

# Save Deer Run Newsletter

March 25, 2020 - Volume 2, Issue 4



## APPLICANT REJECTS OPPORTUNITY TO MEET WITH COUNTY STAFF OVER PREAPPLICATION

Save Deer Run has formally confirmed with county staff that the owner of the former Country Club at Deer Run has chosen NOT to request a meeting with county staff during the Development Review Committee that was tentatively scheduled for 3/18/2020.

According to the Seminole County government website, the Development Review Committee (DRC) is "a committee composed of the following personnel or their designee or designees: the Director of Public Works, the Building Official, the Development Review Manager, the Planning Manager, the Comprehensive Planning Manager, the Public Safety Director, the Seminole County School Board, a representative of the soil conservation service, the Director of Health and Human Services, the Division of Forestry, the Sheriff's Office and such other personnel as may be designated or assigned by the County Manager." Consulting the DRC is traditionally the next step in the application process the developer would follow to get the rezoning the developer needs to build his housing project approved.

At this point in time, there is no public meeting to attend. For whatever his reason(s), the developer has chosen not to meet with county staff. This decision has a couple of possible meanings. First, it means he can go back to the drawing board and revise his plan and resubmit the preapplication, essentially starting the entire process over again from square one. Or, the applicant can choose to submit the preapplication as is to the Planning and Zoning board as an application if and when he chooses. It could be a month, a year, or five years from now. His call, and the public will not know until he does it.

## CLUBHOUSE POINT HOA PRESIDENT ATTEMPTS TO RECRUIT LAWYER FOR HOAS

On March 18, 2020, the president of the Clubhouse Point Homeowner's Association held a private meeting for selected presidents of several HOAs in Deer Run. The meeting, by select invitation only, was held with a lawyer named Thomas P. Callan of the Callan Law Firm, PA in Orlando, Florida. At this meeting, the lawyer presented an overview of his ability to represent HOAs who would pay to retain him in any legal fight related to the golf course housing development application. He then noted that he would ask all HOA boards present to sign individual letters of agreement with his firm that would require an initial retainer fee. When asked how much this fee would be, Callan did not give specific numbers, but indicated the initial retainer could be as much as \$1000 per HOA. He also stated he felt that his legal fees could range in upwards of \$25,000 depending on how long the development application period lasts.

The following HOAs had representatives present at this meeting and/or have had the boards asked to consider signing engagement letters to retain the lawyer: Club House Point, Deer Run Court, Deer Run Cove, Eagle's Nest, Fairway Oaks at Deer Run, Kings Point, Lake Sterling, Pine Song Cove, and the Terraces at Deer Run. To pay these legal retainers, these boards would need to access financial reserves the boards have built up and/or levy a special assessment on residents to pay for the legal representation. The board of Kings Point HOA has already decided to reject this offer feeling that while legal representation may be needed in the future, current circumstances do not merit such an expensive and potentially recurring expenditure.

Other HOAs in the subdivision were not included nor consulted in this meeting. Sterling Park Housing Association has already decided that they will not retain a lawyer to represent their residents at this time. Save Deer Run, the not-for-profit LLC founded in 2019 to fight any rezoning and development of the golf course lands, also does not currently support retaining legal counsel at this time as the county does not even have a formal application to review. If you are a resident who lives in any of the neighborhoods listed above, we strongly urge you to contact your HOA board officers and make your opinion known about how you want your HOA money spent.

▲ | DEPARTMENTS & SERVICES | DEVELOPMENT SERVICES | PLANNING & DEVELOPMENT  
| DEVELOPMENT PROCESSES & REQUIREMENTS | DEVELOPMENT REVIEW COMMITTEE

### DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee (DRC) is a committee composed of the following personnel or their designee or designees: the Director of Public Works, the Building Official, the Development Review Manager, the Planning Manager, the Comprehensive Planning Manager, the Public Safety Director, the Seminole County School Board, a representative of the soil conservation service, the Director of Health and Human Services, the Division of Forestry, the Sheriff's Office and such other personnel as may be designated or assigned by the County Manager.

If you click on the agenda for the DRC listed below, you will see in writing NO MEETING is scheduled.

<https://seminolecounty.novusagenda.com/AgendaPublic/MeetingView.aspx?MeetingID1&doctype=Agenda>

The question as to what happens next is up to the golf course owner. If and when he submits any new paperwork to the county, we will let everyone know. Please continue to check SaveDeerRun.com for the latest news and updates.

## STERLING PARK HOUSING ASSOCIATION SENDS NOTIFICATION TO DELLO RUSSO & SEMINOLE COUNTY

On March 11, 2020, Sterling Park Housing Association (SPHA) held a special meeting for its residents about the current preapplication submitted to Seminole County by the owner of the former Country Club at Deer Run. At that meeting, the board of directors authorized a letter to be from the Sterling Park Housing Association to both Mr. Dello Russo and Seminole County informing them that the preapplication plans included reference to unauthorized alteration to lands owned by SPHA, specifically the lots located at 438 Eagle Circle (Sterling Park) and 516 Dew Drop Cove (Dew Drop Cove Park). Comments included by county staff to

the applicant seems to reaffirm the county's assumption that Dello Russo owns these lands and has the right to develop them given the county asked for a demolition plan for the structures at 438 Eagle Circle. SPHA reasserts their legal right to lands owned since 1973 as platted and recorded by the Seminole County Property Appraiser.

## NO MASTER HOA EXISTS IN DEER RUN

One of the most often asked questions that has been on the minds of Deer Run residents since the fight to prevent rezoning of the former golf course lands began in early 2019 was the following: "why can't the Deer Run Master HOA do something?" The answer to this question is simple. There is no Master Homeowner's Association in Deer Run.

The leadership of the Deer Run Property Owner's Association #1 had repeatedly represented themselves to both residents and the golf course owner as the Master HOA. In June 2019, Sterling Park Housing Association sent a letter to the president of POA #1 that he was misinformed and had no right to speak with Sterling Park residents. Other HOAs are in the

subdivision are in the process of sending similar letters of notification to this organization.

Deer Run currently has approximately 25 individual homeowner's associations, 1 housing association, and 2 property owner's associations. Each group is separate and unique and none of these groups has the legal or ethical right to speak for the others. That is one of the primary reasons Save Deer Run Citizen's Action Group was founded as a non-profit in February 2019.



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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/>