



Welcome

Deer Run Community Meeting

February 9, 2021

Meeting Agenda

1. Welcome & Introductions
2. Meeting Purpose and Schedule
3. The Country Club at Deer Run Property
And Seminole County
4. Your Potential Role In This Process
5. Questions, Input & Comments



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.

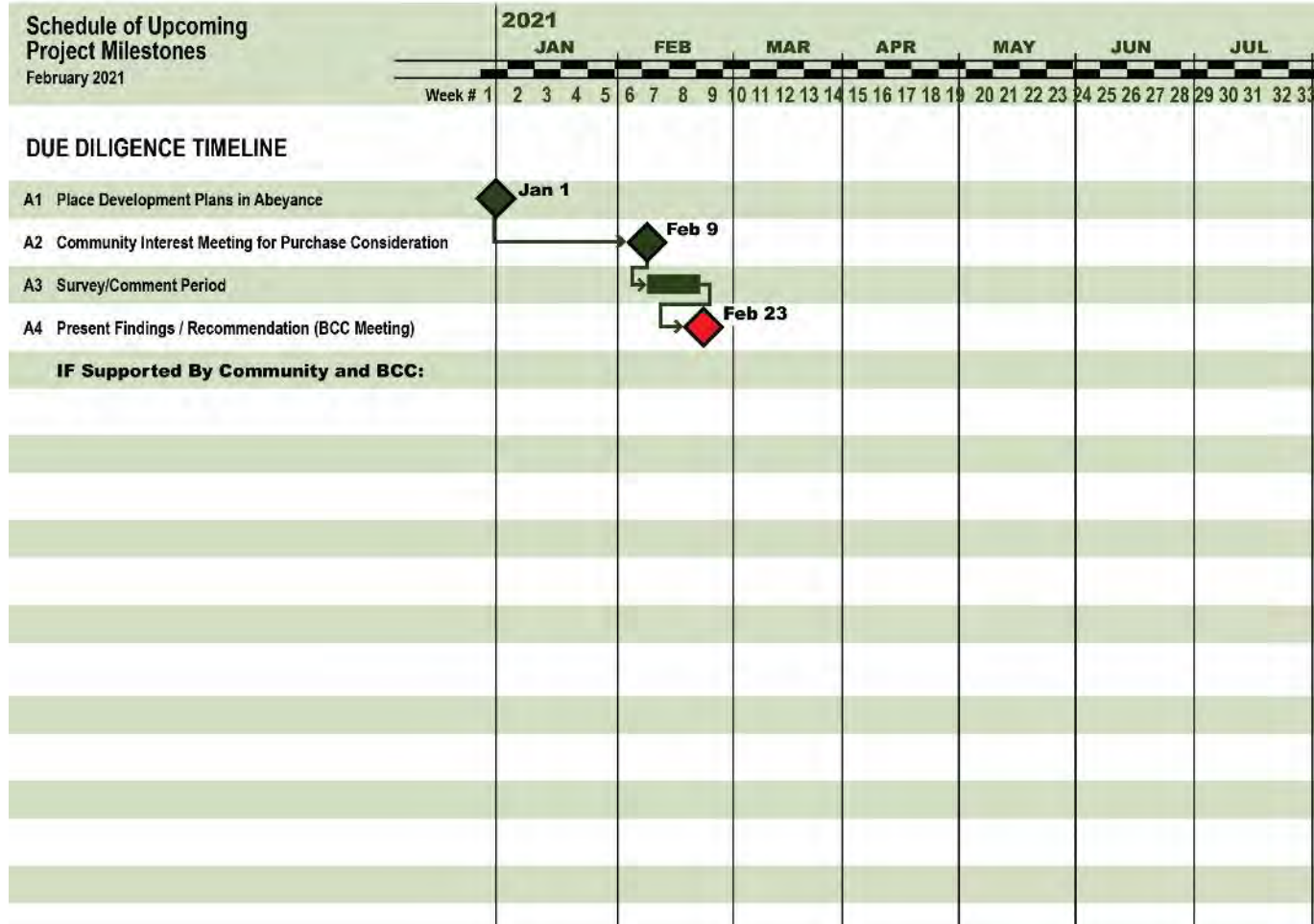
Task	Time	Cost Estimate
Purchase Process (runs concurrent with the items in the Evaluation section)	9-12 months	variable
BCC Consideration and Approval	END	

Initial Development

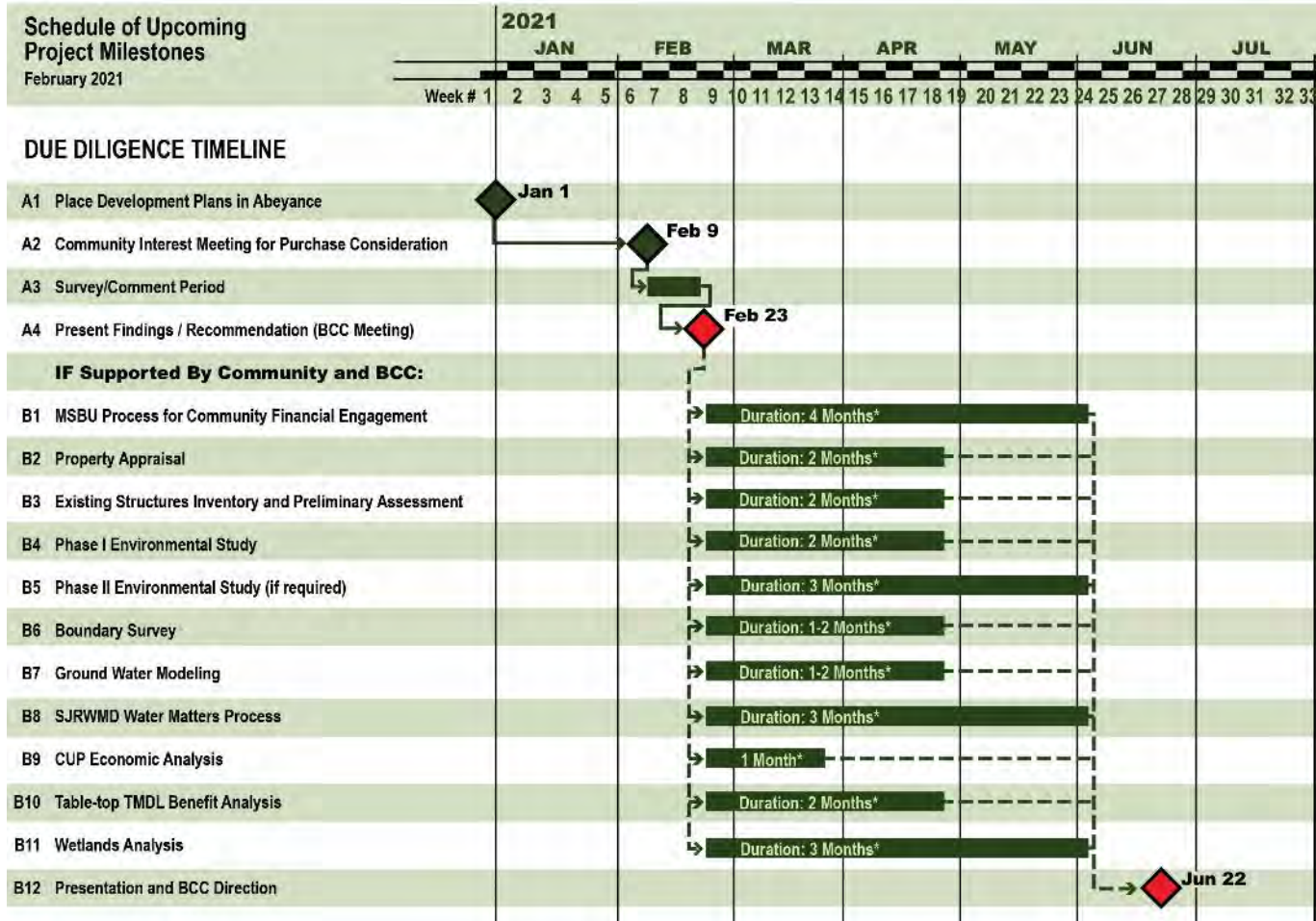
The following table provides estimates for the initial development of the site, post-acquisition, as both a park and storm water treatment area.

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

Golf Course Acquisition – Benefit Evaluation Procedure



Golf Course Acquisition – Benefit Evaluation Procedure



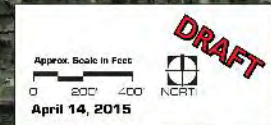
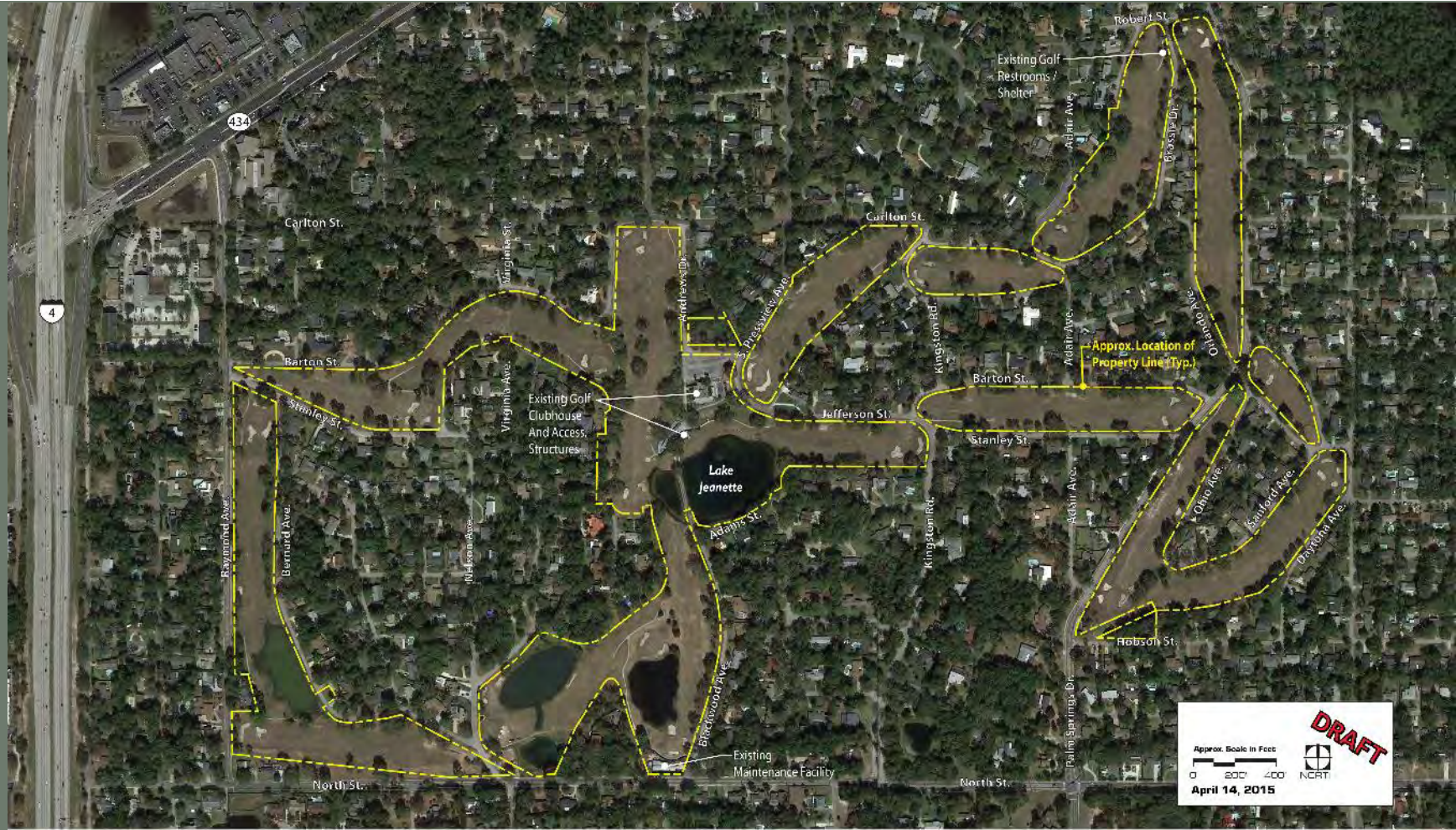


2. Country Club Property and the County

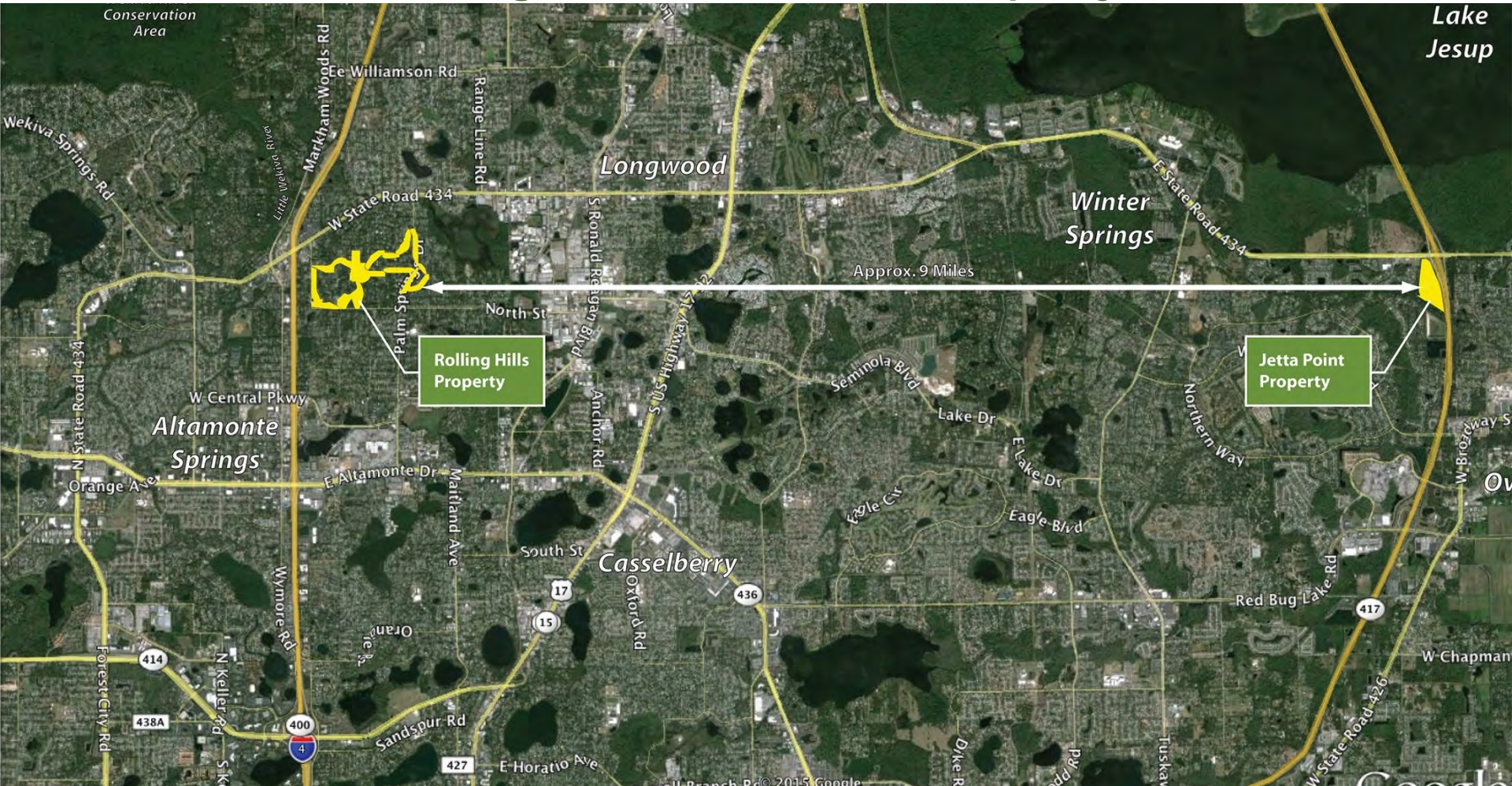
14 Golf Courses in Seminole County

Alaqua Country Club	Private	Heathrow	Private Ownership
Heathrow Country Club and Legacy Club	Private	Heathrow	Private Ownership
The Legacy Club at Alaqua Lakes	Private	Longwood	Private Ownership
Timacuan Golf Club	Public	Lake Mary	Private Ownership
Tuscawilla Country Club	Private	Winter Springs	Private Ownership
Wekiva Golf Club	Public	Longwood	Private Ownership
<hr/>			
Casselberry Golf Club	Public	Casselberry	City of Casselberry
Mayfair Country Club	Public	Sanford	City of Sanford
Twin Rivers Golf Club	Public	Oviedo	City of Oviedo
<hr/>			
Sabal Point Country Club	Private	Longwood	CLOSED 2005
Winter Springs Golf Club	Public	Winter Springs	CLOSED 2007
Rolling Hills Country Club	Public	Longwood	CLOSED 2014
Magnolia Plantation Golf Club	Public	Lake Mary	CLOSED 2017
Country Club at Deer Run	Public	Casselberry	CLOSED 2019

Rolling Hills Golf Course – Longwood, FL



Rolling Hills & Jetta Point Property



Rolling Hills Community Park- Phase I Development



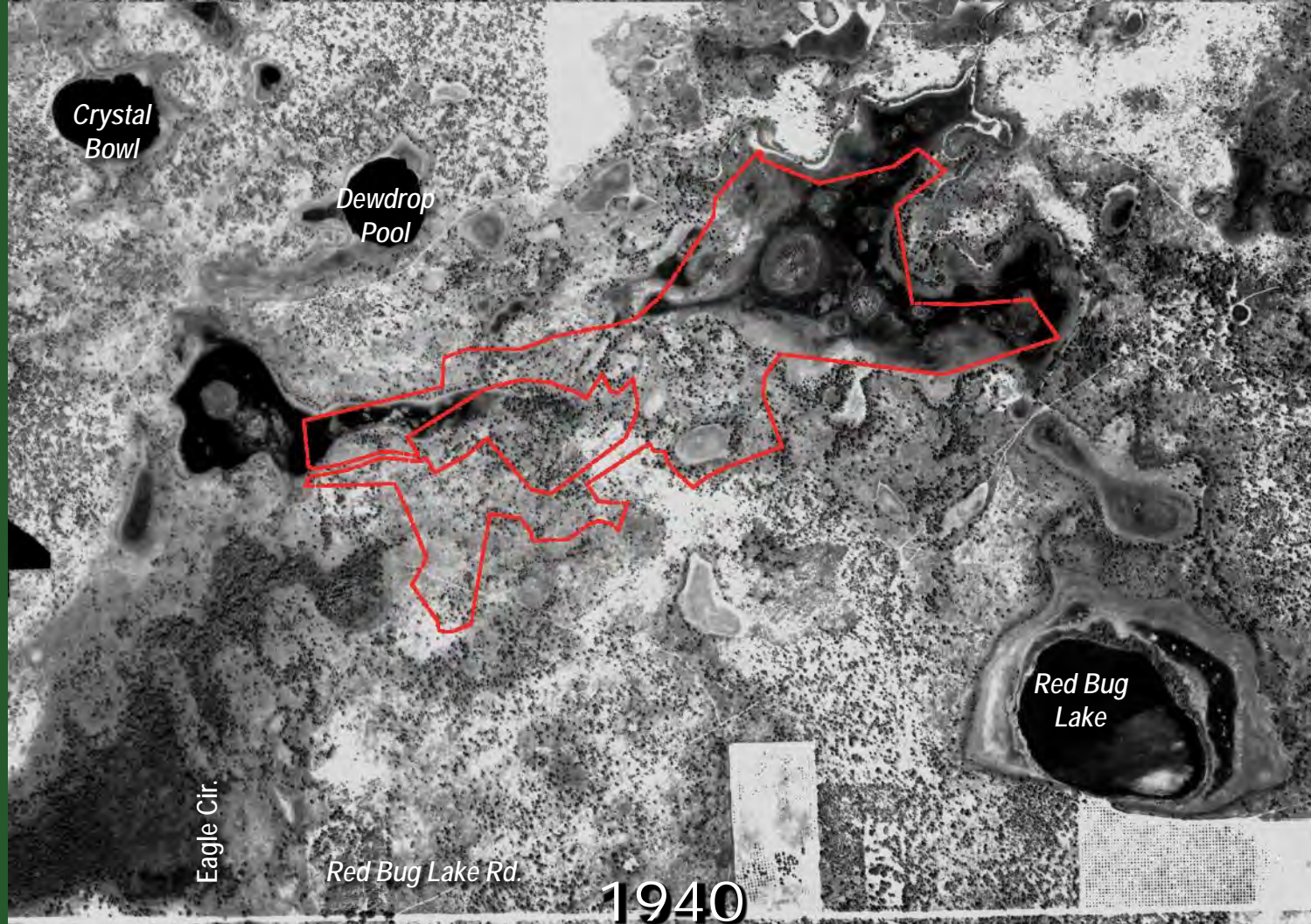
Rolling Hills Community Park- Phase I Development

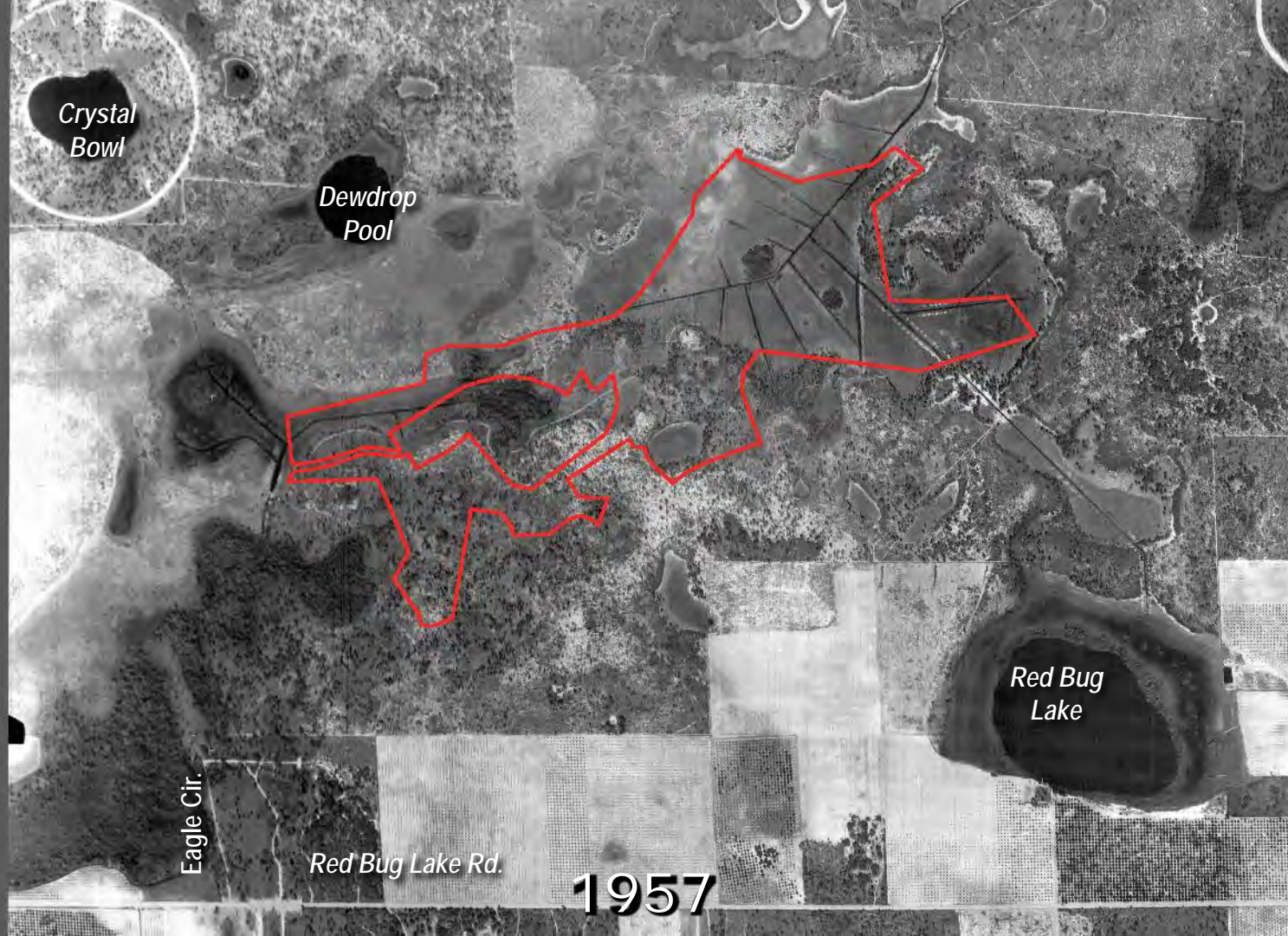


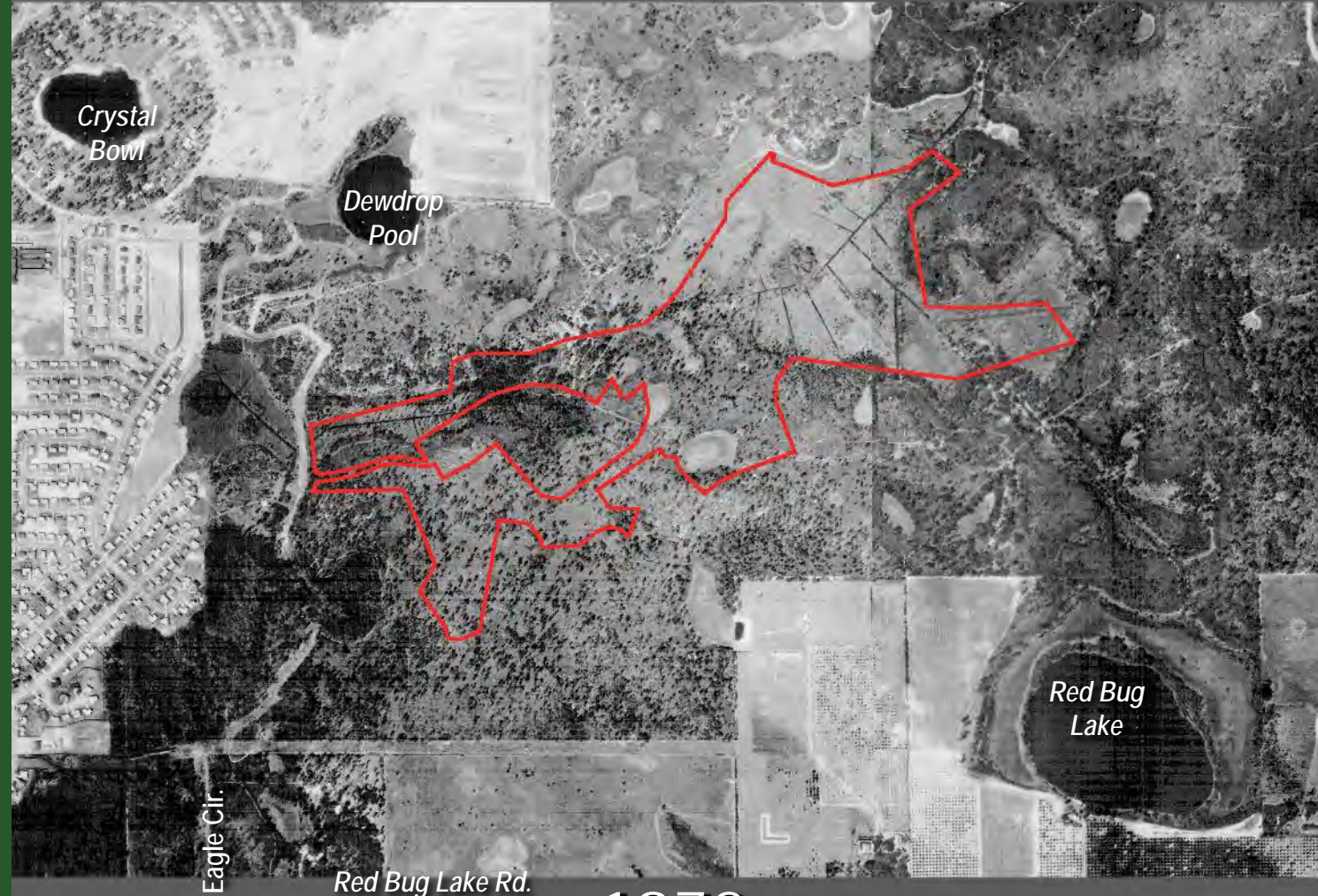
Rolling Hills Community Park – Potential Future Vision











1972









2019

Analysis of Existing Property Information



Proposed Development Information:

1. Existing Utility Easements Map
2. FEMA Flood Zones Map
3. Traffic Assessment
4. Environmental Analysis
5. Survey Information

Additional Information:

1. County Mapping (Stormwater, Utilities, Parcel Mapping, GIS Information, etc.)
2. Historical Aerials / Research
3. On-Site Review

Potential Park Property Inventory & Analysis

1. Legal

- a) Boundary Survey
- b) Easements (Utility, Drainage, etc)
- c) MSBU Boundary

2. Context

- a) Land Use
- b) Zoning
- c) Topography (USGS)
- d) Soils
- e) Flood Maps
- f) Protection Areas (Wekiva, Bear)
- g) Drainage

3. Circulation

- a) Vehicular (Collectors, Residential Streets, etc.)
- b) Pedestrian (Sidewalks, Crossings)
- c) Conflict Points

4. Sensory

- a) Views (Positive, Negative)

5. Natural Physical Features

- a) Tree Inventory (ongoing)
- b) Water Bodies
- c) Topography (USGS/spot el.)

6. Man-Made Features

- a) Greens, Tees, Bunkers Located
- b) Buildings & Structures
- c) Adjacencies
- d) Encroachments

7. Utilities

- a) Stormwater Structures, Flows
- b) Overhead Utilities
- c) Electrical Infrastructure

December 11, 2020





Existing Structures



Existing Structures



Existing Structures



Existing Structures



'High and Dry' Areas



***Drainage and
Adjacent Uses***



'In Between' Spaces



Linear Spaces



Edge Places



Natural Environment



Eagle Cir.

Dewdrop
Pool

The Country Club At
Deer Run

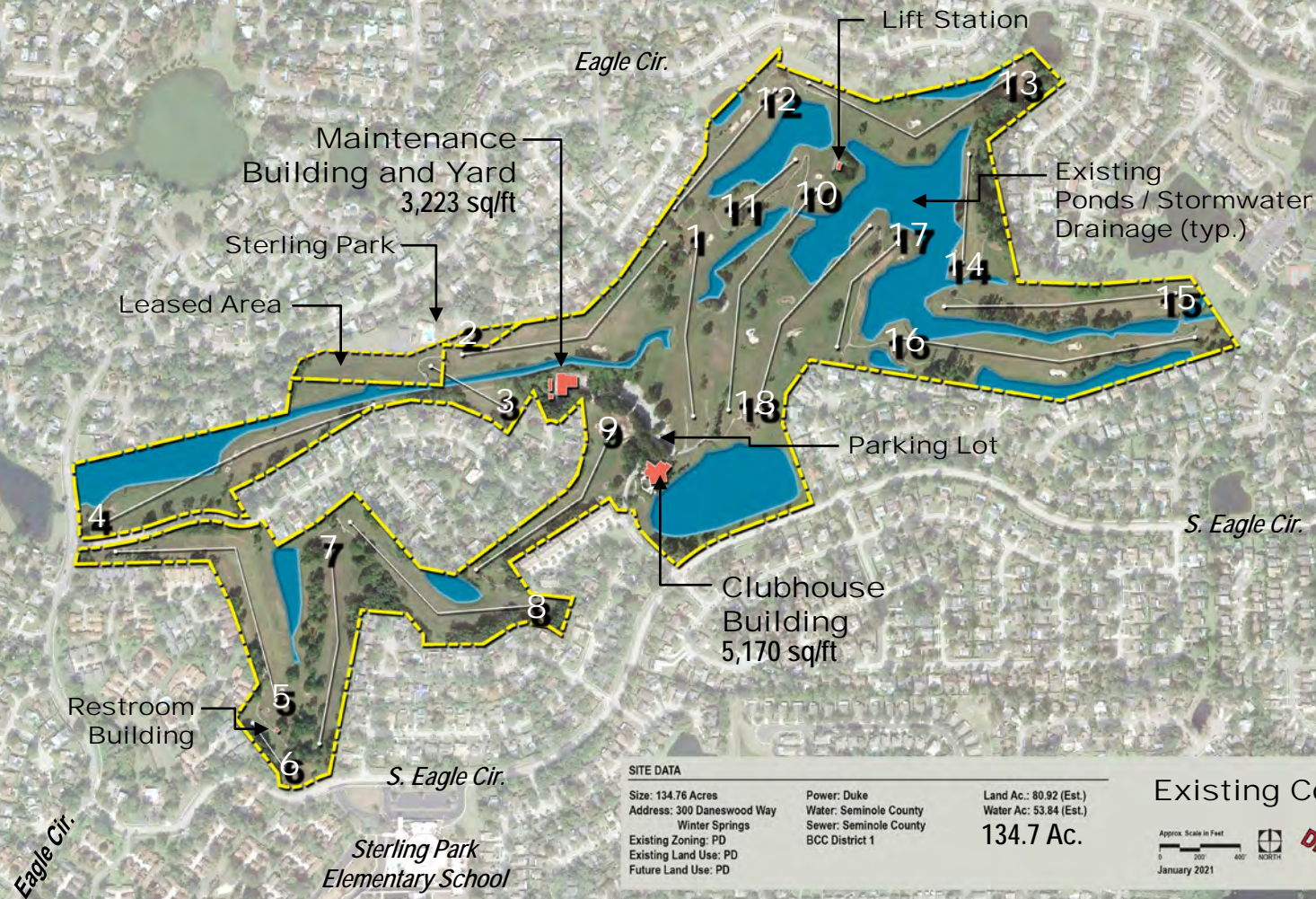
Eagle Cir.

S. Eagle Cir.

S. Eagle Cir.

Sterling Park
Elementary School

Red Bug
Lake



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.

Approx. Scale in Feet
 0 200 400
 January 2021



DRAFT



100 Year Floodplain
EL. 69.00

Eagle Cir.

ZONE X

ZONE AH

ZONE X

ZONE X

S. Eagle Cir.

ZONE X

S. Eagle Cir.

Sterling Park
Elementary School

Eagle Cir.

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FEMA Floodplain

Approx. Scale in Feet
0 200 400
January 2021



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Possible Park Development Scenarios

Initial Park Development Program:

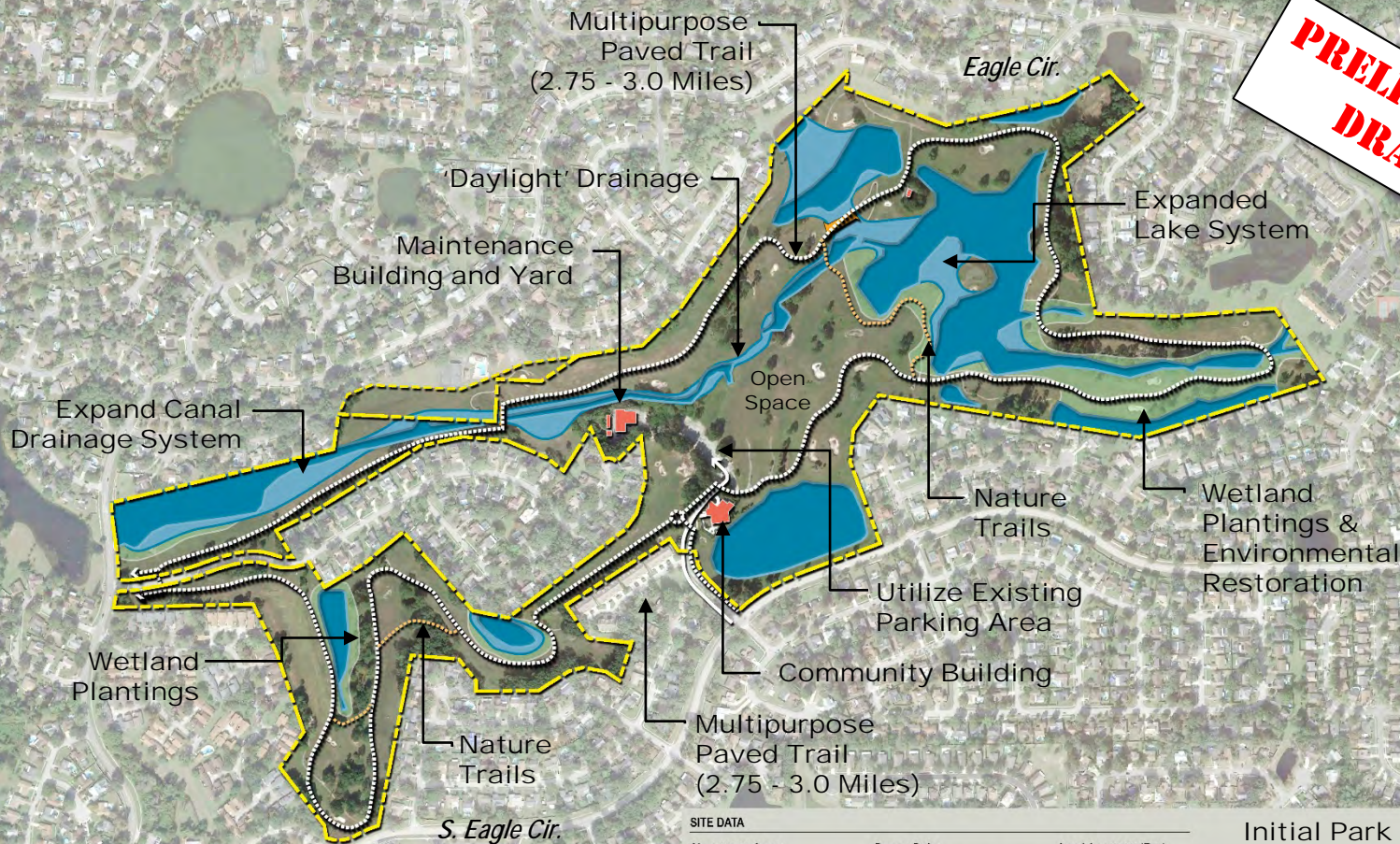
1. Property Stabilization
2. Multipurpose Trail
(Approx. 2.75 - 3.0 Miles)
3. Pedestrian Bridges
4. Community Building
5. Picnic Areas
6. Nature Trails
7. Multipurpose Open Space

Stormwater Improvements:

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



**PRELIMINARY
DRAFT**



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**Initial Park Development
Preliminary Concept**

Approx. Scale in Feet
0 200 400
January 2021



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*Sterling Park
Elementary School*

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Additional Passive Park Development Program:

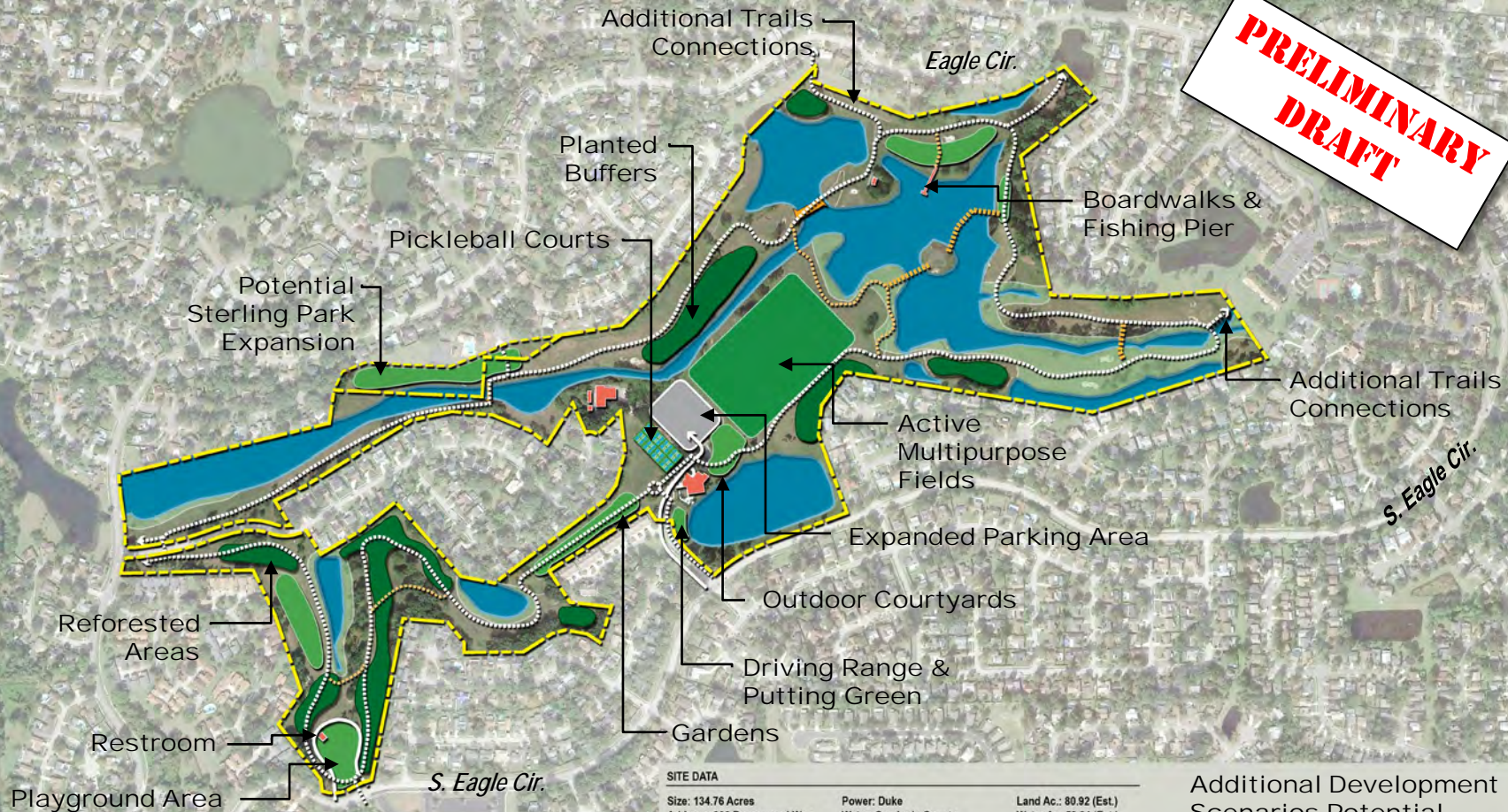
1. Playground Area
2. Restroom Building
3. Exercise Stations
4. Additional Picnic Areas
5. Additional Parking Area
6. Additional Trail
Connections/Gateways
7. Boardwalks, Fishing Pier
8. Reforested Areas
9. Potential Sterling Park Imp.

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
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**Additional Development
Scenarios Potential**

Approx. Scale in Feet
0 200 400
January 2021



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*Sterling Park
Elementary School*

Other Development Considerations



1. Existing Structures (Demolition vs. Rehab)
2. Infrastructure Evaluation
3. Environmental Issues/Permits
4. Soft Costs
5. Construction Costs

Potential Projected Costs

Due Diligence Completion (estimated)	\$90,000
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Appraisals, MSBU Process, Survey, Structures Assessment
SJRWMD Water Matters Process, Wetlands Modeling, CUP Analysis,
TMDL Benefits Analysis

Property Acquisition	\$7,000,000*
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Environmental Remediation (if needed)	TBD / Unknown
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Property Maintenance – Year One (grounds only)	\$225,000
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SUBTOTAL (Estimated)	\$7,315,000
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* = ACTUAL ANTICIPATED PROPERTY PURCHASE PRICE INCLUDES
PURCHASE OF WEKIVA GOLF CLUB FOR A TOTAL OF \$14M

Possible Park Development Scenarios – Projected Costs

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(Approx. 2.75 - 3.0 Miles)
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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

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Contribution By
Rolling Hills MSBU

15.3%

Approx. Equivalent
Potential Deer Run MSBU

\$2.05M



3. Your Role In This Process

What Is An MSBU?

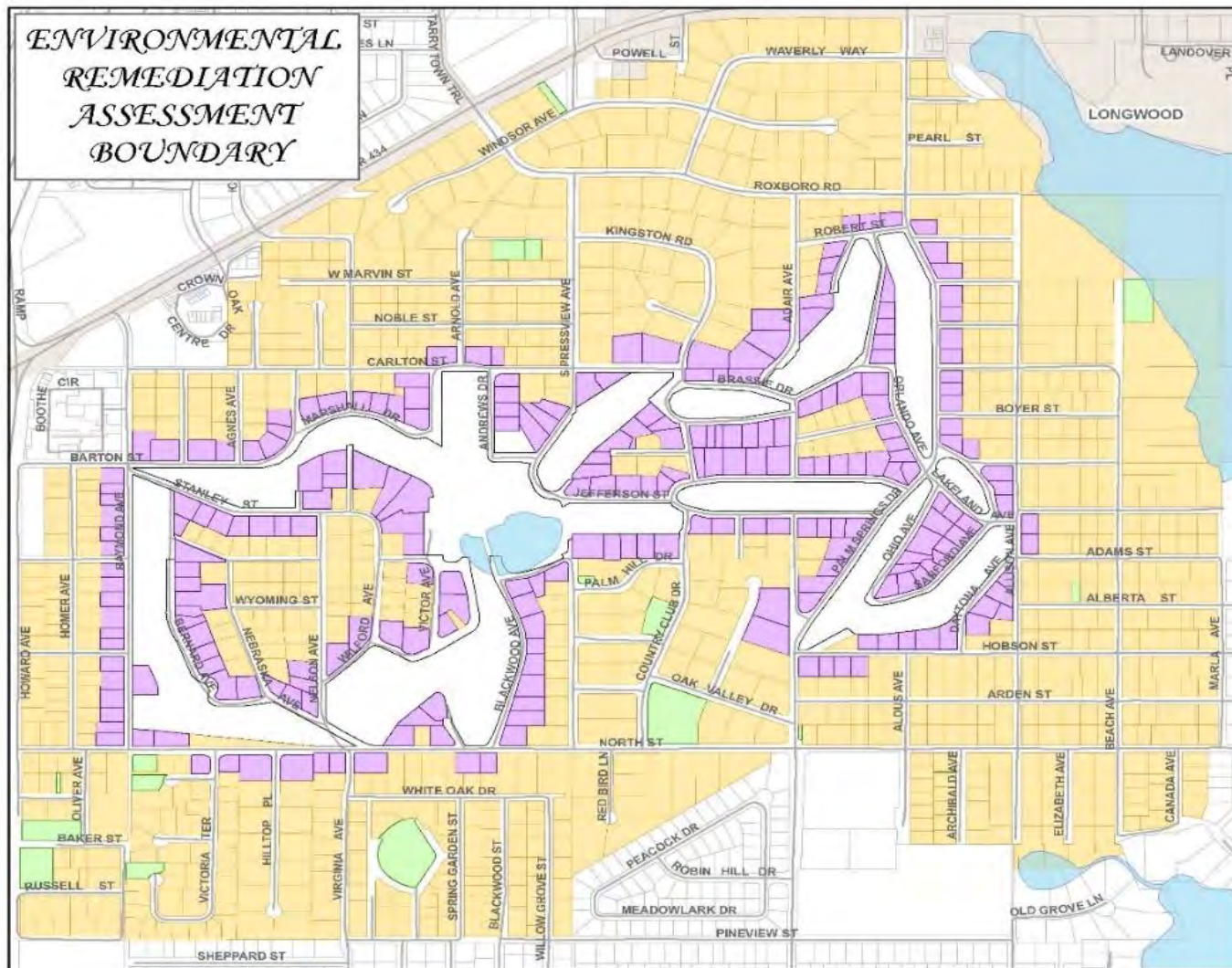
M Municipal

S Services

B Benefit

U Unit

ENVIRONMENTAL REMEDIALATION ASSESSMENT BOUNDARY



Map Prepared By
Seminole County GIS

Number of
properties:

1162

Rolling Hills Area Parcels

- Category 1
- Category A
- Category B
- Category N
- Water Bodies
- Parcels
- Streets
- City Limits
- LONGWOOD

Category A = 2BU

Category B = 1BU

Category N = NA



0 1,000 Feet

Assessment Table

Potential assessment based on various environmental remediation cost outcomes

Final Assessment would be determined by actual cost of environmental remediation

Project Cost	\$500K	\$500K	\$750K	\$750K	\$1M	\$1M	\$1.25M	\$1,500,000
Installment Period	10	15	10	15	10	15	15	15 years
CATEGORY A								CATEGORY A
Assessment	\$712	\$712	\$1,068	\$1,068	\$1,423	\$1,423	\$1,779	\$2,135
Annual Installment	\$86	\$62	\$130	\$93	\$173	\$124	\$154	\$185*/yr
CATEGORY B								CATEGORY B
Assessment	\$356	\$356	\$534	\$534	\$712	\$712	\$890	\$1,068
Annual Installment	\$43	\$31	\$65	\$46	\$86	\$62	\$77	\$93*/yr
								* Includes financing fees

Resident Participation and Support



Rolling Hills MSBU Petition Results

PETITION Outcome: April 4, 2018

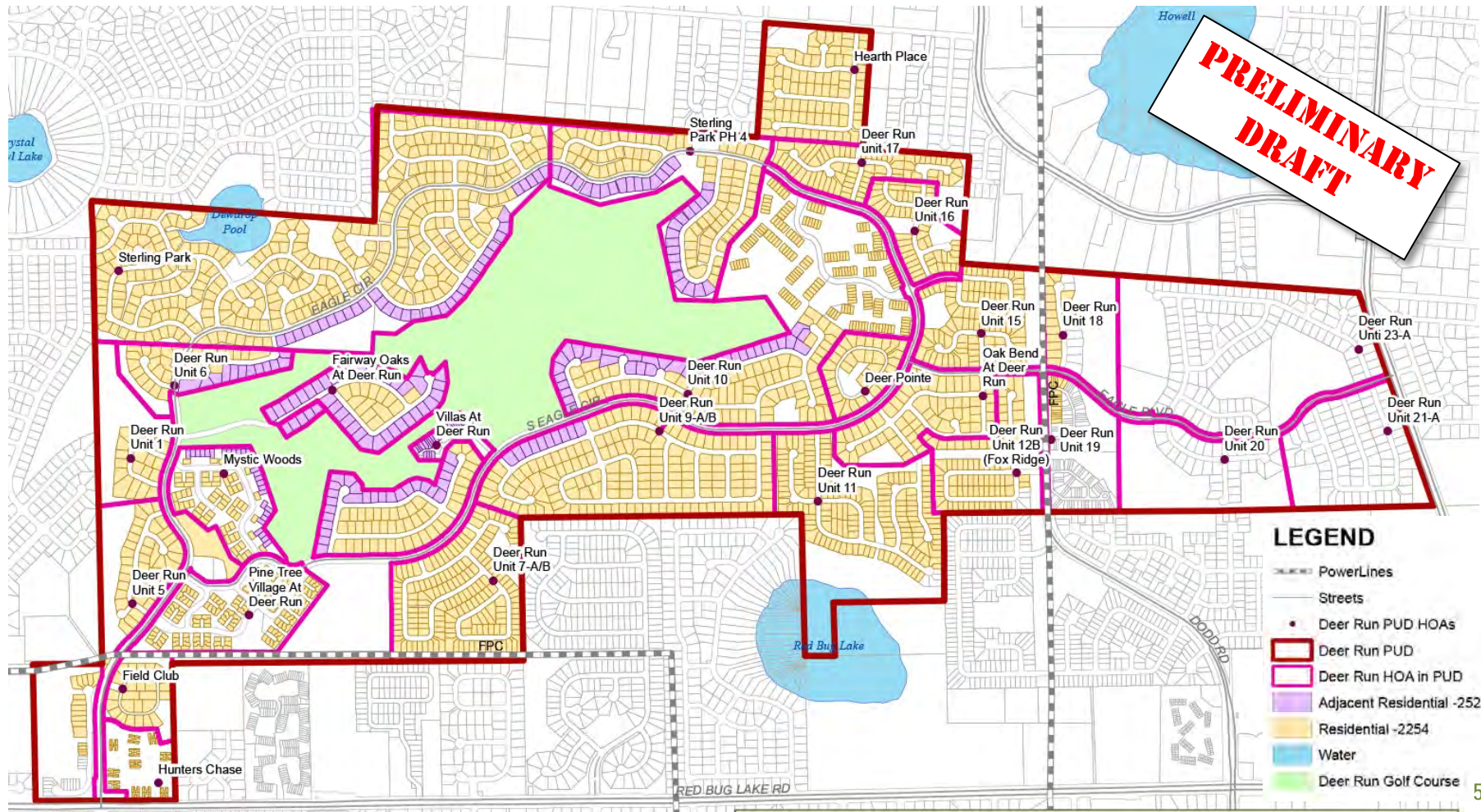
Rolling Hills Proposed MSBU - Petition

Total Responses	918
FOR	878
Against	40
Unknown	242
OPPOSED	282

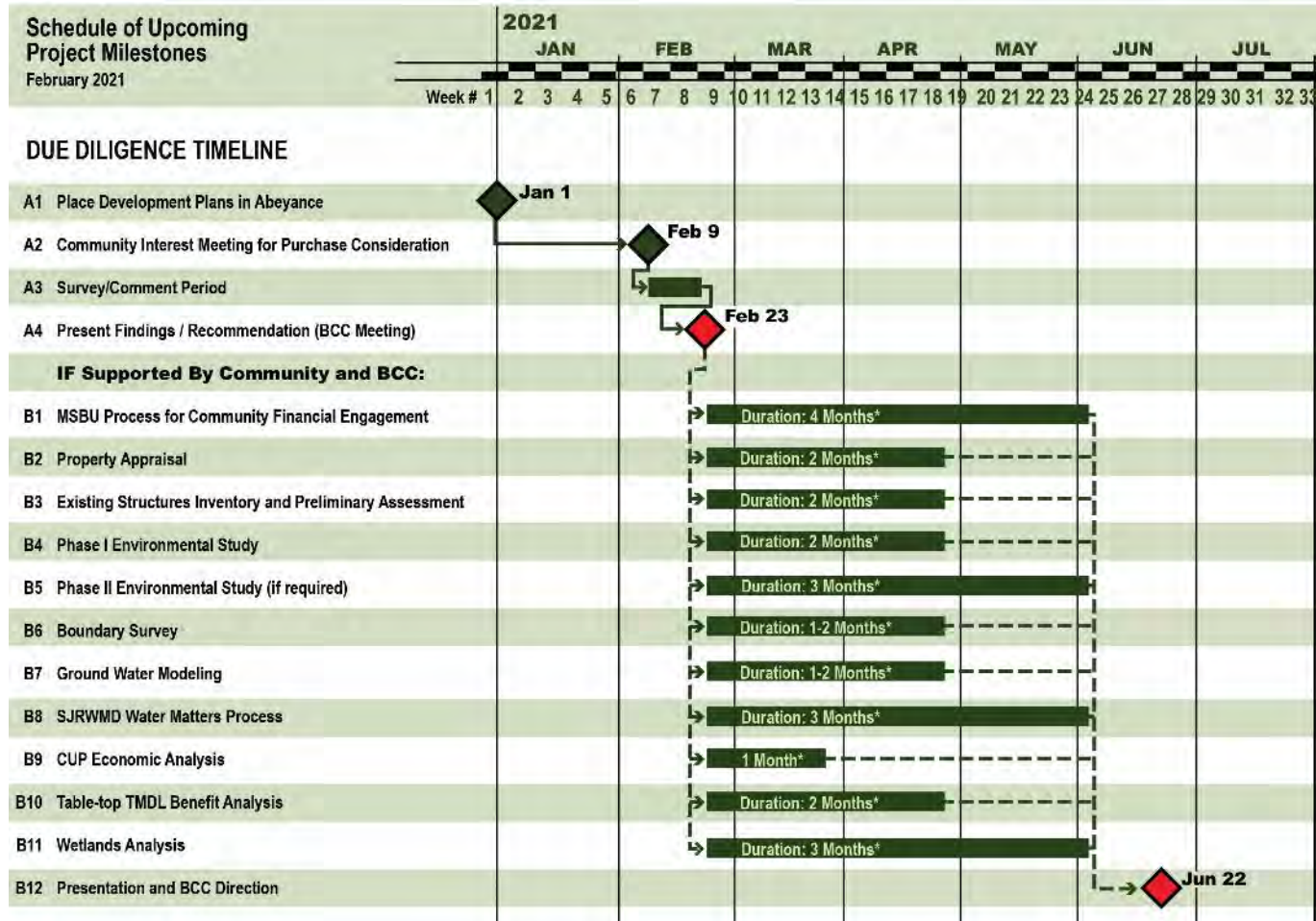
75.5%

95.6%

Deer Run Potential MSBU?



Golf Course Acquisition – Benefit Evaluation Procedure



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!