



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.

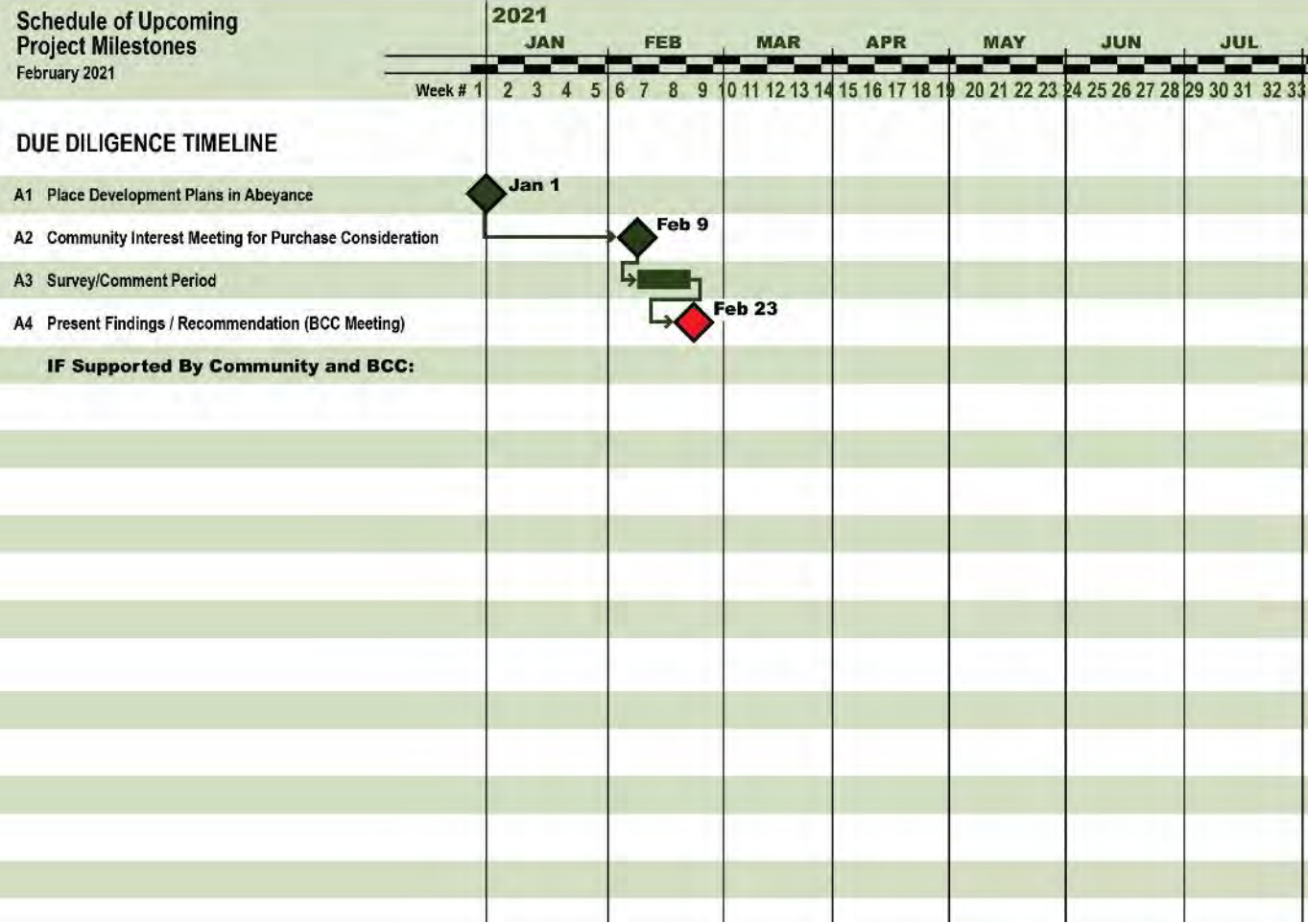
Task	Time	Cost Estimate
Purchase Process (runs concurrent with the items in the Evaluation section)	9-12 months	variable
BCC Consideration and Approval	END	

Initial Development

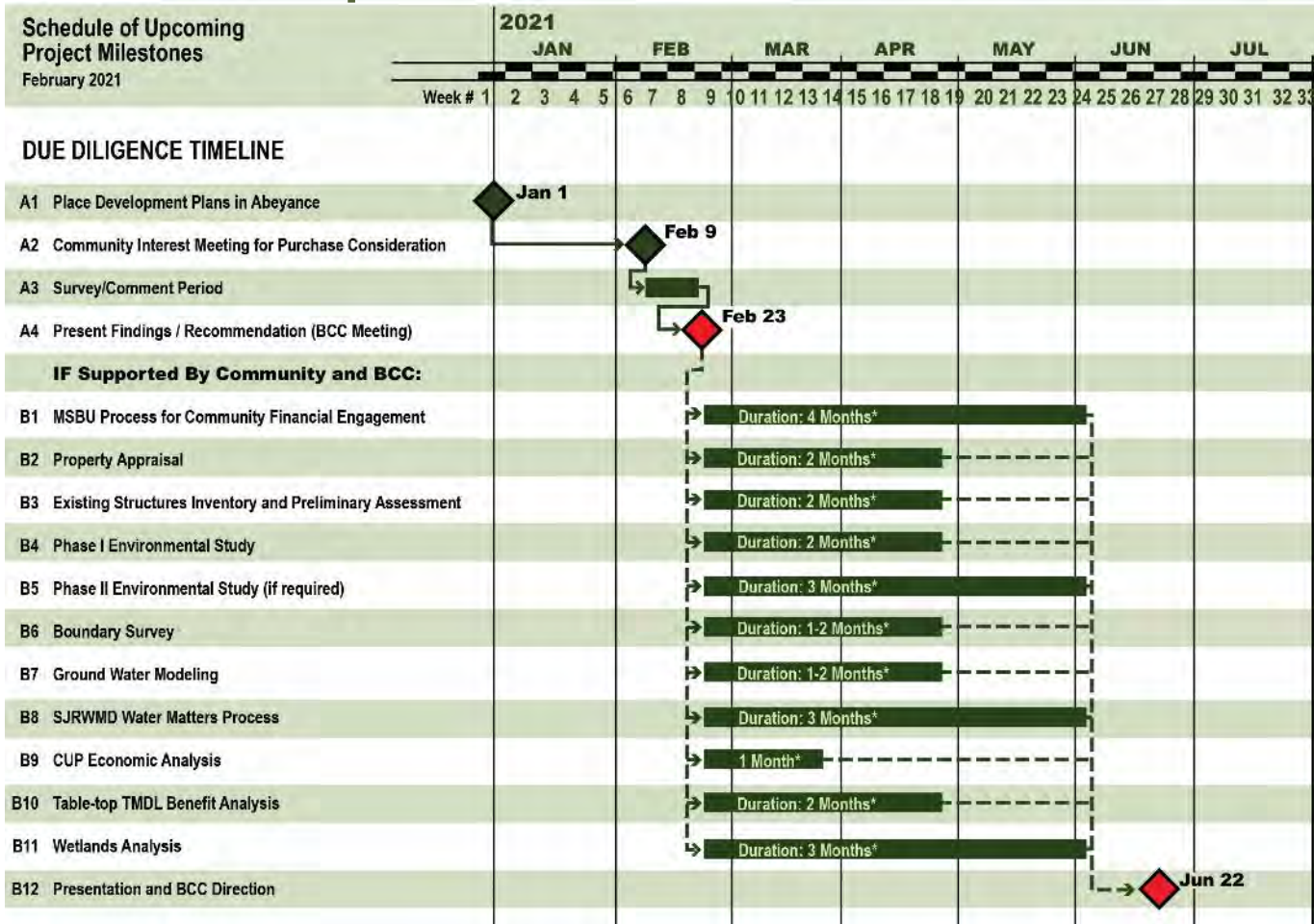
The following table provides estimates for the initial development of the site, post-acquisition, as both a park and storm water treatment area.

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



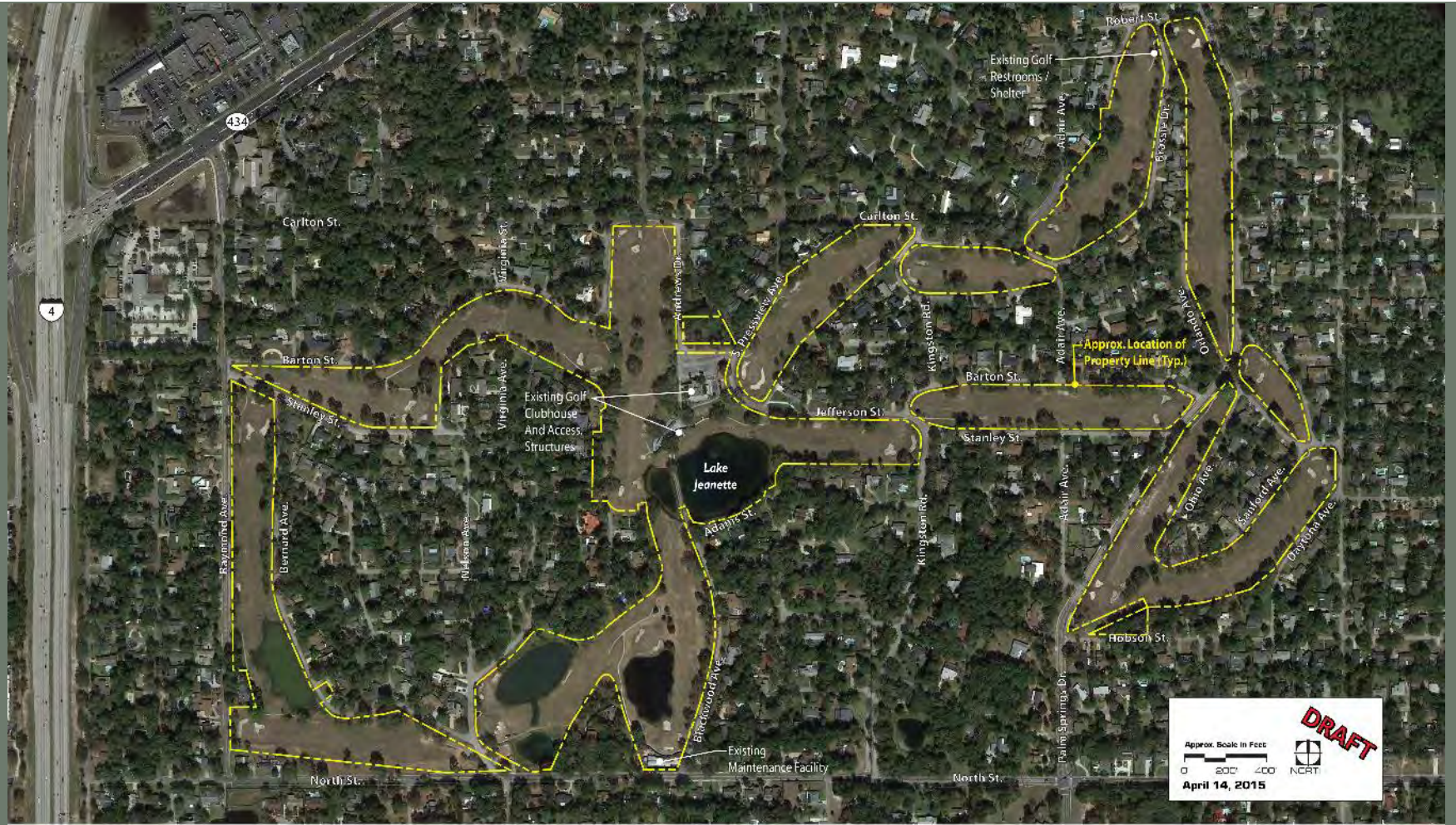


2. Country Club Property and the County

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



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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



Rolling Hills Community Park – Potential Future Vision



Crystal Bowl

Dewdrop Pool

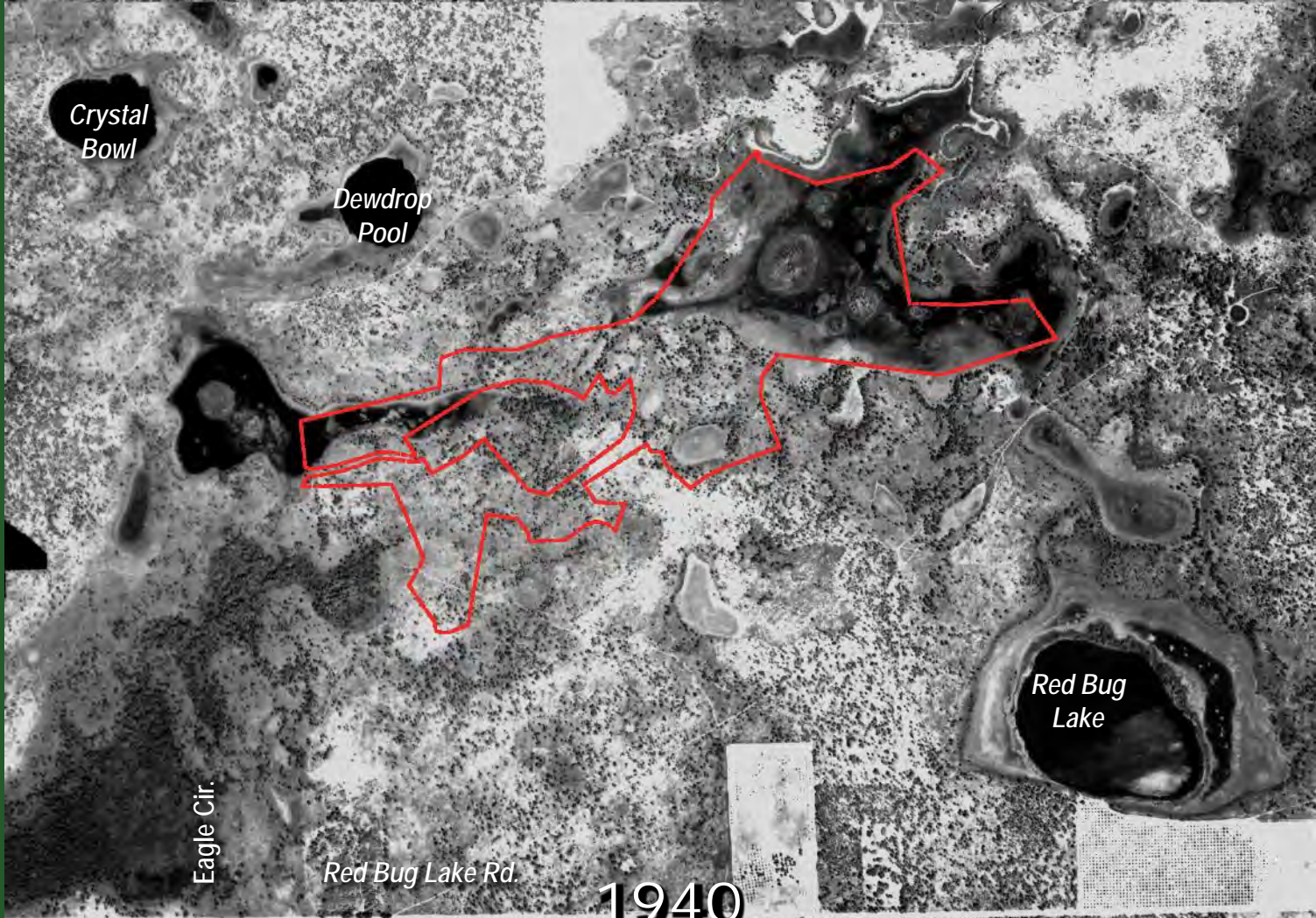
Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

2019





Crystal Bowl

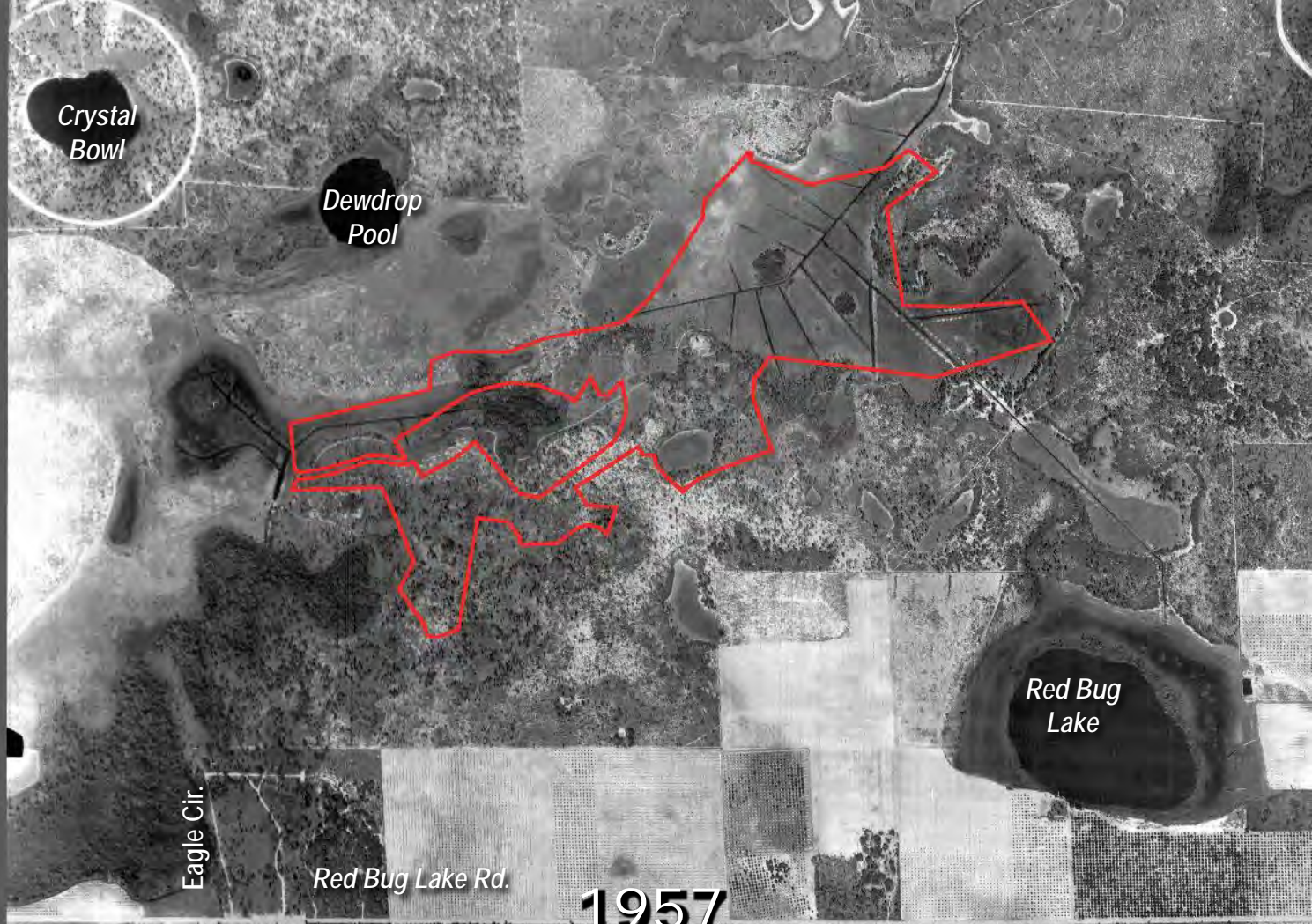
Dewdrop Pool

Red Bug Lake

Eagle Cir.

Red Bug Lake Rd.

1940



Crystal
Bowl

Dewdrop
Pool

Red Bug
Lake

Eagle Cir.

Red Bug Lake Rd.

1957



Crystal
Bowl

Dewdrop
Pool

Red Bug
Lake

Eagle Cir.

Red Bug Lake Rd.

1972



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***



'In Between' Spaces



Linear Spaces



Edge Places



Natural Environment



Eagle Cir.

Dewdrop
Pool

The Country Club At
Deer Run

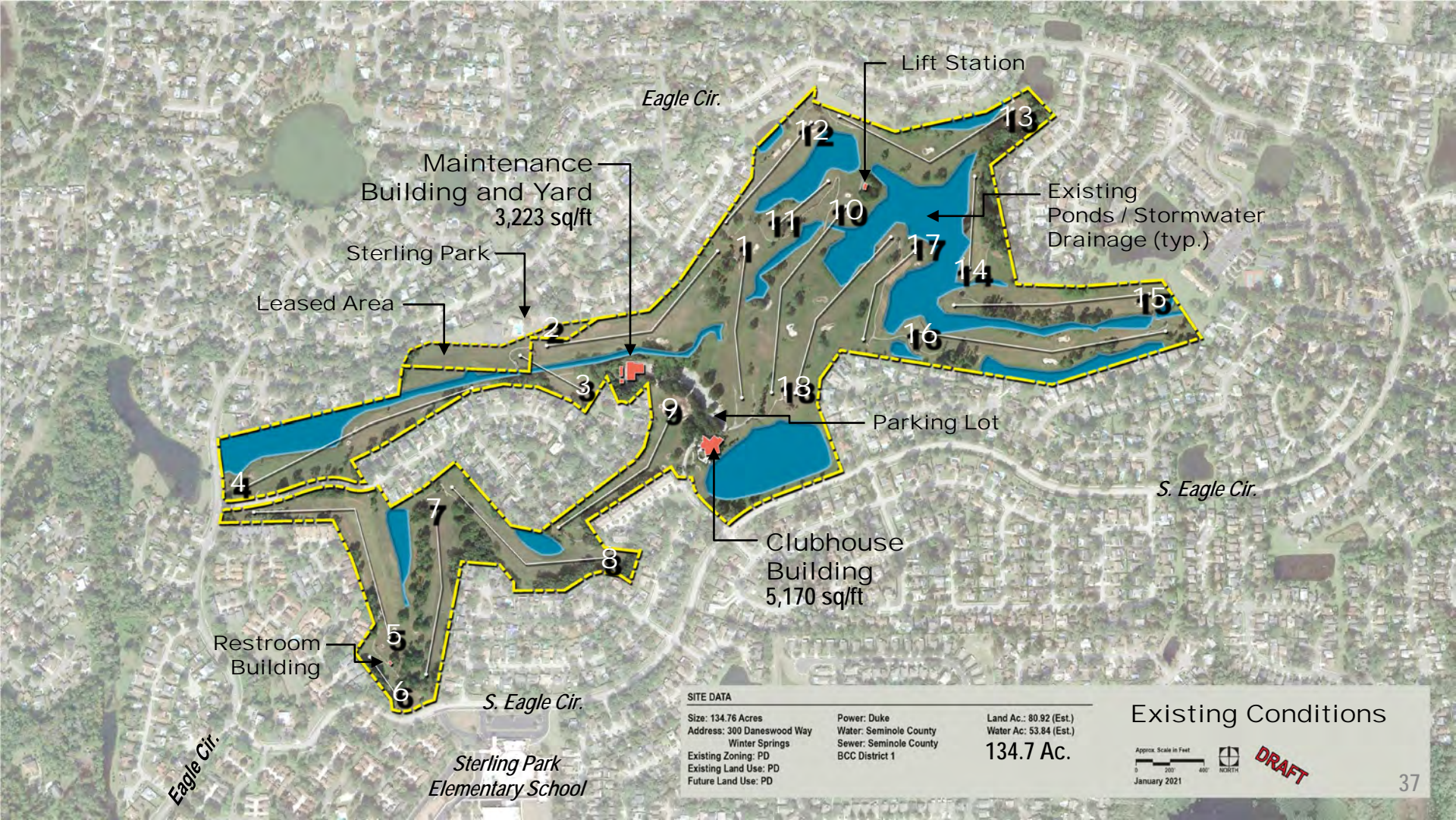
Eagle Cir.

S. Eagle Cir.

S. Eagle Cir.

Sterling Park
Elementary School

Red Bug
Lake



Maintenance Building and Yard
3,223 sq/ft

Sterling Park

Leased Area

Lift Station

Existing Ponds / Stormwater Drainage (typ.)

Parking Lot

Clubhouse Building
5,170 sq/ft

Restroom Building

S. Eagle Cir.

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.)
134.7 Ac.

Existing Conditions

Approx. Scale in Feet
0 200 400
January 2021



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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.

SITE DATA

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 Water Ac.: 53.84 (Est.)

FEMA Floodplain

Approx. Scale in Feet
 0 200 400
 January 2021



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Possible Park Development Scenarios



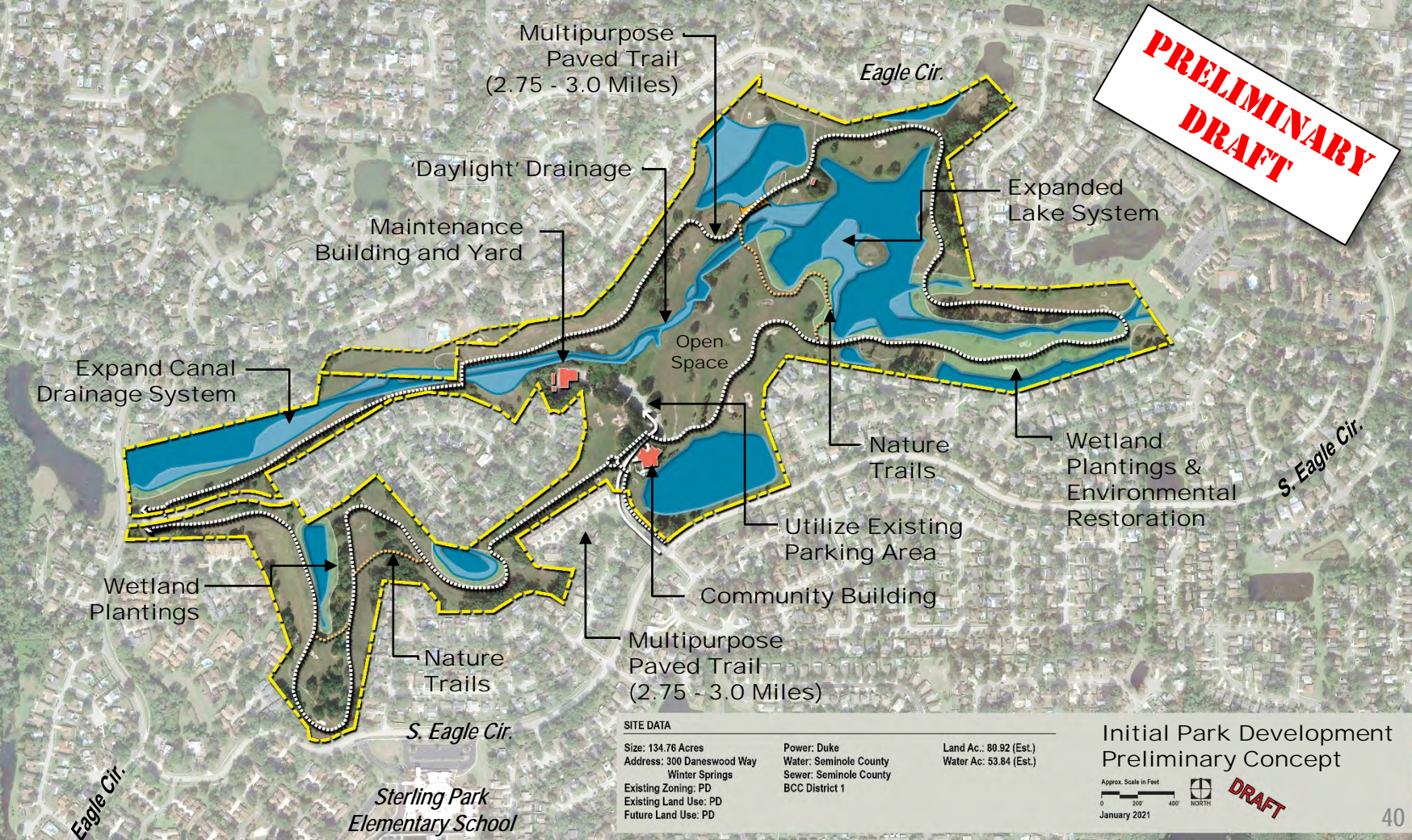
Initial Park Development Program:

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**



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.

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**Initial Park Development
Preliminary Concept**

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

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**



SITE DATA

Size: 134.76 Acres
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Winter Springs
Existing Zoning: PD
Existing Land Use: PD
Future Land Use: PD

Power: Duke
Water: Seminole County
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Water Ac.: 53.84 (Est.)

**Additional Development
Scenarios Potential**

Approx. Scale in Feet
0 200 400
January 2021

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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

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 L...
3. Div...
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. Skier...
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

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



3. Your Role In This Process

What Is An MSBU?

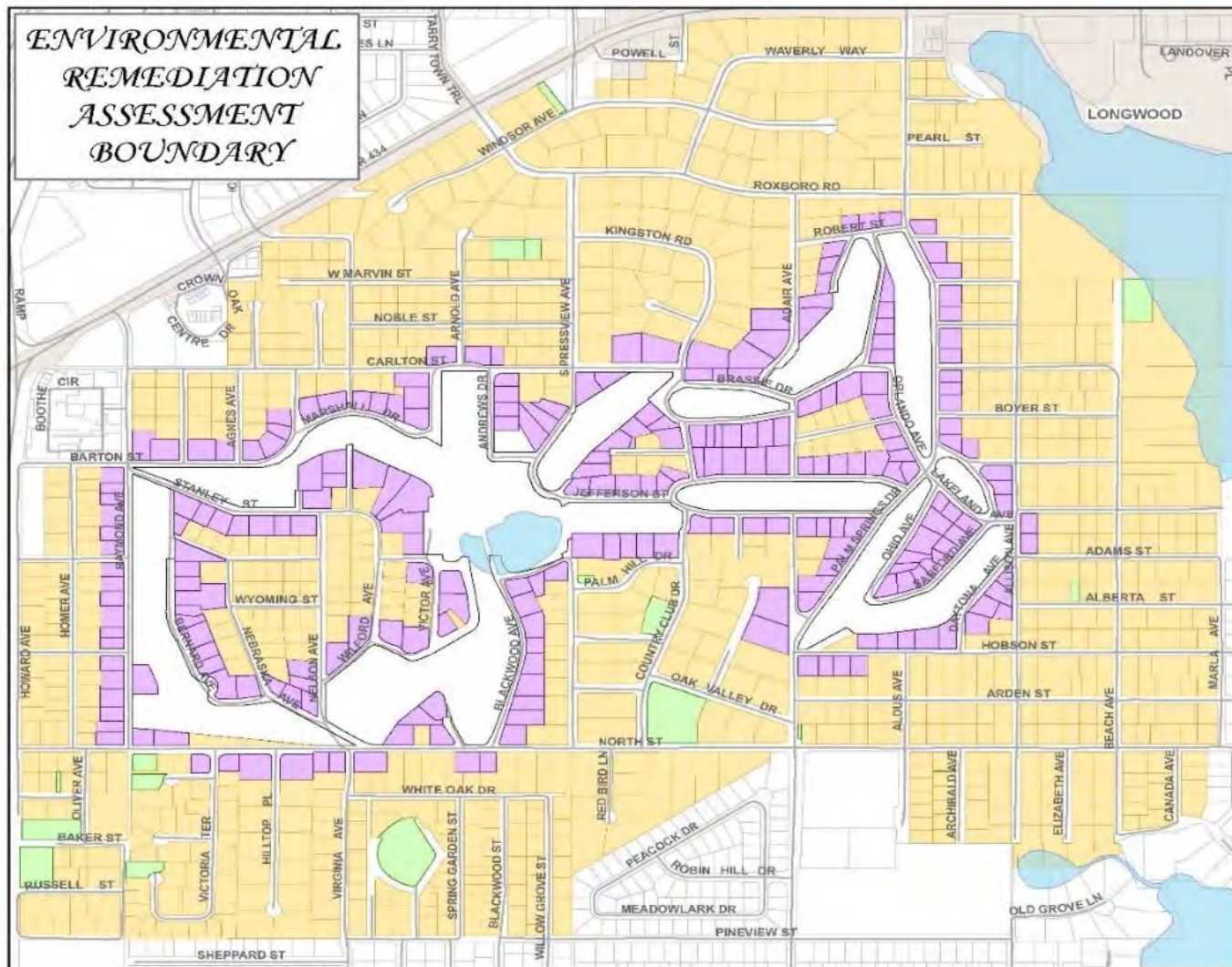
M Municipal

S Services

B Benefit

U Unit

ENVIRONMENTAL REMEDIALTION 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



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

75.5%

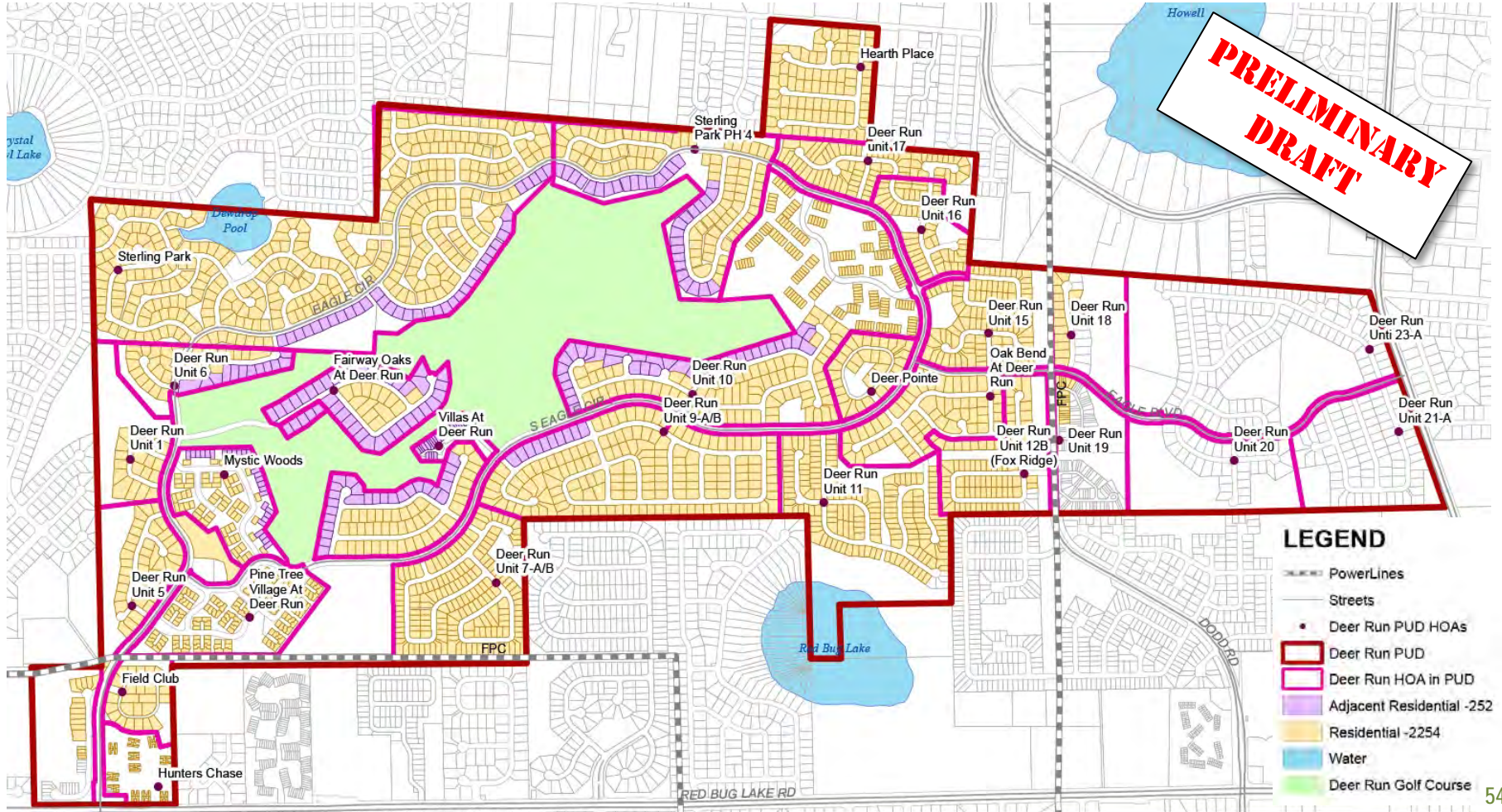
Against 40

Unknown 242

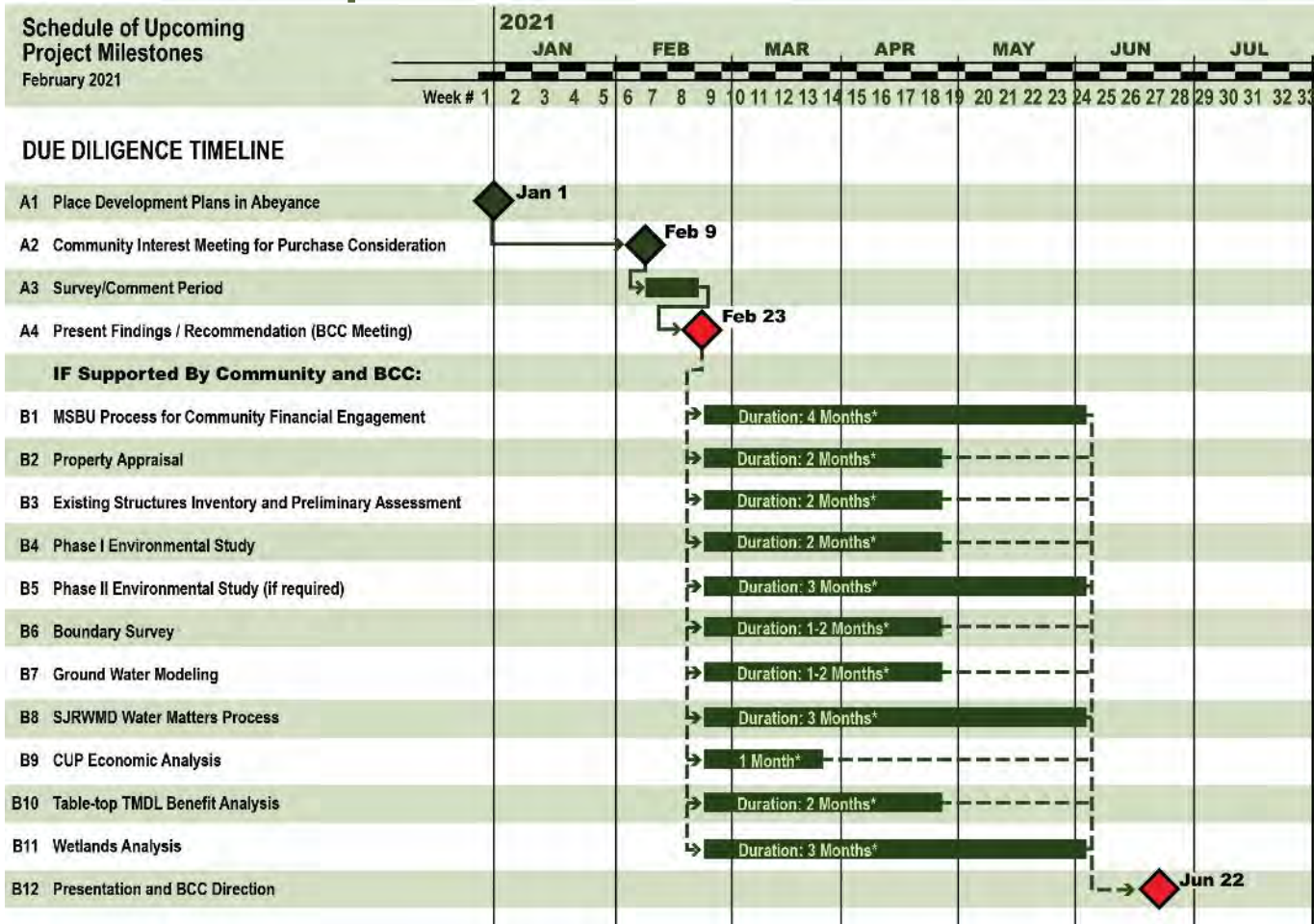
95.6%

OPPOSED 282

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!