

Rolling Hills Agenda Items

Board of County Commissioners Meeting
January 27, 2026

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Outline / Agenda

1. Guaranteed Maximum Price (GMP) Overview
2. Budget Amendment Request (BAR) Summary
3. Ordinance Establishing the Rolling Hills Groundwater Monitoring District
4. Authorization to Execute the Final Version of the Declaration of Restrictive Covenant
5. Staff Recommendations and Motions

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PHASE 1 Approved Master Plan – October 2021



Passive Park Program

1. Multipurpose Paved Trail (Approx. 4.0 Miles)
2. Landscaping and Earthwork
3. Bridges, Terraces, ADA
4. Pavilions
5. Pier Overlook
6. Secondary Pathways
7. Site Furnishings
8. Parking Renovations and Access
9. Tree Canopy and Landscape
10. Gateways and Signage
11. FCT Grant Requirements

Project Timeline Overview

2022: Design Consultants: GAI, HDR, CPH

- Initiated Design/Bid/Build Design Process
- Extensive Public Input Meetings and Workshops through 2024

2024: Adjustments To Project Design/Scope

- Playground Relocation Then Removal to Future Phase
- Roadway/Stormwater Developments & Revisions
- Further Refined Coordination Between Projects

2025: CMAR Selection of Collage, Inc.

- Public Meeting: September 25, 2025
- 90% GMP Submittal: October 31, 2025
- 100% GMP Submittal: November 19, 2025

Guaranteed Maximum Price (GMP) Summary

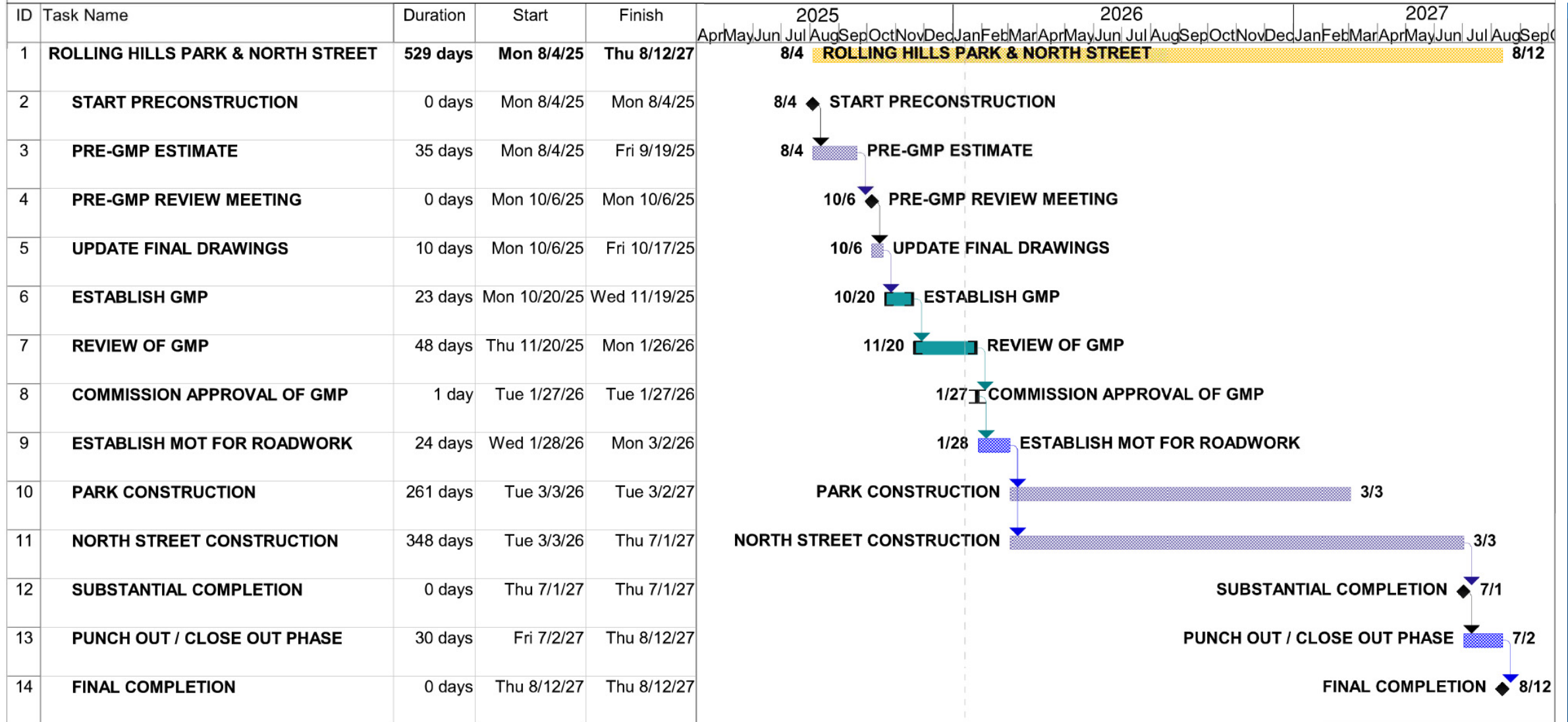
TOTAL PROJECT COST SUMMARY

Community Park	\$	11,651,684
Roadway Improvements	\$	6,586,130
Roadway Utilities	\$	2,122,410
GRAND TOTAL	\$	20,360,224

The grand total cost represents 71% of local Seminole County business participation.

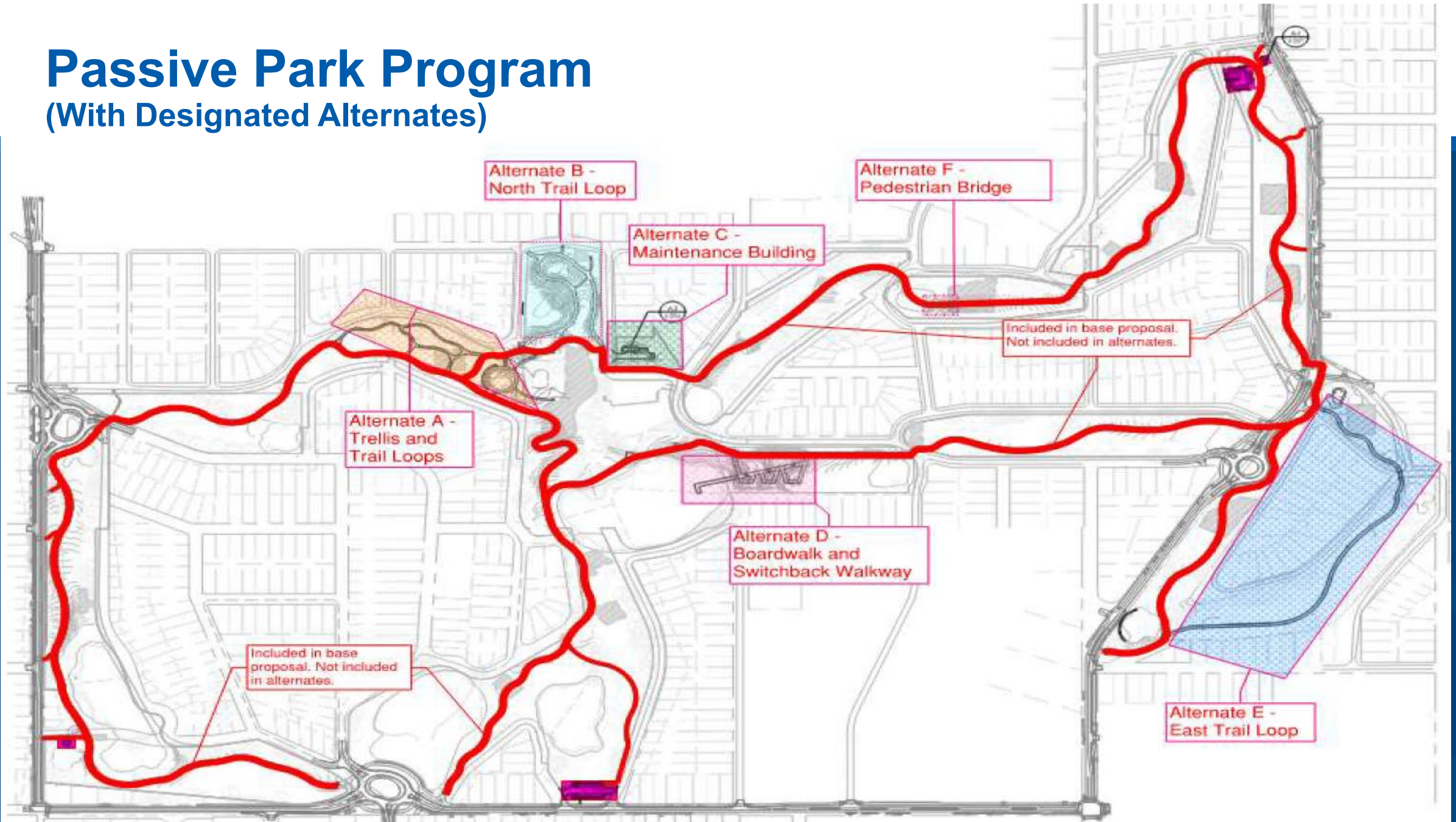
PS-6034-24/RTB CONSTRUCTION MANAGER AT RISK (CMAR) ROLLING HILLS PARK AND NORTH STREET ROADWAY GMP Project Schedule

January 14, 2026

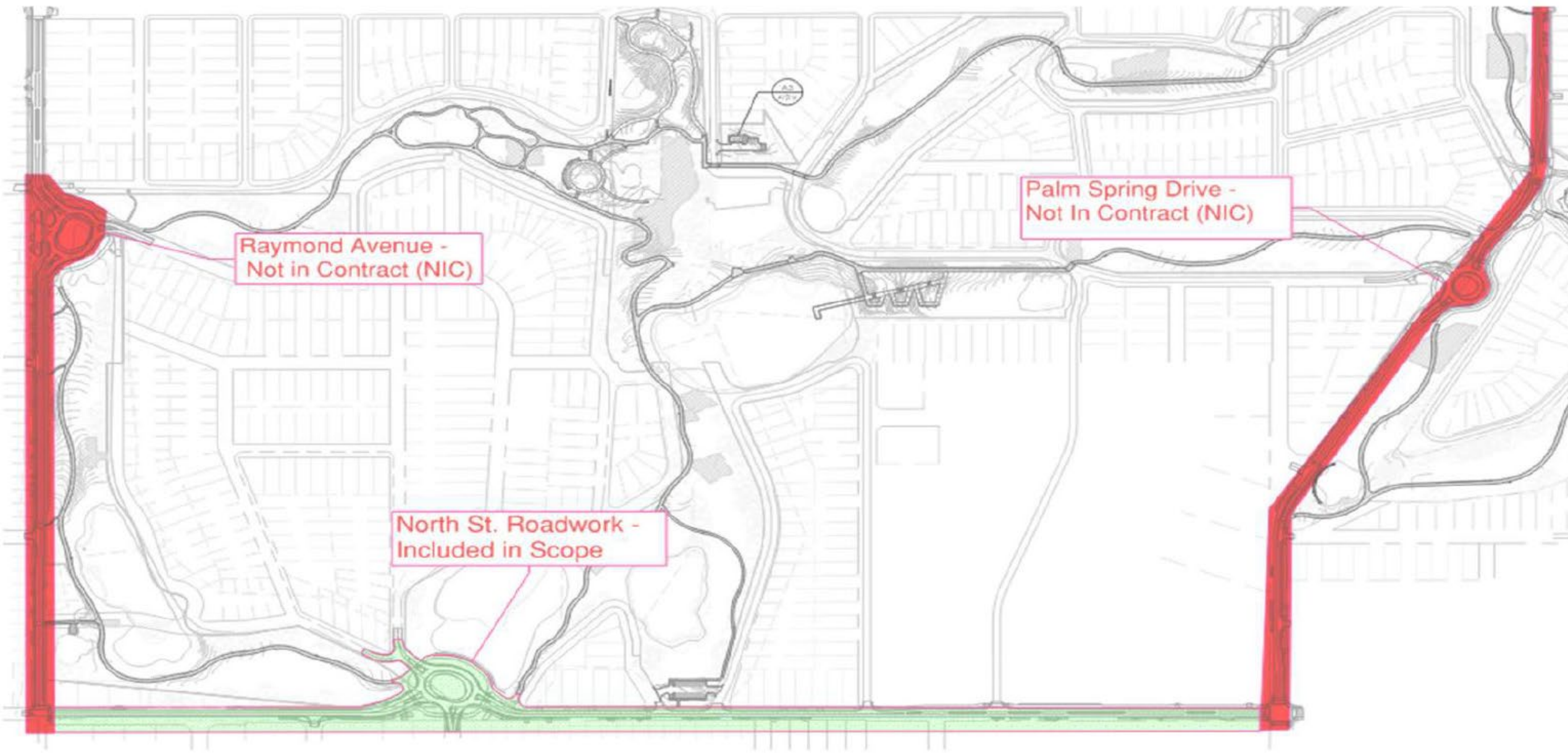


Passive Park Program

(With Designated Alternates)



Neighborhood Infrastructure (North Street, Utilities)



Value Engineering & Scope Adjustments Summary

Line	Description	
<i>Project Alternates Scope</i>		
1	Alternate A (Trellis & Trails Loops)	
2	Alternate B (North Trail Loop)	
3	Alternate C (Maintenance Building)	
4	Alternate D (Boardwalk & Switchback Walkway)	
5	Alternate E (East Trail Loop)	
6	Alternate F (Pedestrian Bridge)	
<i>Project Value Engineering</i>		
7	Alternate B (North Trail Loop) Exclusion	
8	Alternate C (Maintenance Building) Exclusion	
9	Alternate F (Pedestrian Bridge) Exclusion	
10	Substitute for Prefabricated Pavilions	
11	Bicycle Grab Bar Specification Revision	
12	Irrigation Adjustments - Various	
13	Allowance: Pond Shoreline Stabilization	
14	Trail Base Depth Modification	
15	Parking Area - Asphalt Lifts Specification	
16	Retaining Wall - Revise to Stackable System	
17	Landscape - Reduce Volume(Minor)	
18	Reduce Estimated HDPE Pipe	
19	Adjustment to the Guardrail System in the Park	
Total VE Value		-\$4,208,608

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Infrastructure

1. North Street Reconstruction
2. North Street Traffic Calming
3. Stormwater Improvements Within the Park
4. New Crosswalks on Palm Springs
5. Underground Utilities Relocation
6. Utilities Upgrades to Improve Service and Capacity

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Budget Amendment Request (BAR) Summary

Line	Description	Total
	<i>Summary - Project Costs</i>	
1	Total GMP Project Cost	\$20,360,224
2	Consultant Fees - Construction Phase (NTE)	\$175,000
3	Project Total	\$20,535,224
	<i>Funding Remaining</i>	
4	Rolling Hills Various Account Lines Remaining	\$5,015,210
	<i>Summary - BAR Proposed</i>	
5	Total BAR Request	\$15,520,014

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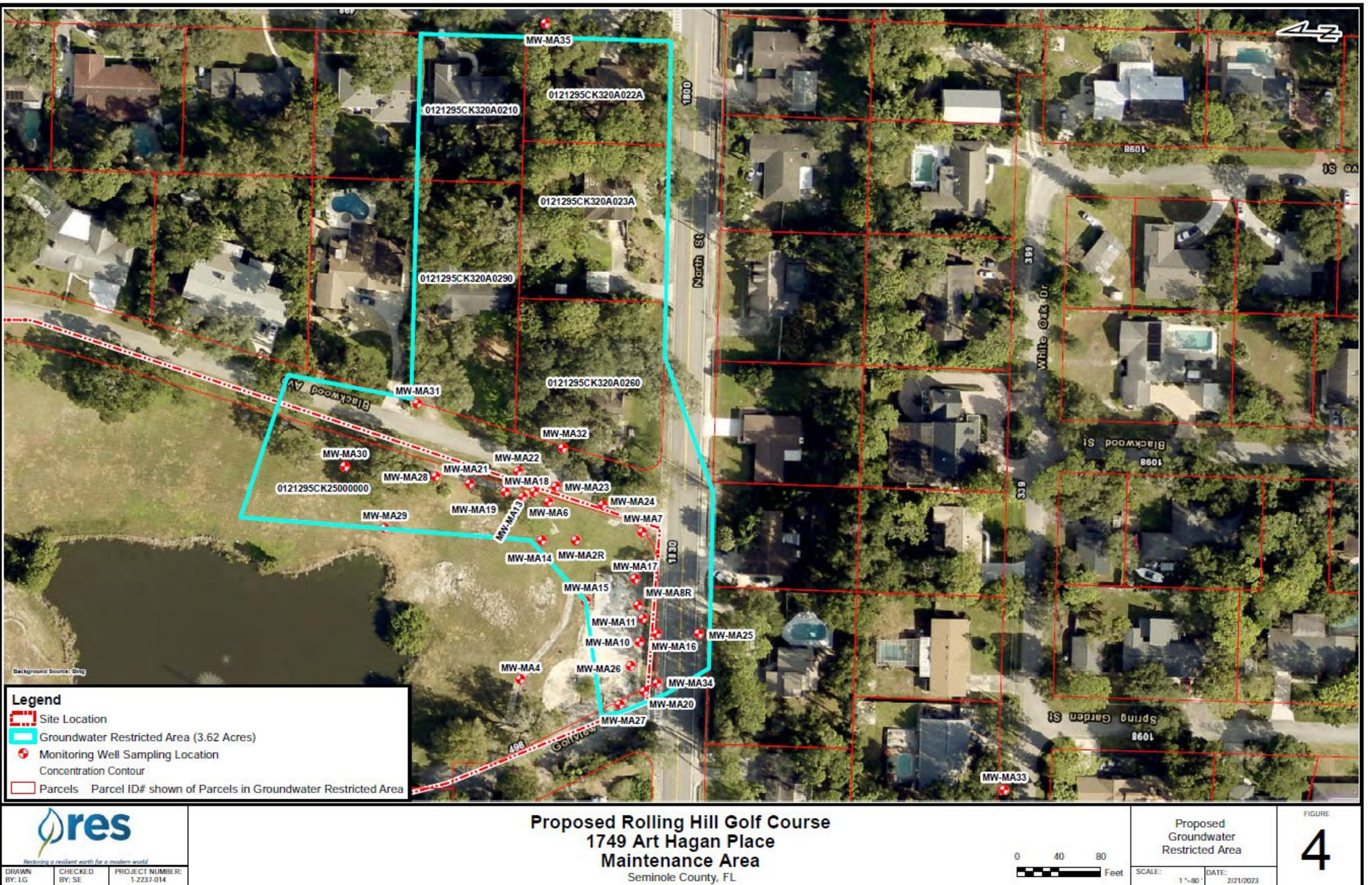
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3. Required Ordinance Adoption

FDEP Requirement for Non-Source Properties

- There are 5 non-source properties
- Ordinance affects only the non-source properties
- Notice was provided to affected property owners, encumbrance holders and SJRWMD
- Rolling Hills Groundwater Monitoring District includes the following state mandated regulatory procedures:
 - Pre-Approval from FDEP for installation of monitoring wells and groundwater wells
 - Submittal of a plan to FDEP for any dewatering activities
 - Submittal of a plan to FDEP for installation of stormwater facilities

RollingHillGolfCourse_Proposed_Groundwater_Restricted_Area_Map.mxd



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4. Restrictive Covenant

FDEP Requirement for Source Property

- Source property is former Rolling Hills Golf Course
- Restrictive Covenant only affects former Rolling Hills GC
- Restrictive Covenant includes the following state mandated regulatory restrictions and engineering controls:
 - Pre-Approval from FDEP for installation of monitoring wells and groundwater wells
 - Submittal of a plan to FDEP for any dewatering activities
 - Submittal of a plan to FDEP for construction, modification, alteration or expansion of stormwater features
 - Soil engineering controls, compliance with approved Engineering Control Maintenance Plan, and restrictions on excavation/construction
 - Must remain PLI and no subdivision without FDEP approval

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5. Staff Recommendations

Approval by the following two motions:

- (1) Motion to approve the GMP and BAR as submitted.
- (2) Motion to approve the Rolling Hills Groundwater Monitoring District Ordinance and authorize the Chairman to execute the final version of the Declaration of Restrictive Covenant and any other instruments required by FDEP for closure of this matter.