

Save Deer Run Newsletter

July 21, 2021 - Volume 3, Issue 2



SAVE DEER RUN HOSTS VIRTUAL TOWN HALL ON TUESDAY, 7/21 @ 7PM VIA ZOOM

Free and open to the public via Zoom! Registration is required.

The Deer Run Steering Committee met with county staff on Tuesday, 7/20/2021. During this meeting, county staff presented an overview of the findings of the county assessment completed as a part of the due diligence study requested by Seminole County Commissioners at their March 28, 2021 meeting. Save Deer Run will present this summary to residents during the Virtual Town Hall. A Q&A to be hosted for guests to participate in with Seminole County Commissioner Bob Dallari.

In addition to the publication of Seminole County's report about their due diligence process to possibly buy the former Country Club at Deer Run for conversion to a public park,



Virtual Town Hall

conversion to a public park, Save Deer Run will also be discussing the organization's efforts for Deer Run residents and supporters to attend the Seminole County BCC Meeting on Tuesday, July 27, 2021, and ask general questions about the status of the project.

To register for the Virtual Town Hall, please click on the URL below:

<https://tinyurl.com/wj3whek>

COUNTY STAFF TO PRESENT FINDINGS TO BCC ON 7/27

The county staff report on the Deer Run Golf Course Due Diligence Summary will be presented to county commissioners at the regularly scheduled commission meeting on Tuesday, July 27, 2021. This is an agenda item. The meeting starts at 9:30am, but depending on the ebb and flow of the regular agenda items ahead of the Deer Run issue, there is no way to know the exact time Deer Run will come up for discussion. The meeting will be held at the County Services Building in downtown Sanford. The address is 1101 E. First Street, Sanford, Florida 32771. The meeting will be held in the county commission chambers on the first floor. Save Deer Run will meet in the parking lot. Look for our signs! Please wear your Save Deer Run T-shirt. If you don't have a SDR t-shirt please try to wear green and white. Please consider bringing your Save Deer Run yard sign to hold in the audience. Now is the time to remind commissioners that there is a lack of undeveloped land in Seminole County. Remember: this meeting will be televised on SGTV (available on Spectrum). It is also available for people to watch on Youtube. There is no virtual attendance (Zoom) option. If you have any questions or need help with getting a ride to the meeting or are willing to carpool, please email Deborah Bauer at admin@savedeerrun.com.

E-mail address: 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

We're on the Web!

See us at:

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

SEMINOLE COUNTY DEER RUN DUE DILIGENCE SUMMARY REPORT NOW AVAILABLE

Seminole County staff completed their Due Diligence Study and released it to the public on July 19, 2021. The study notes that the owner of the former golf course is still asking a total price for both Deer Run and Wekiva Golf Courses of \$14 million. The study revealed the highest and best use found Deer Run appraised at \$6.9 million by Clayton, Roper, & Marshall. Pinel & Carpenter appraised Wekiva at \$7.8. Total appraised price is \$14.7 million.

Preliminary renovation projections: Clubhouse: \$2.0251 million, Maintenance Complex, \$977,500, and Standalone Restroom of \$195,000. Total renovation costs are: \$3.197600 million. Phase 1 and preliminary Phase 2 environmental studies show one spot of that needs some minor soil remediation needed near old maintenance shed. No evidence of groundwater contamination. Two tee areas show some higher levels of arsenic contamination but could be fairly easily remediated. Deer Run property drainage feeds into Lake Howell that feeds into Howell Creek Water Shed and through to Lake Jesup. Lake Jesup is considered an imperiled water body and that brings a benefit to the county to purchase the property to preserve it. Deer Run's CUP permit allows 70 million gallons total but it expires 6/4/2022. Then the credit disappears. Groundwater modeling of

potential credit of 60% to the county. This adds a potential million dollars saving to the county.

If commissioners decide to purchase the course, the next step in the process would be the negotiation of the MSBU referendum. That process would take place in late August through early October 2021. If approved by residents, the county would initiate closing of the properties by December 14th and the official Deer Run MSBU would go into effect on December 30, 2021.

The county anticipates asking residents to approve an MSBU for a total of \$2.3 million dollars over a period of either 10, 15, or 20 years. The 252 adjacent residential units (Tier 1 Rate) that are located on the course would pay a higher rate than the 2254 residential units in walking distance of the property (Tier 2 Rate). Very, very preliminary projections show that Tier 1 residents would be assessed a total of \$1791 (approximately \$80 per year) while Tier 2 residents would be assessed a total of \$892 (approximately \$50 per year). The county would also agree to terminology in the MSBU that would prevent the county from selling the land in the future to developers or for other uses aside from that of a public park. The original county documents can be found on the SDR website.

SAVE DEER RUN FEATURED ON "WHAT'S UP, CASSELBERRY?" PODCAST

Save Deer Run president, Deborah Bauer, was recently invited to be featured on an episode of the "What's Up, Casselberry?" podcast by Andy Searles and Drew Taylor. Bauer was featured in Episode 77 that was released on Tuesday, July 20, 2021. She spoke about how Save Deer Run came into being as well as giving an update about the county's latest plans regarding the possible purchase of the course as a public park.

For more information, please go to: Save Deer Run was mentioned in the latest

episode of What's Up, Casselberry podcast. If you're into podcasts, check it out!

<https://www.whatsupcasselberry.com/episodes/episode-77>

