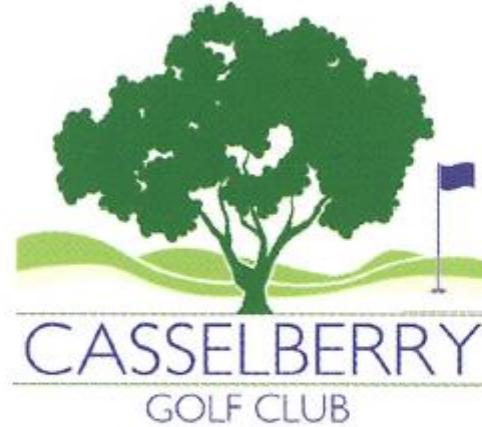


Changing Course: New Futures for Old Golf Courses

Casselberry Edition



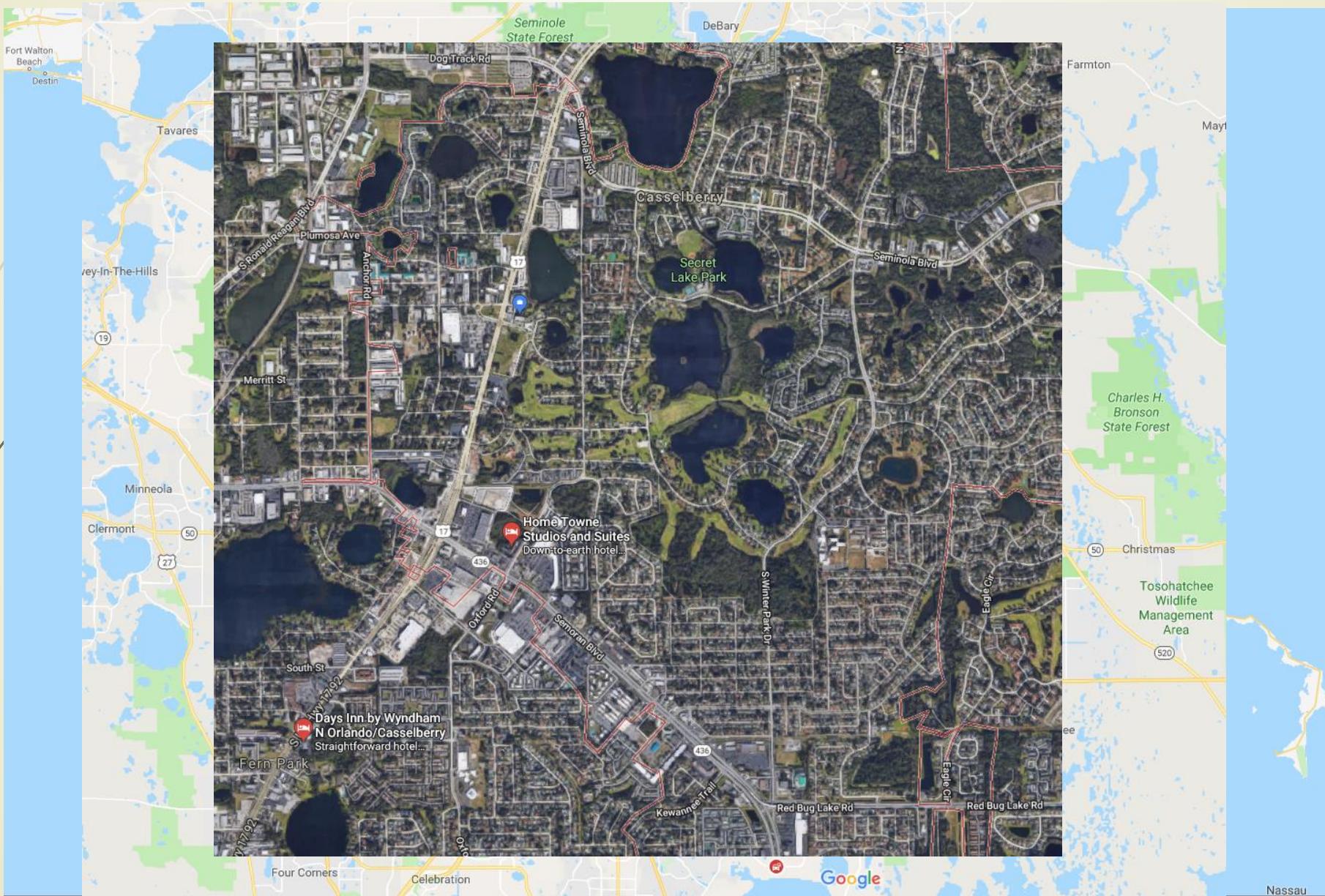
300 South Triplet Lake Drive, Casselberry, FL 32707

(407) 699-9310 | www.casselberrygolf.com

Emily Hanna, AICP, Development Services Manager, City of Casselberry

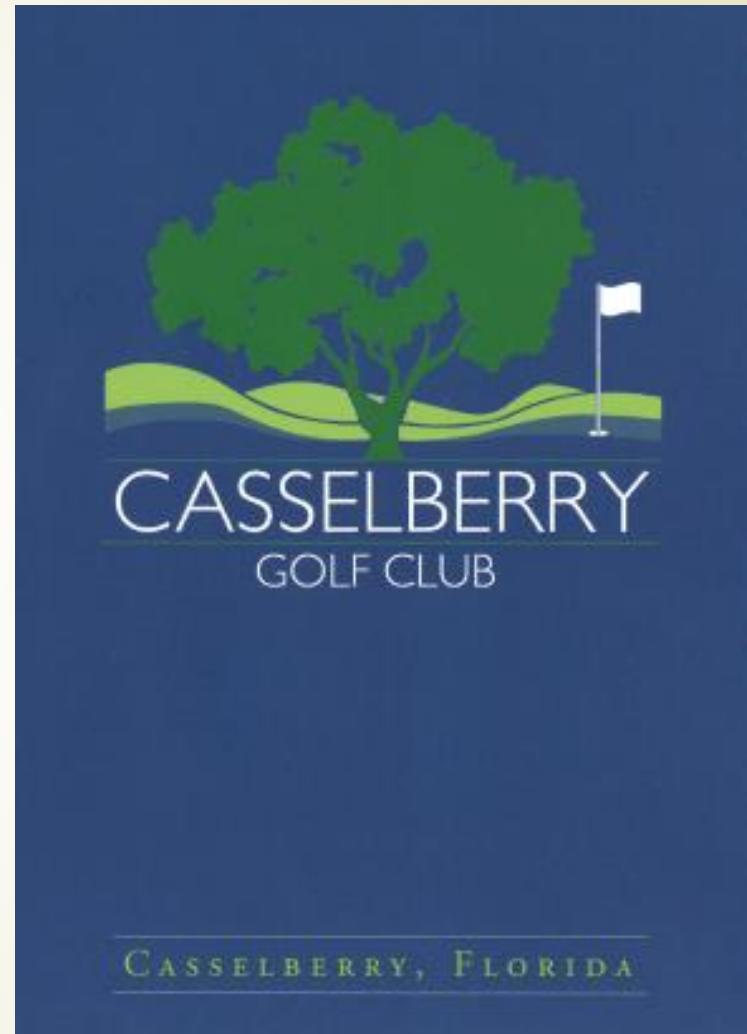
September 13, 2018

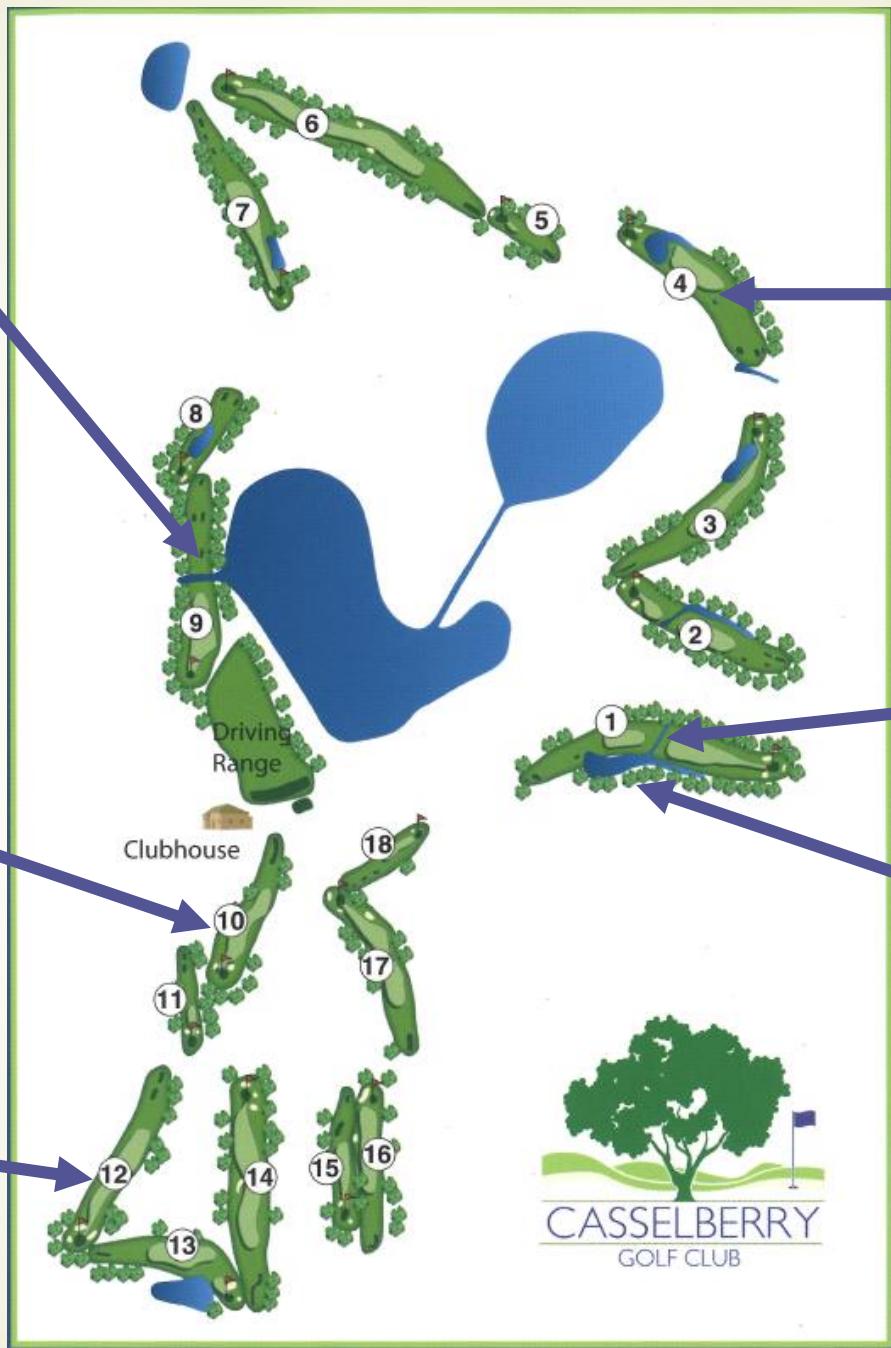
Where is Casselberry Florida?



Course Facts

- ▶ Golf Course and Clubhouse built in 1947
- ▶ Meanders through the City's residential neighborhoods
- ▶ Total 91.75 acres
- ▶ City purchased in 2015 for \$2.2 million
- ▶ The 18-hole golf course has 5,452 yards of length and has a par of 69. Course was designed by Paul McClure and was completed in 1947. Lloyd Clifton re-designed the course in 1973.
- ▶ Clubhouse is 5,685 square foot facility that includes a pro shop, cart storage, offices, snack bar and maintenance barn. Clubhouse was reconstructed in 1976.
- ▶ A practice putting green and 5 acre driving range
- ▶ The site has a 50 year use restriction and must be used as a golf course for 50 years starting in 1973 (2023 would end the 50 year use restriction).





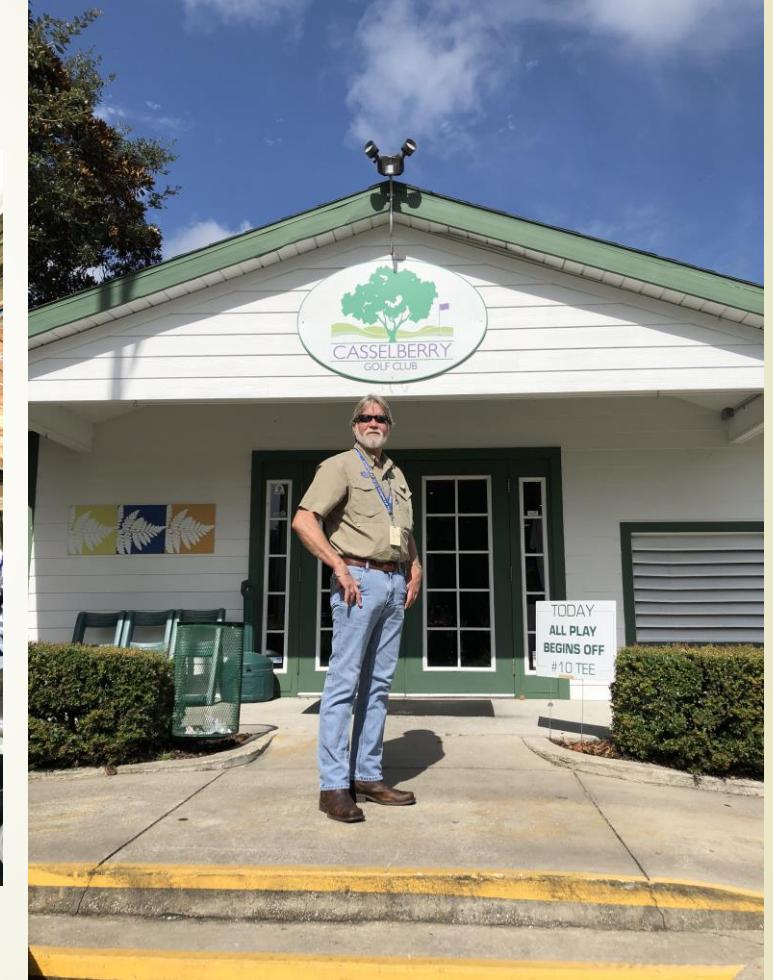
Operations and Maintenance

- ▶ Golf Course needed serious renovation when City purchased it in 2015
- ▶ Golf Course revenue \$500,000 annually
 - ▶ Best months are February thru May
- ▶ Golf Course maintenance is \$650,000 to \$750,000 annually
 - ▶ City still working to improve course, clubhouse and maintenance barns/facilities
- ▶ Course still needs improvements - ponding on front nine cause it to be closed in the mornings during summer months
 - ▶ City pursuing purchase of conservation land to help course drain properly
 - ▶ Cleanup along course edges still needs to occur
- ▶ Hurricanes Matthew and Irma have pushed timeline back for improvements
 - ▶ Hole 6 was used as the debris staging area for Irma

Clubhouse and Driving Range



Operations and Maintenance





What does the future hold?

- ▶ Immediate: continue to operate as a 18-hole golf course
 - ▶ Make improvements to course including drainage, landscaping, cart path, greens and fairways.
 - ▶ Improve marketing for course, including hosting new events (Top Golf!)
- ▶ 1-5 years: continue to operate as a 18-hole golf course
 - ▶ Repair/replace maintenance barns
 - ▶ Expand Clubhouse
 - ▶ Include potential restaurant, gathering venue, outdoor patio expansion
- ▶ 5-10 years: continue to operate as 18-hole golf course
 - ▶ The City is expected to grow rapidly, and by 2040 will be deficient 80 acres of park space. Could rework golf course holes to provide a biking/walking trail.