



Welcome To The Rolling Hills Information Meeting

October 23, 2018

FUTURE HOME OF

ROLLING
HILLS
PARK



Welcome & Introductions

- ▶ Phase I – Current Activities
- ▶ Phase II – Florida Communities Trust (FCT)
Required Park Development
- ▶ Phase III – The Future

Questions, Input & Comments

Phase I – Current Activities

1. Property Maintenance
2. Cleanup & Assessment Activities
3. Environmental Remediation

Timeline of Initial Events

| | |
|---|---------------------------|
| Closed on Property | 9:30 am Friday, August 31 |
| Secured Signs, Tee Markers, Locks, etc. | Friday, August 31 |
| Mowing Begins | Friday, August 31 |
| Begin "Unwrapping" Structures | Tuesday, Sept. 4 |
| Dead Tree Removal / Safety Issues | Tuesday, Sept. 4 |

Mowing Frequency – Calendar Year

JAN

1

FEB

1

MAR

2

APR

3

MAY

4

JUN

4

JUL

4

AUG

4

SEP

4

OCT

3

NOV

2

DEC

1

33 Total Mow Cycles

Photo: Sept. 25, 2018

Lake Maintenance & Timeline

- Shoreline Brush and Grasses Maintenance - Monthly
- Algae Treatment and Management - Monthly
- Submersed Vegetation Management – As Needed



Phase I – Current Activities

▶ Property Maintenance – Duration Annual Contracts

- Mowing: 33 Cycles Per Year
- Lake Management: Monthly

▶ Cleanup & Assessment

Property Address:
1749 Art Hagan Place
Longwood, FL 32750

Cleanup & Assessment



Approx. Scale in Feet
0 200' 400'
September 12, 2018





Cleanup & Assessment

- Existing Structures
- Infrastructure
- Physical Environment

Photo: Oct. 12, 2018

Existing Structures



Photo: Oct. 12, 2018

Infrastructure

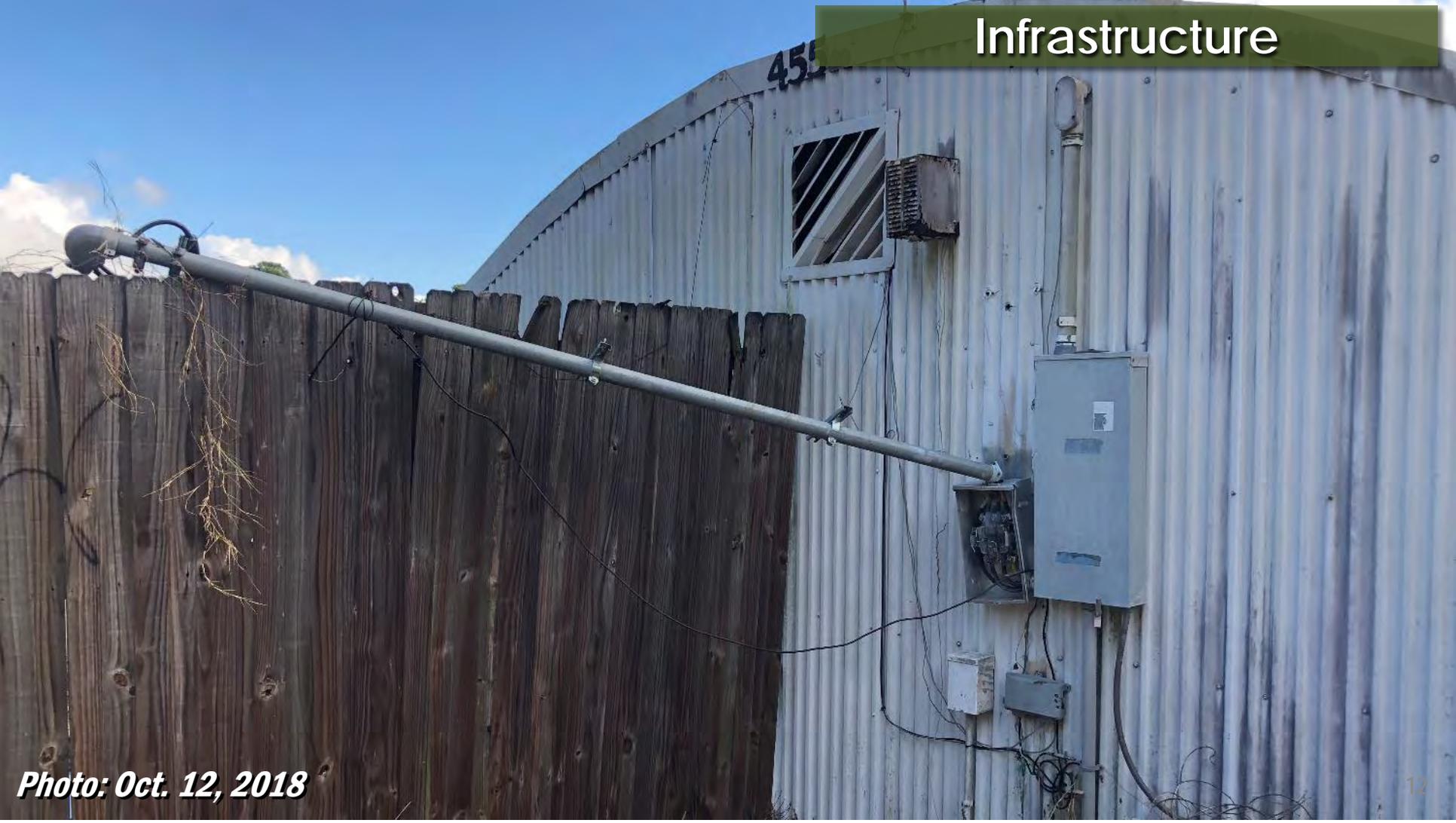


Photo: Oct. 12, 2018

Infrastructure



Photo: Oct. 12, 2018

Physical Environment



Photo: Oct. 12, 2018

Physical Environment



Photo: Sept. 25, 2018

Physical Environment



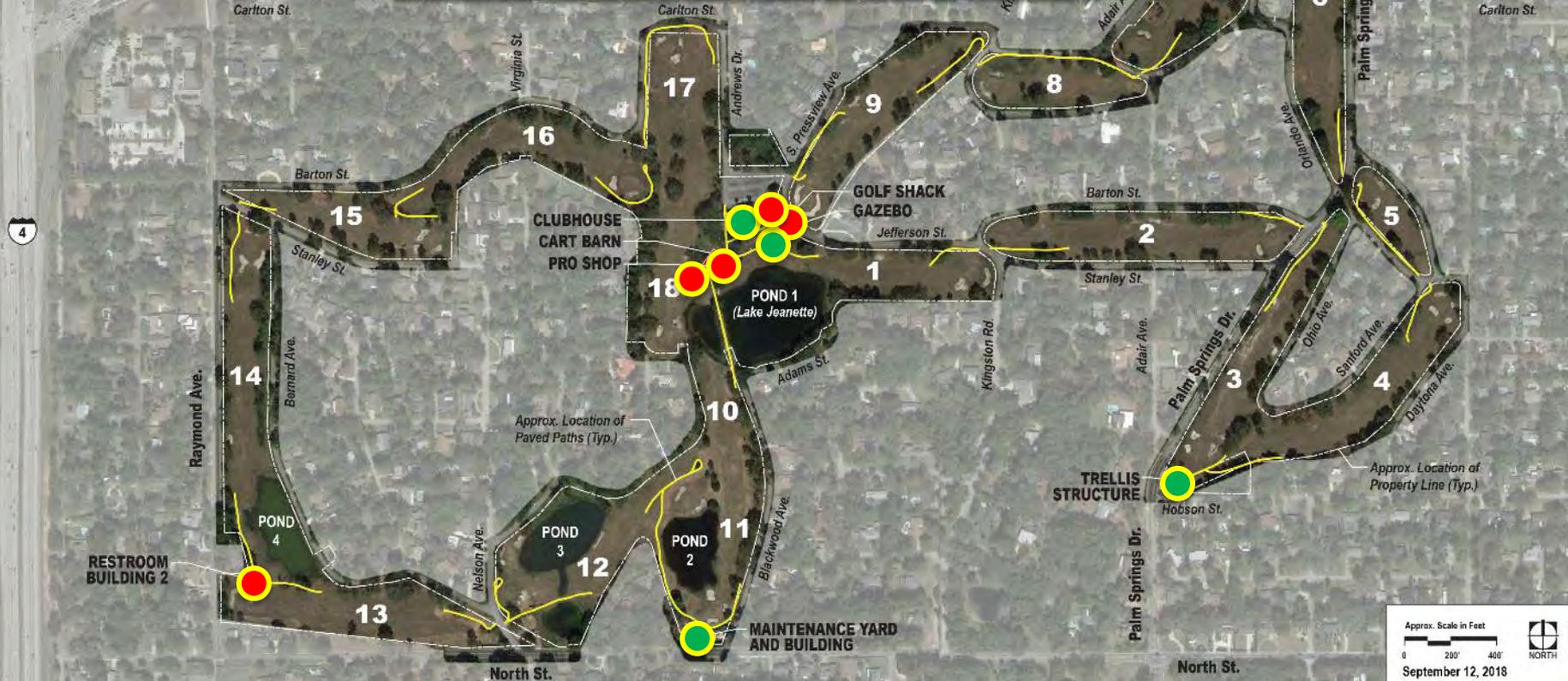
Photo: Oct. 12, 2018

Property Address:
1749 Art Hagan Place
Longwood, FL 32750

Existing Structures

● Potential Demolition

● Potential Refurbishment



Clubhouse Building



Photo: Oct. 12, 2018

Clubhouse Building

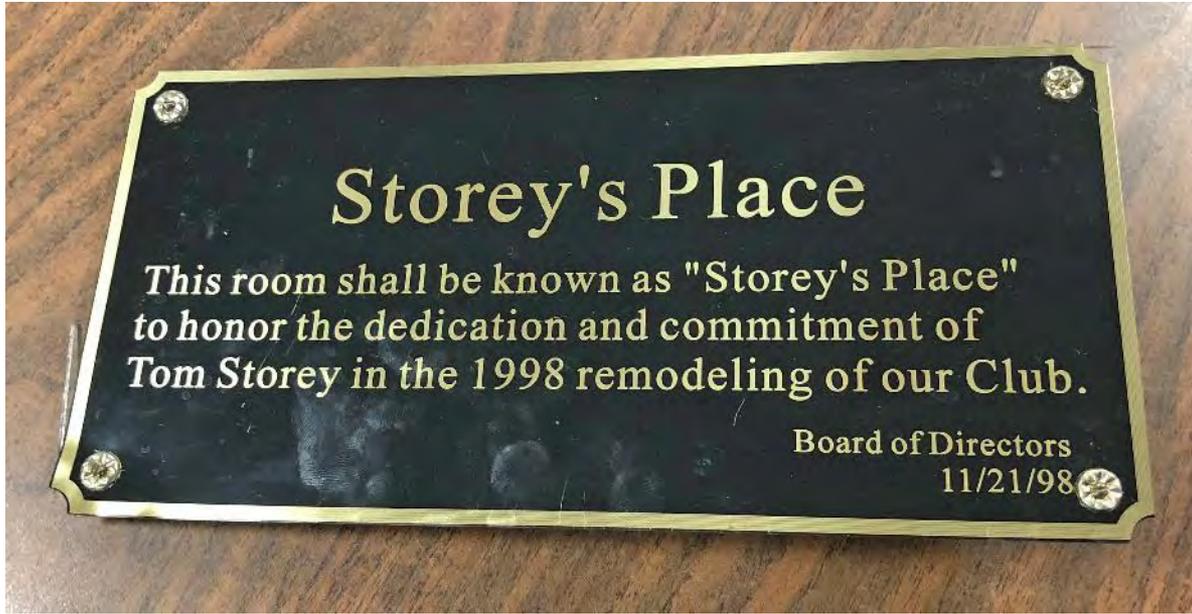


Photo: Sept. 21, 2018

Clubhouse Building



Photo: Sept. 14, 2018









Phase I – Current Activities

▶ Property Maintenance – Duration Annual Contracts

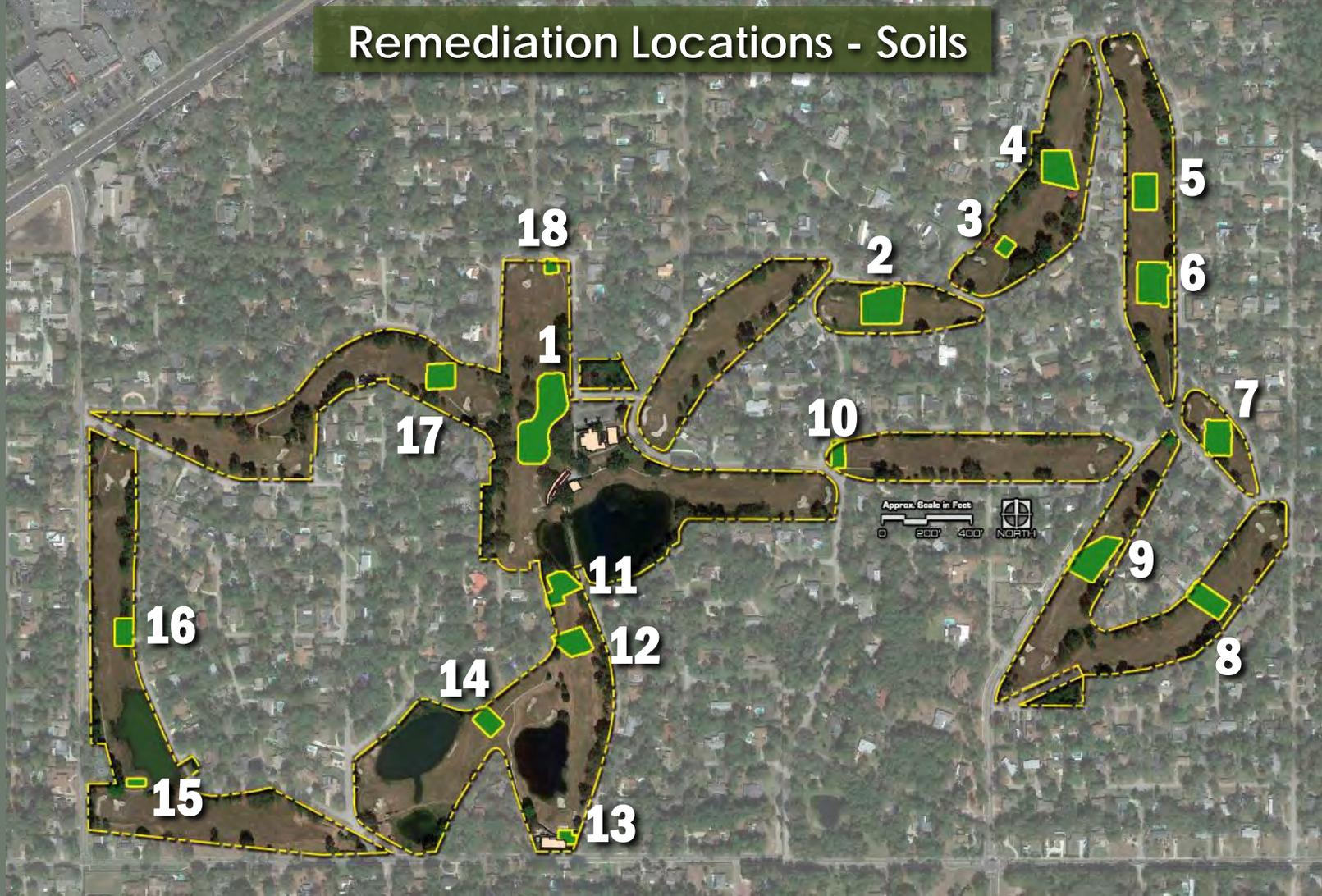
- Mowing: 33 Cycles Per Year
- Lake Management: Monthly

▶ Cleanup & Assessment – Duration Through Spring 2019

- Existing Structures
- Infrastructure
- Physical Environment

▶ Environmental Remediation

Remediation Locations - Soils



Remediation - Groundwater

| Location | Date | Depth to Water feet | Concentration ug/L |
|----------|------------|------------------------|-----------------------|
| MW-MA1 | 4/18/2017 | 17.26 | 0.020 U |
| MW-MA1 | 12/21/2017 | 7.7 | 0.0075 U |
| MW-MA2 | 4/18/2017 | 11.7 | 0.041 |
| MW-MA7 | 12/22/2017 | 8.4 | 0.0077 U |
| MW-MA3 | 4/18/2017 | 11.59 | 0.031 |
| MW-MA3 | 12/21/2017 | 6.78 | 0.025 U |
| MW-MA4 | 4/18/2017 | 11.14 | 0.020 U |
| MW-MA5 | 4/18/2017 | 10.43 | 0.036 |
| MW-MA5 | 12/21/2017 | 5.37 | 0.0075 U |
| MW-MA6 | 4/18/2017 | 9.64 | 0.074 |
| MW-MA6 | 12/21/2017 | 4.77 | 0.234 |
| MW-MA7 | 4/18/2017 | 13.69 | 0.020 U |
| MW-MA7 | 12/21/2017 | 8.81 | 0.0075 U |
| MW-MA8R | 4/18/2017 | 15.32 | 0.35 |
| MW-MA8R | 8/2/2017 | 12.8 | 0.139 |
| MW-MA8R | 12/22/2017 | 0.57 | 0.074 U |
| MW-MA9D | 8/18/2017 | 11.14 | 0.020 U |
| MW-MA10 | 8/17/2017 | 13.82 | 0.0075 U |
| MW-MA10 | 12/22/2017 | 13.52 | 0.35 |
| MW-MA11 | 8/2/2017 | 12.28 | 0.411 |
| MW-MA11 | 11/8/2017 | 9.75 | 0.0075 U |
| MW-MA11 | 12/22/2017 | 11.04 | 0.0556 |
| MW-MA12 | 8/2/2017 | 8.82 | 0.0075 U |
| MW-MA12 | 12/21/2017 | 8.50 | 0.031 U |
| MW-MA13 | 8/2/2017 | 6.15 | 0.0504 |
| MW-MA13 | 12/21/2017 | 5.19 | 0.196 |
| MW-MA14 | 8/2/2017 | 7.55 | 0.0075 U |
| MW-MA14 | 12/21/2017 | 5.43 | 0.0075 U |
| MW-MA15 | 8/2/2017 | 9.16 | 0.0029 U |
| MW-MA15 | 12/22/2017 | 7.1 | 0.0075 U |
| MW-MA16 | 04/25/2017 | 9.73 | 0.030 U |
| MW-MA16 | 12/22/2017 | 10.59 | 0.043 U |
| MW-MA17 | 04/25/2017 | 7.58 | 0.0075 U |
| MW-MA17 | 12/22/2017 | 9.5 | 0.0158 U |
| MW-MA18 | 10/25/2017 | 2.4 | 0.0571 |
| MW-MA18 | 11/8/2017 | 2.86 | 0.071 U |
| MW-MA18 | 12/21/2017 | 4.13 | 0.366 |
| MW-MA19 | 10/25/2017 | 2.12 | 0.029 U |
| MW-MA19 | 12/21/2017 | 3.85 | 0.041 U |
| MW-MA20 | 3/8/2018 | 13.23 | 0.073 |
| MW-MA21 | 2/20/2018 | 5.26 | 0.034 |
| MW-MA22 | 2/20/2018 | 5.89 | 0.034 |
| MW-MA23 | 2/20/2018 | 6.5 | 0.026 |
| MW-MA24 | 3/7/2018 | 8.18 | 0.020 U |
| MW-MA25 | 2/20/2018 | 17.98 | 0.007 |
| MW-MA26 | 2/20/2018 | 9.58 | 0.79 |
| MW-MA27 | 3/8/2018 | 17.4 | 0.0021 U |
| MW-MA28 | 3/8/2018 | 5.6 | 0.078 |
| GCTL | | | 0.027 |
| NADC | | | 0.2 |

The qualifier "U" denotes the reported value is between the MDL and the PQL.
 exceeds GCTL

Legend

- Site Location
- Monitoring Well Sample Location (##Concentration in ug/L)

ESciences
 8500 NE 13th St, #2000
 Ft. Lauderdale, FL 33308
 Phone: 407-481-1500
 Fax: 407-481-0927

PROJECT NUMBER: 1-1561-G-2

DRAWN BY: LG
 CHECKED BY: SC

Rolling Hill Golf Course
 1749 Art Hagan Place
 Maintenance Area
 Seminole County, FL

Monitoring Well Locations

SCALE: 1" = 30'

DATE: 02/20/2018

FIGURE 1



Phase I – Current Activities Summary

▶ Property Maintenance – Duration Annual Contracts

- Mowing: 33 Cycles Per Year
- Lake Management: Monthly

▶ Cleanup & Assessment – Duration Through Spring 2019

- Existing Structures
- Infrastructure
- Physical Environment

▶ Remediation:

Soils: Begins **October 22, 2018** – Duration Approx. 60 Days

Water: Bids due **October 24, 2018**

 Begins **Dec/Jan** – Duration Approx. 60 Days



PHASE II – What's Next?

Phase II - Initial Park Development

▶ FCT Grant Conversion Process Next Steps:

- FCT Board Meeting – Nov. 29, 2018
- Approval of Grant Transfer Agreement

Conceptual Master Plan

PHASE I PROGRAM

- 1 Nature Trail
- 2 Picnic Pavilion
- 3 Recognition Sign
- 4 Interpretive Signs
- 5 Parking Area
- 6 Bicycle Parking Stands
- 7 Pedestrian and Bicycle Access
- 8 Landscape Improvements / Natural Areas

FUTURE PHASED OPPORTUNITIES

PASSIVE PARK ACTIVITIES:

- A Passive Open Space
- B Fishing Dock / Areas
- D Disc Golf / Foot Golf
- G Dog Park

HIGHER INTENSITY PARK ACTIVITIES:

- C Playground Development
- E Gardens (Comm., Butterfly, Flowers)
- F Sand Volleyball

- 7 Proposed Pedestrian Entrance
 - Information Kiosk w/ Map
 - Environmental Education Info.
 - Bicycle Parking Stands

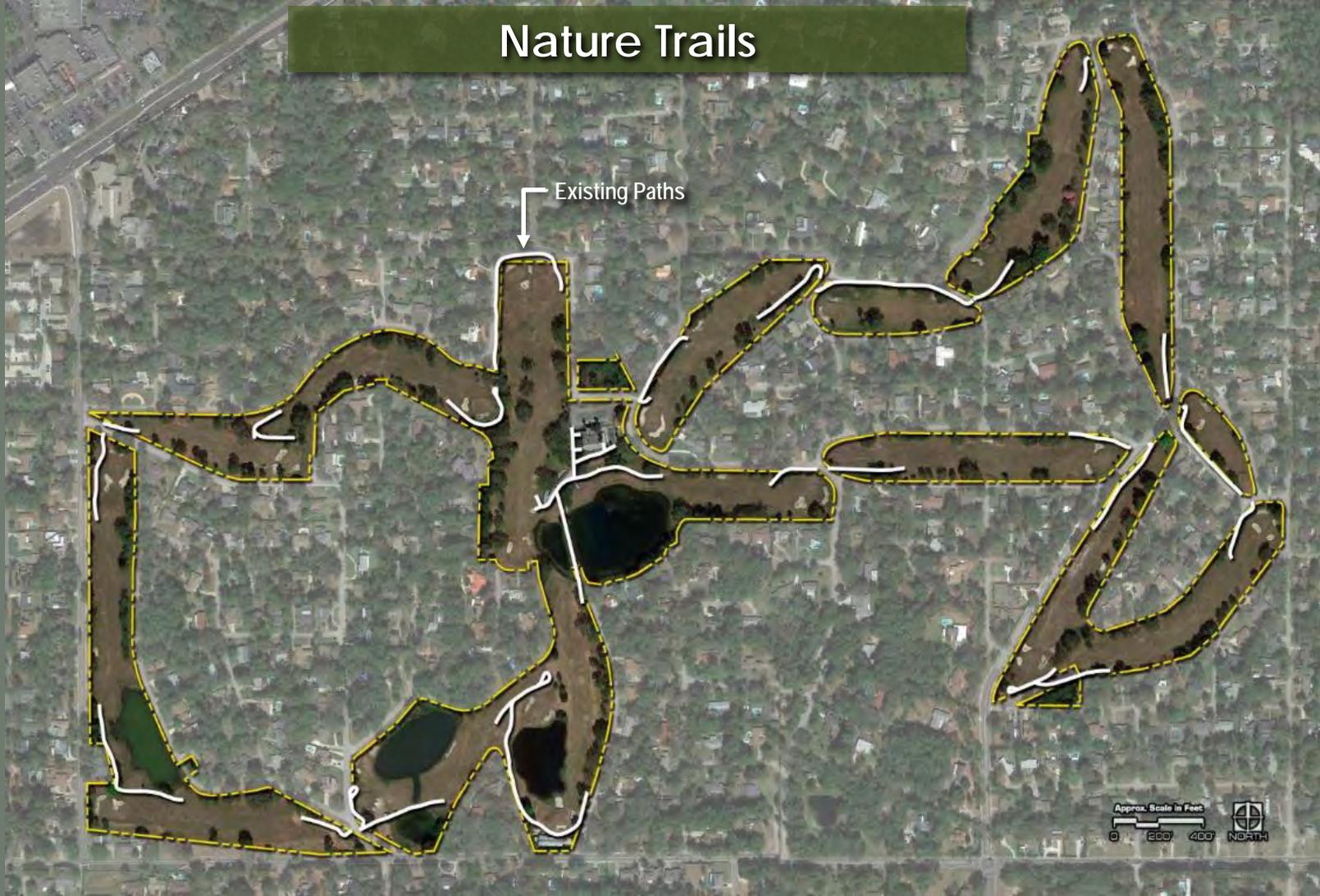


Approx. Scale in Feet

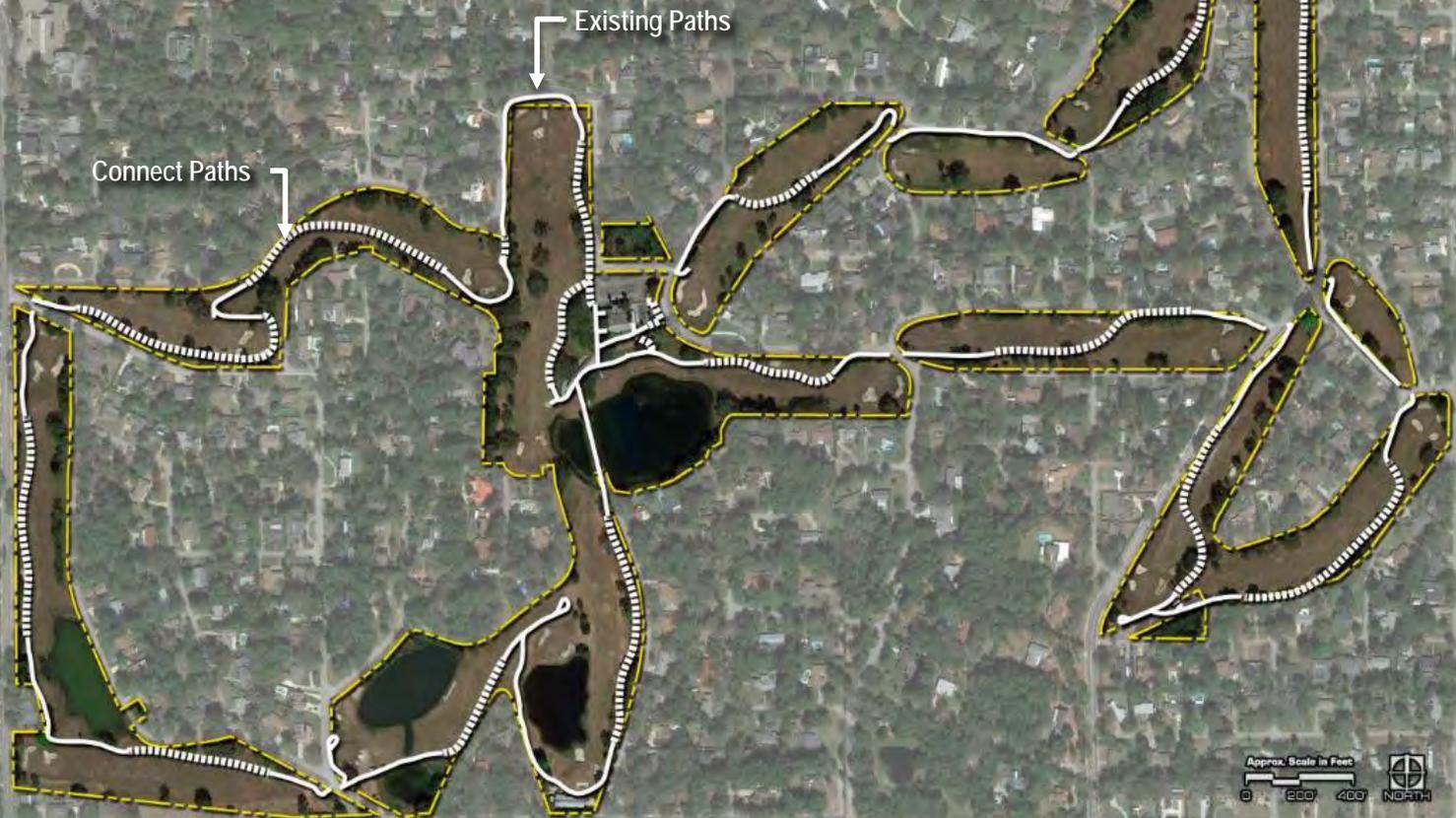
0 200' 400'

Revised July 5, 2017

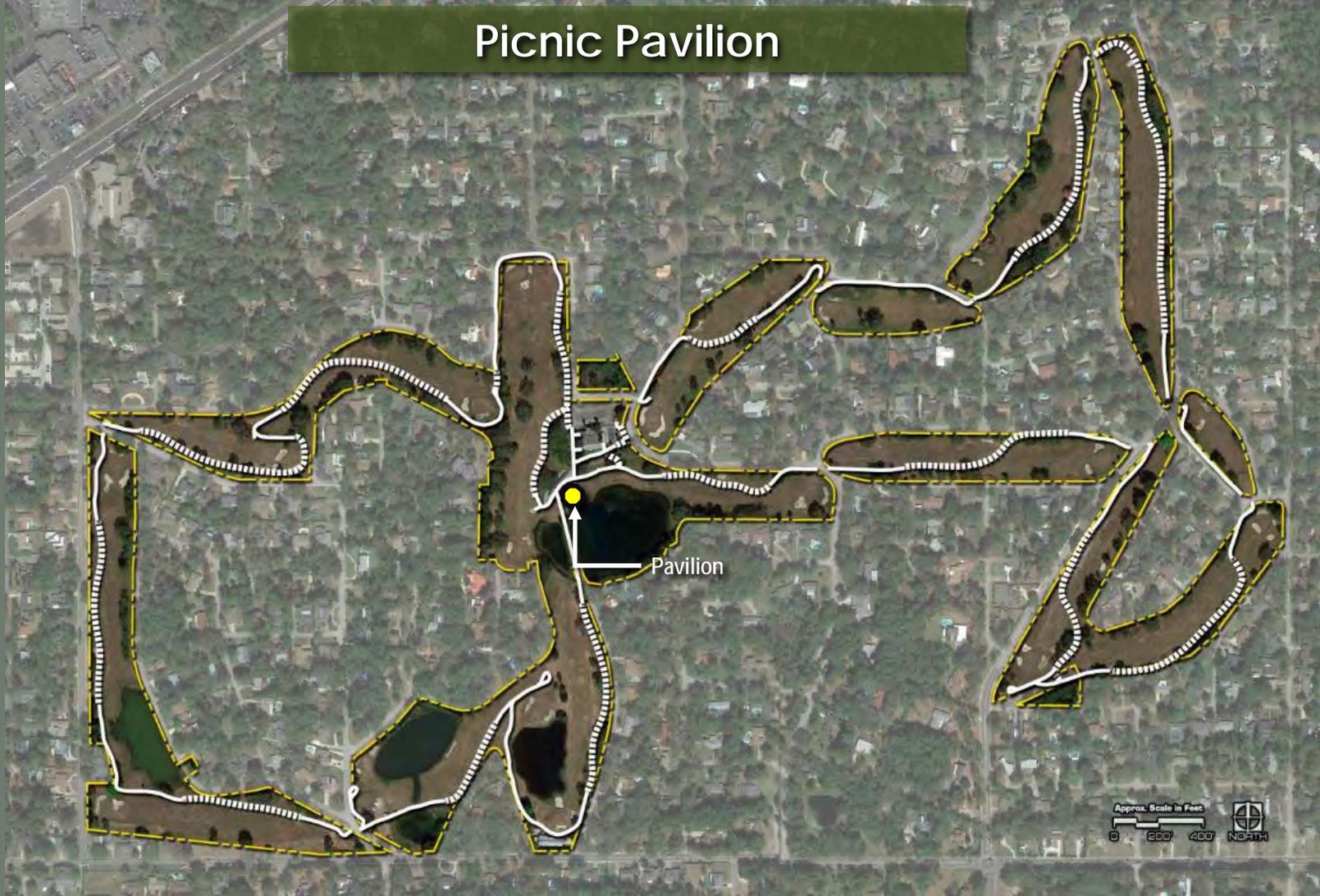
Nature Trails



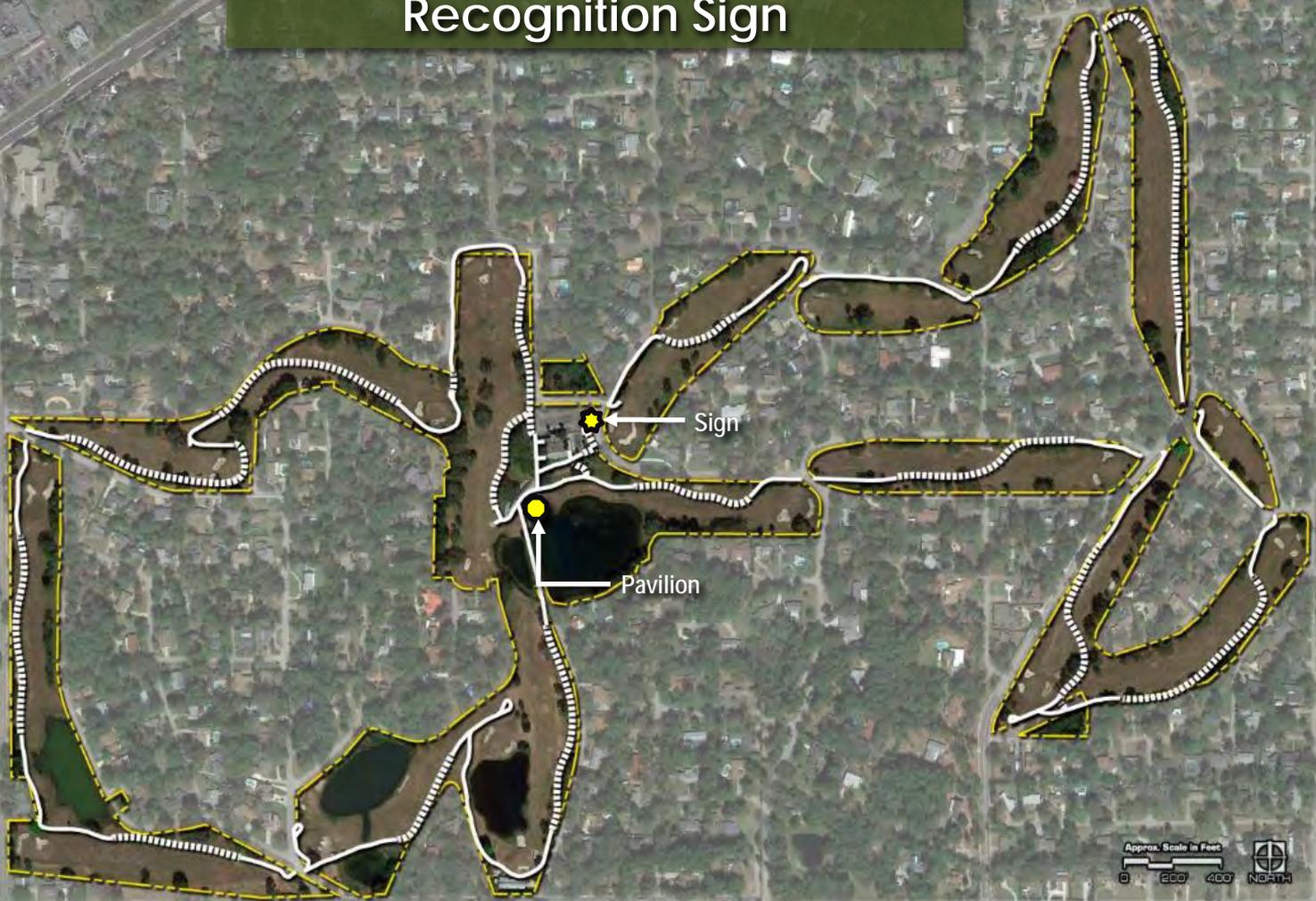
Nature Trails



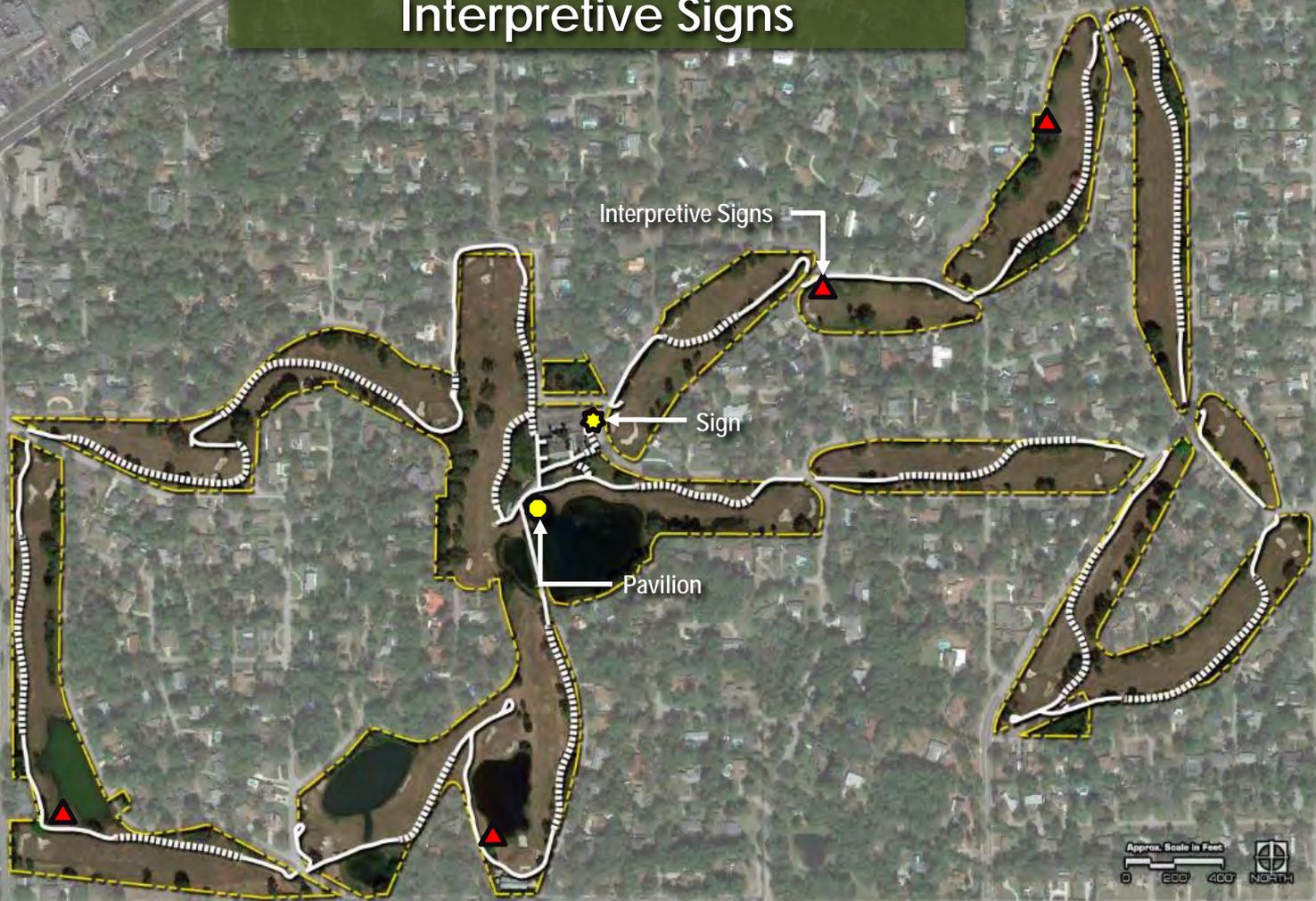
Picnic Pavilion



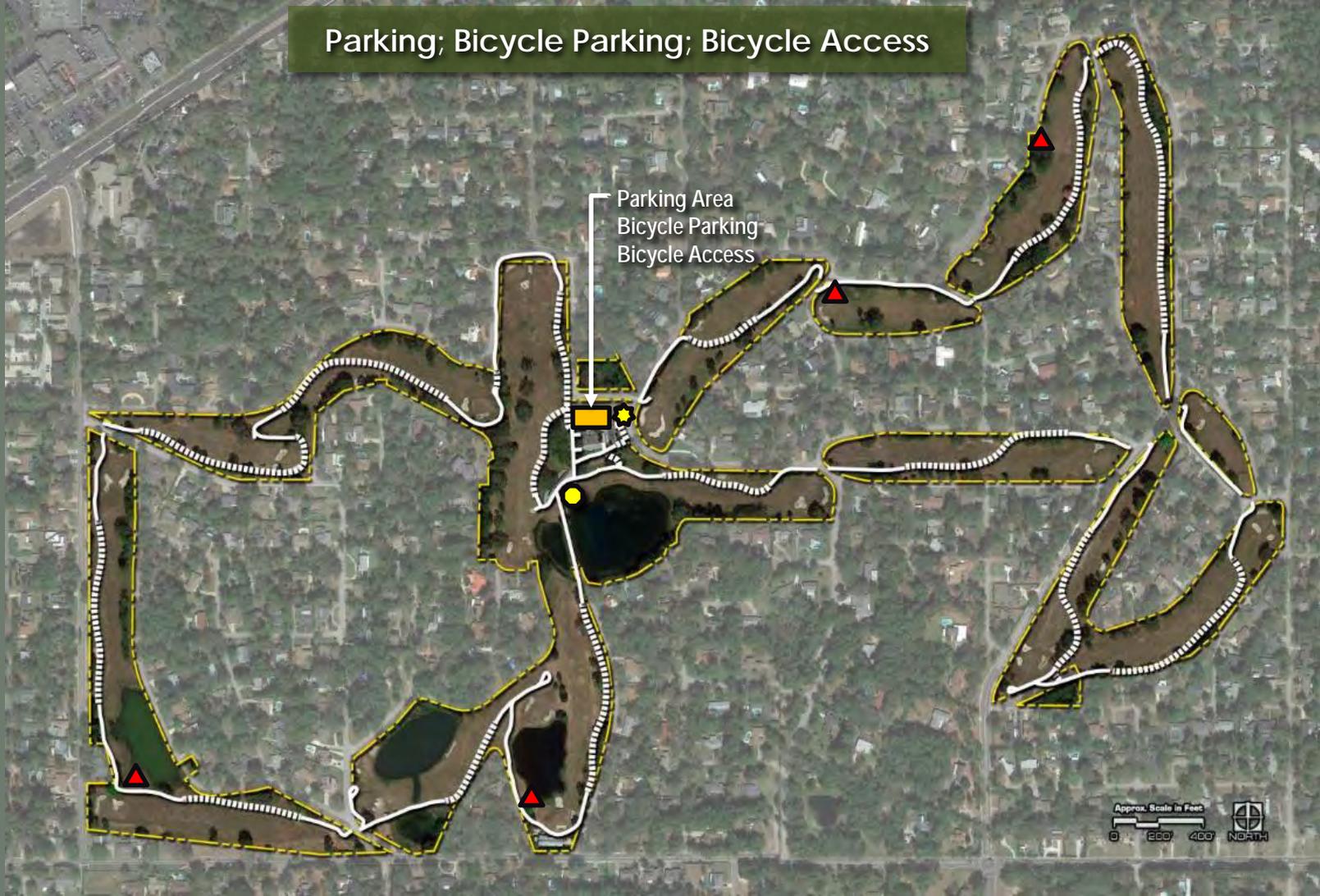
Recognition Sign



Interpretive Signs

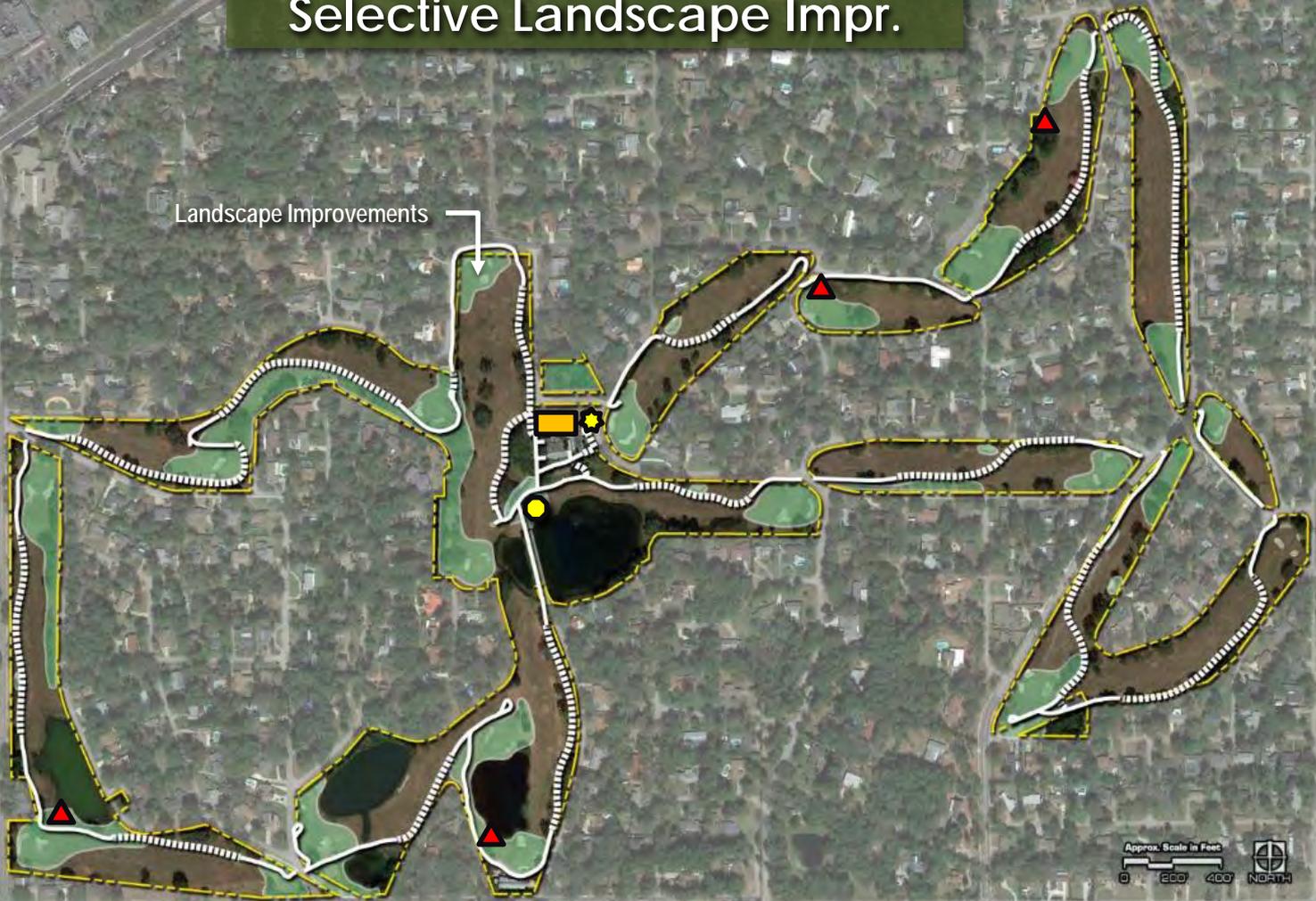


Parking; Bicycle Parking; Bicycle Access



Selective Landscape Impr.

Landscape Improvements



Approx. Scale in Feet
0 200 400 NORTH

Phase II - Initial Park Development Summary

► Initial Park Development:

FCT Development Program:

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

County Park Development Standards:

1. Main Entry Sign
2. Drinking Fountains
3. Kiosk / Welcome Station
4. Wayfinding and Information
5. Picnic Tables
6. Trash Receptacles
7. Grills
8. Park Benches/Seating

► SCHEDULE:

Goal: Initial Outdoor Park Development Grand Opening October 1, 2019



PHASE III – The Future Vision

► Future Park Development Opportunities:

- A. Fishing Platform & Programs
- B. Disc Golf / Foot Golf
- C. Gardens (Community, Butterfly, Flowers)
- D. Sand Volleyball
- E. Driving Range
- F. Dog Park
- G. Tree Planting Program
- H. Playground
- I. Community Building

*Driven By
Partnerships,
Sponsorships &
Community
Involvement*

Fishing Platform / Pier



Disc Golf

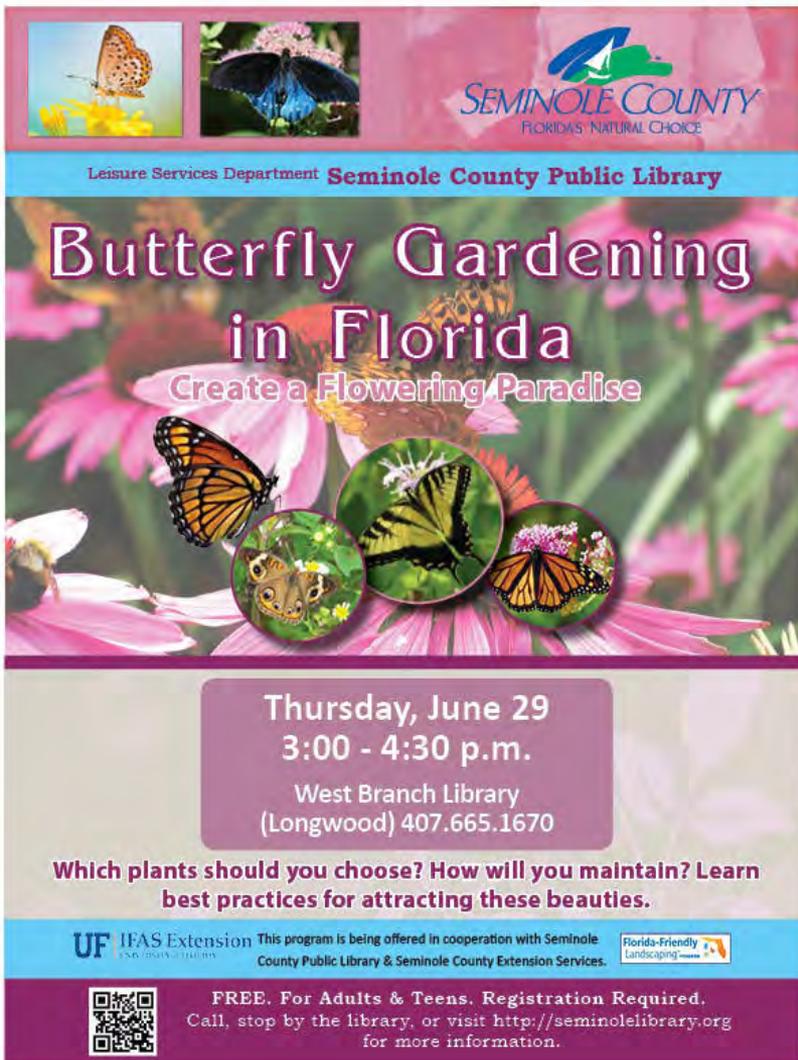


For More Information: www.discgolf.com

Foot Golf



For More Information:
www.footgolf.us







Leisure Services Department **Seminole County Public Library**

Butterfly Gardening in Florida

Create a Flowering Paradise





Thursday, June 29
3:00 - 4:30 p.m.
 West Branch Library
 (Longwood) 407.665.1670

Which plants should you choose? How will you maintain? Learn best practices for attracting these beauties.


 This program is being offered in cooperation with Seminole County Public Library & Seminole County Extension Services.
 


FREE. For Adults & Teens. Registration Required.
 Call, stop by the library, or visit <http://seminolelibrary.org> for more information.

Gardens



UF | IFAS Extension
UNIVERSITY of FLORIDA

For More Information: <https://ifas.ufl.edu>

Sand Volleyball



Dog Park



THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

PAW PARK VILLAGE - SANFORD

MASTER PLAN

04.23.2015



Driving Range



Playground



Community Building



Phase III - Future Vision Summary

► Future Park Development Opportunities:

- A. Fishing Platform & Programs
- B. Disc Golf / Foot Golf
- C. Gardens (Community, Butterfly, Flowers)
- D. Sand Volleyball
- E. Driving Range
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- G. Tree Planting Program
- H. Playground
- I. Community Building

*Driven By
Partnerships,
Sponsorships &
Community
Involvement*

FUTURE HOME OF

ROLLING HILLS PARK



For more information, call 407-665-2001 or go to
www.SeminoleCountyFL.gov/RollingHills

