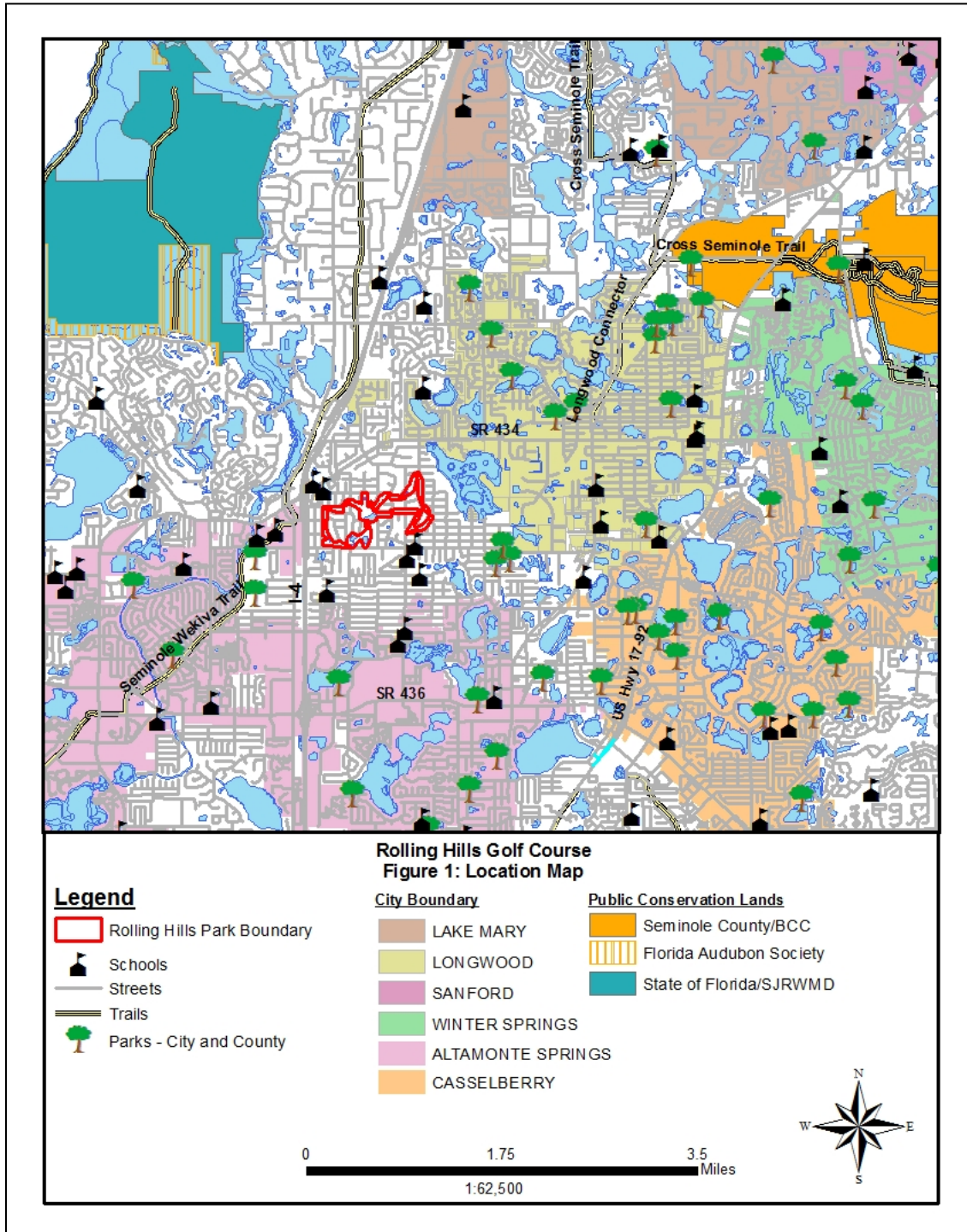




Figure 2: Boundary Map (2015 Aerial)

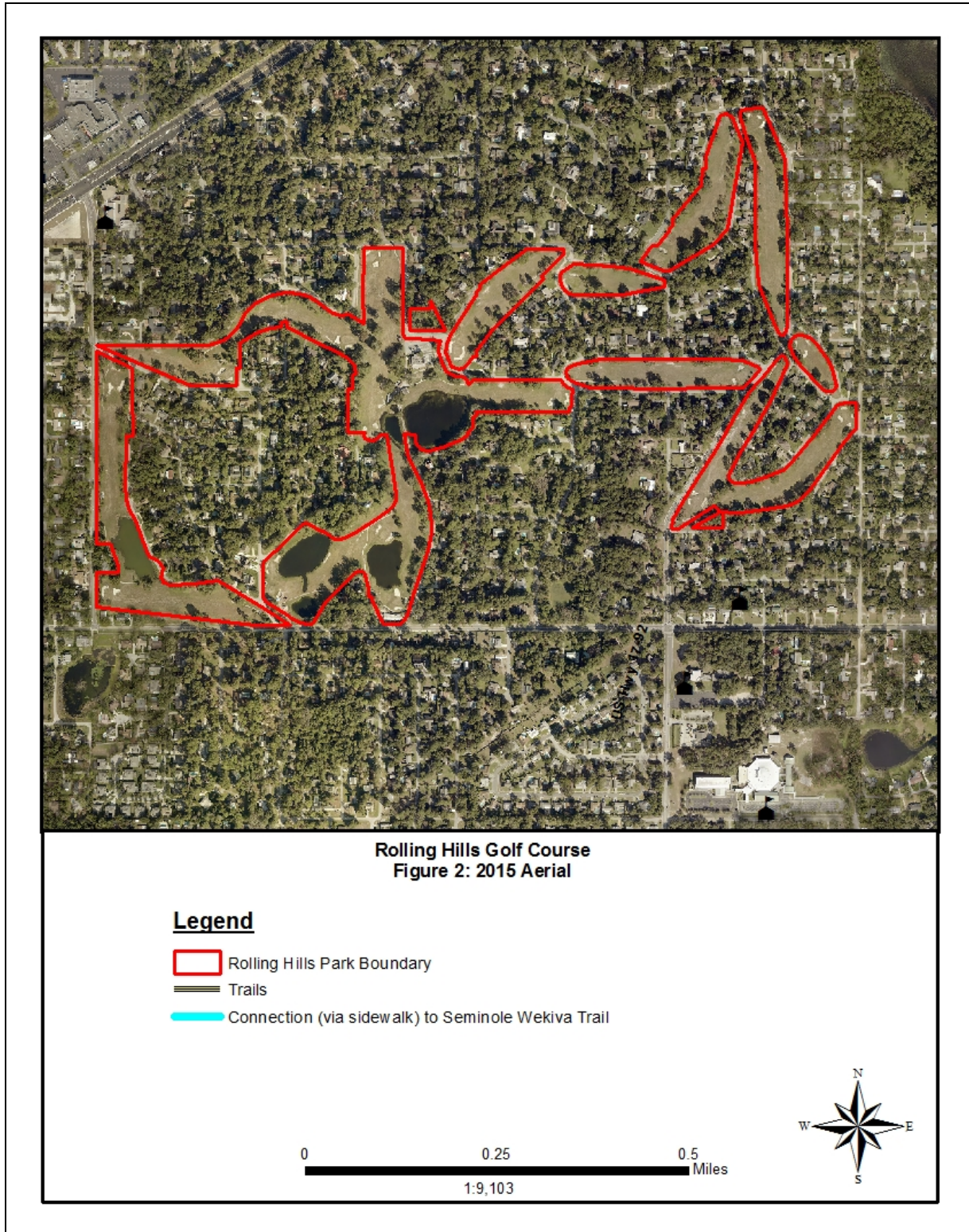




Figure 3: Protection Areas

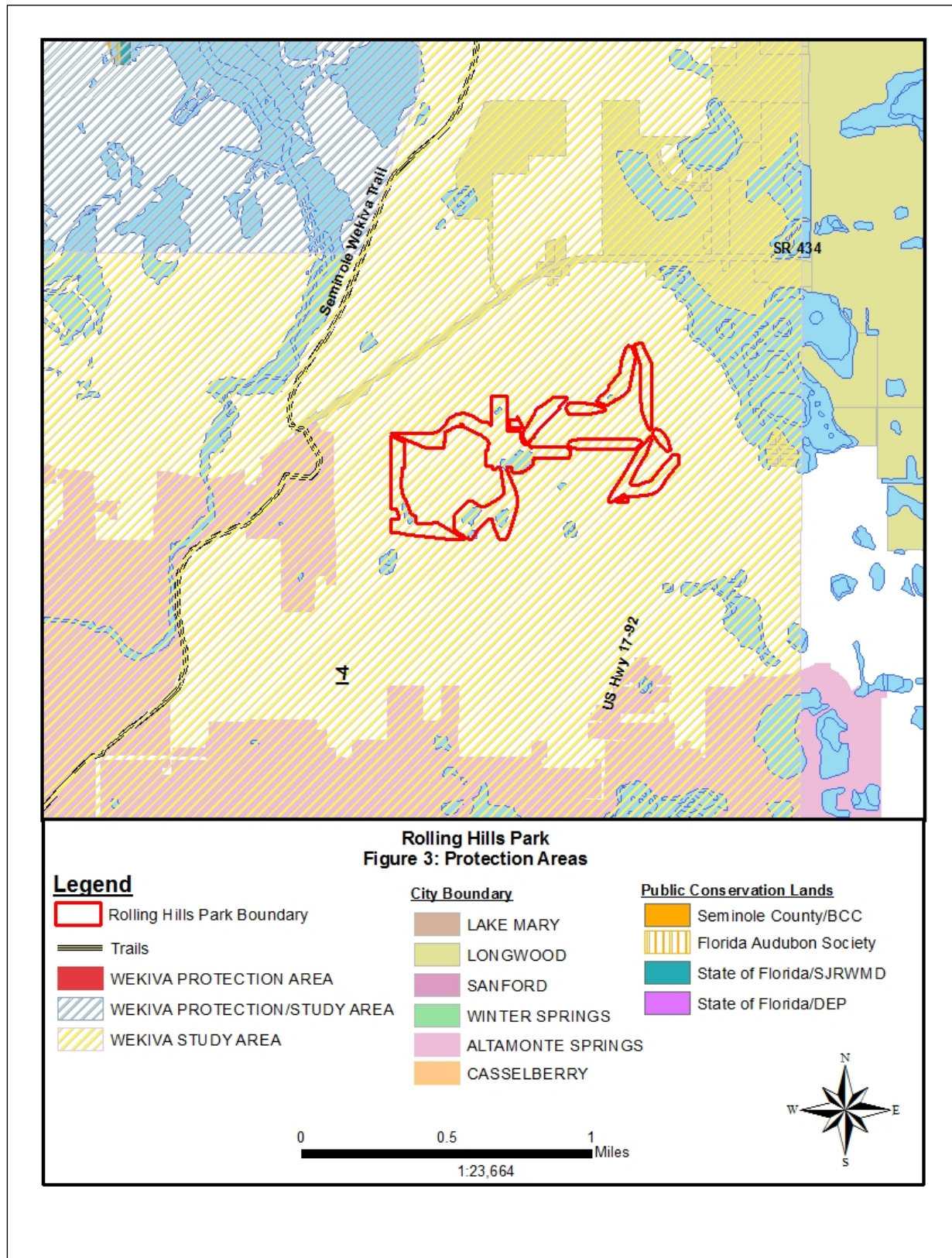




Figure 4: Land Use Map

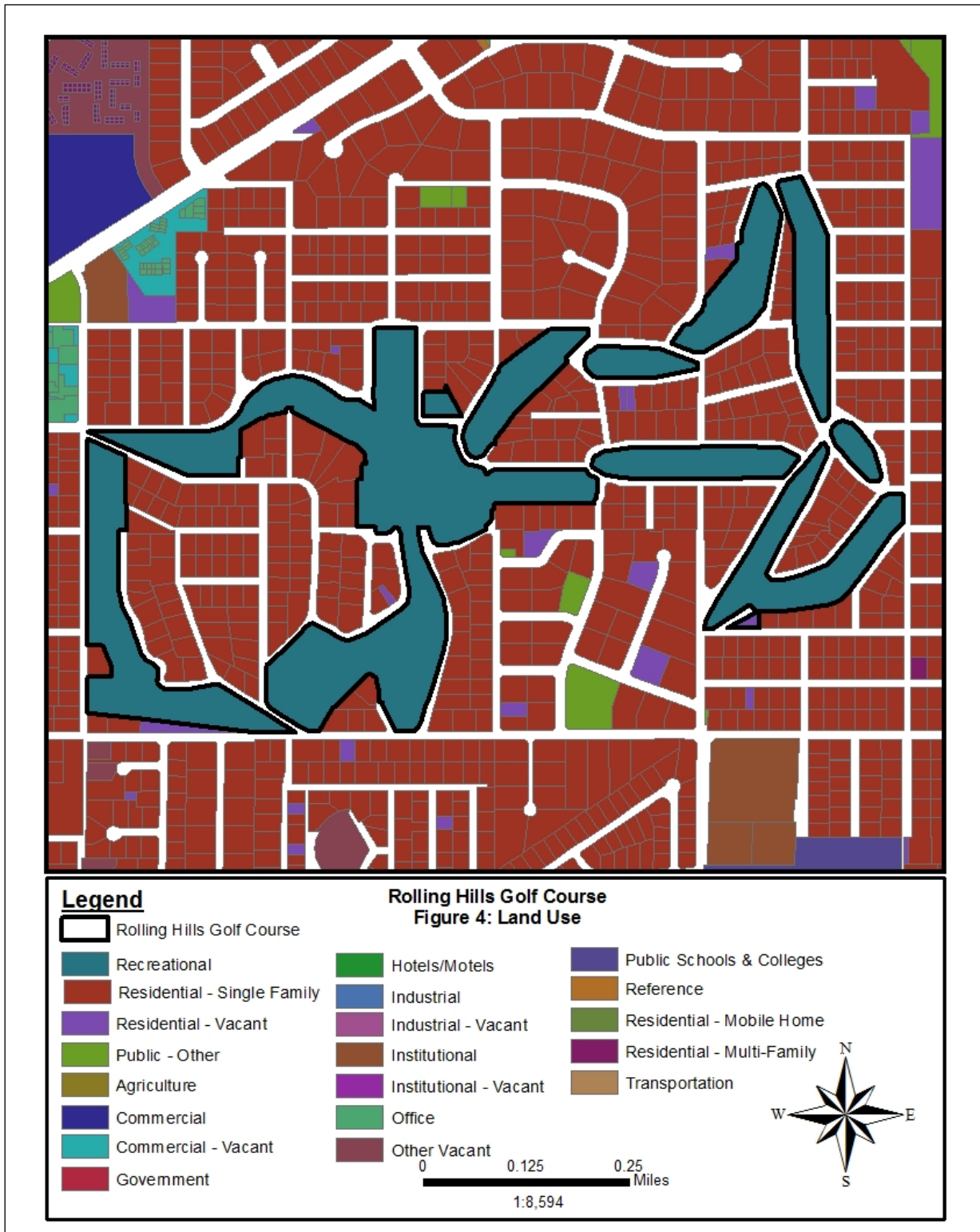


Figure 5: Zoning Map

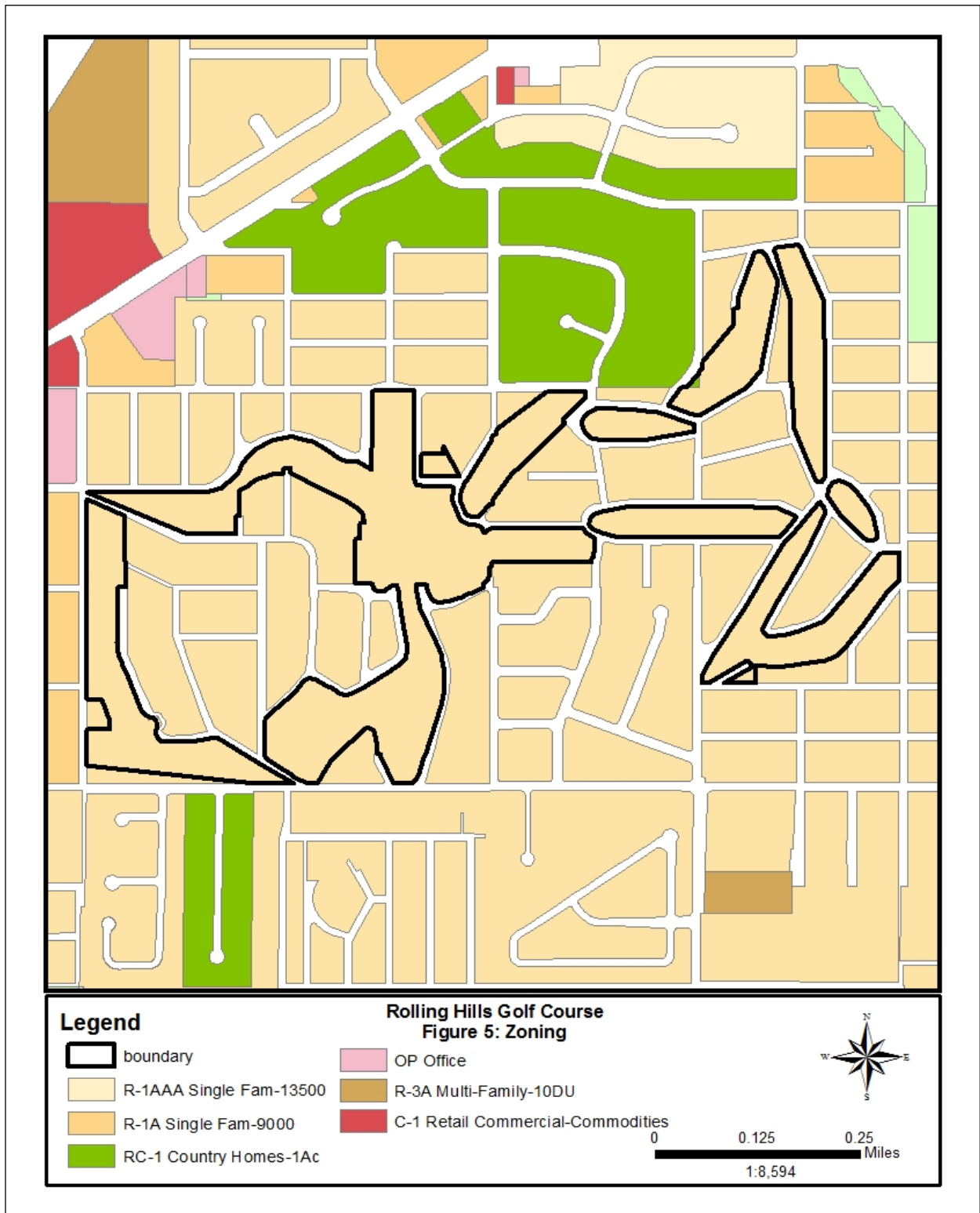






Figure 7: Soils Map

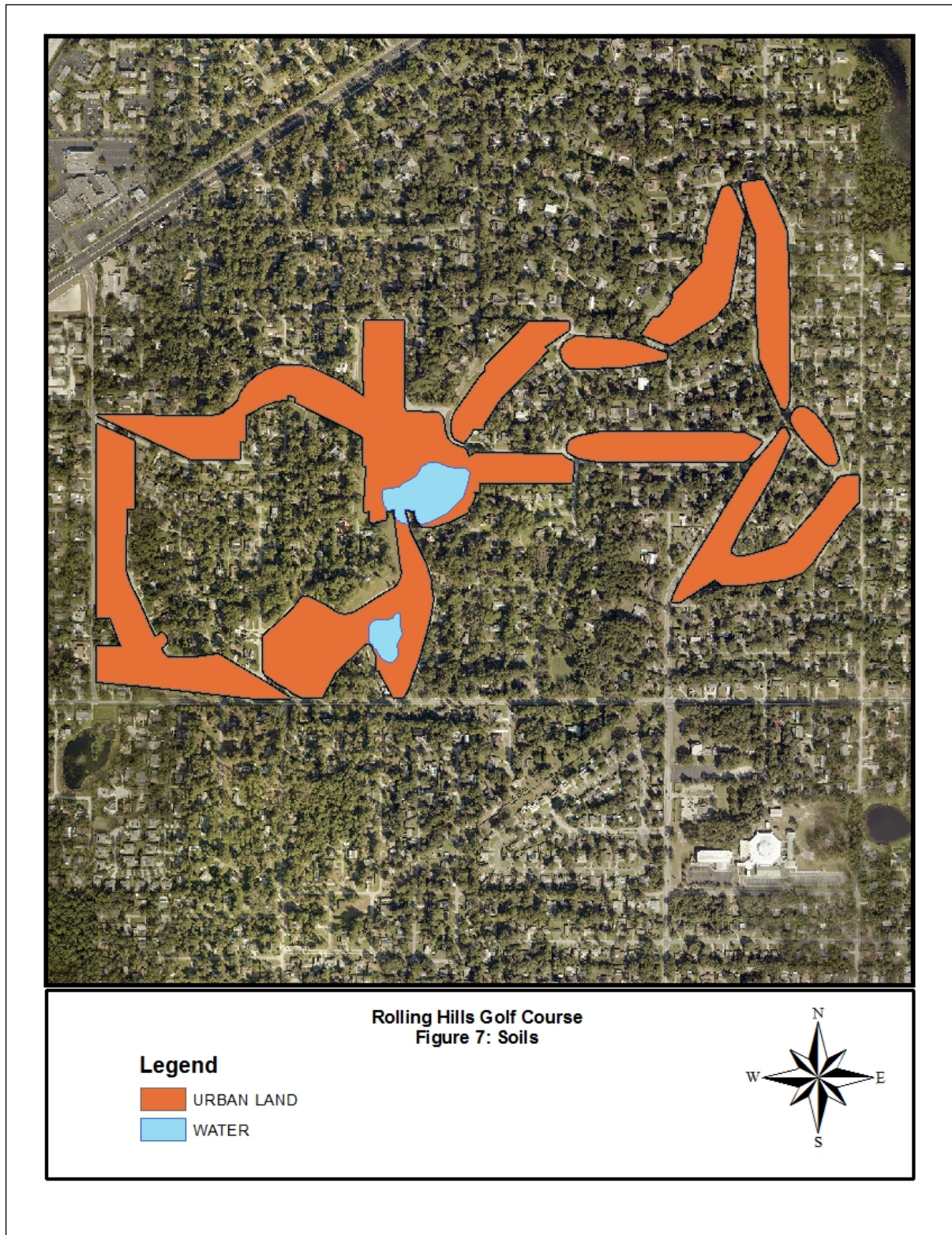


Figure 8: Natural Communities Map

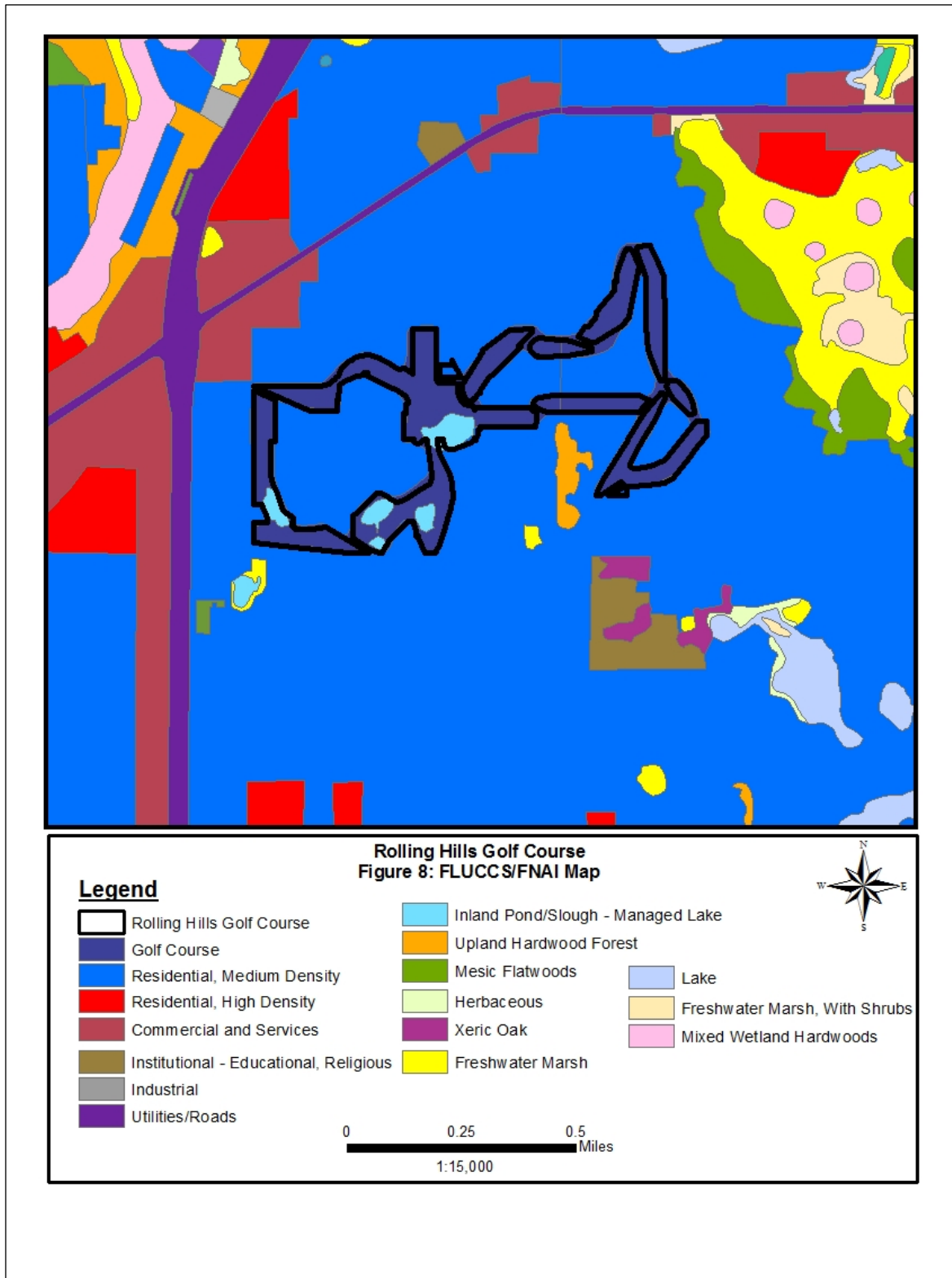




Figure 9: USGS Map

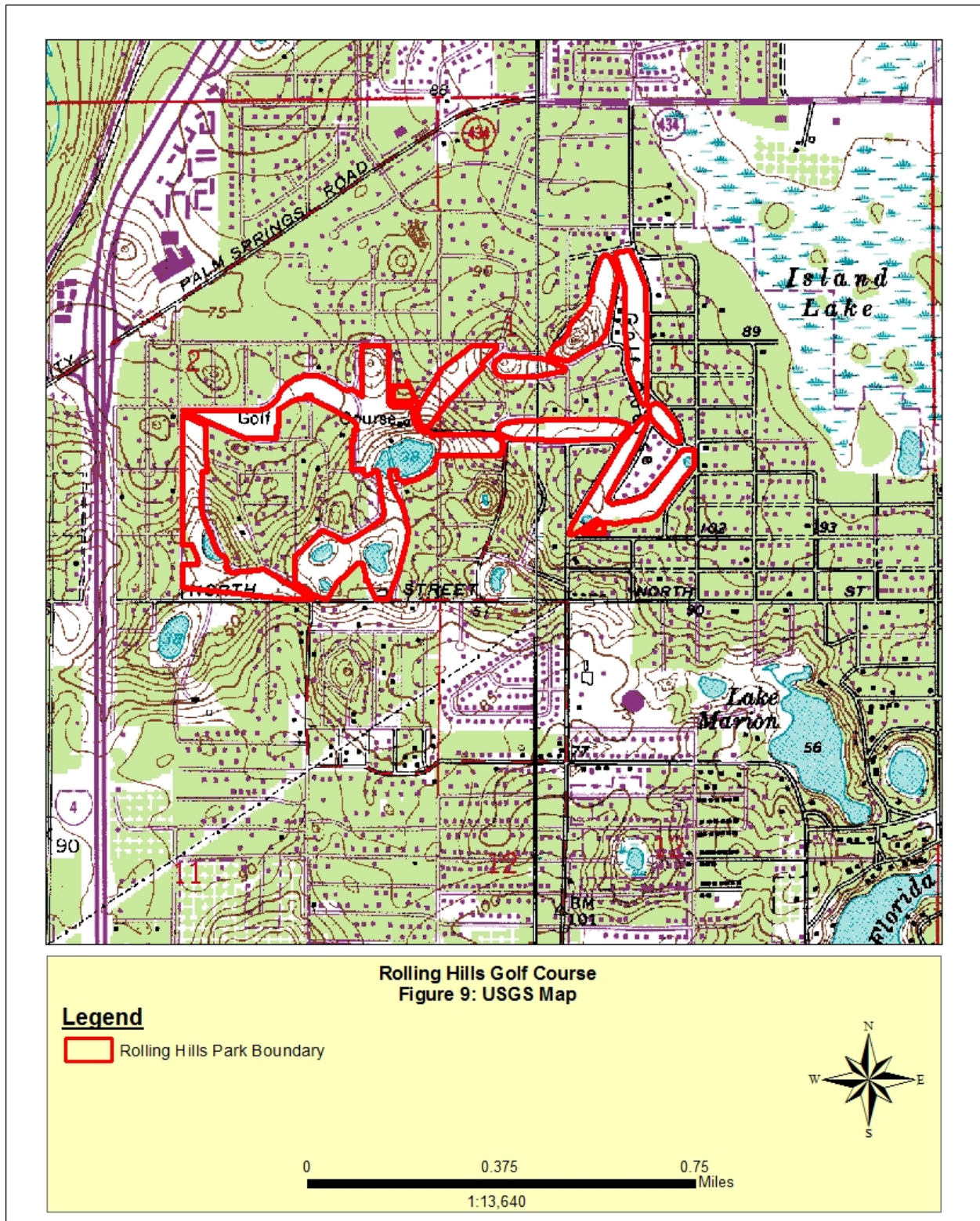




Figure 10: Urban Bear Management Area

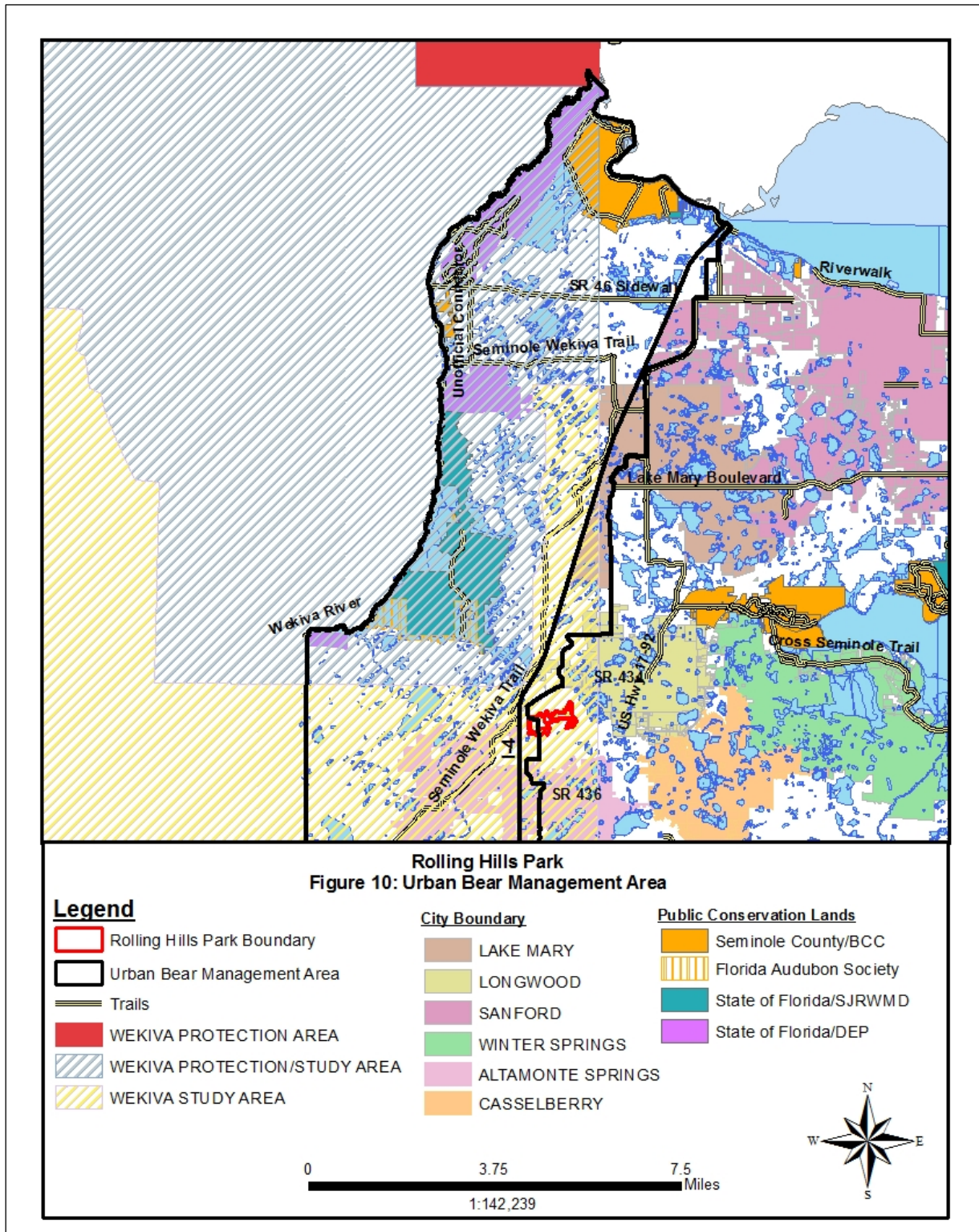




Figure 11: Trail Network

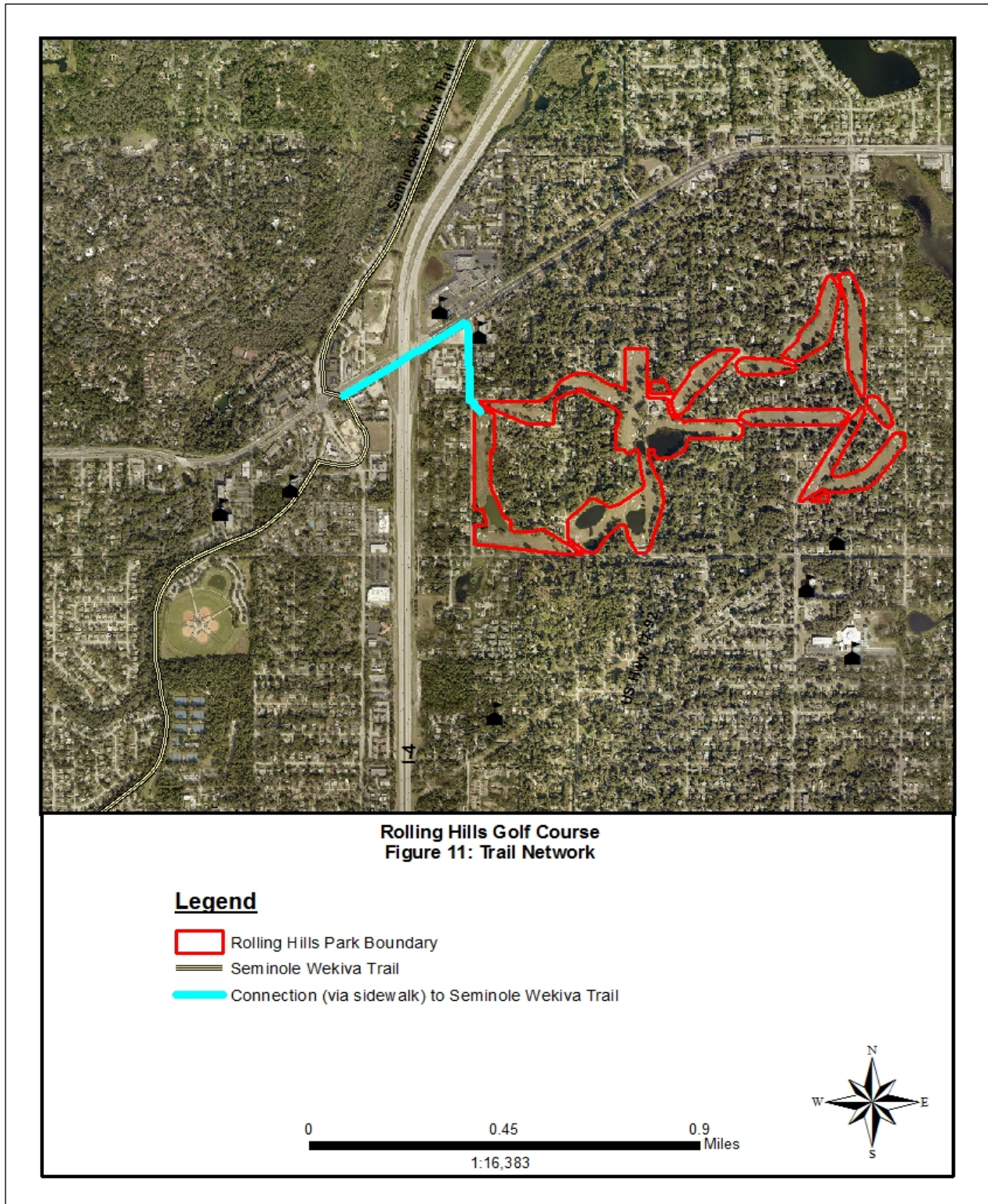
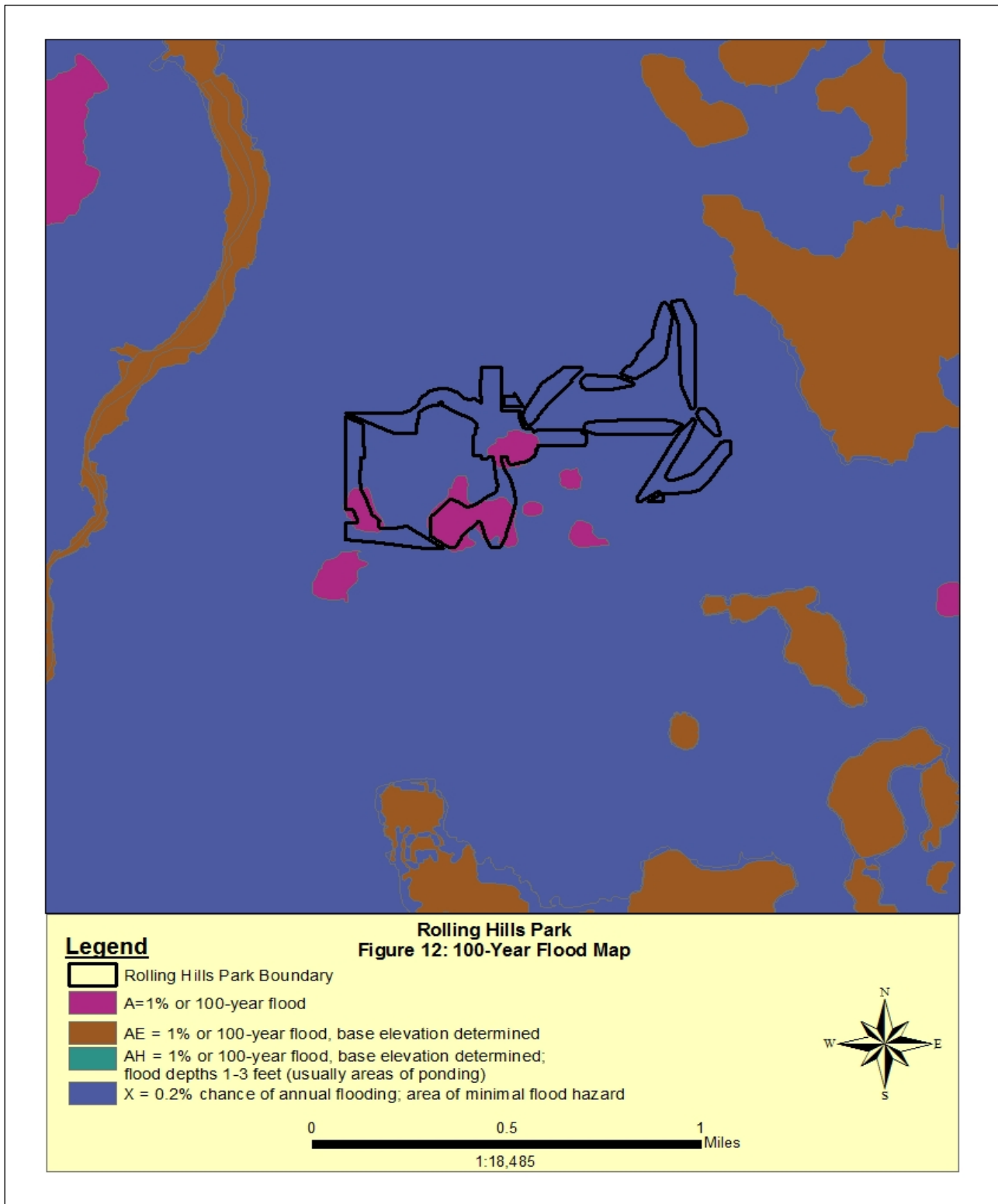
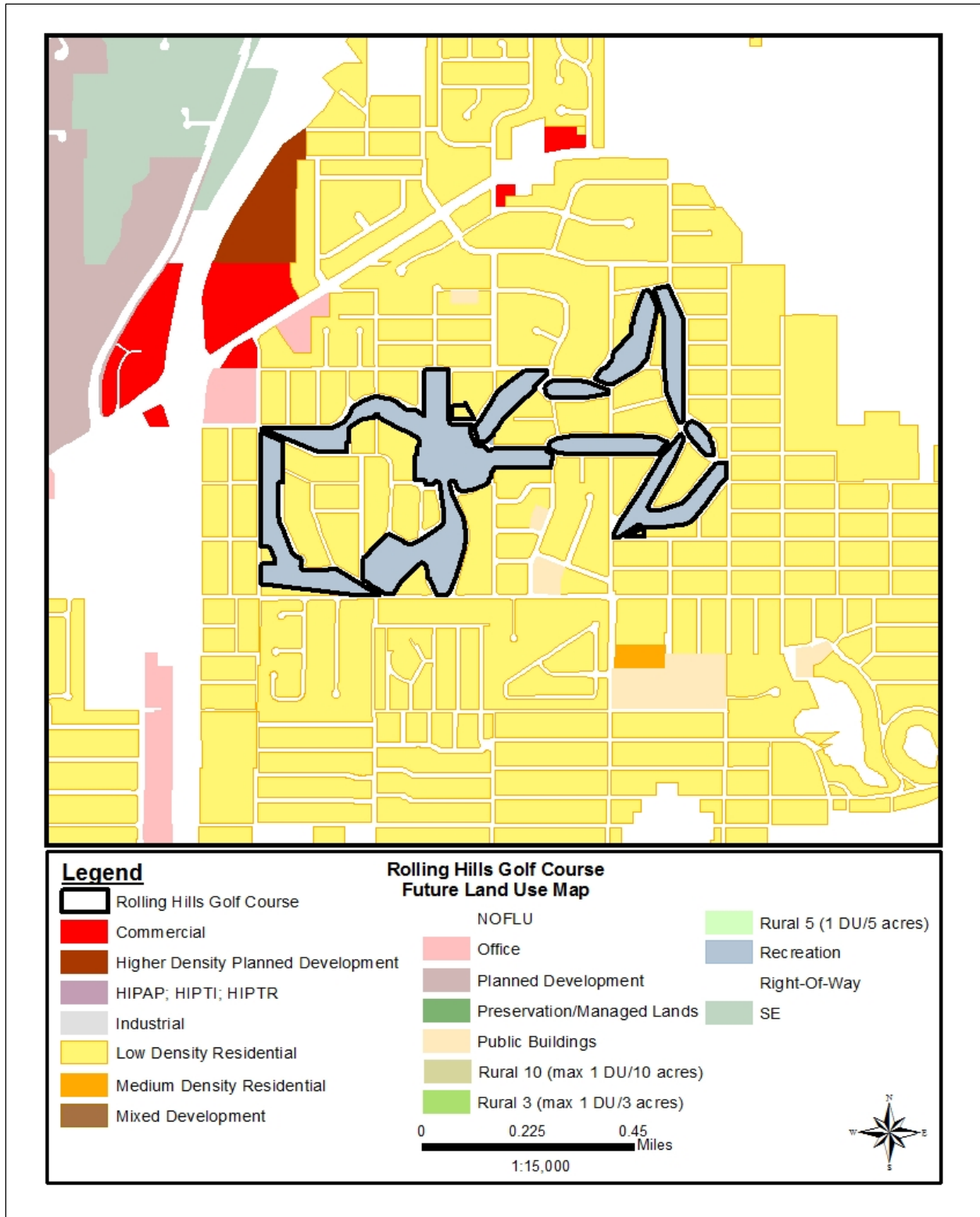




Figure 12: Flood Map



## Future Land Use



# Tables

## Timeline

Timeline											
Project Name:						Project Number:					
Grant recipient:											
<i>Instructions: Modify tasks below as needed. Indicate the month/year each task will be completed. Indicate ongoing tasks in each appropriate year; note applicable month(s). Timeline should support plan text.</i>											
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Date Park Open to the Public</b>					FEB						
<b>Planning/Design:</b>											
Public meetings					MAY						
Agency coordination					FEB						
Design					OCT						
Permitting					OCT						
Demolition of existing structures					FEB						
<b>Amend Future Land Use Designation</b>					APR						
<b>Amend Zoning Designation</b>					APR						
<b>Recreational facilities/structures/improvements:</b>											
<b>FCT recognition sign</b>					APR						
1. (required recreational facilities					APR						
2. " as required by application &					APR						
3. " special management conditions)					APR						
4. "					APR						
<b>1/2 mile trail (onsite)</b>						FEB					
<b>Bike rack</b>						FEB					
<b>Interpretive kiosk and/or signs</b>						FEB					
<b>Museum, Nature, or Recreation Center</b>						FEB					
<b>Stormwater facilities</b>											
Parking/wheel stops (pervious)					SEP						
Landscaping					SEP						
Potable water/water fountain						FEB					
Fencing/Gates					APR						
Restrooms (required for paddling trail)											
Benches					SEP						
Trash/recycle can installation/service					SEP						
<b>Key Management Activities:</b>											
<b>Sidewalk (connection/ safe crossing)</b>											



# Appendices

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# Appendix A: Site Plan

## **Appendix B: Historic Maps**

# **Appendix C: Species List, FNAI Forms and FLEPPC Plant List**



<b>Plants</b>	
Air Potato*	<i>Dioscorea bulbifera</i>
Bahia Grass*	<i>Paspalum notatum</i>
Beggarticks	<i>Bidens alba</i>
Bermuda Grass*	<i>Cynodon dactylon</i>
Cabbage Palm	<i>Sabal palmetto</i>
Chinaberry*	<i>Melia azederach</i>
Frog Fruit	<i>Phyla nodiflora</i>
Golden Raintree*	<i>Koelreuteria elegans</i>
Lantana*	<i>Lantana camara</i>
Laurel Oak	<i>Quercus laurifolia</i>
Live Oak	<i>Quercus virginiana</i>
Longleaf Pine	<i>Pinus palustris</i>
Mexican Petunia*	<i>Ruellia simplex</i>
Podocarpus*	<i>Podocarpus macrophyllus</i>
Red Maple	<i>Acer rubrum</i>
Resurrection Fern	<i>Pleopeltis polypodioides</i>
Slash Pine	<i>Pinus elliotii</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Southern Red Cedar	<i>Juniperus virginiana var. silicicola</i>
Spanish Moss	<i>Tillandsia usneoides</i>
Sweet Bay	<i>Magnolia virginiana</i>
Torpedograss*	<i>Panicum repens</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Wild Balsam Pear/Apple*	<i>Momordica charantia</i>
<b>Animals</b>	
<i>Herps</i>	
Brown Anole*	<i>Anolis segrei</i>
Cuban Tree Frog*	<i>Osteopilus septentrionalis</i>
Red-eared Slider*	<i>Trachemys scripta</i>
<i>Fish</i>	
Eastern Mosquitofish	<i>Gambusia holbrooki</i>
<i>Birds</i>	
Muscovy Duck*	<i>Cairina moschata</i>
Mallard	<i>Anas platyrhynchos</i>
Mottled Duck	<i>Anas fulvigula</i>
Pied-billed Grebe	<i>Podilymbus podiceps</i>
Anhinga	<i>Anhinga anhinga</i>
Great Blue Heron	<i>Ardea herodias</i>
Great Egret	<i>Ardea alba</i>

White Ibis	<i>Eudocimus albus</i>
Black Vulture	<i>Coragyps atratus</i>
Turkey Vulture	<i>Cathartes aura</i>
Osprey	<i>Pandion haliaetus</i>
Red-Shouldered Hawk	<i>Buteo lineatus</i>
Red-Tailed Hawk	<i>Buteo jamaicensis</i>
Sandhill Crane	<i>Grus canadensis</i>
Mourning Dove	<i>Zenaida macroura</i>
Belted Kingfisher	<i>Megaceryle alcyon</i>
Red-bellied Woodpecker	<i>Melanerpes carolinus</i>
Downy Woodpecker	<i>Picoides pubescens</i>
Red-Eyed Vireo	<i>Vireo olivaceus</i>
Blue Jay	<i>Cyanocitta cristata</i>
Tufted Titmouse	<i>Baeolophus bicolor</i>
Carolina Wren	<i>Thryothorus ludovicianus</i>
Blue-Gray Gnatcatcher	<i>Polioptila caerulea</i>
Brown Thrasher	<i>Toxostoma rufum</i>
Northern Mockingbird	<i>Mimus polyglottos</i>
Common Yellowthroat	<i>Geothlypis trichas</i>
American Redstart	<i>Setophaga ruticilla</i>
Northern Parula	<i>Setophaga americana</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
Common Grackle	<i>Quiscalus quiscula</i>
<b>* designates exotic invasive species</b>	

**Appendix D: Seminole County Zoning and  
Comprehensive Plans Sections Referred to  
In This Plan**

# Appendix E: Cost Estimates