



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Welcome
To The
**Deer Run Community Park
Public Information Meeting**

February 17, 2022

Meeting Agenda

- 
1. Recap & Current Activities
 2. What's Next?
 3. Future Vision

Photo: December 2020



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 Process Summary

- ✓ 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

Results of Deer Run MSBU Petition Process

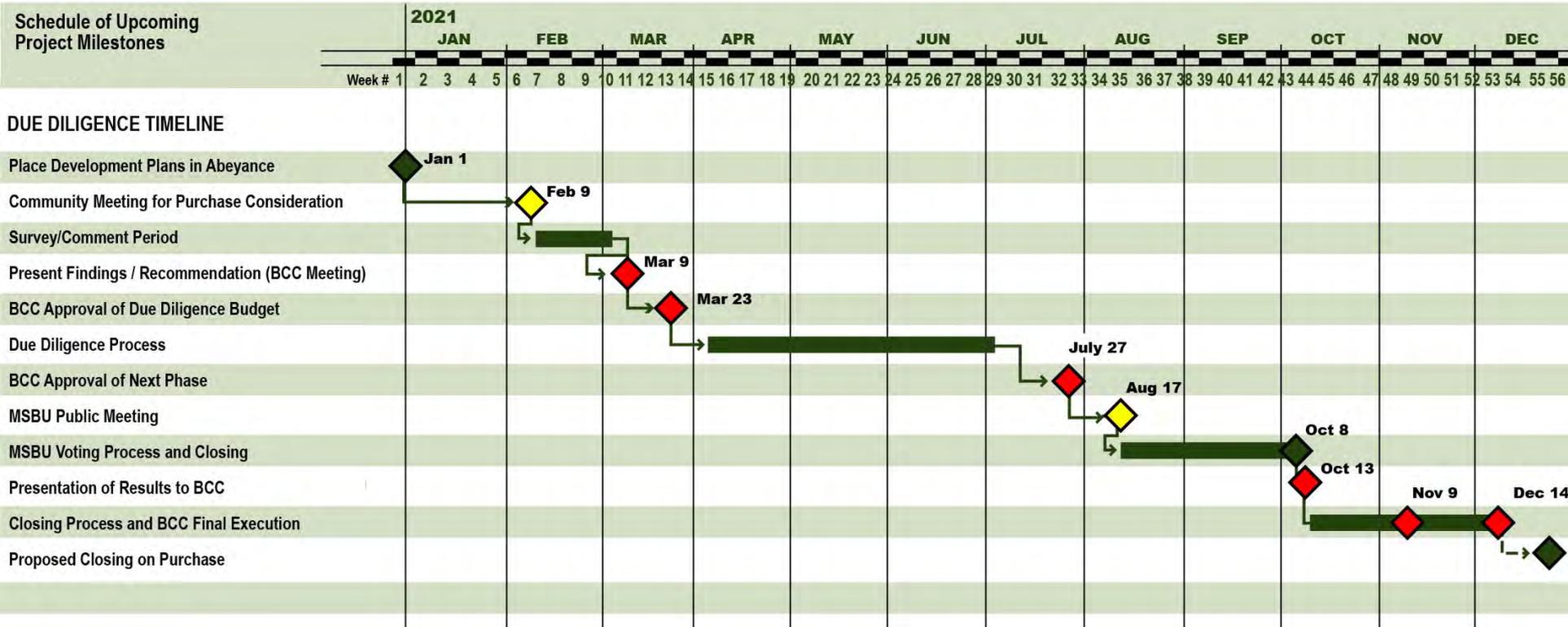
Deer Run: LS MSBU Petition

PETITION DEADLINE OCTOBER 08, 2021 5:00PM

Total Responses	1628	71.6%
For	1527	67.2% ✓
Against	101	4.4%
Total Outstanding	645	28.4%
Total Properties Petitioned	2273	

101 645 1527

Deer Run Acquisition – Major Milestones



The Country Club

Timeline of Initial Events

Closed on Property	Wednesday, December 22
Secured Property Assets	Wednesday, December 22
Mowing Begins	Monday, January 17
Grounds Cleanup/ Other Safety Issues	Tuesday, February 1

1 – Current Activities

▶ Property Maintenance – Duration Annual Contracts

- Mowing: 33 Cycles Per Year
- Lake Management: As Needed

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

An aerial photograph of a golf course. A large, irregularly shaped pond occupies the right side of the frame, reflecting the sky and surrounding trees. To the left of the pond is a fairway with several palm trees and a winding, light-colored path. The background shows a residential area with houses and more trees. A dark green banner is overlaid at the top of the image.

Lake/Pond Maintenance

Photo: February 1, 2022

1 – Current Activities

▶ Property Maintenance – Duration Annual Contracts

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

▶ Cleanup & Assessment – Duration Through Spring 2022

- Existing Structures
- Infrastructure
- Physical Environment

Cleanup & Assessment



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.)

The Country Club at Deer Run Property Existing Conditions

Approx. Scale in Feet
 0 200' 400'
 NORTH
 January 2021
 Rev. July 2021

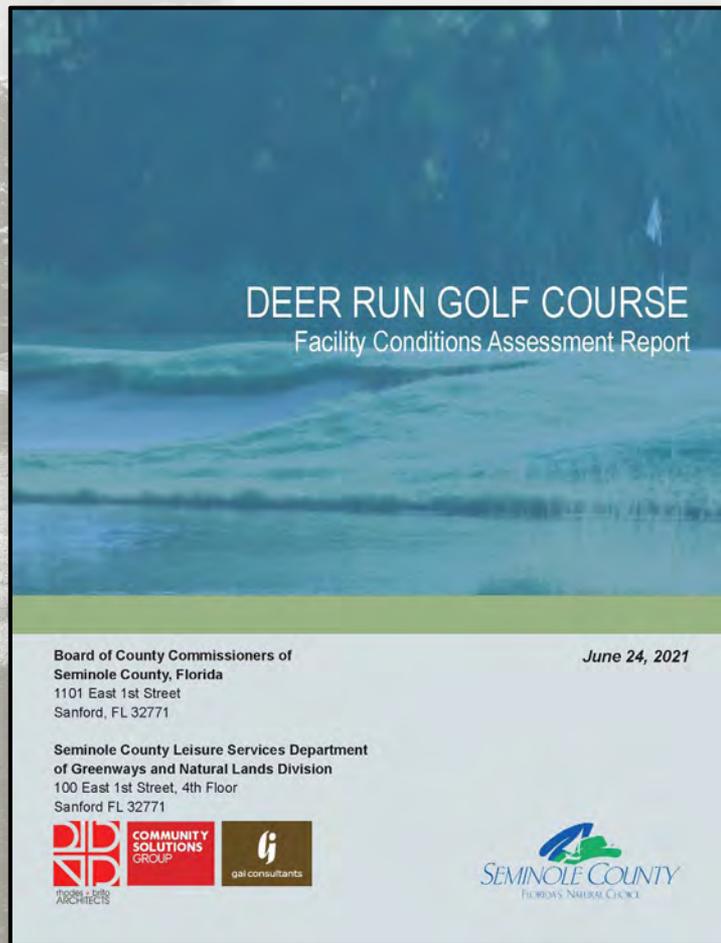
A photograph showing a chain-link fence in the foreground, a white building with a brown roof to the left, and a dirt path leading into a wooded area with large trees in the background. The scene is brightly lit, suggesting daytime.

Cleanup & Assessment

- Existing Structures
- Infrastructure
- Physical Environment

Photo: January 27, 2022

Existing Structures Inventory and Preliminary Assessment



Before

Photo: June, 2021

After

Photo: February, 2022

Clubhouse Building



The Country Club of
Deer Run

Photo: January 27, 2022

Clubhouse Building



Photo: January 27, 2022

Clubhouse Building

Photo: January 27, 2022





Infrastructure



Photo: January 27, 2022

Infrastructure



Photo: June 23, 2021

Infrastructure



Photo: December 2020

Physical Environment



Physical Environment



Photo: January 27, 2022

1 – Current Activities

▶ Property Maintenance – Duration Annual Contracts

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

▶ Cleanup & Assessment – Duration Through Spring 2022

- Existing Structures
- Infrastructure
- Physical Environment

▶ Environmental Remediation

Phase I and II Environmental Assessments

Phase I and Phase II Environmental Site Assessments

Former Deer Run Golf Course
300 Daneswood Way
Casselberry, Seminole County, Florida

E Sciences Project No. 1-2237-008

June 2021



**ENGINEERING
ENVIRONMENTAL
ECOLOGICAL**

Prepared for:

Mr. Keith Welty
Project Manager II
Leisure Services Department
Greenways and Natural Lands Division
Seminole County Government
100 East First Street
Sanford, Florida 32771

Phase I and II Environmental Assessments



Legend

- Above SCTL (Commercial 12.0 mg/kg)
- Above SCTL (Residential 2.1 mg/kg)
- Below SCTLs
- Parcel Boundary

Sample ID	Date Collected	Arsenic (mg/kg)
SB-AST-1 0-1	04/30/2021	NS
SB-AST-2 0-1	04/30/2021	NS
SB-MA-1 0-0.5	04/30/2021	3.8
SB-MA-1 0.5-2	04/30/2021	1.5 U
SB-MA-2 0-0.5	04/30/2021	119
SB-MA-2 0.5-2	04/30/2021	23.9
SB-MA-3 0-0.5	04/30/2021	1.3
SB-MA-3 0.5-2	04/30/2021	0.26 U
SB-MA-4 0-0.5	04/30/2021	0.87
SB-MA-4 0.5-2	04/30/2021	0.33 U
Leachability Based on Groundwater Criteria (mg/kg)		*
Direct Exposure Residential (mg/kg)		2.1
Direct Exposure Commercial/Industrial (mg/kg)		12

1 – Current Activities Summary

▶ Property Maintenance – Duration Annual Contracts

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

▶ Cleanup & Assessment – Duration Through Spring 2022

- Existing Structures – Report provided June 2021
- Infrastructure – Report provided June 2021
- Physical Environment – Removal/Trimming Vegetation began February 1, 2022.

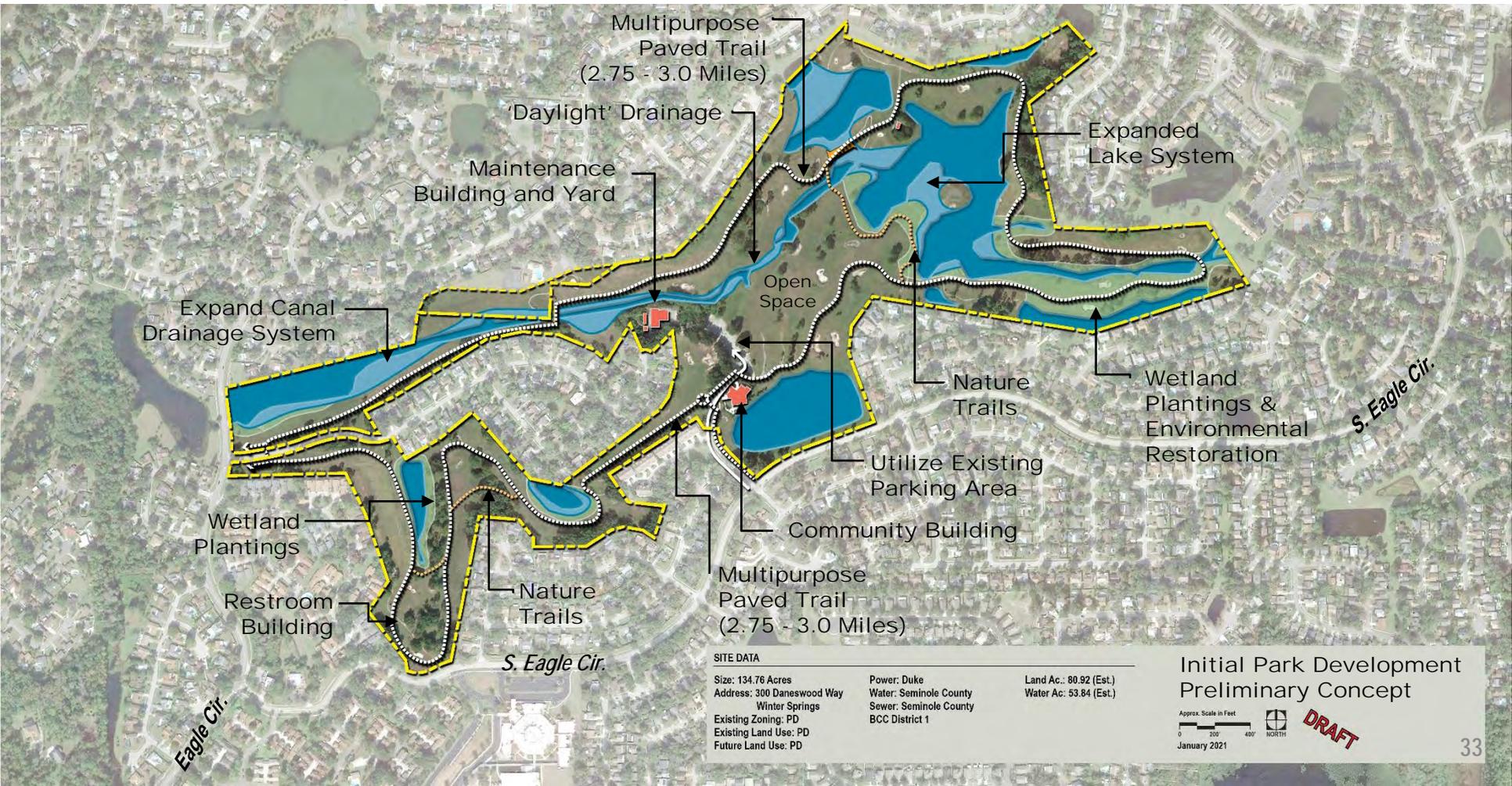
▶ Remediation:

- Limited Site Assessment Report due late February



2 – What's Next?

Property Stabilization, Phase I Park Development



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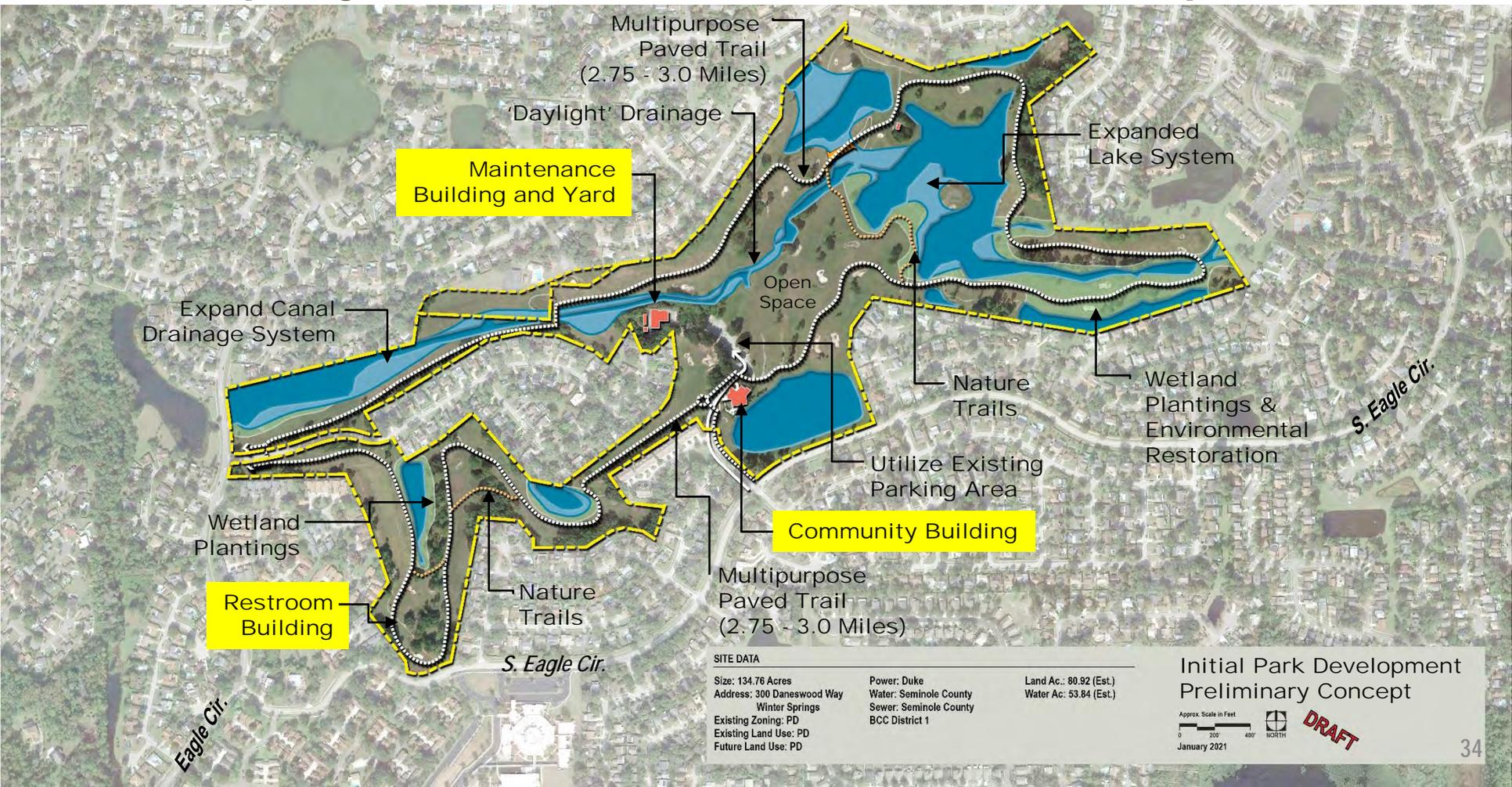
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**Initial Park Development
 Preliminary Concept**

Approx. Scale in Feet
 0 200 400'
 NORTH
 January 2021

DRAFT

Property Stabilization, Phase I Park Development



Multipurpose Paved Trail (2.75 - 3.0 Miles)

'Daylight' Drainage

Maintenance Building and Yard

Expanded Lake System

Open Space

Expand Canal Drainage System

Nature Trails

Wetland Plantings & Environmental Restoration

Wetland Plantings

Utilize Existing Parking Area

Community Building

Restroom Building

Nature Trails

Multipurpose Paved Trail (2.75 - 3.0 Miles)

S. Eagle Cir.

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Eagle Cir.

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 0 200 400'
 NORTH
 January 2021

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Scope: Structures Renovation

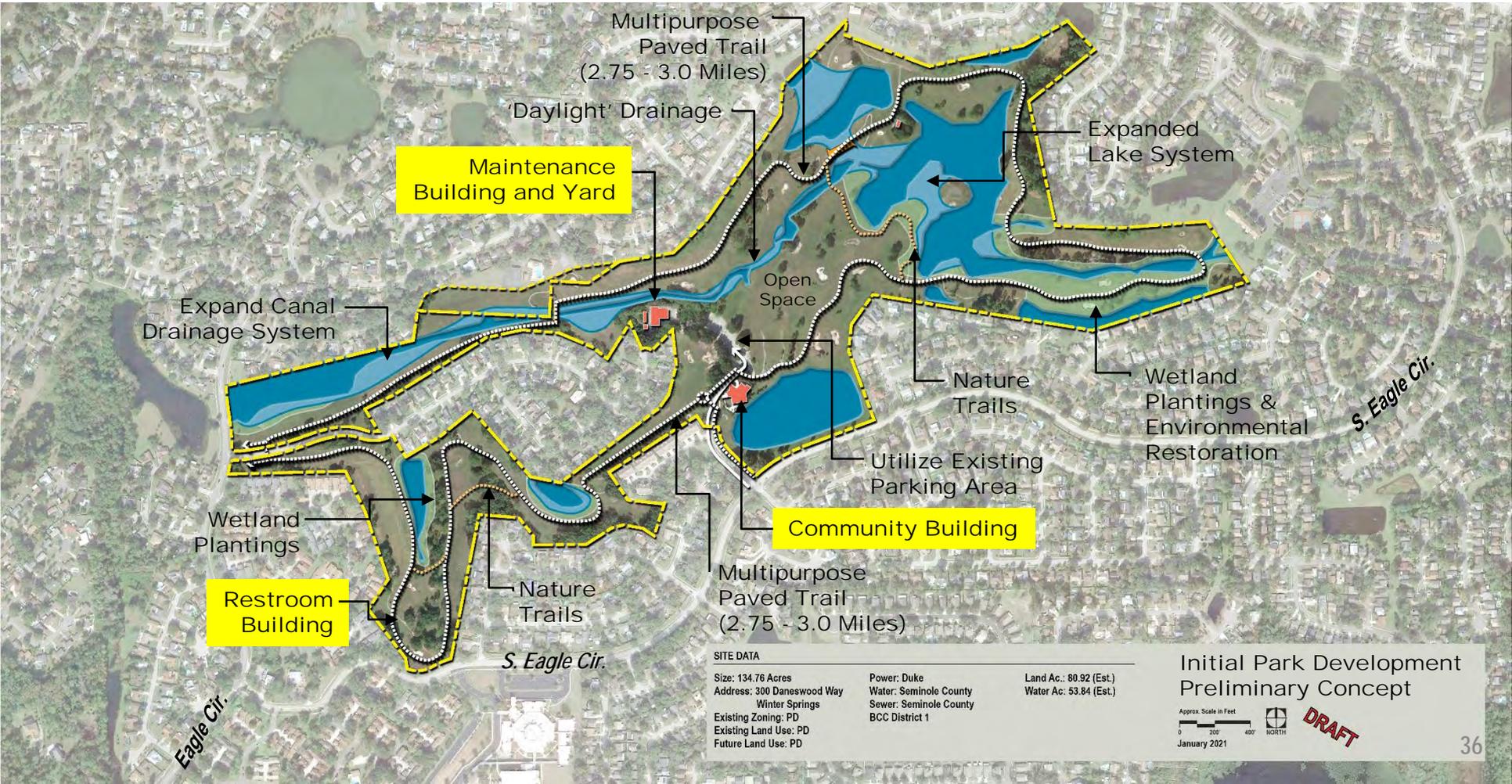
Community Building

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)



Scope: Phase I Park, Stormwater



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Initial Park Development Preliminary Concept

Approx. Scale in Feet
 0 200 400' NORTH
 January 2021

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Scope: 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



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Initial Park Development Preliminary Concept

Approx. Scale in Feet
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 January 2021



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Scope: Phase I Park, Stormwater

Initial Park Development Program:

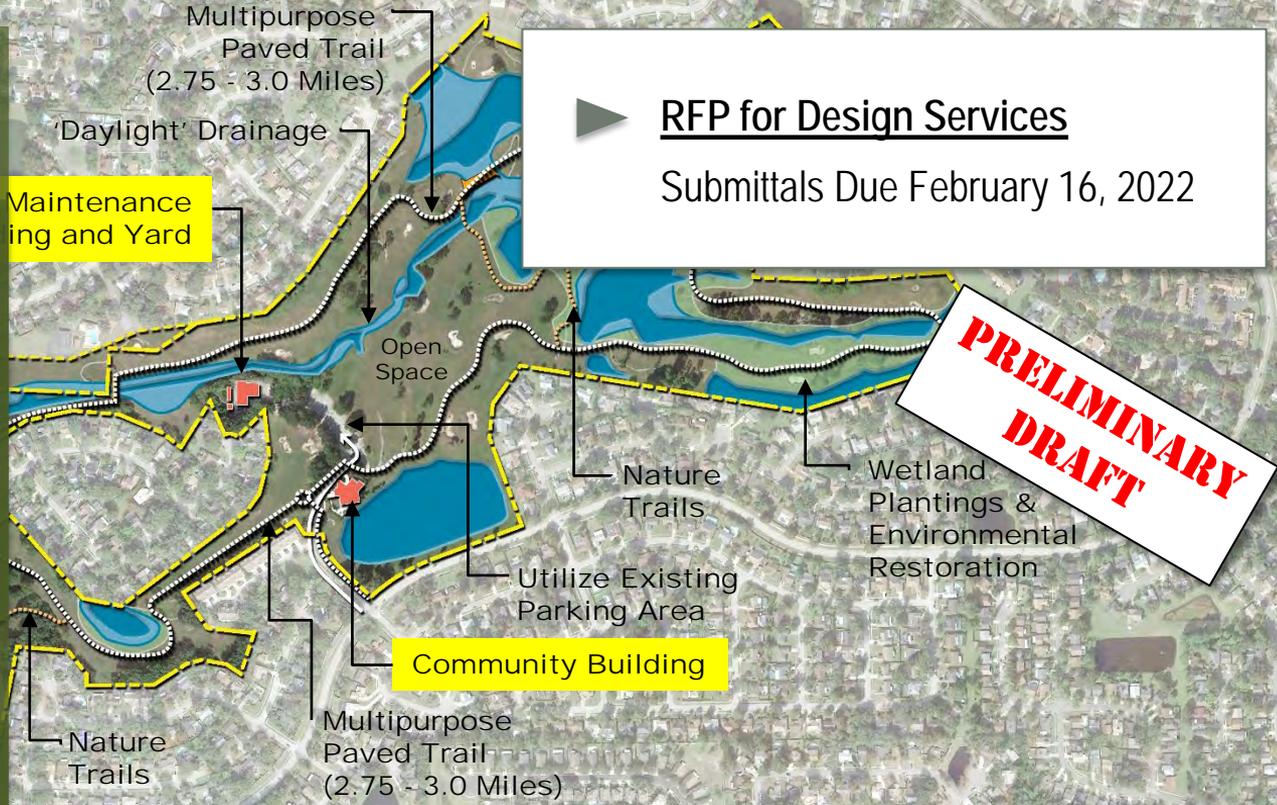
1. Property Stabilization
2. Multipurpose Trail (Approx. 2.75 - 3.0 Miles)
3. Maintenance Area
4. Picnic Areas & Nature Trails
5. Multipurpose Open Space

\$6.3M

Stormwater Improvements:

1. Stormwater Treatment System
2. Multipurpose Paved Trail (Approx. 2.75 - 3.0 Miles)
3. Maintenance Area
4. Misc. Improvements

\$1.8M



RFP for Design Services

Submittals Due February 16, 2022

**PRELIMINARY
DRAFT**

S. Eagle Cir.

SITE DATA

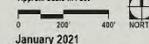
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Initial Park Development
Preliminary Concept

Approx. Scale in Feet



January 2021

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Rolling Hills Community Park

Master Plan and Vision



New Places for People

Lake Jeanette Pier and Overlook



Updated Phase 1 Estimate of Probable Cost / Budget

Primary Trail System (~4Miles): ~\$2.25M

12' Primary Trail
Landscaping and Earthwork
Bridges, Terraces and ADA

Florida Communities Trust Program: ~\$1.0M

(Some items included in Overall Trail System)

Other Park Amenities: ~\$1.62M

Pavilions and Pier Overlook
Secondary Pathways
Site Furnishings
Parking Renovations and Access
Tree Canopy and Landscape
Gateways and Signage

Total Project Cost as Envisioned: \$4.31M*

Capital Improvement Cost : \$3.87M*
Project Design + Permitting \$440,000

* Includes 15% Contingency - \$480,000

Not Included: (3) Restroom Buildings ~\$750,000

(1 large, 2 small at Trailheads + Soft Costs)

**ROLLING HILLS
COMMUNITY PARK
EXAMPLE**



3 – Future Vision

Deer Run Possible Park Development – Total Vision

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:

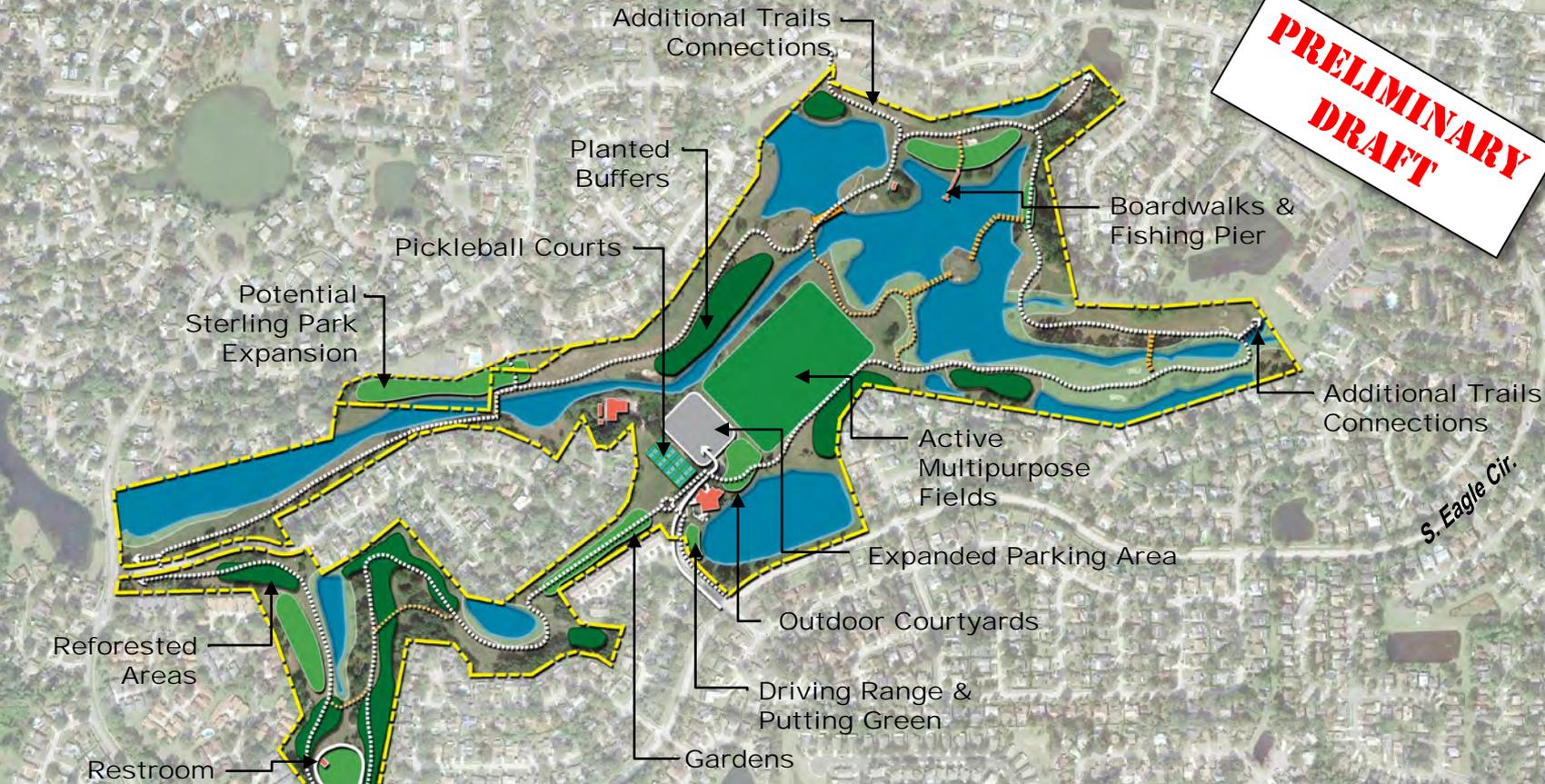
1. Playground Area
2. Restroom Building
3. Exercise Stations
4. Additional Picnic Areas
5. Additional Parking Area
6. Additional Trail
Connections/Gateways
7. Boardwalks, Fishing Pier
8. Reforested Areas
9. Potential Sterling Park Imp.

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**



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**Additional Development
Scenarios Potential**

Approx. Scale in Feet
0 200 400
January 2021



DRAFT

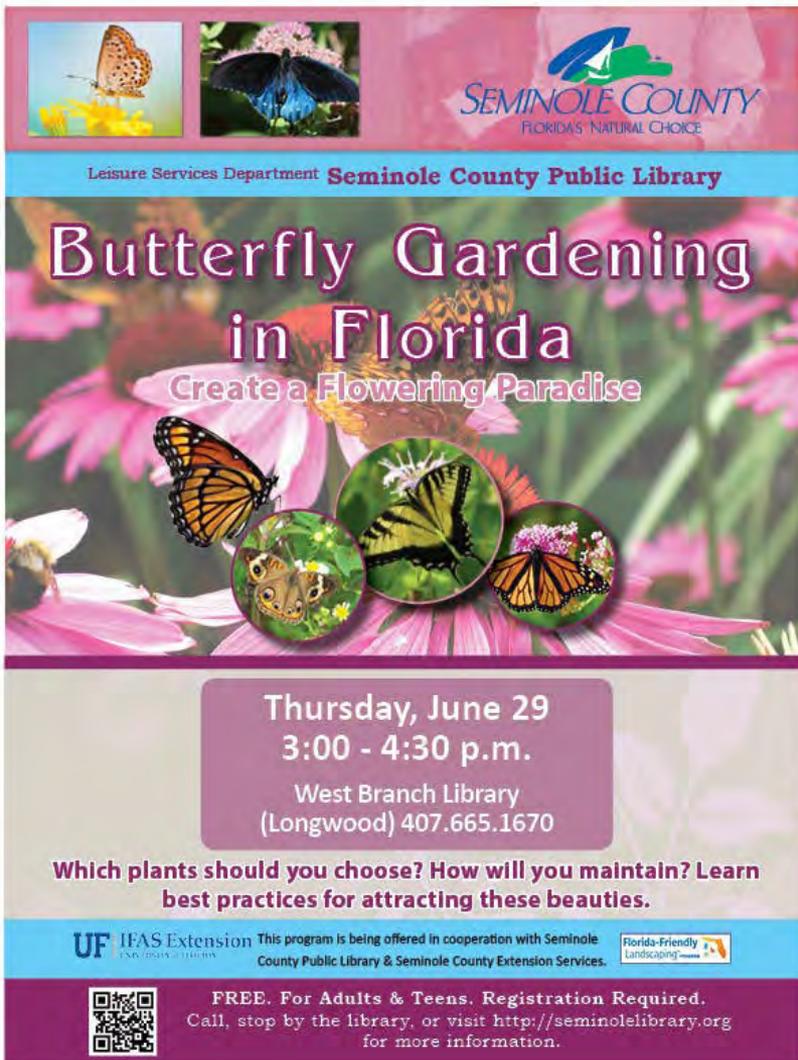
Fishing Platform / Pier



Disc Golf



For More Information: www.discgolf.com





SEMINOLE COUNTY
 FLORIDA'S NATURAL CHOICE

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>

Playground



Deer Run Possible Park Development – Projected Costs

Initial Park Development Program:

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

\$6.3M

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Landscaping
3. Stormwater Management
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*

PHASE 1 Approved Master Plan



Rolling Hills Community Park Vision



FUNDING & PARTNERSHIPS

- Grants:
1. Arbor Grant
 2. Pond Plantings
 3. Landscape Restoration



Alternative Funding
Options - Transportation
Sales Tax



Thank You!

Non-Emergency Phone:

SCSO

Phone: (407) 665-6650

Contacts:

Parks Team

Email: wpandos@seminolecountyfl.gov Phone:
(407) 665-2001

Deer Run Project Web Page:

www.seminolecountyfl.gov

'How Can We Help You?' prompt:

Type: *Deer Run Project*



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Deer Run Community Park Public Information Meeting

February 17, 2022