

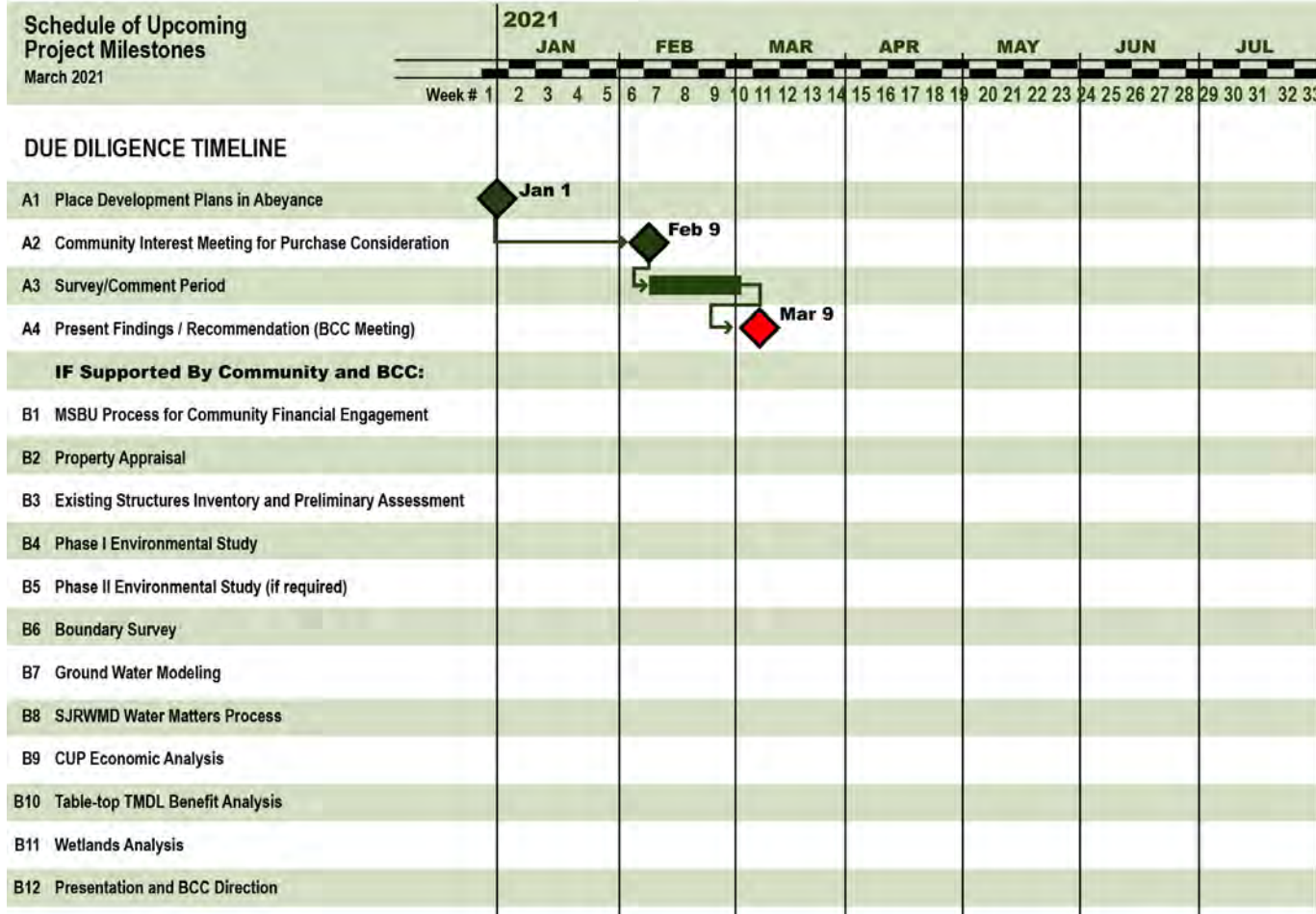


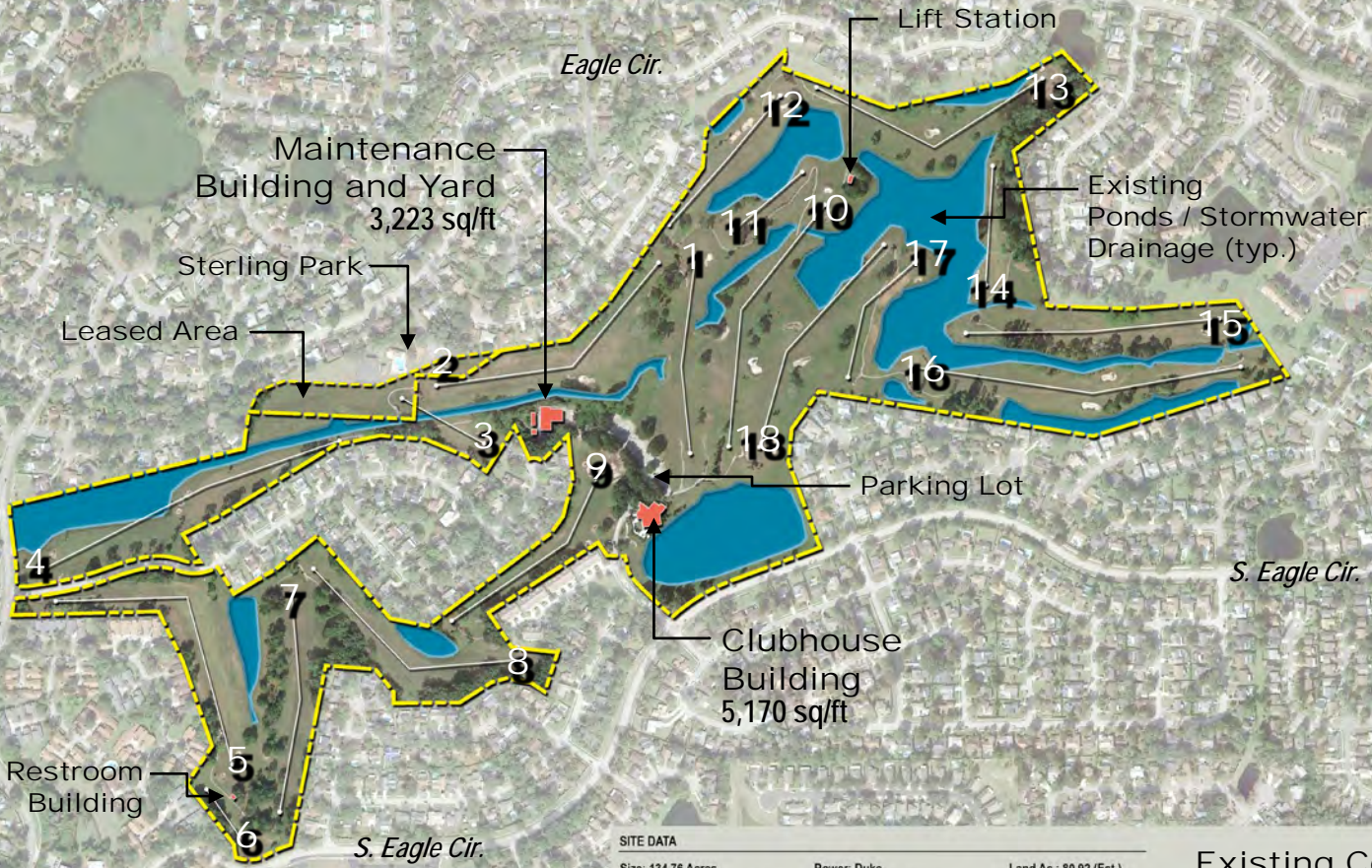
Deer Run Project Update

Board of County Commissioners
Work Session

March 9, 2021

Golf Course Acquisition – Benefit Evaluation Procedure





Eagle Cir.

Sterling Park
Elementary School

SITE DATA

Size: 134.76 Acres
 Address: 300 Daneswood Way
 Winter Springs
 Existing Zoning: PD
 Existing Land Use: PD
 Future Land Use: PD

Power: Duke
 Water: Seminole County
 Sewer: Seminole County
 BCC District 1

Land Ac.: 80.92 (Est.)
 Water Ac.: 53.84 (Est.)
134.7 Ac.

Existing Conditions

Approx. Scale in Feet
 0 200 400
 January 2021



DRAFT

Possible Park Development Scenarios

Initial Park Development Program:

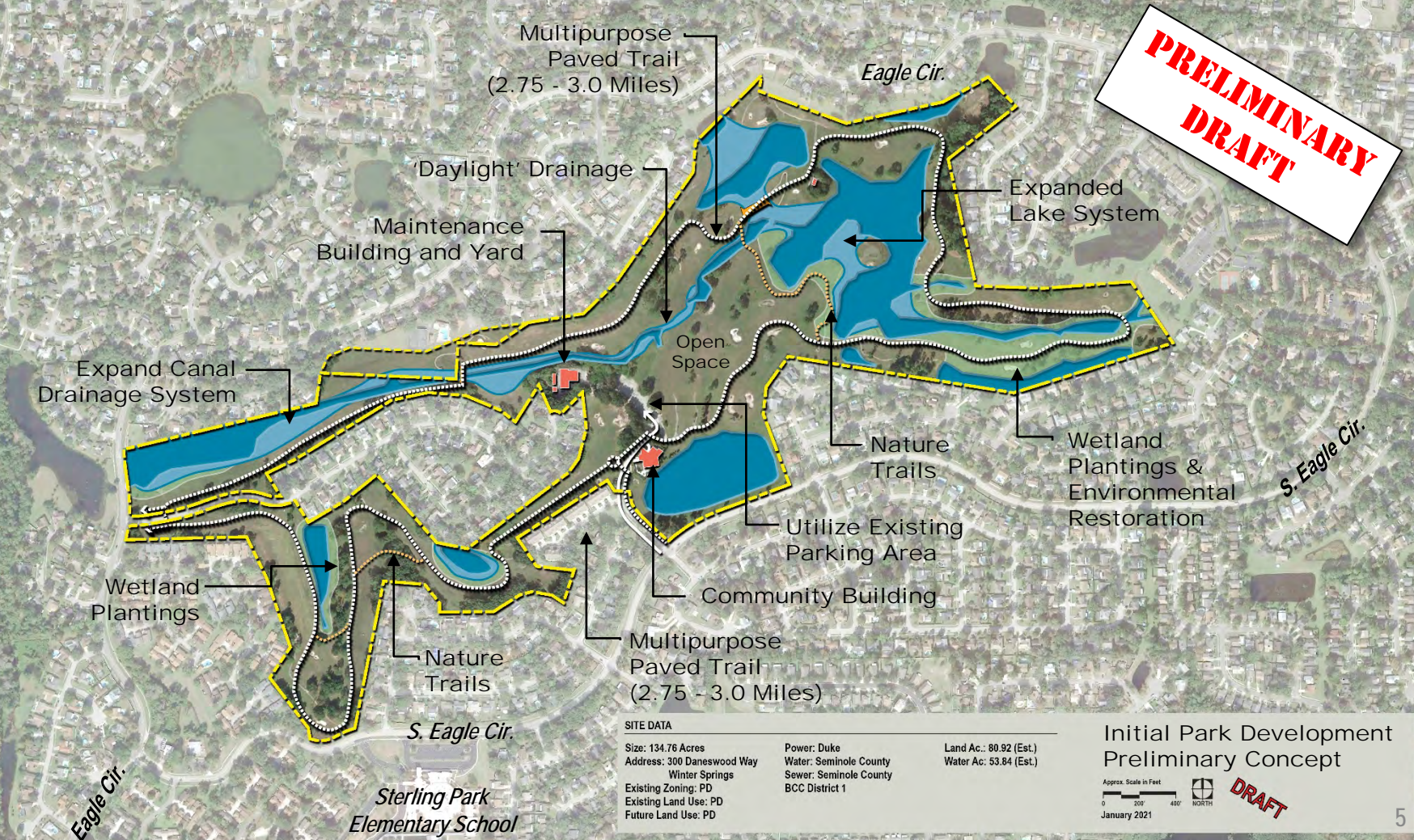
1. Property Stabilization
2. Multipurpose Trail
(Approx. 2.75 - 3.0 Miles)
3. Pedestrian Bridges
4. Community Building
5. Picnic Areas
6. Nature Trails
7. Multipurpose Open Space

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Lakes/Waterways
3. Environmental Restoration
4. Misc. Improvements



**PRELIMINARY
DRAFT**



Multipurpose Paved Trail (2.75 - 3.0 Miles)

Eagle Cir.

'Daylight' Drainage

Expanded Lake System

Maintenance Building and Yard

Open Space

Expand Canal Drainage System

Nature Trails

Wetland Plantings & Environmental Restoration

S. Eagle Cir.

Wetland Plantings

Utilize Existing Parking Area

Community Building

Nature Trails

Multipurpose Paved Trail (2.75 - 3.0 Miles)

S. Eagle Cir.

*Sterling Park
Elementary School*

Eagle Cir.

SITE DATA

Size: 134.76 Acres
Address: 300 Daneswood Way
Winter Springs
Existing Zoning: PD
Existing Land Use: PD
Future Land Use: PD

Power: Duke
Water: Seminole County
Sewer: Seminole County
BCC District 1

Land Ac.: 80.92 (Est.)
Water Ac.: 53.84 (Est.)

Initial Park Development
Preliminary Concept

Approx. Scale in Feet
0 200 400
January 2021



DRAFT

Possible Park Development Scenarios

Initial Park Development Program:

1. Property Stabilization
2. Multipurpose Trail
(Approx. 2.75 - 3.0 Miles)
3. Pedestrian Bridges
4. Community Building
5. Picnic Areas
6. Nature Trails
7. Multipurpose Open Space

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Lakes/Waterways
3. Environmental Restoration
4. Misc. Improvements

Additional Passive Park Development Program:

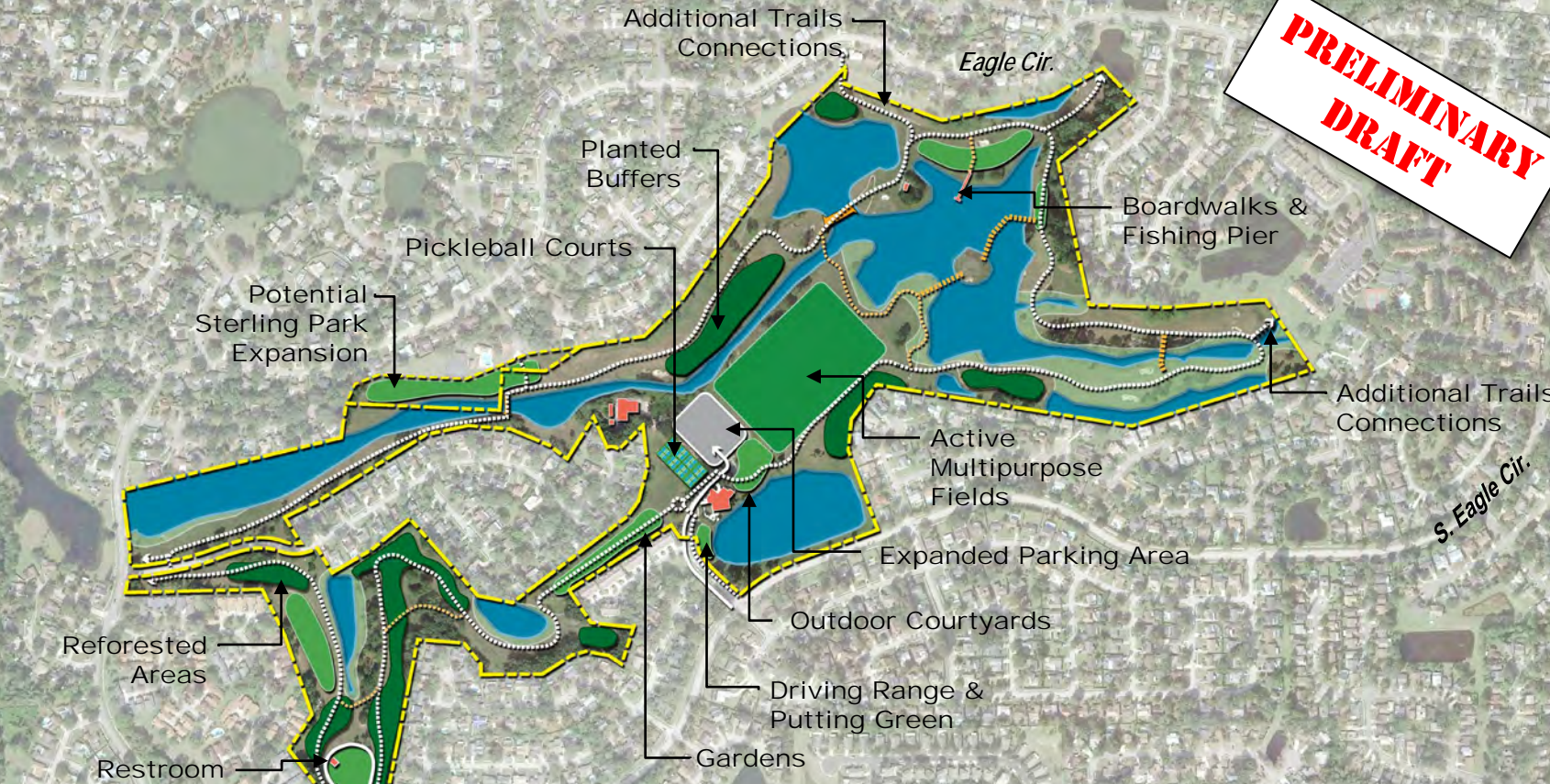
1. Playground Area
2. Restroom Building
3. Exercise Stations
4. Additional Picnic Areas
5. Additional Parking Area
6. Additional Trail
Connections/Gateways
7. Boardwalks, Fishing Pier
8. Reforested Areas
9. Potential Sterling Park Imp.

Active Recreation Development Program:

1. Driving Range/
Putting Green
2. Gardens (Community,
Butterfly, Memorial, etc.)
3. Pickleball Courts
4. Disc Golf
5. Active Multipurpose Fields
6. Expanded Parking
7. Outdoor Courtyard Areas at
Community Building

*Driven By Partnerships,
Sponsorships &
Community Involvement*

**PRELIMINARY
DRAFT**



Restroom
Playground Area
S. Eagle Cir.
**Sterling Park
Elementary School**

SITE DATA

Size: 134.76 Acres
Address: 300 Daneswood Way
Winter Springs
Existing Zoning: PD
Existing Land Use: PD
Future Land Use: PD

Power: Duke
Water: Seminole County
Sewer: Seminole County
BCC District 1

Land Ac.: 80.92 (Est.)
Water Ac.: 53.84 (Est.)

**Additional Development
Scenarios Potential**

Approx. Scale in Feet
0 200 400
January 2021

DRAFT

Potential Projected Costs

Due Diligence Completion (estimated)	\$90,000
---	-----------------

Appraisals, MSBU Process, Survey, Structures Assessment
SJRWMD Water Matters Process, Wetlands Modeling, CUP Analysis,
TMDL Benefits Analysis

Property Acquisition	\$7,000,000*
-----------------------------	---------------------

Environmental Remediation (if needed)	TBD / Unknown
--	----------------------

Property Maintenance – Year One (grounds only)	\$225,000
---	------------------

SUBTOTAL (Estimated)	\$7,315,000
-----------------------------	--------------------

* = ACTUAL ANTICIPATED PROPERTY PURCHASE PRICE INCLUDES
PURCHASE OF WEKIVA GOLF CLUB FOR A TOTAL OF \$14M

Possible Park Development Scenarios – Projected Costs

Initial Park Development Program:

1. Property Stabilization
2. Multipurpose Trail
(Approx. 2.75 - 3.0 Miles)

\$4.3M

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Linear Trails
3. Stormwater Detention
4. Misc. Improvements

\$1.8M

Additional Passive Park Development Program:

1. Playground Area
2. Restroom Building
3. Exercise Stations
4. Additional Picnic Areas
5. Additional Parking
6. Additional Trail Connections/Gateways
7. Boardwalks, Fishing Pier
8. Reforested Areas
9. Potential Sterling Park Imp.

\$2.7M

Active Recreation Development Program:

1. Driving Range/
Putting Green
2. Gardens (Community, Butterfly, Memorial, etc.)
3. Skierel Co.
4. Disc Golf
5. Active Multipurpose Fields
6. Expanded Parking
7. Outdoor Courtyard Areas at
Community Building

\$2.8M

*Driven By Partnerships,
Sponsorships &
Community Involvement*

Projected Cost Comparison – Preliminary*

PROJECT MILESTONE	Rolling Hills	Deer Run
Due Diligence Cost	\$269,846	\$90,000*
Property Acquisition	\$4,050,000	\$7,000,000*
Environmental Remediation (MSBU)	\$1,500,000	Unknown*
Property Maintenance – Year One	\$191,505	\$225,000*
Initial Park Development	\$4,000,000	\$6,100,000*
TOTALS - PROJECTED	\$9,741,505	\$13,415,000*

* = PRELIMINARY ESTIMATE ONLY – THESE FIGURES USED FOR ILLUSTRATIVE PURPOSES

Contribution By
Rolling Hills MSBU

15.3%

Approx. Equivalent
Potential Deer Run MSBU

\$2.05M

What Is An MSBU?

M Municipal

S Services

B Benefit

U Unit

Your Input Opportunities

1. Participate in On-line Survey Until February 22, 2021:

<https://www.surveymonkey.com/r/THCLHPV>

2. Comments and Questions Via Email:

Sherry Williams: swilliams02@seminolecountyfl.gov

Rick Durr: rdurr@seminolecountyfl.gov

Thank You!

Public Participation/Input Summary

By The Numbers
February 9, 2021- March 1, 2021

▶ **146**

*In-Person Attendees
February 9, 2021 Meeting*

▶ **513**

*Zoom Meeting Registrations
February 9, 2021 Meeting*

▶ **197**

Emails Received

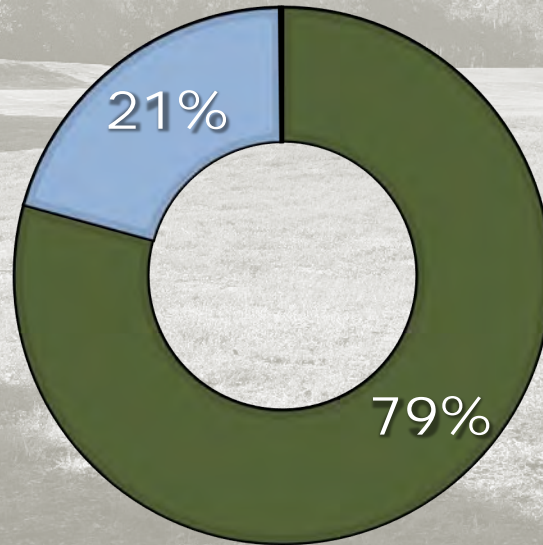
▶ **1,549**

Survey Responses

Survey Question 1:

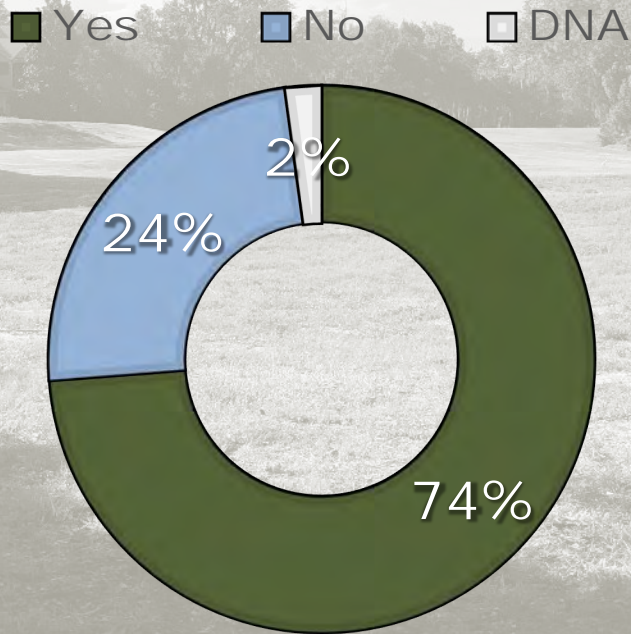
Are you a resident of Deer Run?

■ Yes ■ No



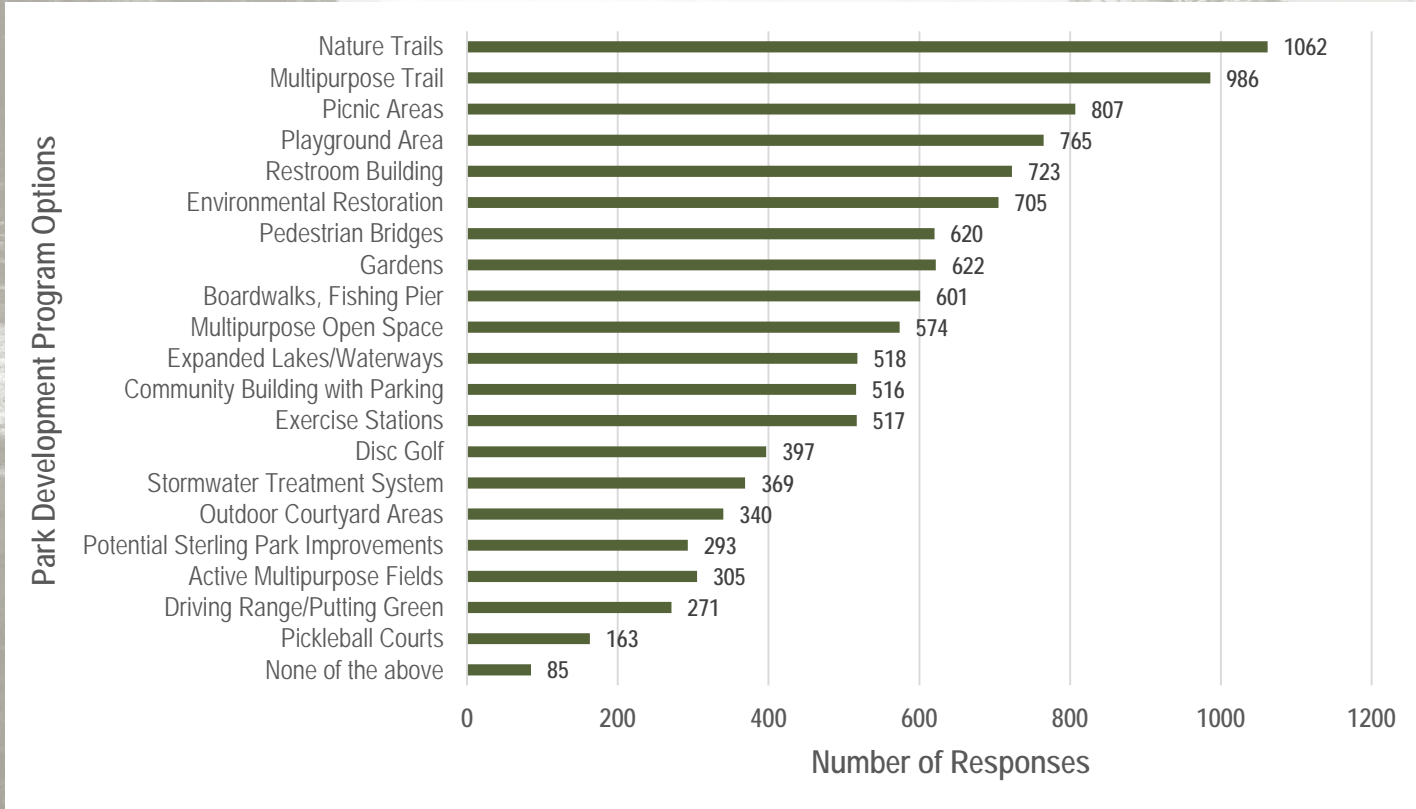
Survey Question 2:

Would you be interested in exploring the creation of a Deer Run MSBU (Municipal Services Benefit Unit) to assist in the funding of the project?

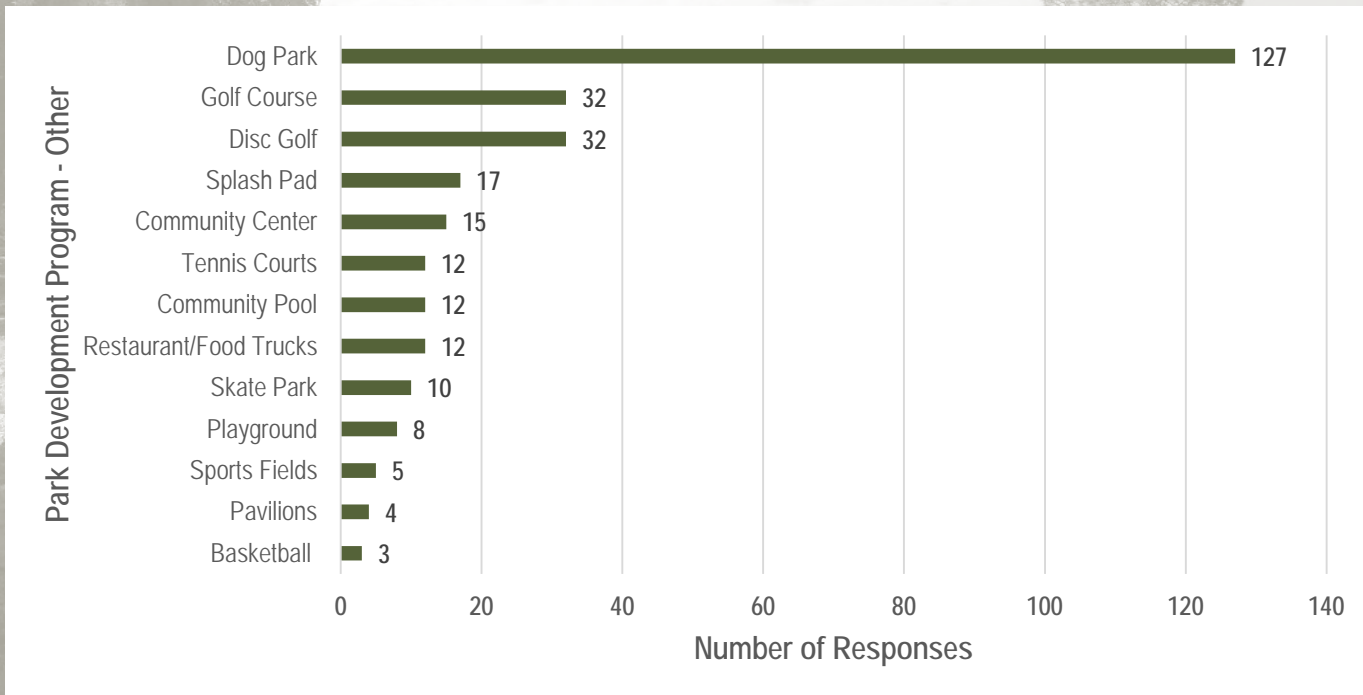


Survey Question 3:

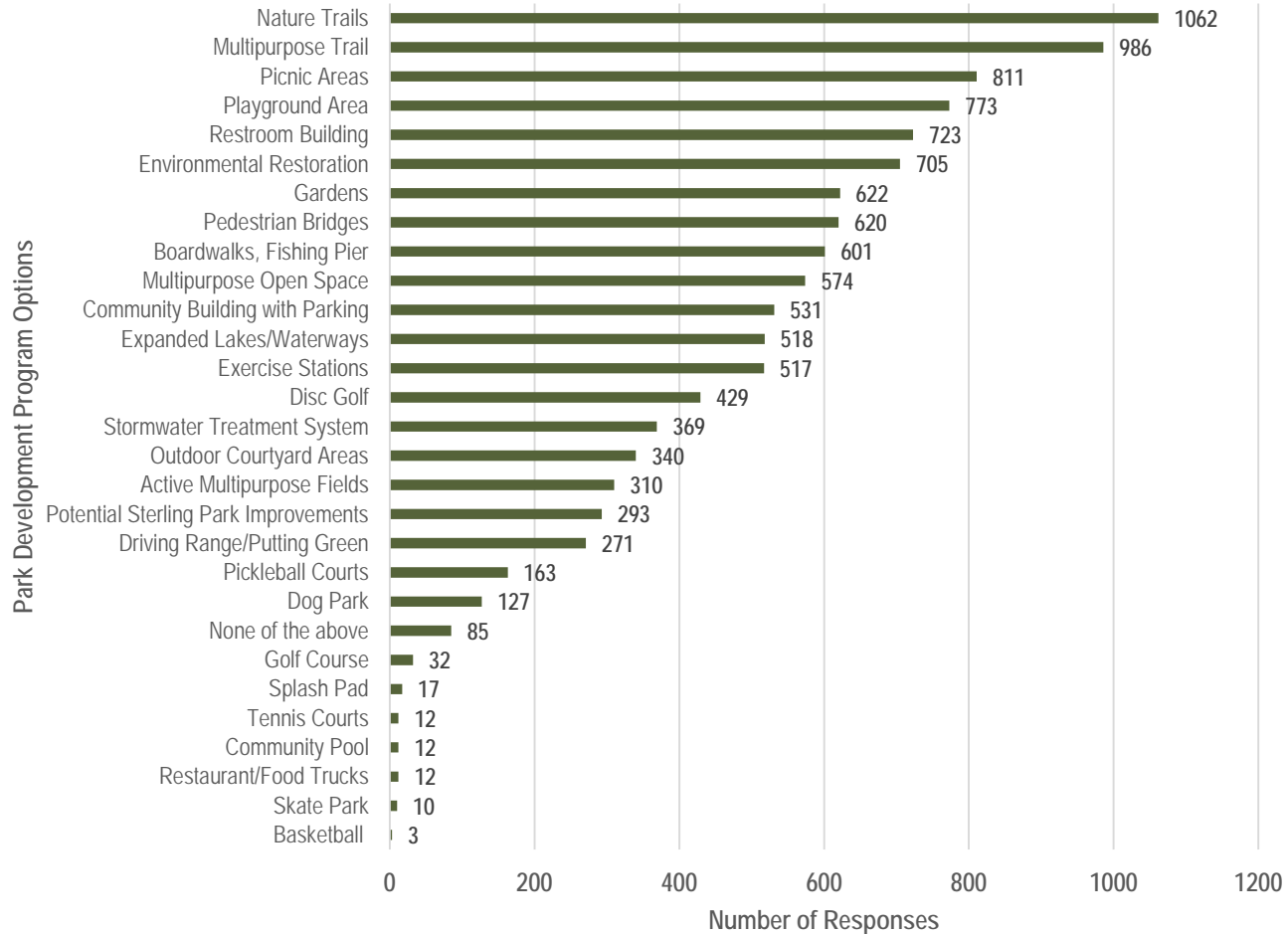
Of the following, which would you personally like to see at the potential Deer Run Park?



Survey Question 3: 'Other' Responses



Survey Question 3: Combined Responses



Golf Course Acquisition – Benefit Evaluation Procedure

Purpose and Scope

Acquisition and conversion of Golf Course properties can be beneficial to the citizens by providing public open park space and storm water and groundwater benefits and/or remediation. This document establishes a process and the associated estimated costs for the evaluation and potential acquisition and initial development of Golf Course properties.

Evaluation

The following table contains estimates of costs associated with tasks that will be used to evaluate Golf Course properties pre-acquisition.

Task	Time	Cost Estimate
Obtain Purchase Prices from Owner	2-3 weeks	\$0
Place Development Plans in Abeyance	1-2 months	\$0
Community Interest Meeting for Purchase Consideration	2-4 months	\$1,000 (staff time and materials)
MSBU Process for Community Financial Engagement	4-6 months	\$1,000 (staff time and materials)
Property Appraisals	2 months	\$5,000-\$10,000 (depending on size and complexity of property)
Existing Structures Assessment (Buildings)	2 months	\$20,000-\$40,000 (depending on size and complexity of property)
Phase I Environmental Study	2-3 months	\$10,000-\$15,000 (depending on size and complexity of property)
Boundary Survey	1-2 months	\$20,000-\$30,000 (depending on size and complexity of property)
Ground Water Modeling	1-2 months	\$10,000-\$20,000
St. Johns River Water Management District – Water Matters Process	4-6 months	\$1,000 (staff time and materials)
CUP Economic Analysis	1 month	\$1,000 (staff time and materials)
Table-top TMDL Benefit Analysis	2 months	\$1,000 (staff time and materials)
Wetlands Analysis	3-4 months	\$20,000-\$25,000 (restoration/mitigation assessment)
Estimated Initial Investment	6+ months	\$90,000-\$140,000

Post Evaluation

Once the assessment of the Golf Course property is complete and the outcome is favorable, the following table provides the next steps.

Task	Time	Cost Estimate
Purchase Process (runs concurrent with the items in the Evaluation section)	9-12 months	variable
BCC Consideration and Approval	END	

Initial Development

The following table provides estimates for the initial development of the site, post-acquisition, as both a park and storm water treatment area.

Task	Time	Cost Estimate
Construction of Storm Water Treatment System(s)	1-2 years	\$1M (Design \$120K, CEI \$100K, Construction \$800K)
Phase II Environmental Assessment (if needed)	Additional 3 months to Phase I	\$15,000-\$25,000 (depending on size and complexity of property and results of Phase I)
Potential Development Program Assessment	3-4 months during/after community outreach	\$1,000 (staff time and materials)
Estimated Initial Development Costs	1-2 years	\$1,026,000

Due Diligence Completion (Estimated)

1. MSBU Process for Community Financial Engagement
2. Property Appraisal
3. Existing Structures Inventory and Preliminary Assessment
4. Phase I Environmental Study
5. Phase II Environmental Study (if required)
6. Boundary Survey
7. Ground Water Modeling
8. SJRWMD Water Matters Process
9. CUP Economic Analysis
10. Table-top TMDL Benefit Analysis
11. Wetlands Analysis

Total Budget Required - Estimated

\$90,000 - \$138,000

Golf Course Acquisition – Benefit Evaluation Procedure

