



Deer Run/Wekiva Golf Club Due Diligence Review

July 27, 2021

July 27, 2021 Presentation Agenda

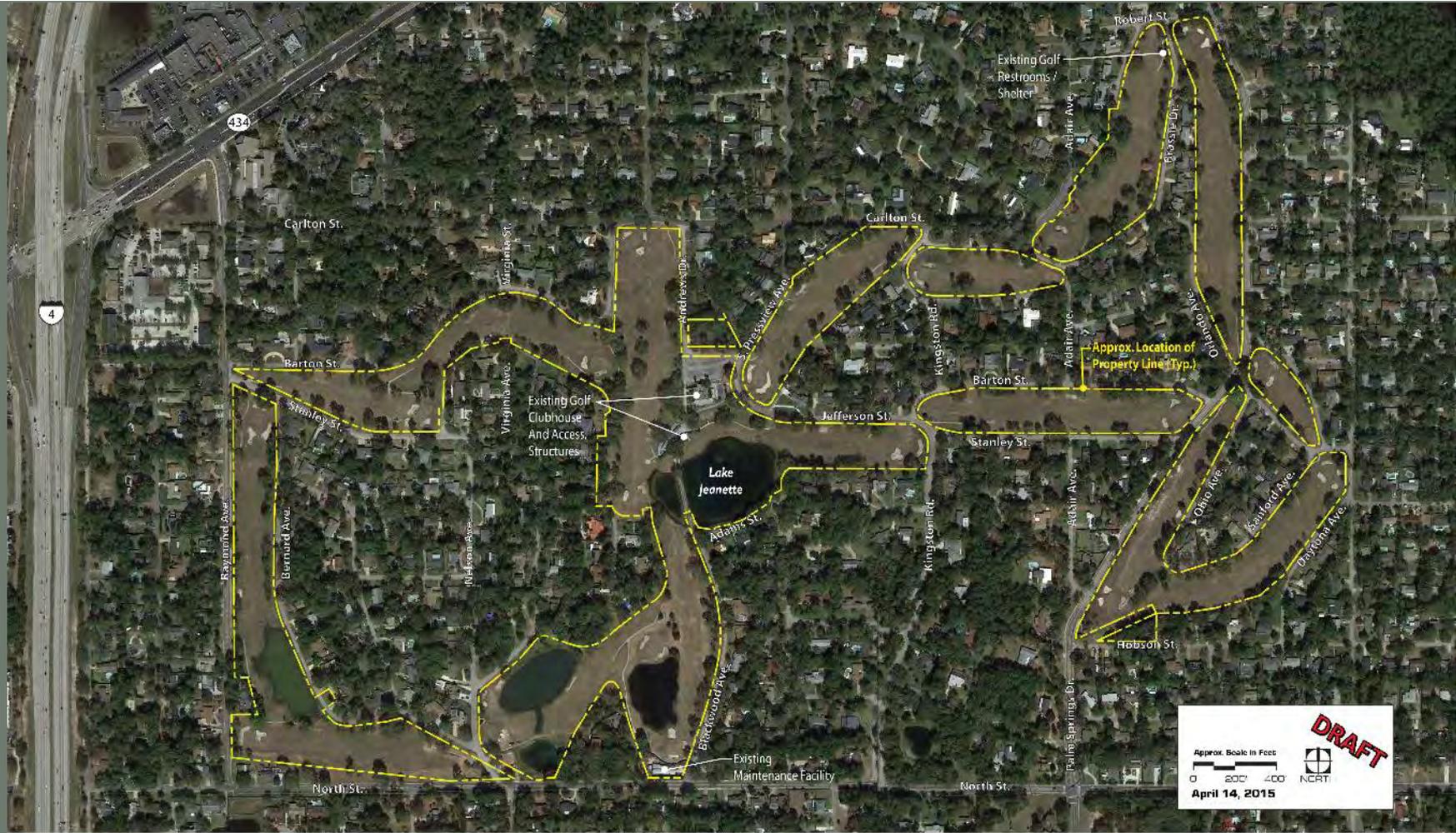
1. Introduction
2. Deer Run Redevelopment Opportunity
3. Wekiva Golf Club Opportunity
4. Due Diligence Process Summary
5. Other Considerations
6. Acquisition Summary & Funding
7. Potential MSBU Program



Golf Courses in Seminole County - 2021

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



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Approx. Scale in Feet

0 200' 400'

April 14, 2015



Rolling Hills Community Park- Phase I Development



Rolling Hills Community Park- Phase I Development



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.

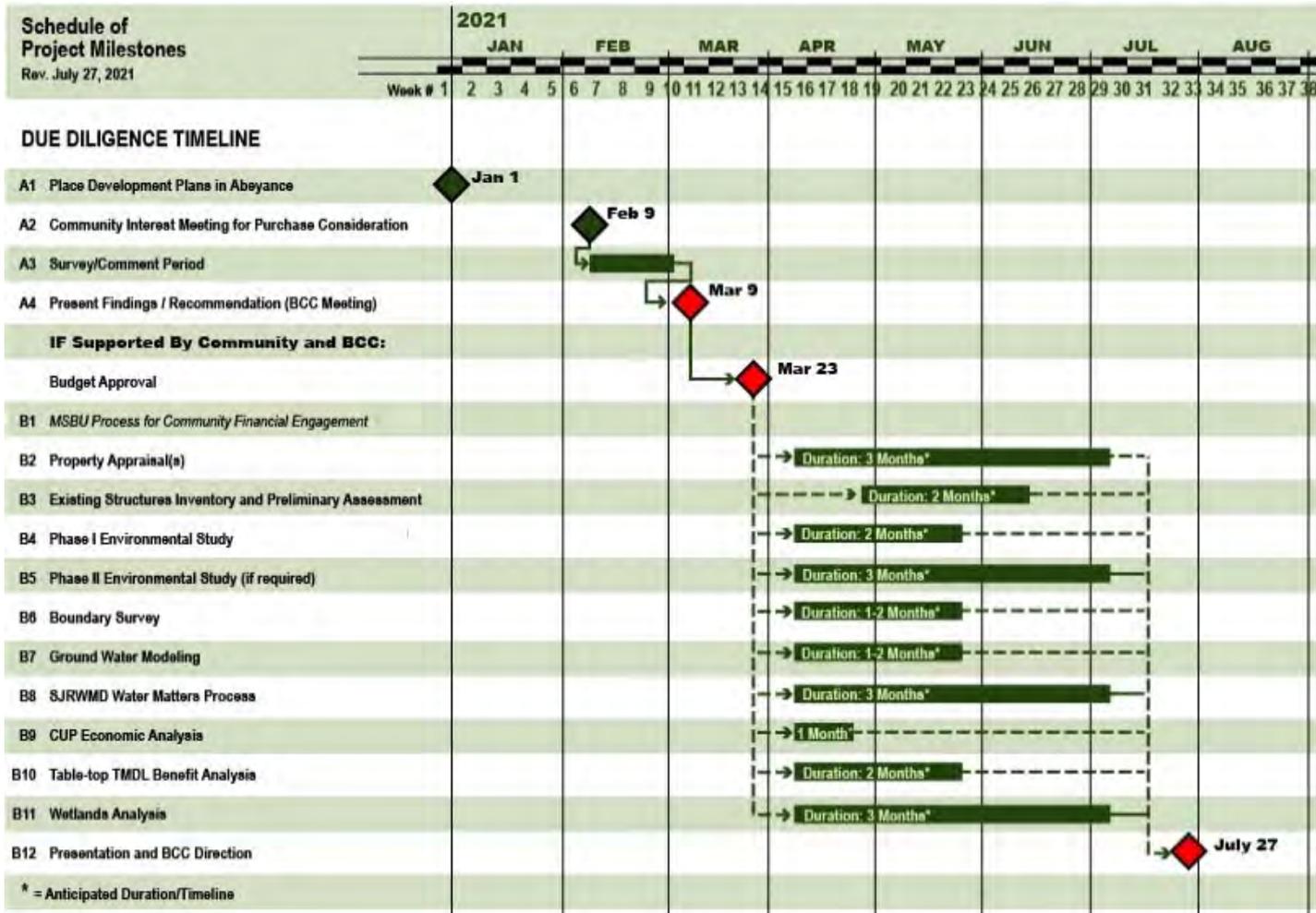
Task	Time	Cost Estimate
Purchase Process (runs concurrent with the items in the Evaluation section)	9-12 months	variable
BCC Consideration and Approval	END	

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





2. Deer Run Redevelopment Opportunity



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

Crystal Bowl

Dewdrop Pool

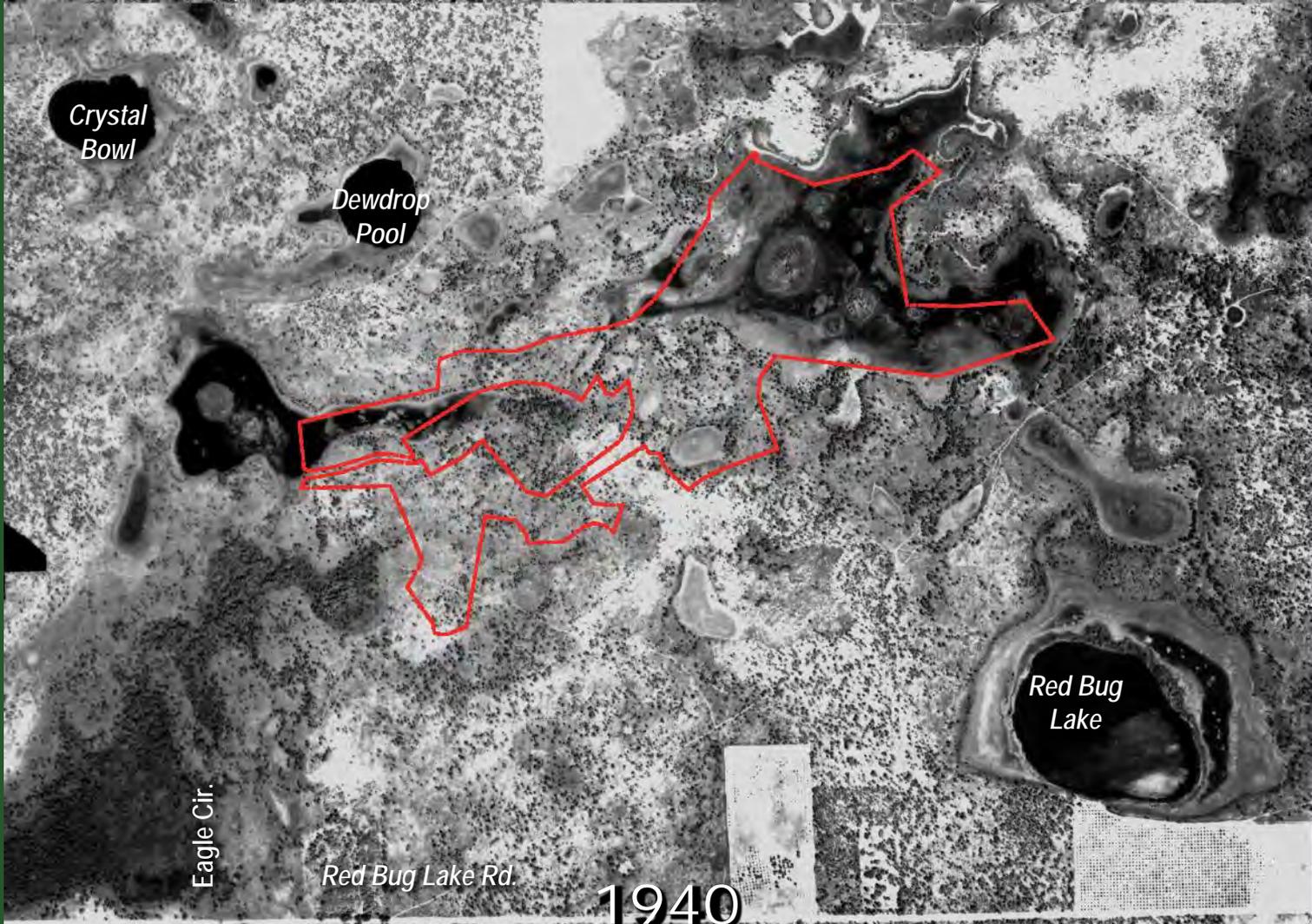
Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

2019





Crystal Bowl

Dewdrop Pool

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

1940



Crystal Bowl

Dewdrop Pool

Sterling Park

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

1980



Crystal Bowl

Dewdrop Pool

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

1986



Crystal Bowl

Dewdrop Pool

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

1994

Crystal Bowl

Dewdrop Pool

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

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*



Linear Spaces



Natural Environment



Maintenance Building and Yard
3,223 sq/ft

Clubhouse Building
5,170 sq/ft

Restroom Building

Lift Station

Existing Ponds / Stormwater Drainage (typ.)

Parking Lot

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Sewer: Seminole County
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**The Country Club at Deer Run Property
Existing Conditions**

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



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:

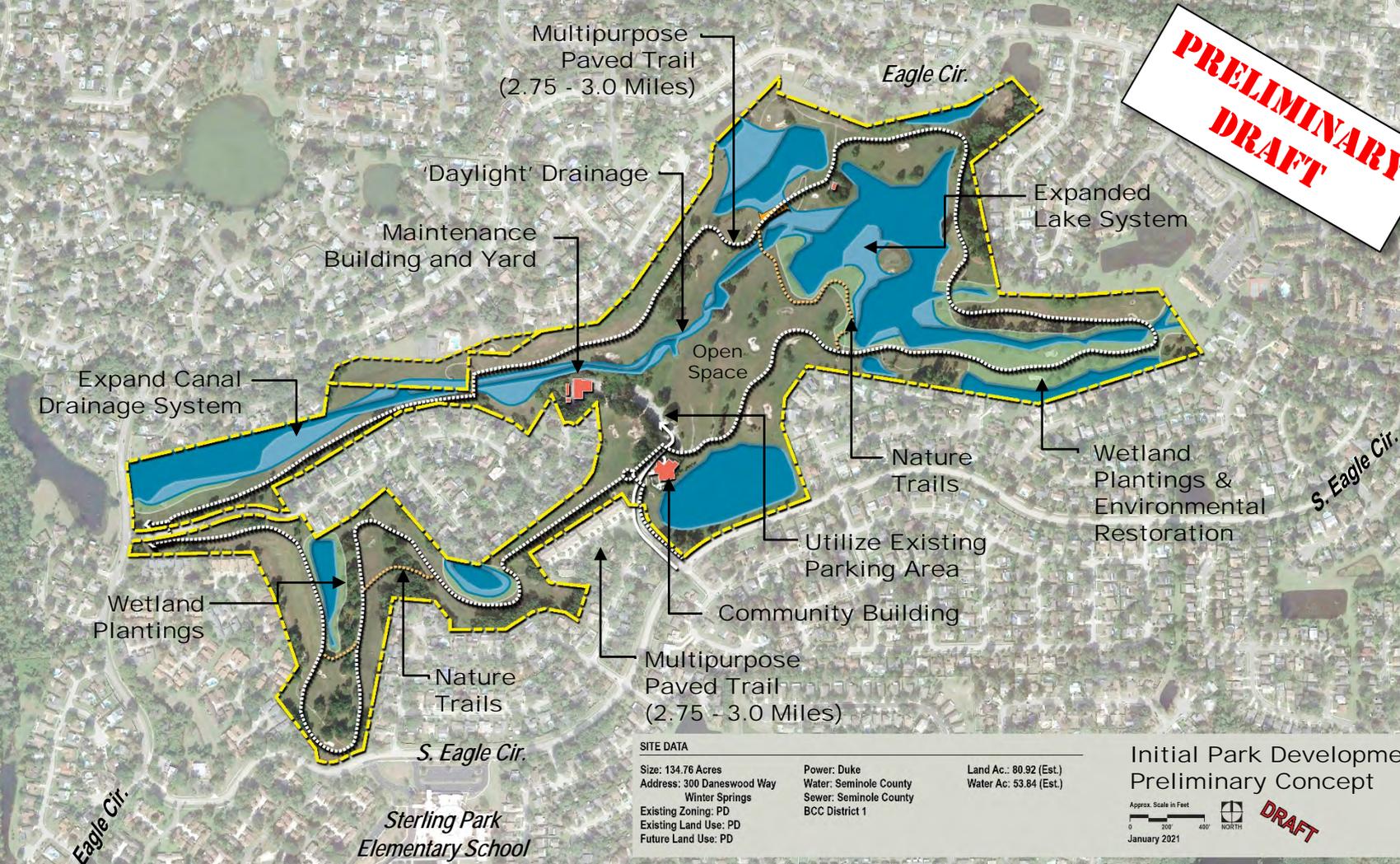
1. Property Stabilization
2. Multipurpose Trail
(Approx. 2.75 - 3.0 Miles)
3. Pedestrian Bridges
4. Community Building
5. Picnic Areas
6. Nature Trails
7. Multipurpose Open Space

Stormwater Improvements:

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



**PRELIMINARY
DRAFT**



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Size: 134.76 Acres
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Water: Seminole County
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**Initial Park Development
Preliminary Concept**

Approx. Scale in Feet
0 200 400
January 2021



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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:

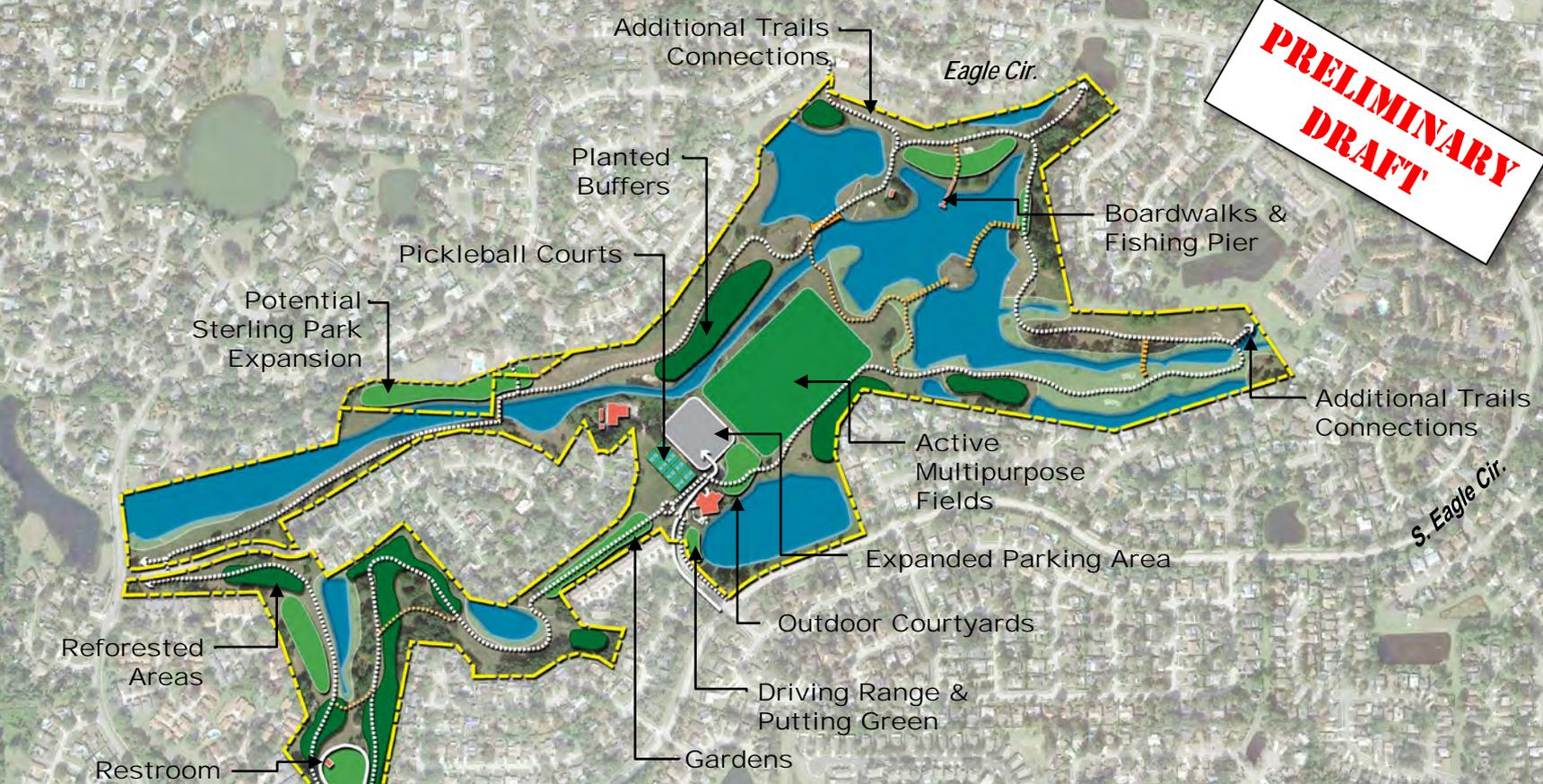
1. Playground Area
2. Restroom Building
3. Exercise Stations
4. Additional Picnic Areas
5. Additional Parking Area
6. Additional Trail
Connections/Gateways
7. Boardwalks, Fishing Pier
8. Reforested Areas
9. Potential Sterling Park Imp.

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**



*Sterling Park
Elementary School*

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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

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3. Wekiva Golf Club Opportunity



Clubhouse
Building,
Amenities &
Maint.

Existing
Ponds (typ.)

SITE DATA

Size: 137.88 Acres
 Address: 4100 Wekiva Club Court
 Longwood
 Existing Zoning: PD
 Existing Land Use: PD
 Future Land Use: PD
 Power: Duke
 Water: Utilities Inc.
 Sewer: Utilities Inc.
 BCC District 3

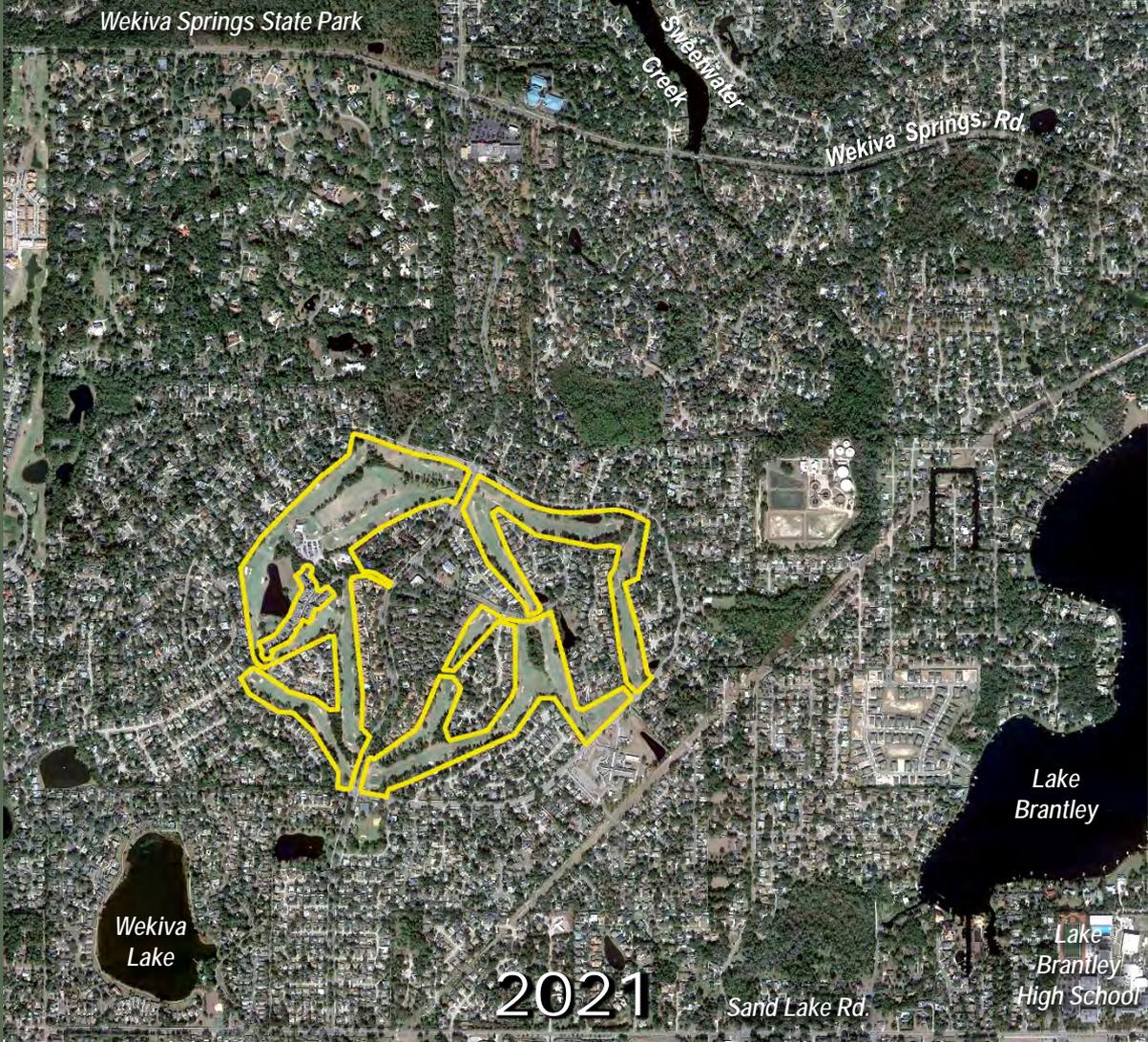
Land Ac.: 132.88 (Est.)
 Water Ac: 5.0 (Est.)

137.88 Ac.

**Wekiva Golf Club Property
Existing
Conditions**

Approx. Scale In Feet
 0 200' 400'
 NORTH

June 2021



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

Wekiva
Lake

2021

Sand Lake Rd.

Lake
Brantley

Lake
Brantley
High School



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

Wekiva
Lake

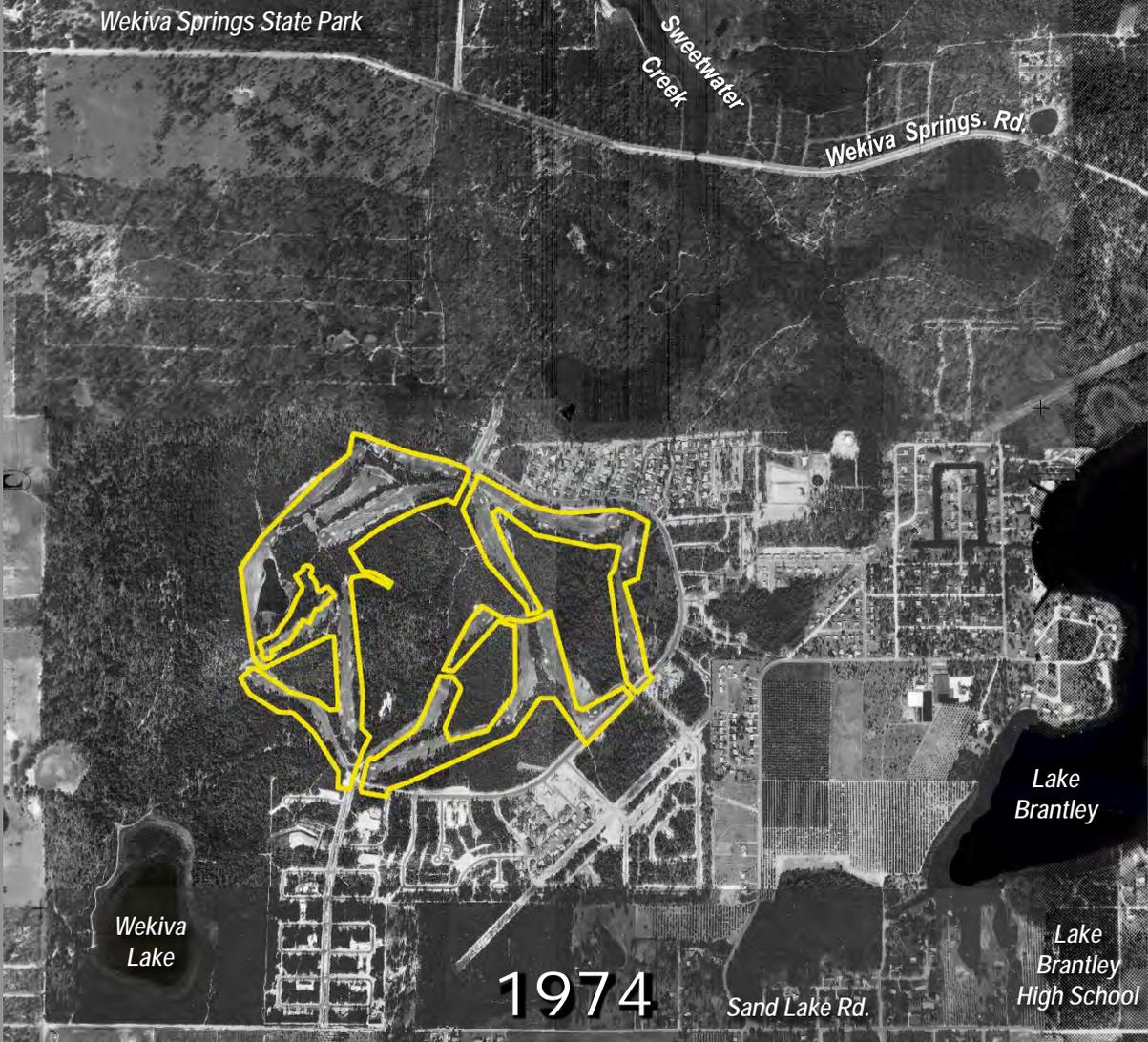
Lake
Brantley

Lake
Brantley
High School

1968

Sand Lake Rd.





Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

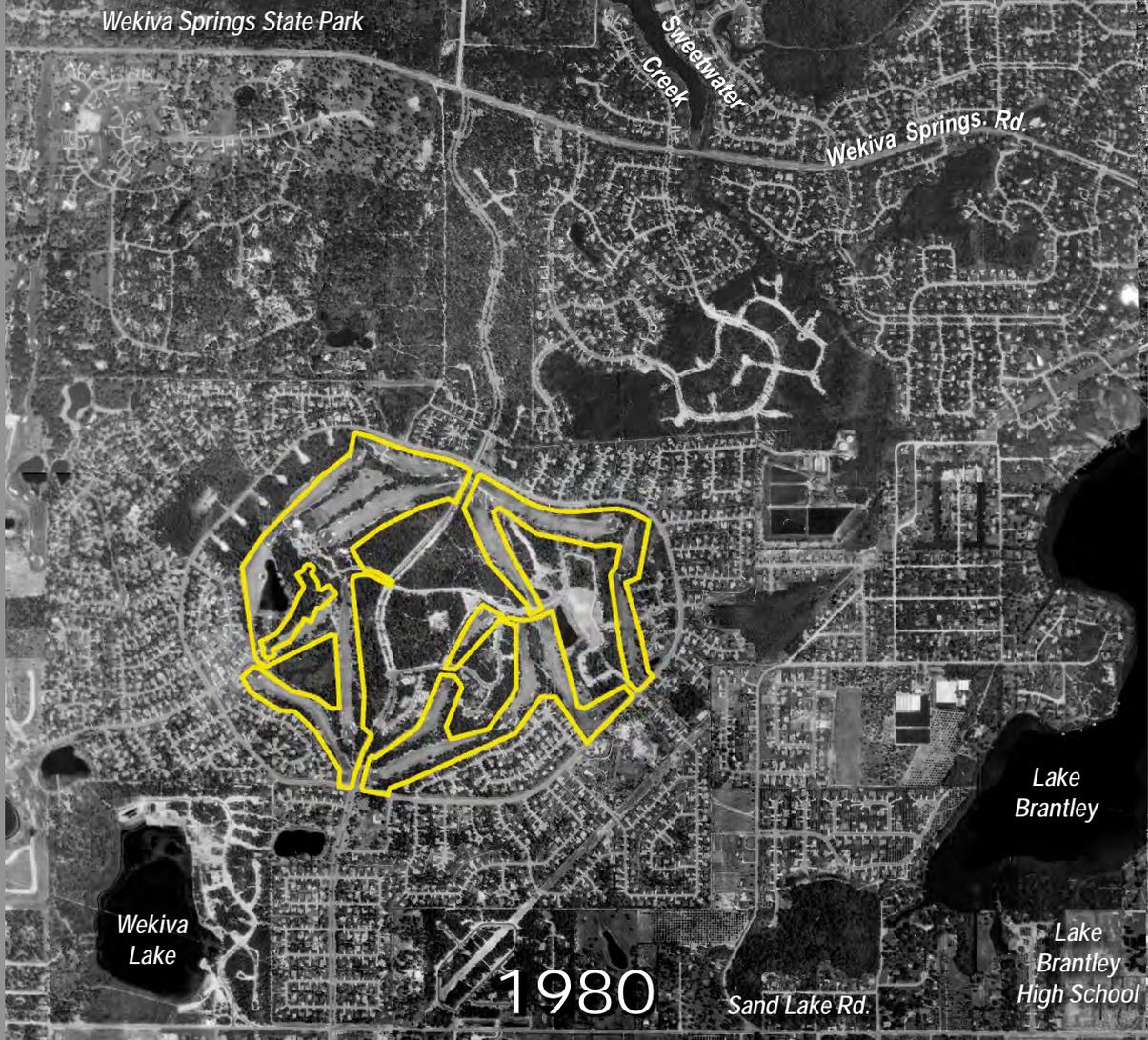
Wekiva
Lake

Lake
Brantley

Lake
Brantley
High School

1974

Sand Lake Rd.



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

Wekiva
Lake

Lake
Brantley

1980

Sand Lake Rd.

Lake
Brantley
High School

Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.



Wekiva
Lake

Lake
Brantley

Lake
Brantley
High School

1986

Sand Lake Rd.



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

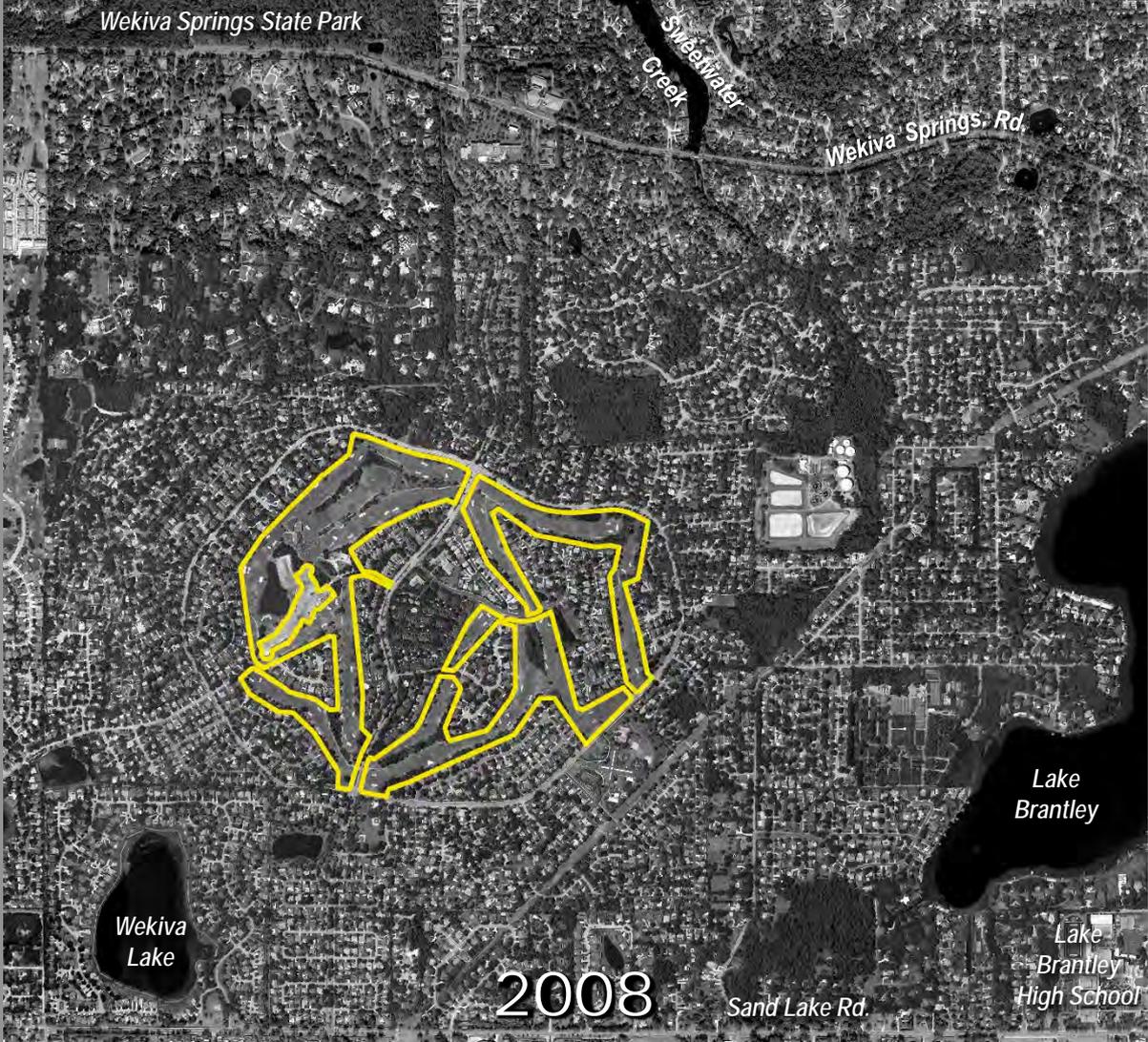
Wekiva
Lake

Lake
Brantley

1993

Sand Lake Rd.

Lake
Brantley
High School



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

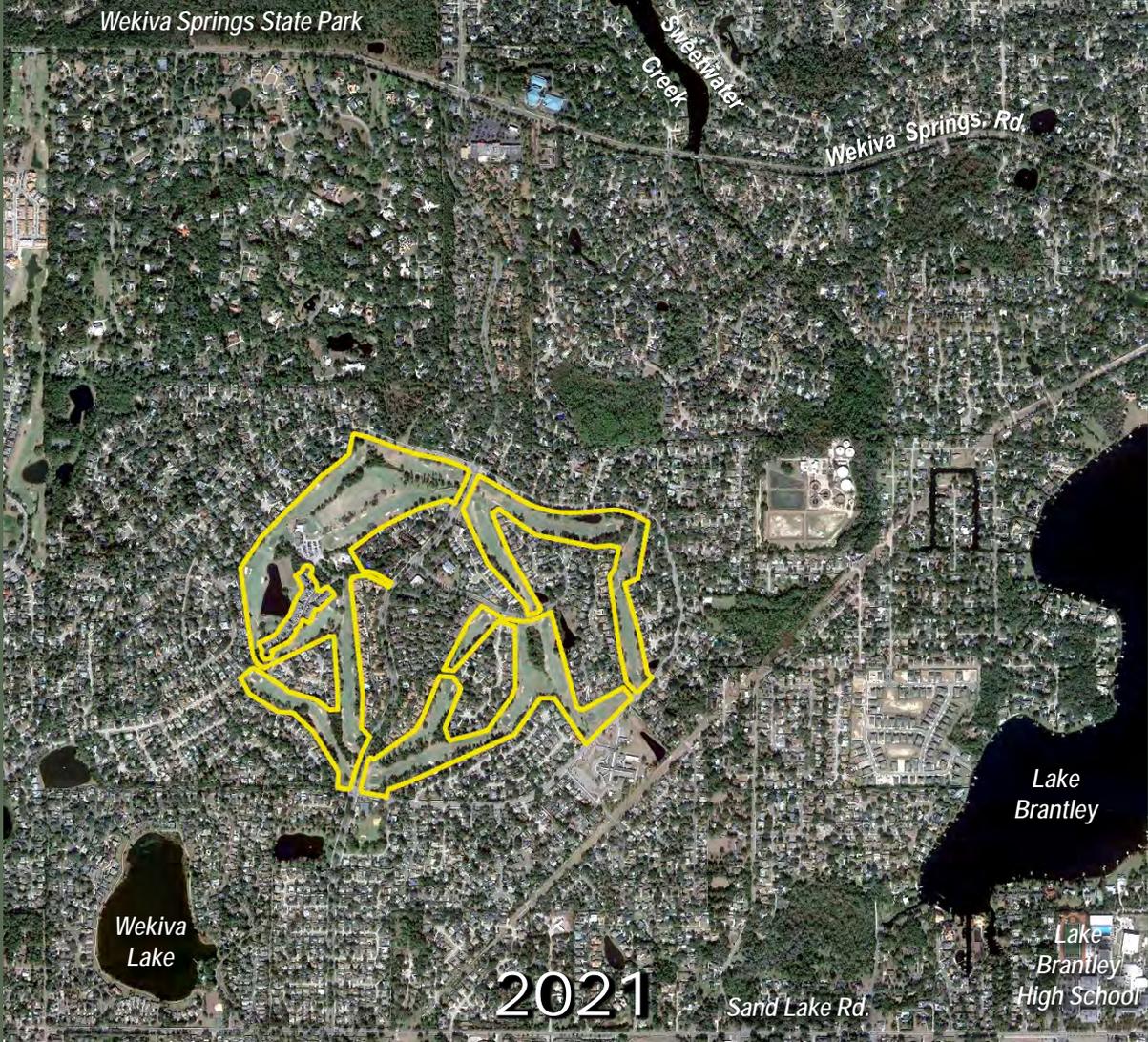
Wekiva
Lake

Lake
Brantley

2008

Sand Lake Rd.

Brantley
High School



Wekiva Springs State Park

Sweetwater
Creek

Wekiva Springs Rd.

Wekiva
Lake

Lake
Brantley

2021

Sand Lake Rd.

Lake
Brantley
High School



Driving Range

Chipping Green

Golf Cart Barn & Storage

Practice Green

Clubhouse Building,
Grill Room & Pro Shop
8,066 sq/ft

Parking Lot

Cart Path
Crossings (typ.)

Existing
Ponds (typ.)

Maintenance
Buildings & Yard

Main Entry
Drive

W. Wekiva Trail

mt Club Blvd.

18

9

16

17

1

2

8



July 9, 2021



BOTTLE
CAN
BEER
CHECKS
SQUIGS

SANDWICHES
HOT STUFF

WINGS
HOT STUFF

We I.D.
RESPONSIBILITY MATTERS

Existing Structures 49



Existing Structures



Existing Structures



Practice Green



Water Features



Vegetation & Wildlife



Vegetation & Wildlife



Tee Complexes



Greens & Bunkers



Street Crossings



Golf Cart, Storage & Maintenance Buildings
7,200 sq/ft

Clubhouse Building
8,066 sq/ft

Parking Lot

Existing Ponds (typ.)



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Longwood
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Water: Utilities Inc.
Sewer: Utilities Inc.
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Water Ac: 5.0 (Est.)

137.88 Ac.

Wekiva Golf Club Property
**Existing
Conditions**

Approx. Scale In Feet
0 200' 400'
NORTH
June 2021



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West
Branch
Library

Wekiva
Elementary
School

Wekiva Hills
Park

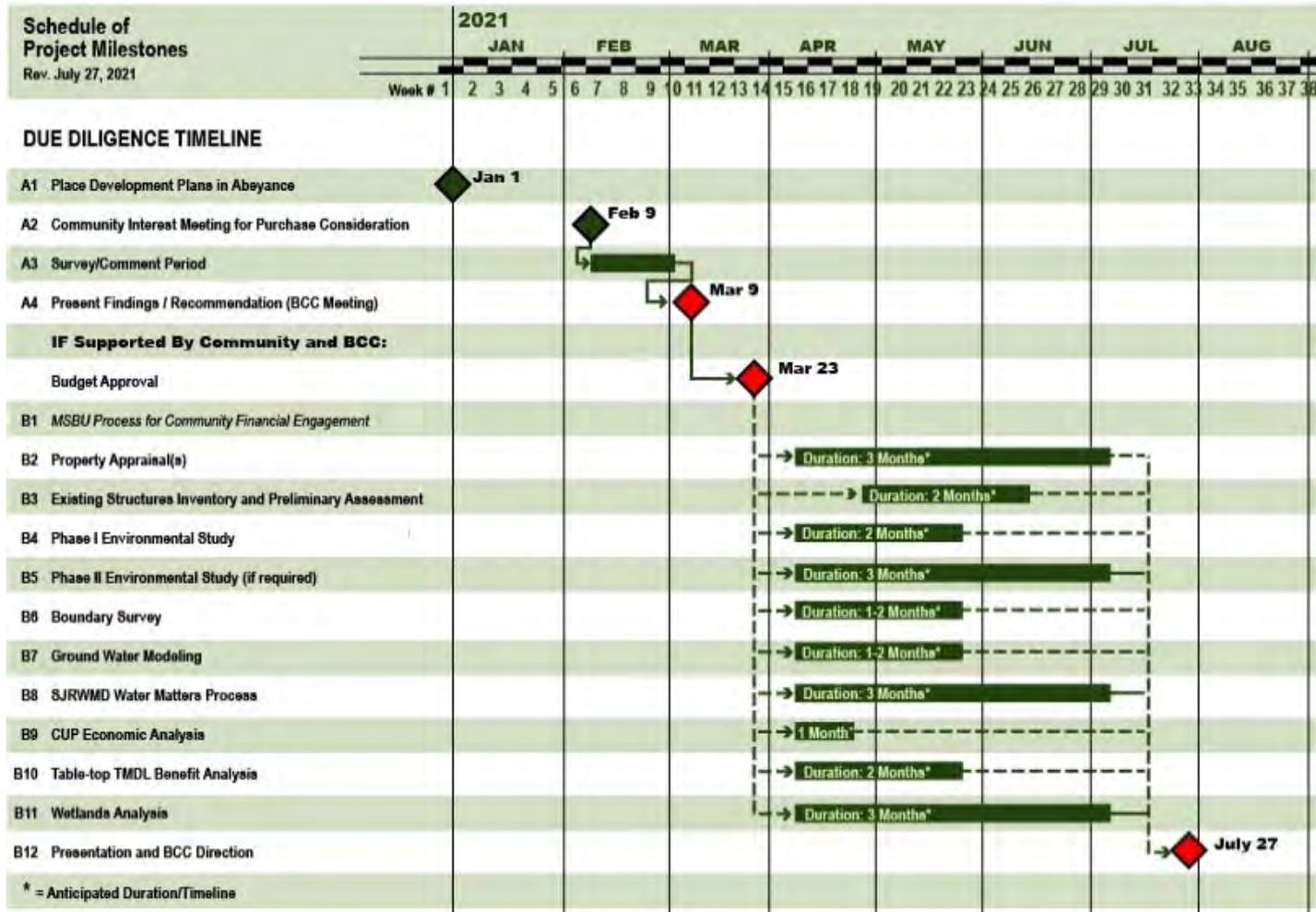
**Wekiva Golf Club Property
Existing
Conditions**

Approx. Scale In Feet
0 200' 400'
NORTH
June 2021



4. Due Diligence Process Summary

Golf Course Acquisition – Benefit Evaluation Procedure

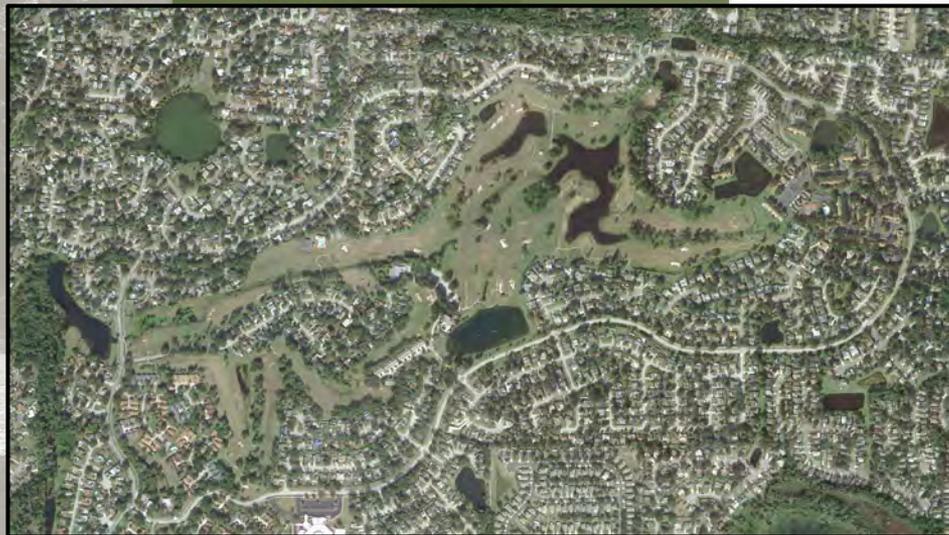


Due Diligence Process– As Approved by BCC March 9, 2021

- On 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

2. Property Appraisals – Deer Run and Wekiva Golf Club

Deer Run



Property Size: 138.1 Ac.
Golf Club Opened in 1989
Closed 2019

Wekiva Golf Club



Property Size: 137.9
Golf Club Opened in 1976
Currently Operational

2. Property Appraisals – Deer Run and Wekiva Golf Club

Deer Run

Clayton, Roper & Marshall

Highest and Best Use

\$6,900,000

Wekiva Golf Club

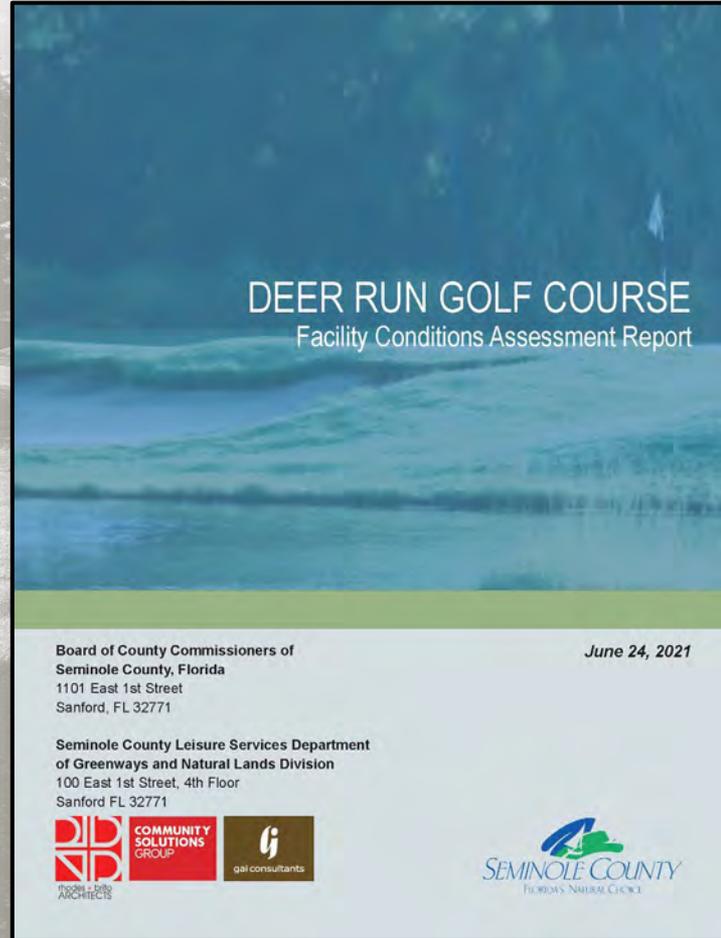
Pinel & Carpenter

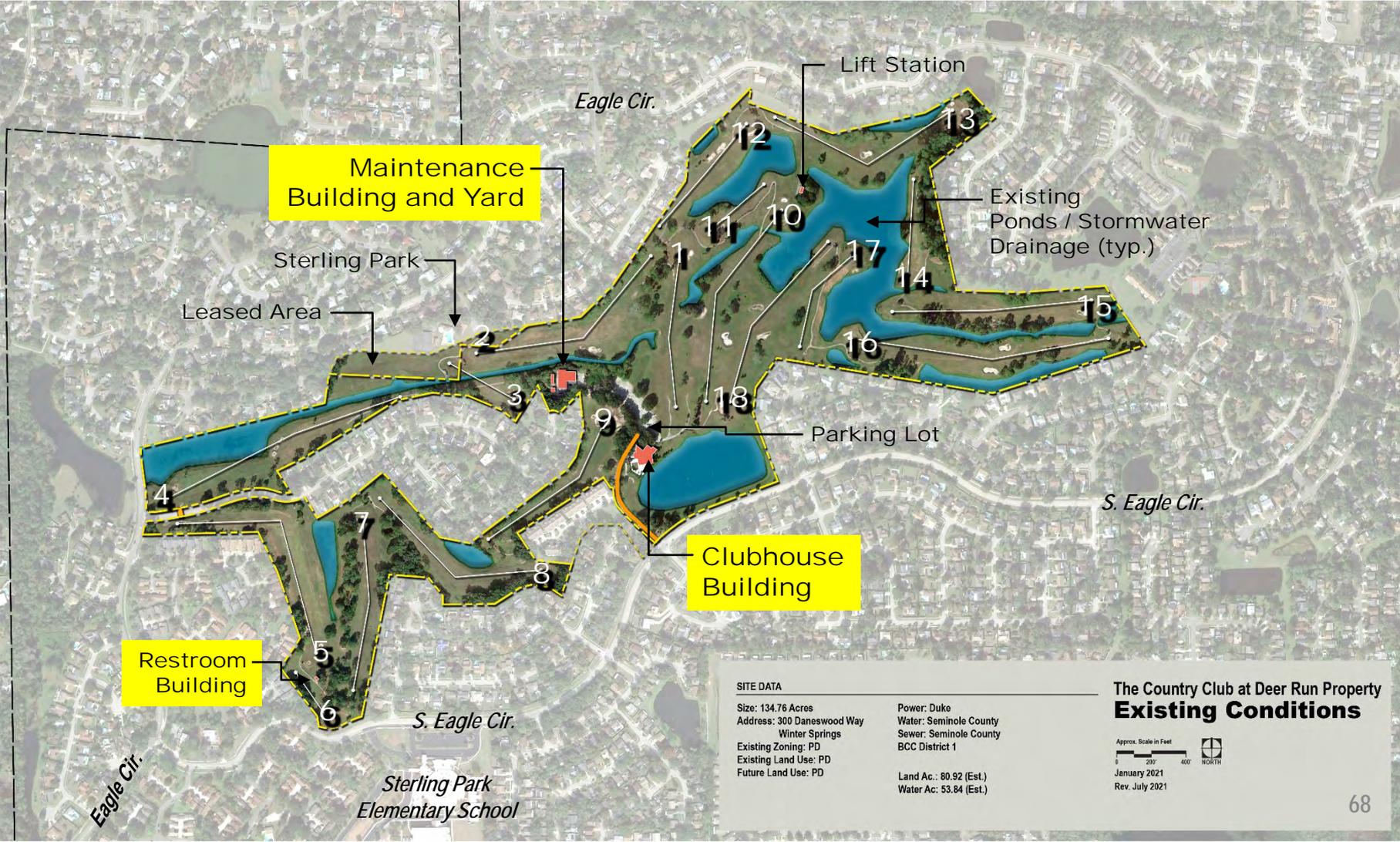
Highest and Best Use

\$7,880,000

Total = \$14,780,000

3. Existing Structures Inventory and Preliminary Assessment





Maintenance Building and Yard

Restroom Building

Clubhouse Building

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**The Country Club at Deer Run Property
 Existing Conditions**

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

3. Existing Structures Inventory and Preliminary Assessment

Clubhouse 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)



3. Existing Structures Inventory and Preliminary Assessment

Maintenance Area

Four Buildings/Structures

Building 1: 6,750 sq.ft.

1. Some renovation needed to buildings;
2. Repainting needed;
3. General grounds cleanup



3. Existing Structures Inventory and Preliminary Assessment

Restroom Building

Building Envelope: 100 sq.ft.

1. Building envelope in relatively good condition;
2. Needs ADA update for interior / fixtures



3. Existing Structures Inventory and Preliminary Assessment

Deer Run Facilities Assessment	Renovation
1. Clubhouse	\$2,025,100*
2. Maintenance Complex	\$977,500*
3. Stand-Alone Restroom	\$195,000*
TOTALS - PROJECTED	\$3,197,600*

* = PRELIMINARY ESTIMATES ONLY BASED ON CURRENT CONSTRUCTION VALUES

4 & 5. 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

4 & 5. 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

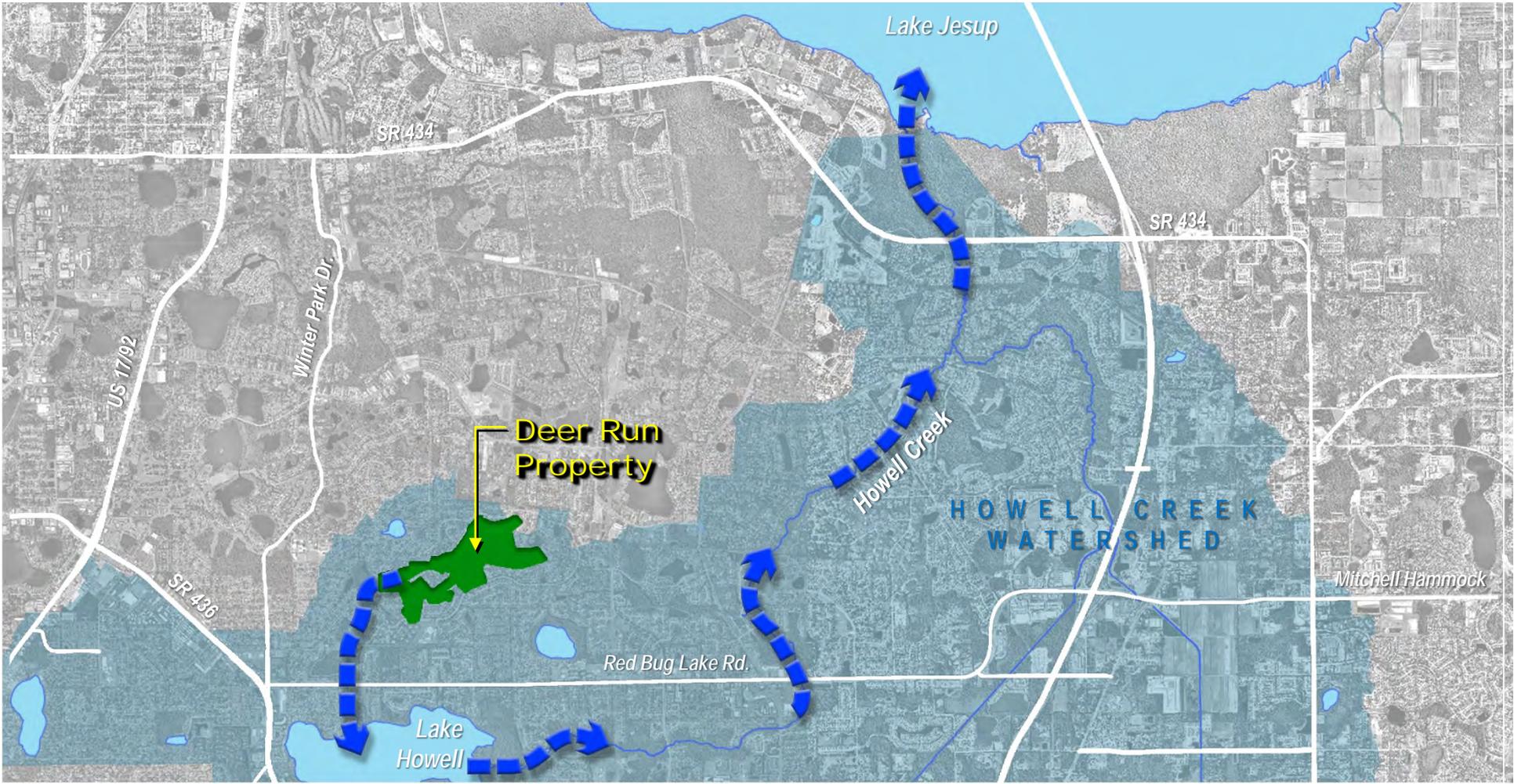
4 & 5. Phase I and II Environmental Assessments



Due Diligence Process Summary

- On 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
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 9. CUP Economic Analysis
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Deer Run Property - Regional Context



Deer Run: Ground Water Modeling and CUP Analysis

1. Existing Deer Run CUP totals 70M gallons/192,000 gallons per day;
2. CUP expires June 4, 2022 – potential credit then disappears;
3. If County purchases property and abandons wells, more groundwater available at SER and Indian Hills;
4. Groundwater modeling shows potential credit of 60% to the County;
5. Adding Deer Run's CUP to Seminole County's potable treatment capacity is worth \$1M.

TOTAL VALUE TO COUNTY: \$1,000,000

Deer Run: TMDLs and Wetlands Mitigation

Total Maximum Daily Load (TMDL) Analysis:

- If purchased and converted use to a passive park, nutrient load (TMDL) would be reduced

TOTAL VALUE TO COUNTY: \$319,557 Annually

Wetlands Analysis:

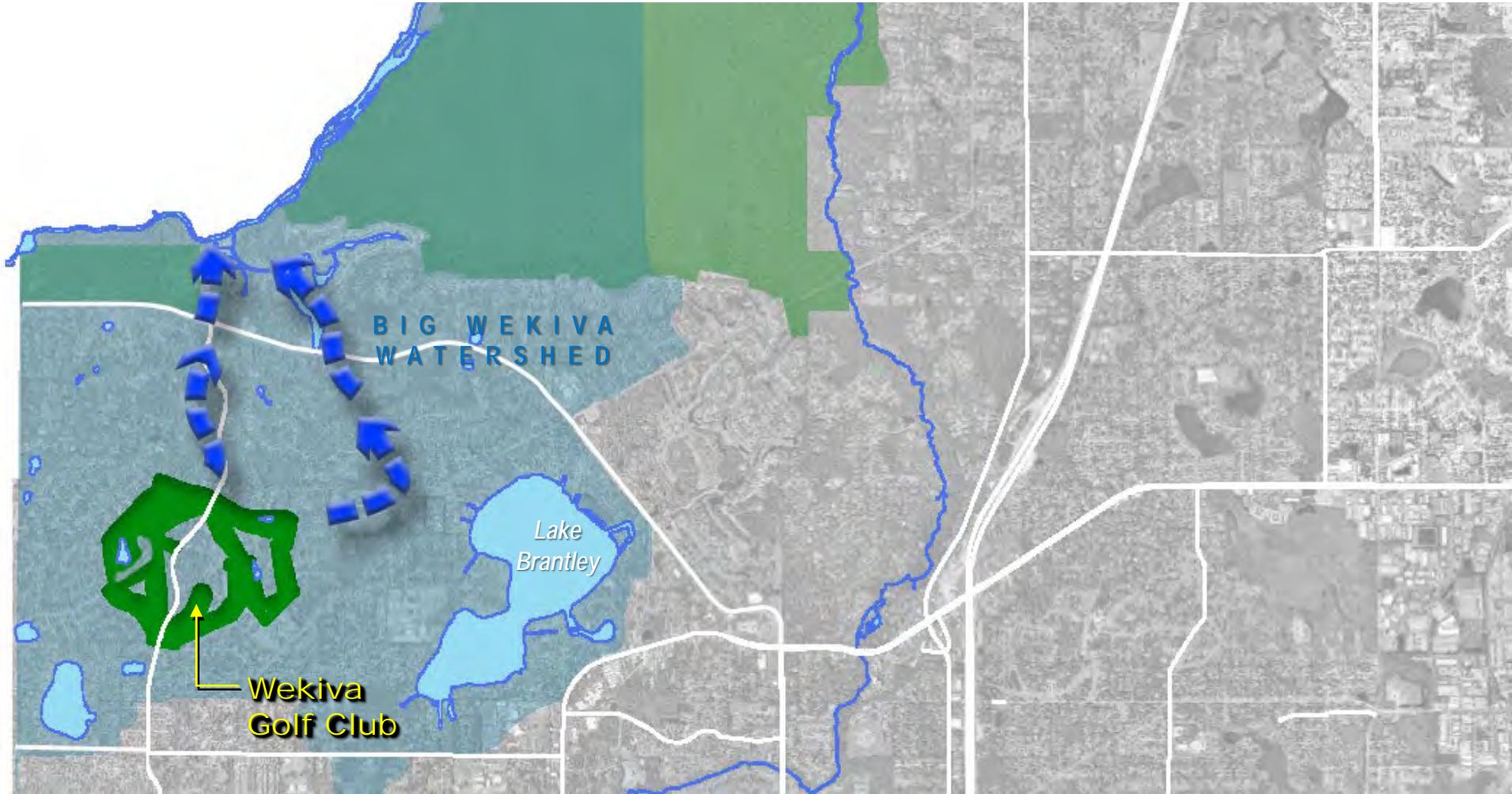
- Analysis showed no value from potential wetlands mitigation

TOTAL VALUE TO COUNTY: \$0

Wekiva Golf Club – Wekiva River Protection Area (WRPA)



Wekiva Golf Club – Big Wekiva Watershed



Wekiva Golf Club: Ground Water Modeling, CUP, Wetlands

CUP Analysis:

- Existing Wekiva Golf Club CUP has no value to the County since it is for emergency use only. Reclaimed water is the primary irrigation source.

TOTAL VALUE TO COUNTY: \$0

Wetlands Analysis:

- There are no known wetlands for mitigation credit on this property

TOTAL VALUE TO COUNTY: \$0

Wekiva Golf Club: TMDL Analysis

Total Maximum Daily Load (TMDL) Analysis:

1. There is no value for nutrient reduction (TMDL) as an operating golf course;
2. If converted to a passive park, nutrient load would be reduced with a resulting annual cost benefit to the County;
3. Since the property is located in the Wekiva PFA, there is an additional credit for reducing nitrogen loading into groundwater if converted to a passive park.

TOTAL VALUE TO COUNTY – GOLF USE: \$0

TOTAL VALUE TO COUNTY – CONVERTED: \$2,597,652 Annually

Summary of Potential Benefits

Summary	Deer Run	Wekiva
1. CUP	\$1,000,000	\$0
2. TMDL	\$319,557 ¹	\$354,940 ¹
Additional Credit for Wekiva PFA	N/A	\$2,597,652 ²
3. Wetlands (Value from Mitigation)	\$0	\$0
TOTALS – PROJECTED*	\$1,319,557	\$2,952,592

* = All AMOUNTS ON THIS SLIDE ARE PRELIMINARY ESTIMATES ONLY

¹ = ANNUAL CREDIT

² = ANNUAL CREDIT IF CONVERTED TO PASSIVE PARK. IF MANAGED AS GOLF COURSE CREDIT = \$0

Due Diligence Process Summary

- On 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



5. Other Considerations

FRPA Economic Impact Calculator



**THE PROXIMATE PRINCIPLE:
The Impact of Parks, Open Space and Water Features on
Residential Property Values and the Property Tax Base**

by

John L. Crompton
Distinguished Professor
Texas A&M University

Second edition

Published by the National Recreation and Park Association
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Ashburn, Virginia 20148
Phone: 703-858-2190

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ISBN

FRPA Economic Impact Calculator

FRPA AGENCY SYSTEM FLORIDA

INCREMENTAL PROPERTY VALUES BASED ON THE PROXIMITY EFFECT.

Distance from parks and trails is known to influence property values. Nationwide research shows that the premium for proximity to these spaces can affect market values up to 2,000 feet by 20 percent or more. Parks and recreation areas can also lead to proportionately higher property tax revenues for local governments.

\$2.2 MILLION

IN INCREMENTAL PROPERTY VALUES

\$30,214

IN INCREMENTAL TAX REVENUE



The real estate market consistently demonstrates that people are willing to pay more for a house close to a park, which results in higher home values.*

Trails Connections Opportunities

Insert Graphic

Wekiva Area Opportunities

Insert Graphic

Golf Courses in Seminole County - 2021

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
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
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

Wekiva Golf 2021 Pro Forma Income and Expenses

REVENUES	
Memberships	\$150,000
Greens Fees	\$750,000
Cart Fees	\$150,000
Range Fees	\$155,000
Merchandise Sales	\$40,000
Other Golf	\$2,200
Club Rental	\$2,500
Handicap Fees	\$2,200
Food & Beverage	\$225,000
Gross Revenue	\$1,476,900
COST OF SALES	
Merchandise Costs	(\$25,000)
Food & Beverage Costs	(\$80,000)
Costs of Sales	(\$105,000)
Effective Gross Income	\$1,371,900
OPERATING EXPENSES	
Payroll (Golf Course & Food Beverage)	(\$510,000)
General & Administrative	(\$150,000)
Cart Lease	(\$72,000)
Building Maintenance	(\$40,000)
Golf Maintenance	(\$220,000)
Utilities	(\$35,000)
Insurance	(\$47,000)
Property Taxes	(\$10,940)
Operating Expenses	(\$1,084,940)
Net Operating Income	\$286,960



6. Acquisition and Funding Opportunity Summary

Acquisition and Funding Opportunity Summary

PROJECTED COSTS	Deer Run	Wekiva	TOTALS
Property Acquisition	\$6,900,000	\$7,880,000	\$14,780,000
Additional Due Diligence Costs	\$8,000	\$87,799	\$95,799
Operations & Maint. (Year 1)	\$321,360	\$1,084,940	\$1,406,300
County Staffing (2 FTE – Year 1)	\$X	\$80,377	\$X
PROJECTED OFFSETS	Deer Run	Wekiva	TOTALS
Potential MSBU Program	\$2,310,000	\$0	\$2,310,000
CUP, TMDL Savings (Year 1)	\$1,319,557	\$0	\$1,319,557
Potential Operating Revenue (Year 1)	\$0	\$1,371,900	\$1,371,900

Deer Run Possible Park Development – Projected Costs

Initial Park Development Program:

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

\$6.3M

3. Picnic Areas
4. Nature Trails
5. Multipurpose Open Space

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Landscaping Ways
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*

Potential Future Costs and Savings

POTENTIAL FUTURE COSTS	Deer Run	Wekiva	TOTALS
Phase 1 Potential Dev. Costs	\$8,100,000	\$0	\$8,100,000
Potential Future Staffing	\$271,598	\$0	\$271,598

POTENTIAL FUTURE OFFSETS	Deer Run	Wekiva	TOTALS
TMDL Savings – Annually, Out Years	\$319,557	\$2,597,652*	\$2,917,209

* = ANNUAL CREDIT IF CONVERTED TO PASSIVE PARK



7. Potential MSBU Program

Next Steps

M Municipal

S Services

B Benefit

U Unit

Estimated MSBU Costs– Preliminary*

Contribution By
Rolling Hills MSBU

15.3%

Approx. Equivalent
Potential Deer Run MSBU

\$2.31M

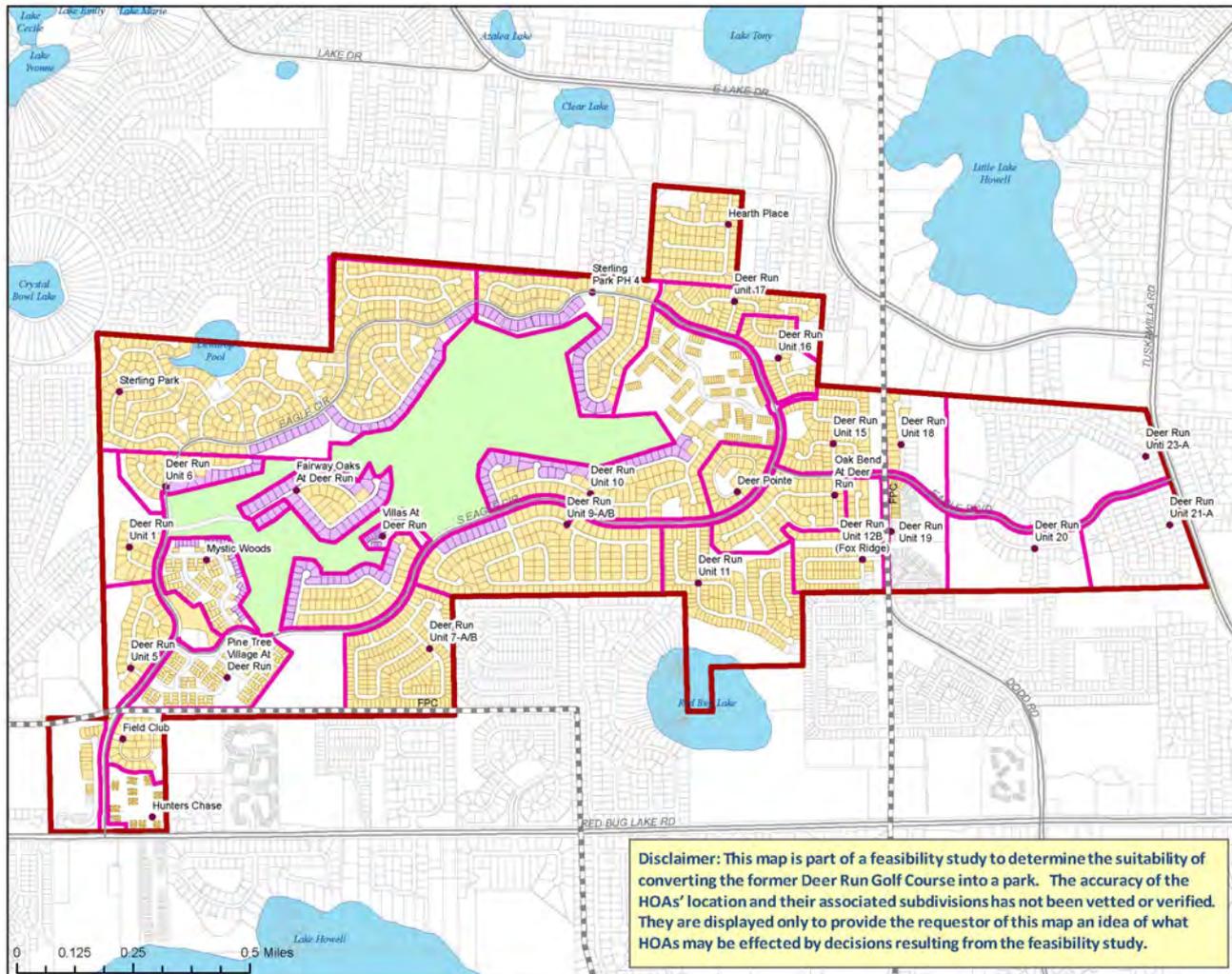
Deer Run Map with Buffer and HOAs (draft map)

LEGEND

-  PowerLines
-  Streets
-  Deer Run PUD HOAs
-  Deer Run PUD
-  Deer Run HOA in PUD
-  Adjacent Residential -252
-  Residential -2254
-  Water
-  Deer Run Golf Course



prepared by
Seminole County GIS



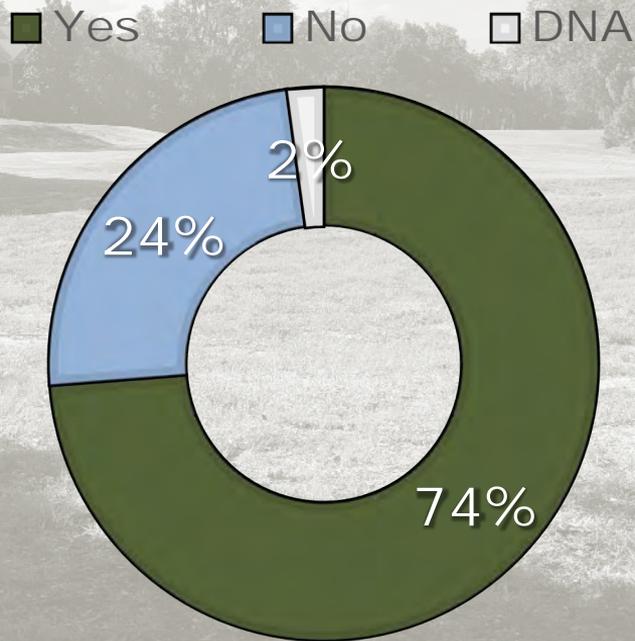
Disclaimer: This map is part of a feasibility study to determine the suitability of converting the former Deer Run Golf Course into a park. The accuracy of the HOAs' location and their associated subdivisions has not been vetted or verified. They are displayed only to provide the requestor of this map an idea of what HOAs may be effected by decisions resulting from the feasibility study.

Potential MSBU Assessment Summary

INSERT TABLE

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?





Deer Run/Wekiva Golf Course Due Diligence Update

July 27, 2021