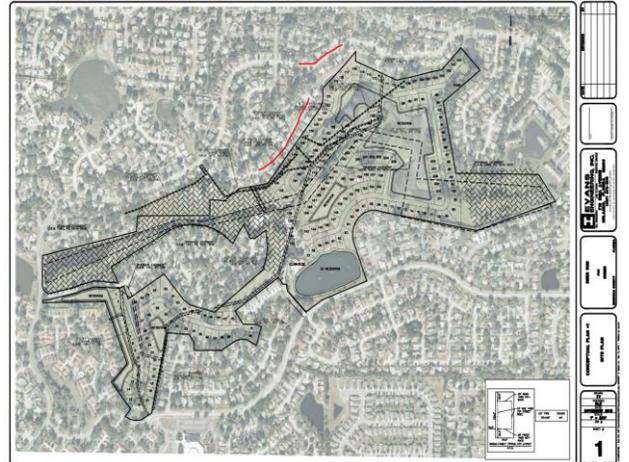


# Save Deer Run Newsletter

March 12, 2020 - Volume 2, Issue 3

## DELLO RUSSO SUBMITS PREAPPLICATION TO SEMINOLE COUNTY

The owner of the land upon which the former Country Club at Deer Run sits, Robert Dello Russo, has applied for a Major Amendment to the Deer Run Planned Development. The Major Amendment will change the zoning so that Mr. Dello Russo could potentially build housing on the former golf course. On February 28, 2020, the Planning and Zoning Department of Seminole County received a preapplication from Mr. Dello Russo asking for zoning changes in order to accommodate a new housing development. Mr. Dello Russo's plan calls for the following: 211 single-family homes in an ungated community with two entrances to the new homes off of Fairway Oaks Drive and Daneswood Way. Some of the new homes would abut existing homes in six different neighborhoods in Deer Run including Sterling Park Housing Association, Sterling Park IV, Fairway Oaks, Kings Point, Eagle's Nest, and Mystic Woods. He submitted his plan in his own name with Dave Evans, an individual from Evans Engineering in Orlando acting as his representative. County staff sent written comments on the proposal to the applicant on March 6, 2020. Within those comments, the county raised issues related to drainage concerns, the fact the plan appears to be calling for two distinct new neighborhoods, and the plan also appears to be proposing the demolition of facilities owned by Sterling Park Housing Association at 438 Eagle Circle. Sterling Park Housing Association has vehemently protested this action as the applicant has no title or right to than land and facilities at this address.



The next step in the process, if the owner agrees, is to have a sit-down meeting with county staff to review formally the proposal. This meeting is called a Development Review Committee Meeting and open to the public. However, the public are ONLY allowed to be present and witness the proceedings. They cannot comment at this point. If the owner chooses to have this meeting, it will occur on Wednesday, March 18, 2020 at 9am at the County Services Building in Sanford, Florida. However, the owner can choose to waive his right to attend this meeting. If the owner waives his right to the Development Review Committee meeting, no meeting will be held. Depending on the findings of county staff, the next step in the process is for the pre application to be submitted as an application. Once the county receives an application, a date for it to be reviewed by the Planning and Zoning Board will be set.

## SEMINOLE COUNTY RESPONDS TO PREAPPLICATION WITH COMMENTS

Staff from Seminole County's Planning and Zoning Department responded to Robert Dello Russo's preapplication request for a zoning change to the Deer Run Planned Development on March 12, 2020. County staff headed by Project Manager Danalee Petyk, submitted thirteen pages of feedback to the applicant. The comments noted, "Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals."

Feedback from the comments included the following observations. First, the project resides within two water and sanitary services and so will require coordination between the City of Casselberry and Seminole County. Second, Seminole County has requested a threatened and endangered species study as "based on preliminary analysis, there may be endangered and threatened wildlife on the property" and that "the site has favorable conditions for gopher tortoises." Third, the Deer Run Planned Development "is required to maintain 25% common, usable open space." This does not include properties or amenities that are fenced in or privately owned. The comments also observed that "the proposed redevelopment of the golf course will remove 104.67 acres and convert it to single-family dwelling. As the golf course has historically been counted towards the open space requirements for the overall Deer Run Planned Development, the amendment to the PD must establish that the minimum 25% open space is still being met." Fifth, a missing traffic study and School Concurrence Application from the Seminole County School Board must be conducted and included in the application packet. Sixth, the county has requested a demolition plan from property at 315 Daneswood Way (former golf course clubhouse), 438 Eagle Circle (Sterling Park Housing Association clubhouse), and lift stations at 526 Eagle Circle A and 1403 Fairway Oaks Drive if they are going to be relocated. Seventh, portions of the proposed development lie within the FEMA Firm Map Floodplain AH. "Seminole County does not allow fill in the floodplain without equal value compensation." Last, the site acknowledges that "there are known drainage issues in the area" and "the entire Deer Run development will be required to be re-evaluated to ensure no upstream or downstream issues."

If the applicant wishes to meet with staff formally, the Development Review Committee Meeting will be on Wednesday, March 18, 2020.

## NEWS13 AIRS STORY ON DEVELOPMENT PLANS

News13 ran a piece on the preapplication plans that have been submitted to Seminole County as of 2/28 for development of a 211 single-family home development. It aired on Friday, 3/6 at 5:30pm. News13 is only available on Spectrum cable.

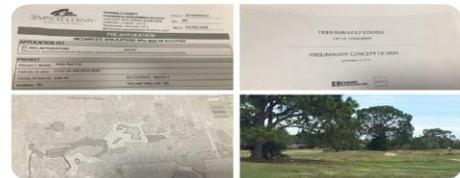
A couple of homeowners from the King’s Point neighborhood were interviewed and discussed the potential disastrous flooding newly constructed homes could have on existing nearby properties. Homeowner Randy Stowell provided photographs of how badly an existing retention pond the golf course owner wants to build on flooded during Hurricane Irma in 2017.

View the story at the URL below:

<https://www.mynews13.com/fl/orlando/news/2020/03/06/deer-run-owners-file-documents-for-development-project>



**Spectrum News Asher Wildman** ... 2h  
 It finally happened. A Pre-Application was turned in to @seminolecounty to build 211 single family homes on the Deer Run Golf Course in @Casselberry\_FL. @MyNews13 #News13Seminole



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## UPDATED EMAIL CAMPAIGN INFORMATION

Save Deer Run has updated the Email Template flyer that has been requested by various residents who want to know whom to email, when, where and how. This reflects a change in county staff that has occurred since last year (Commissioner Constantine's aid) and also updated wording to reflect the closing of the golf course & the owner's submittal of his preapplication plan to the county.

The flyer can be found at the URL below:

<https://savedeerrun.com/latest-news/f/update-30-312---updated-email-campaign-handout>



E-mail address: [admin@savedeerrun.com](mailto:admin@savedeerrun.com)

Did you know there’s a Facebook group where you can discuss matters about the golf course closing? Check us out!

[https://www.facebook.com/pg/SaveDeerRun/groups/?ref=page\\_internal](https://www.facebook.com/pg/SaveDeerRun/groups/?ref=page_internal)

We’re on the Web!

See us at:

<http://www.savedeerrun.com/>