




SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Welcome
To The
Deer Run Community
MSBU Information Meeting
August 17, 2021

Meeting Agenda

- 
- 1. Welcome & Introductions**
 - 2. Proposed MSBU Overview**
 - 3. Next Steps & Questions**



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.

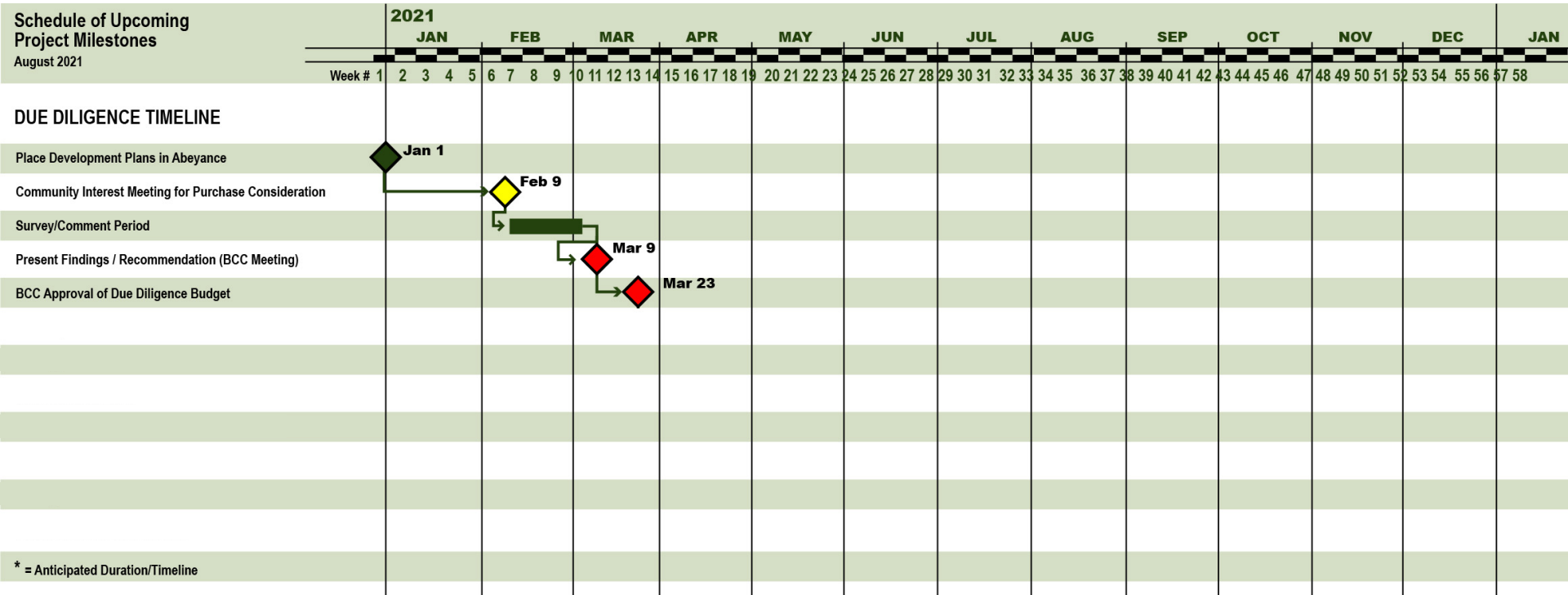
Task	Time	Cost Estimate
Purchase Process (runs concurrent with the items in the Evaluation section)	9-12 months	variable
BCC Consideration and Approval	END	

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

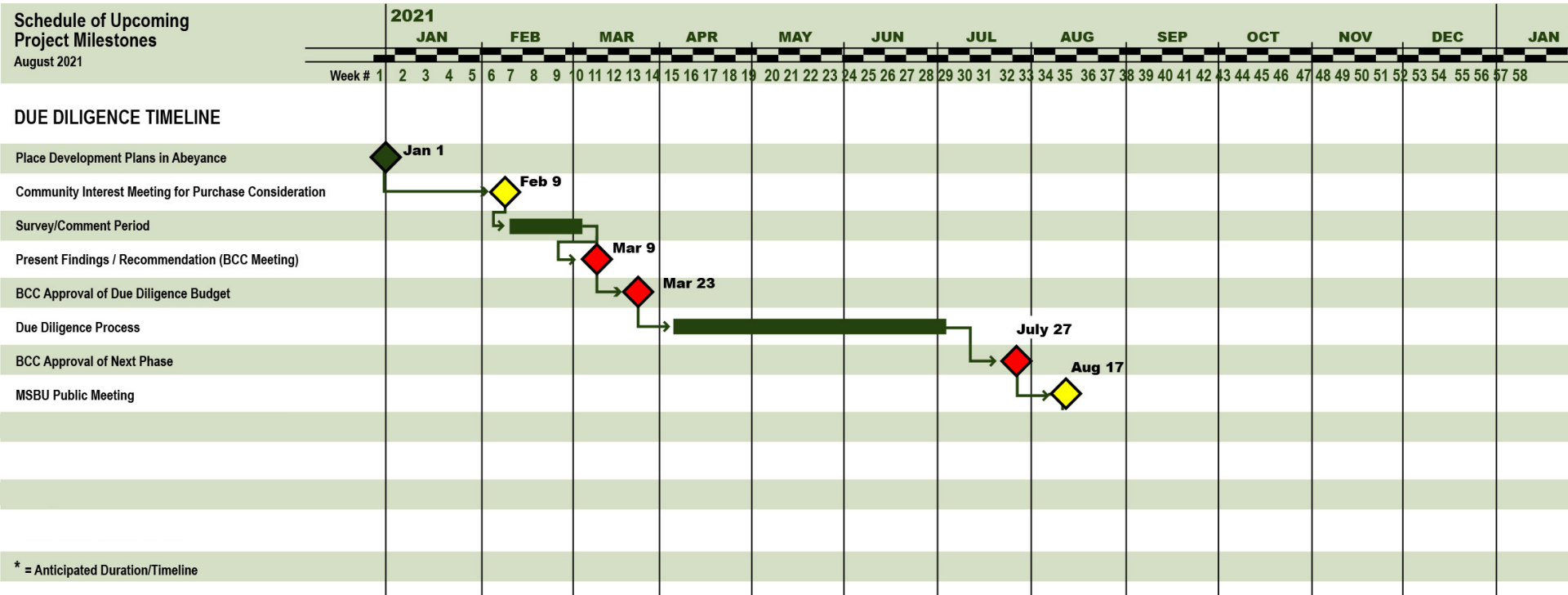
Deer Run Acquisition – Benefit Evaluation Procedure



Due Diligence Process Summary

- Hold** 1. MSBU Process for Community Financial Engagement
- ✓ 2. Property Appraisals
- ✓ 3. Existing Structures Inventory and Preliminary Assessment
- ✓ 4. Phase I Environmental Study
- ✓ 5. Preliminary Phase II Environmental Study
- ✓ 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

Deer Run Acquisition – Benefit Evaluation Procedure





2. Proposed MSBU Overview

What Is An MSBU?

M Municipal

S Services

B Benefit

U Unit

What Is An MSBU?

M

S

B

U

- **Assessment District**
- **Created by Ordinance**
- **Provides Funding for a Public Service with Localized Special Benefit**
- **Benefiting Properties Contribute an Equitable Cost Share Based on an Equitable Benefit Unit - Not Based on Property Value**

What Is the Proposed Deer Run MSBU?

1. MSBU Scope

What is being funded?

2. Cost

How much will it cost?

3. Assessment Boundary

Which properties would be assigned a cost share?

4. Benefit Unit & Assessment

How would the cost share be allocated?

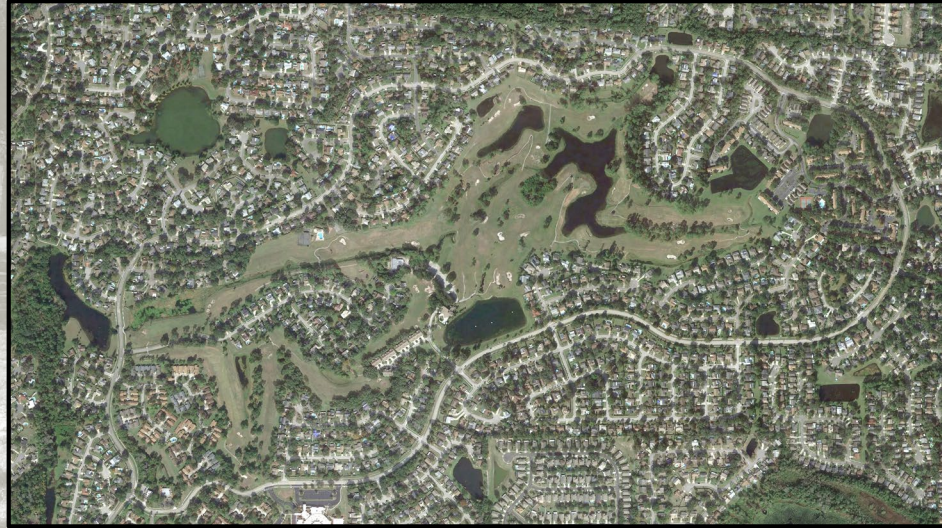
What is the cost share per benefit unit?

5. Assessment Collection

How & When would the assessment be collected?

1. Scope: Property Acquisition

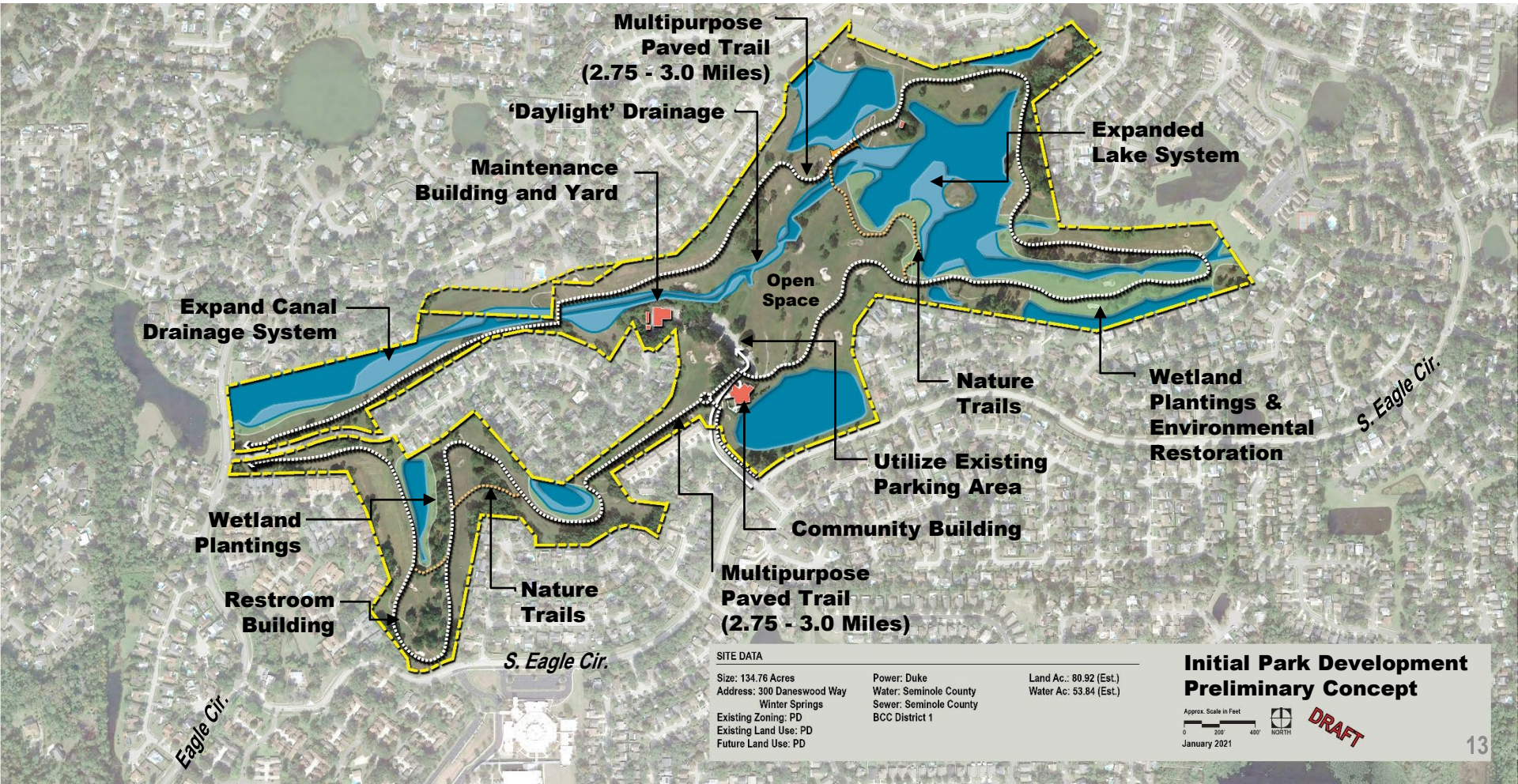
Deer Run



\$7,000,000*

* Total Acquisition = \$14M

1. Scope: Property Stabilization, Phase I Park Development



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.)

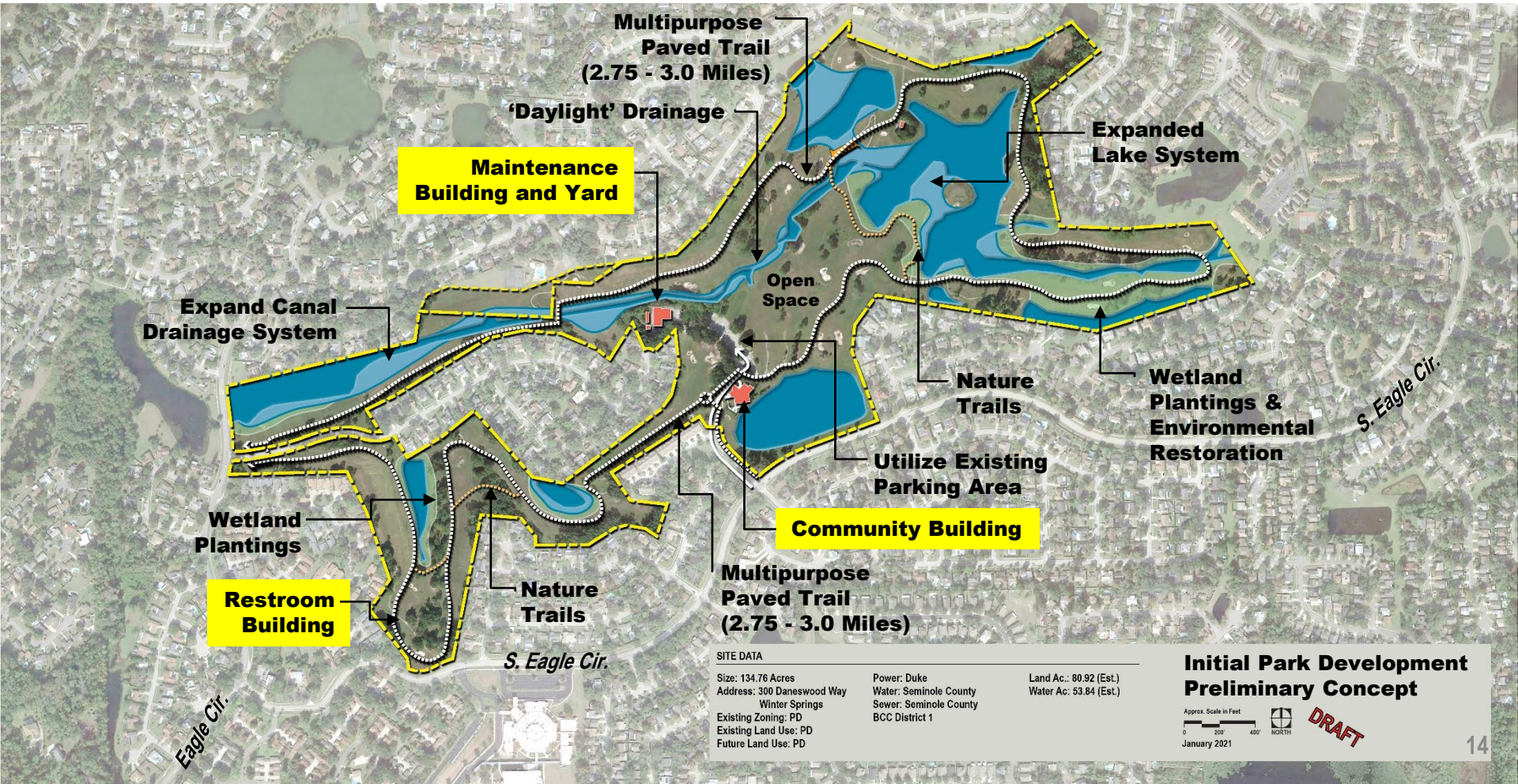
Initial Park Development Preliminary Concept

Approx. Scale in Feet
0 200 400
January 2021



DRAFT

1. Scope: Property Stabilization, Phase I Park Development



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January 2021



DRAFT

1. Scope: Structures Renovation

Community Building

Building Envelope: 11,572 sq.ft.

1. Clubhouse is in relatively good condition;
2. Minor cosmetic issues;
3. General grounds cleanup;
4. Update for current ADA;
5. HVAC system needs replacing (2002)
6. Roof work needed (2003)



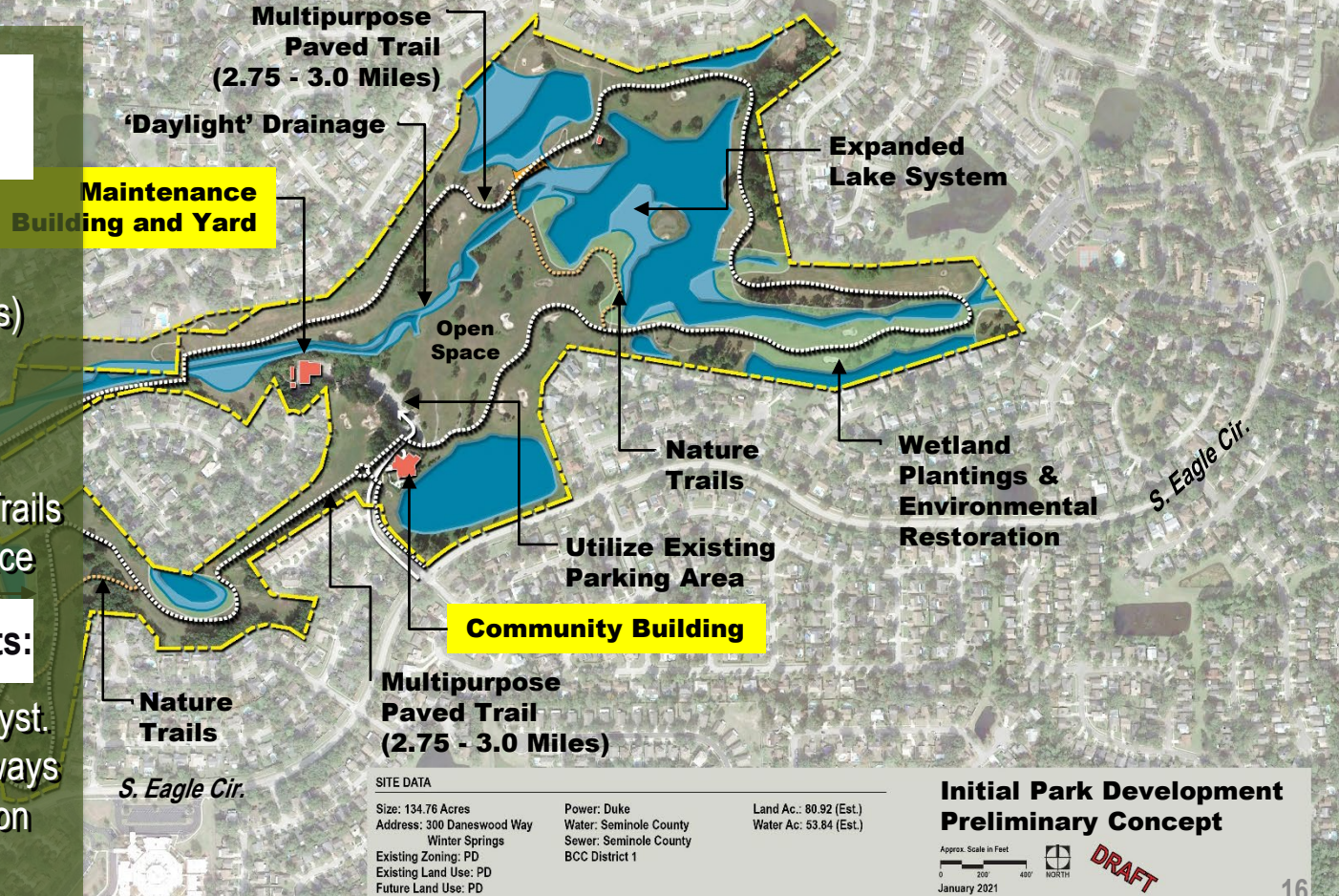
1. Scope: Acquisition, Phase I Park, Stormwater

Initial Park Development Program:

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

Stormwater Improvements:

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



2. Project Costs Summary

PROJECTED INITIAL COSTS

Property Acquisition*

Phase I Park Dev. Costs (est.)

TOTAL

Deer Run

\$7,000,000

\$8,100,000

\$15,100,000

* = Does not include miscellaneous closing costs to be determined

OTHER COSTS - ANNUAL

Operations & Maintenance (Year 1)

Future Staffing (Out Years- Est.)

Deer Run

\$401,764

\$272,000

2. Estimated MSBU Cost Calculation

Contribution By
Rolling Hills MSBU

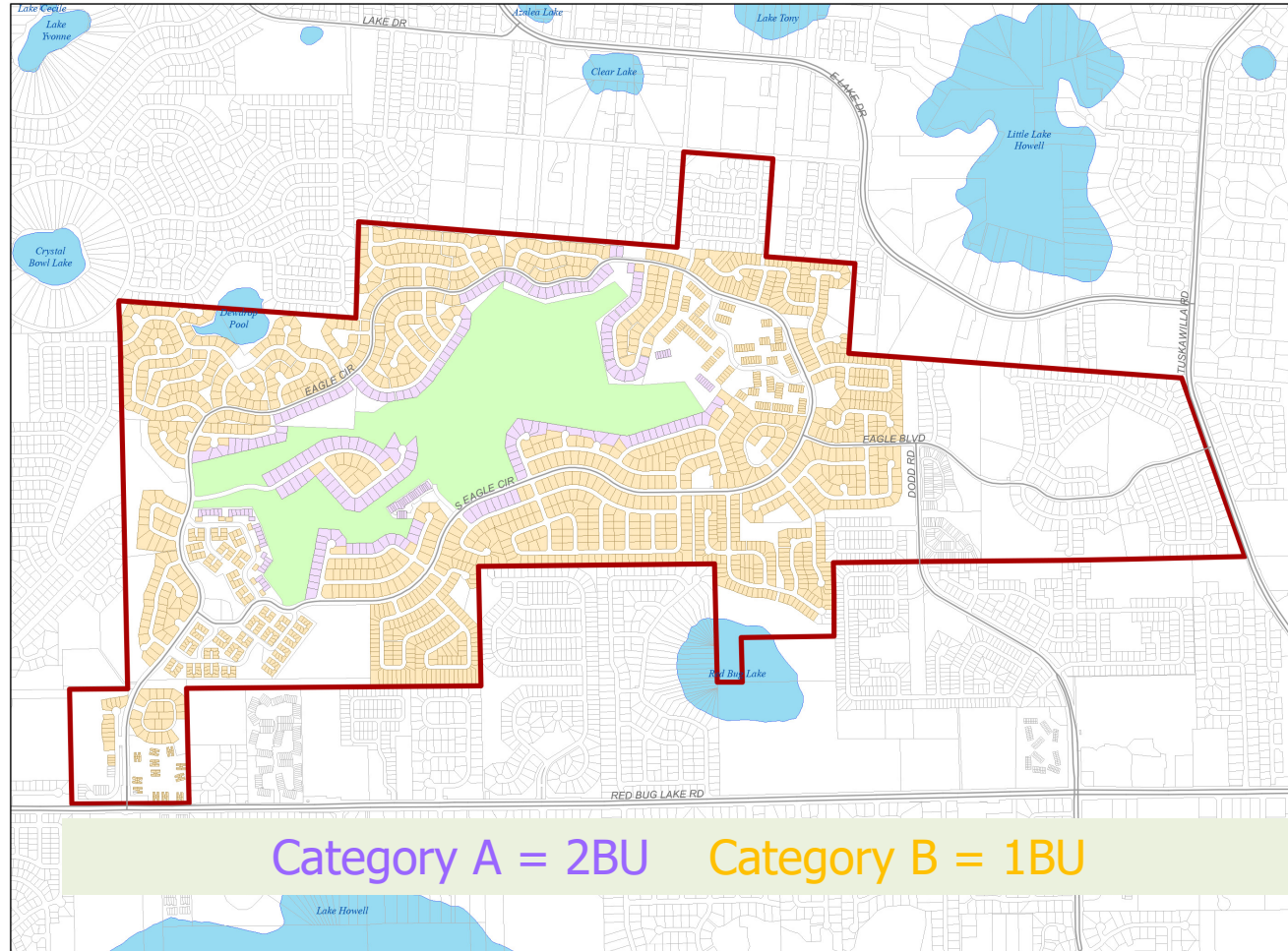
15.3%

Equivalent
Potential Deer Run MSBU*

\$2.31M

* *Calculation is based on a \$7M acquisition price of Deer Run only + \$8.1M Phase 1 estimate.*

3. Proposed MSBU Boundary



Number of properties:
2,272

LEGEND

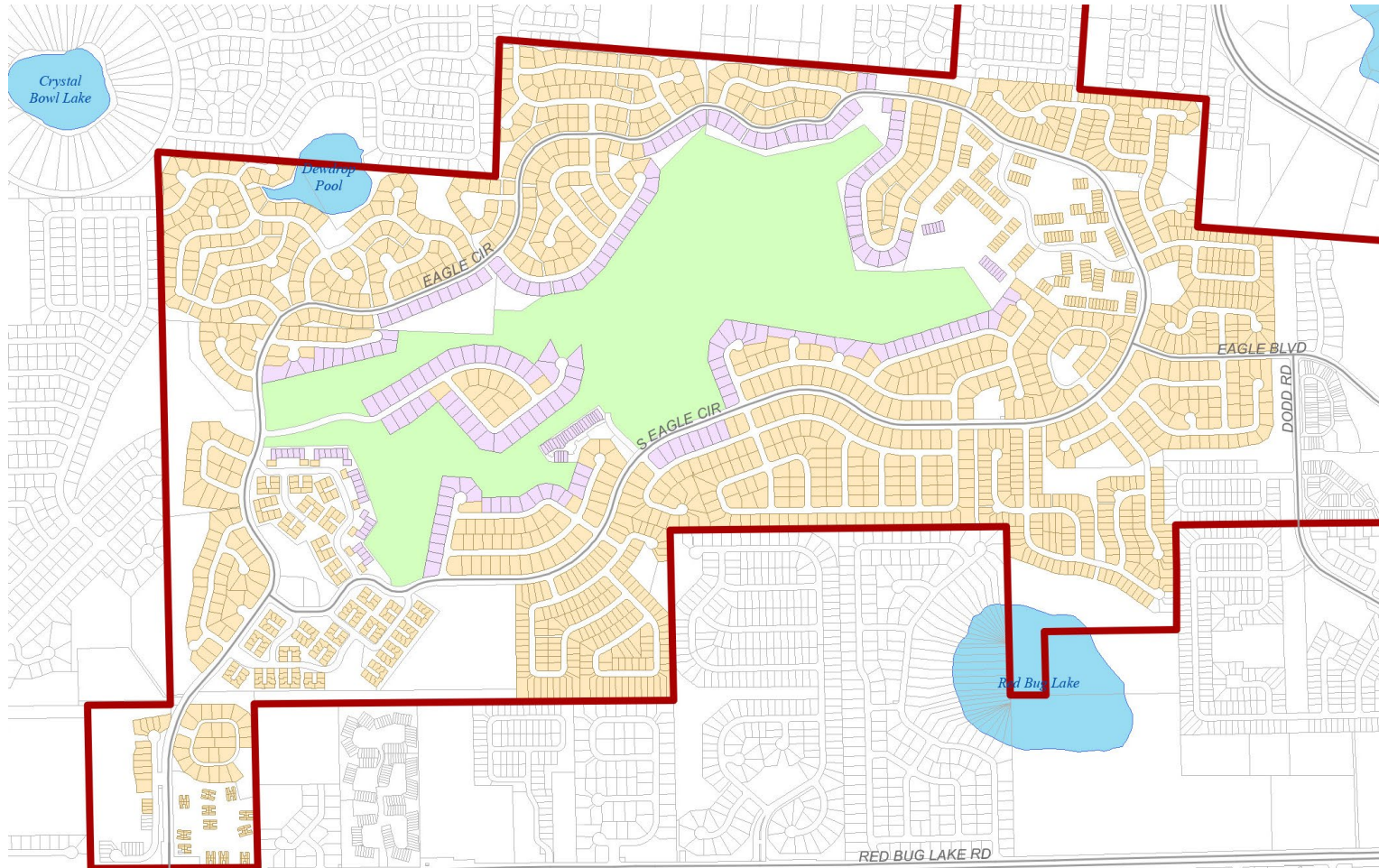
- Streets
- Deer Run PUD
- Residential: 2009
- Adjacent Residential: 263
- Water
- Former Deer Run Golf Course Property

Special Benefit

Securing land for use as a public park along with restoration of the environmental qualities contributes to the preservation of public use areas while further serving to preserve the natural environment. Establishing a community park within a developed residential community provides a special benefit to residential property abutting, fronting and located nearby the park by promoting a strong sense of community and enriching the quality of life for its residents along with protecting property values in a cost-effective manner.

Category A = 2BU Category B = 1BU

3. Proposed MSBU Boundary



Total
Number of
Properties:
2,272

Category
A:
263

Category
B:
2,009

4. MSBU Benefit Unit & Assessment

Deer Run Potential Assessment Table	
Project Cost	\$2,310,000 (2,460,150*)
Installment Period	15 Years
CATEGORY A	
Assessment	\$1,942
Annual Installment	\$130/yr
CATEGORY B	
Assessment	\$971
Annual Installment	\$65/yr

Rolling Hills MSBU (April 2018)
\$1,500,000
15 Years
CATEGORY A
\$2,135
\$185/yr
CATEGORY B
\$1,068
\$93/yr

*Includes a 3% interest, 0.5% tax collector fee, and 3% MSBU rev. fee

5. How and When Are Assessments Collected?

1. May Be Paid in Full At Any Time After Levy
2. Collected Annually Via Property Tax Bill Per Financing Terms Defined In Governing Ordinance



3. Next Steps

Next Steps

Deadline to File =
September 17, 2021

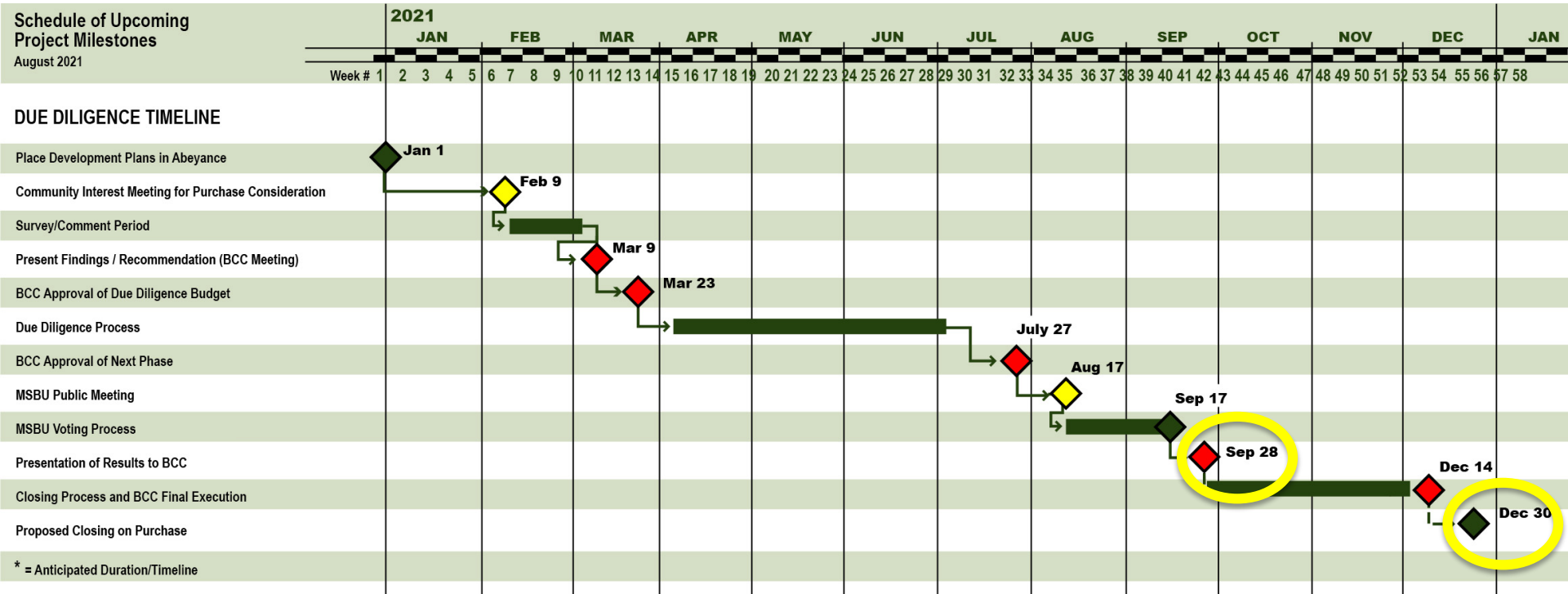
NEED: 65% support "FOR" the BCC Creating the MSBU

No Response = Unknown = Opposed

Needed for 65% Support:

1,477

Schedule of Next Steps





Thank You!

For more info:

Contact:

MSBU Team

Email: MSBUProgram@seminolecountyfl.gov

Phone: (407) 665-7178

Deer Run Project Web Page:

www.seminolecountyfl.gov

'How Can We Help You?' prompt:

Type: Deer Run Project