

# Golf Renovations Summer 2023



THE SEAGATE







GOLF PERFORMANCE CENTER

PRACTICE TEE

CLUB AREA

WARM-UP GREEN



Hole 1

The following pages contain comments provided by Golf Course Architect, Drew Rogers.

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## Hole 1

### OBSERVATIONS

- This is present-day 10th hole, a medium long par-four, but will become the starting hole in the future. It should be noted that this hole does not have the same control opportunities as does the current 1st hole.
- The existing back tee seems to be forced, steeply elevated and situated across an entrance to the parking lot. It is really difficult to access this tee and properly manage it.
- The other tees are certainly better fits but are slightly misaligned, the cart path here tends to be somewhat centered in the view from the trees.

### CONCLUSIONS

- Remove the existing back tee. Lower and shift the other back tee and main tee slightly to the left and remove some trees so that the path can also be shifted-all to make more space for a small, two-hole practice putting green (which can be connected to the main tee).
- Build a new intermediate tee to bridge the gap between the main and forward tee locations. Shift the forward tee to the left. Relocate the path to the left of the tees, more out of view.
- Remove the left fairway bunker and its supportive earth so that the same area can be converted to fairway and pitched more toward the water, along with a more open view of that feature. This will bring the water more into play.



**Hole 2**

## Hole 2

### OBSERVATIONS

- The tees are pushed back into a corner of sorts, surrounded by planted vegetation. There is a sizable gap between the main and forward tees.
- The fairway bunkers are fairly small and don't tend to define any angles or strategy. The bunkers on the left hardly seem part of the hole, though I'm sure they do deter some shots from heading into the condos.
- It seems a bit strange to me that the pond on the left side of the approach really doesn't have any relationship with the hole or, in particular, the green.

### CONCLUSIONS

- The fairway bunkering is to be modified, by removing the first bunker on the left and then enlarging and reorienting the second bunker. On the right side, the bunker is to be introduced on the right side of the long approach and it will offset the water on the left. A third bunker is to be introduced on the right side of the long approach and it will offset the water on the left.
- Bring the green back away from the property line to invoice a more fitting route for the cart path as well as a more playable bailout fairway option on the right shoulder.



NEW  
STONE  
WALL



**Hole 3**



## Hole 3

### OBSERVATIONS

- The main tee is expansive, but feels odd being up so high, and with so much room to the left being unused. It is a long tee and accommodates five of the six tee positions.
- The green complex, overall, seems like it could be much better...if the large pine tree were not so impacting and if the green could be closer to the water (without the redundant bunker in between).
- The timber retaining wall does not have an extended life...it will need to be replaced in the near future. Certainly, it would be timely to replace it when the green is being reconstructed. Consideration should be given to going in the direction of stacked capstone instead of timber.

### CONCLUSIONS

- Lower and shift the main tee further to the left for much better viewing perspective of the green and a slightly more testing angle.
- Build a new forward tee ahead of the main tee to accommodate the V and VI tee positions. This will shorten the hole up for those players a bit as well
- Replace the timber retaining wall with a capstone wall of similar length but perhaps a lower height, then build a new green at a slightly lowered elevation that relates more directly to that length of wall (and elevation) and the water itself. The green can and should be much longer in relation to the water, and that will produce a few extra yards of distance overall.
- The large pine tree is to be retained, but all of the sand can be removed from the hole- no bunkers. The test of the hole will be the long, skinny green and its tight relationship with the water. Hence, there is little need for bunkering...just an expansive fairway approach and bailout area on the right side of the green.



RELOCATED  
REST  
STATION



**Hole 4**

## Hole 4

### OBSERVATIONS

- The back tee is fronted by a low timber retaining wall.. I'm not certain what that wall is intended to hold up. The main tee is maybe a little high.
- The right side of the hole is rather over-grown, mostly with invasive Brazilian pepper and some Australian pine...and also a power line that is hiding behind all of that.
- The path accesses the green from the left side where it tends to be more in full view.

### CONCLUSIONS

- Remove the timber wall on the front of the back tee – it is not necessary. Lower and reposition the main tee further to the right. Build an intermediate tee for the IV and V positions and a new forward tee. Realign the tees further to the left.
- Remove all of the invasive vegetation on the right margin of the hole, realizing that this may create some holes or gaps in the buffer that must be revegetated.
- Relocate the cart path to the right side of the green to provide access on that side and also around the back of the green.



NEW  
STONE  
WALL



**Hole 5**

## Hole 5

### OBSERVATIONS

- I see this hole as a tremendous opportunity from tee to green. There is some great width and openness here – there are playing angles here that are begging to be defined.
- The fairway bunkering on the right side, though perfectly positioned, seems much too high and uninviting...especially when that alignment is really the preferred line of play, strategically speaking.
- The biggest surprise here is the green complex. The current design presentation completely ignores the water feature to the left. In fact, the green is perched high above that elevation as well as being nearly 70 feet away from it.

### CONCLUSIONS

- Re-work the bunker complex on the right side, lowering the horizon line to invite bolder play and this alignment. The floor should be cut in much deeper into the landform as well. Probably more effective as a single bunker rather than two, with proper scale. This is an important feature to get right!
- Relocate the main tee further to the right, lowering it to create more of an uphill feel to the tee shot while also engaging the water on the right side.
- Build a new green complex that is positioned directly against the water on the left and back as far as possible to stretch out the yardage. Lower the green 3-4 feet so that it fits INTO the landform rather than UPON it.



**Hole 6**

## Hole 6

### OBSERVATIONS

- I really can't seem to identify any inherent playing strategies here other than to keep the ball down the center of the corridor. The hole is absent of strategic angles, per se.
- Though the hole is bounded by water down the entire left side, there has been no effort whatsoever to engage it or expose it. One can barely notice its presence at all except to acknowledge the poor bank conditions. Perhaps that is why trees have been planted along the left side of the fairway-to keep players more inwardly focused?
- The green complex is also rather bland... again with no engagement of the inherent feature of the corridor, which is the pond on the left.

### CONCLUSIONS

- Remove ALL of the trees and vegetation down the left side of the hole so that the views are open to the water and the fairway can be shifted further left to engage this width and get away from the homes along the right margin. This includes the bunkers as well (one in the first landing area and another further down the hole).
- The green complex should be redeveloped and shifted further to the left (lowered slightly), to better relate to the aforementioned features and to open up more bailout width on the right side. Remove the waterfall feature, as this is where the green should be. This movement really takes advantage of existing features and available width. The result will be more drama, more defined angles, and a wider range of playing options. It all begins at the tee!



**Hole 7**



## Hole 7

### OBSERVATIONS

- The back tee here really seems forced (on the other side of the road, adjacent to the previous green). As a result, length was certainly created (roughly 79 yards), but at the cost of awkwardness and safety, in my opinion. It's also a challenging location to grow grass due to shade.
- From the main tees, the corridor is really open, but also somewhat void. The bunkering and shaping don't seem to be in sync with the scale of the space or with any specific playing strategies. It's a rather confusing hole to me, visually and otherwise.
- The first two fairway bunkers (on the right) are rather small for the scale of the space, but more importantly, they are positioned where they only really impact the shorter hitter - unless, of course, you're playing the existing back tee... and that's likely why these bunkers were added in the first place.

### CONCLUSIONS

- Consider omitting the existing back tee. It's really a forced issue, like a good many of the other back "after-market" tees that were added to the course. Build a new back tee to the right of the existing main tee. The angle is interesting, and it will play at approximately 413 yards.
- Remove all three fairway bunkers on the right and widen the fairway on that side. Completely rework the fairway bunker on the left side. Cut it into the ground where we can see beyond it and enlarge it so that its scale fits the space. That alone will make it more fitting and strategic.
- Look to reconfigure the green complex, raising it very slightly for definition. Create a more defined left-to-right angle in the alignment and position of the green that will reward those tee shots that stay closest to the bunkers.



NEW  
STONE  
WALL



**Hole 8**

## Hole 8

### OBSERVATIONS

- This par 3 is certainly one of the older, short hole expressions at Seagate. This is the 17th at present but will become the 8th.
- All of the tee positions are placed on a single pad. There is only 50 yards of difference between the back and forward-most tees.
- The forward tee players face much of the same angle and difficulty that the back and main tee players do... a rather testing shot over water – or a bailout to the left that will likely find a bunker. The only real spot to miss here is to be short (on the shortest hole on the course).
- The timber retaining wall treatment is completely falling apart and needs to be replaced.

### CONCLUSIONS

- Lower the overall tee by several feet so it can be expanded and its shape refined. The lower elevation will make access easier from the path so that steps are no longer necessary. Omit the back “pocket tee” at the cost of ten yards of length. It’s not a useful or practice tee to retain, in my opinion.
- Remove two trees on the left side so that a new forward tree position can be constructed. This will help to break up the tees and provide an alternative alignment/angle into the green – one that doesn’t not force players to carry their shots over water.
- Replace the existing timber retaining wall with a new stacked capstone treatment. The green elevation should be more or less flush with the top of the new all and a proper collar treatment can be established around the perimeter of the green.



**Hole 9**

## Hole 9

### OBSERVATIONS

- The tees here seem unnecessarily raised. Is there anything gained from their current elevation? Nothing seems to change when we step down the slopes by 2-3 feet. The forward tee is also raised/pronounced... and it tends to block a bit of the fairway foreground view.
- The first fairway bunker on the left seems unnecessary... a bit short and tends to catch players who are trying to take a less aggressive line. That bunker is also built on a rather large chunk of fill. That landform is completely contrary to the low-profile, right-to-left pitch of the natural grade.
- The green complex has some nice qualities; the bunkering however is rather unnaturally perched above the ground and the adjacent earthen shoulders are really bulky and that makes the entire green complex look very manufactured and unnecessarily complex.

### CONCLUSIONS

- Lower the tees by 2 feet or so and shift them further left by 14-20 feet. This will provide an amazingly improved angle that opens the hole up from the tree. Also look to build a new intermediate tee to bridge the gap between the main and forward tees, while lowering and enlarging the forward tee.
- Remove the left fairway bunker and the entirety of the landform it is built upon so that the ground can flow more naturally from right-to-left alignment of the fairway.
- Rebuilt the right fairway bunker. Reposition that bunker so that it comes out more into play and sets an angle that reinforces the fairway alignment... a feature that players will aim to conquer! If successful, they will effectively open up their approach shot.
- Remove some of the extended fill/slopes that support the bunkers – they are unnecessary, and they detract from the definition of the green. The greenside bunkers should press hard against the raised green surface with defined depth and steepness.



MAINT. AREA  
(FINAL FOOTPRINT  
AREA TBD)

GOLF  
PERFORMANCE  
CENTER

SHORT  
GAME  
AREA

REALIGNED  
AND WIDENED  
UTILITY/ACCESS  
PATH

PRACTICE  
TEE

NEW,  
LARGE  
SPECIMEN  
TREE

RANGE  
STATION

CLUB  
AREA

PRACTICE  
GREEN



**Hole 10**

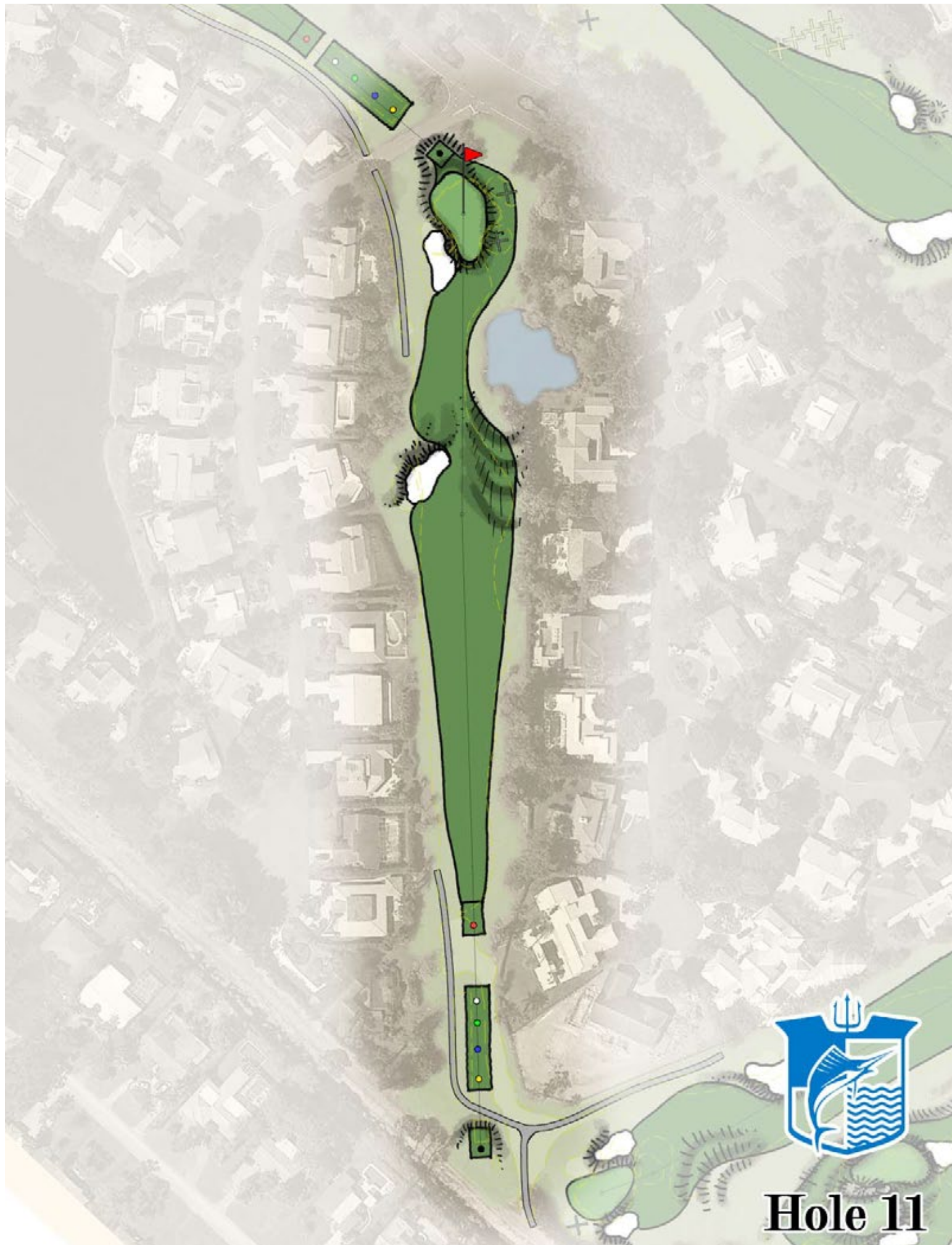
## Hole 10

### OBSERVATIONS

- This hole has long served Seagate as the starting hole, #1 and will now become the 10th. It has good control from the golf shop and plenty of space around the tees.
- The existing back tee is entirely forced... really a challenge to access by golfers and maintenance personnel alike. Its height is unnatural and opens up views down the adjacent boulevard.
- The entire tee complex here requires some study, including the path, circulation and the overall visual identity of the space and its connective elements. The practice areas, staging areas and the overall flow of the area around the clubhouse is part of the solution.
- The green is slightly elevated and nicely angled from right-to-left, guarded by a complementary bunker. The back, right bunker, however, isn't as well developed and its floor is more or less propped up above the green surface and takes up a lot of space in doing so.

### CONCLUSIONS

- The after-market back tee should be omitted... and I believe there are other plans for that space that are connective with the clubhouse area improvements. As the back tee relocates to the back of the main tee, there is still ample length here to retain the hole as a short par-5 from all six tee positions.
- As we look at the tee complex as a whole, we show a concept that involves shifting the tees to the left (where the existing math is) while relocating the path to the right side of the tees, which can now open up to a turn connection over to what can become the new practice putting green.
- Although the existing green complex has some nice qualities, we can better maximize the use of space by removing the back bunker and building a small, elevated green that provides an appropriate and well-defined target for a shorter par-5.



**Hole 11**



## Hole 11

### OBSERVATIONS

- The tee complex is very long and linear... and it seems very unnecessarily elevated as well, which makes golfer and maintenance access a challenge. Although there is a planted hedge to the left of the tees, one can still see over the vegetation into the canal easement and homes.
- The greenside bunkers could use some work – they just don't complement the green very well and there is an abundance of soil built up around them... for that reason, I don't know... but the resulting slopes tend to carom missed shots well away from the green and possibly into greater trouble.

### CONCLUSIONS

- Build a separated back tee, lowered slightly, and pushed back as far as feasible to maximize the length of the hole. Lower the main tee by 3 feet or more as needed to achieve both proper accessibilities, a well fitted tee with clear forward visibility of the hole and also easy access from the path.
- Build a new forward tee that will measure approximately 310 yards.
- The front left greenside bunker is an important one, and it should be expanded in length to define the angled edge of the green on that side... a bold-faced feature for certain. The two bunkers on the right, back side of the green don't seem necessary, in my opinion.



**Hole 12**

## Hole 12

### OBSERVATIONS

- Other than the existing back tee, all the other tee positions (five of them) are set on a single deck. That deck is sizeable... about 3,600 SF (almost as big as the green) but may need to be bigger/longer or another tee added if the back tee play comes to this side of the road.
- Some thought should also be given to the recontouring off the back, left of the green, including yet another add-on tee, but also the access to/from the cart path and the sort of desired recovery shots we want to employ here.

### CONCLUSIONS

- The main tee should be lowered by 1-2 feet, and expanded to better accommodate four tee positions, and a new forward tee position is to be built as well.
- The existing bunker off the back, left side should be removed so that the slope on that side of the green can be re-graded/lengthened to accommodate more recovery shots and easier access to/from the path.



**Hole 13**

## Hole 13

### OBSERVATIONS

- The main tee here seems unnecessarily elevated, which complicates access and management. There are also five tee positions on the long, single deck here as well... not a lot of variability between those positions, although it IS about 215 feet in length!
- The first fairway bunker on the left seems a little out of the way... not much of a factor. By the same token, the bunker on the right side appears to me to be in a decent position but is way underdeveloped... a real opportunity for enhanced architectural impact.
- In looking at the green, it is quite small... only about 2600 SF, compared to 5,000 SF main tee
- Some of the bunker positions are fine, but the front bunker blocks off any attempt at bold play, and the back bunker just isn't necessary.

### CONCLUSIONS

- The main tee should be lowered by 3-4', and then widened slightly. Also build a separate forward tee to measure around 2655 yards.
- Remove the fairway bunker on the far left and instead make the next bunker bolder... stronger... larger in scale. Rebuilt the fairway bunker on the right side so that is a proper architectural element
- The redesign of the green must take the tee shot strategies into full account. That means we must remove the front bunker so to invite bold play directly at the green... or from the angle that engages the bold bunker on the inside turn of the dogleg. The green elevation seems pretty good, but we need to make a larger surface. It should be angled from left-to-right and doesn't need a lot of depth... but it needs to be large enough to vary the cupping positions along its rotated length.



**Hole 14**

## Hole 14

### OBSERVATIONS

- In my opinion this may be the prettiest hole at Seagate. It is very well framed by mature vegetation. And although it a rather narrow corridor, it seems to have ample width where it is most useful, and the original design does a good job of achieving a proper fit with a gentle turn and a gorgeous green setting among the pines.
- Again here, like with many holes, the tee complex is unnecessarily raised... and that makes access and management a challenge.
- The green complex here is also quite good... it's a bit small, however... only 3,600 SF.

### CONCLUSIONS

- Lower the existing back and main tees by 2 feet and get them to relate better to the path. Consider building an intermediate and a forward tee here to break up the positions and create more variety in lengths.
- Look to rebuilt the green here with some very similar characteristics to the existing one... just a bit larger... a slightly simpler shape, etc. Our plan indicates relocating the green further back (60-70').



NEW  
STONE  
WALL



**Hole 15**



## Hole 15

### OBSERVATIONS

- This par-3 is literally full of pieces and parts, none of which are homogenous or inter-related. Everything just seems out of balance here... but the good news is that we seem to have many options.
- The tees are OK, but we have another "pocket tee", that helps to force the length of the hole... and the forward tee presents a really difficult angle, with no real open entry into the green.
- The pond feature seems to have been developed with no real thought in mind... it doesn't relate to the green at all – it just seems to be utilitarian, for the most part... a place for water to go. The timber wall is failing and otherwise unappealing.
- A study of the green complex conjures plenty of thoughts... a real need to redesign to fit the space and surrounds, features, etc. also rather small, only 3,600 SF.

### CONCLUSIONS

- Omit the back "pocket tee". Build a new tee left of the current main tee (at a slightly lower elevation). Build a larger, main tee to the right of the current tee, with a difference angle. Build a new forward tee ahead on the right side where there is a chance to avoid a carry over water and a running shot into the green a possibility.
- Reconfigure/expand the pond, fitting its shape to be more linear in the space and take up more area so the scale is better balanced – make the pond a proper feature rather than an in-between sort of retention basin. The pond should extend both towards the tees as well as the green.
- Build a stacked capstone wall as a defining feature in front of and along the extended shoreline margins of a new green complex.
- Reconfigure/relocate the green to take more advantage of the available space. Build a larger green that relates to the expanded water feature and still affords plenty of bailout area on the right side.



**Hole 16**

## Hole 16

### OBSERVATIONS

- The tees come out of a narrow chute and then the fairway landing area widens a bit. The back and main tees here are probably a bit too elevated, but their positions are fine. Like with some other holes, the tee surface arrangement tends to bunch the positions rather tightly, i.e. six positions separated by only about 60 yards.
- The bunker on the left is a bit detached, and the bunker on the right side seems to block any view or relationship with the pond on that side (which is in-play).
- There are some odd trees in play throughout the hole... before the pond/next to the bunker on the right, along the pond in front of the green, and between the left fairway bunker and the green.

### CONCLUSIONS

- Rebuild the back and main tees, lowering them approximately 2 feet. Build an additional intermediate tee and a forward tee as well so the tees spread out more to offer lengths of 402, 373, 360, 330, 321, and 301 yards, respectively among the six positions.
- Remove the fairway bunker on the right side along with the raised fill and about 8-10 trees. This will promote the widening of the fairway here and enhanced visibility of the water.
- On the left side, build an angled bunker complex with three bunkers that turn inward as the hole lengthens. These features will provide a very strong and defining visual from the tee that will offset the placid views of the pond on the other side of the fairway
- We show a redesign green complex that features a much larger green with two personalities. First, a lower level that reaches out to the water edge. This portion will have more of an open, at-grade entry. The angled, back, left portion of the green will be slightly elevated and heavily protected by a front bunker. The entire back side of the green will be a gentle roll-off collar area that connects with the back tee on #17.



**Hole 17**

## Hole 17

### OBSERVATIONS

- The tee shot from the back tee is one of the more appealing views on the course... mostly because of the angle!
- There is a need, on both sides of the hole, to thin out the vegetation a bit... especially the palms on the right side, which are literally suffocating the pines.
- The green complex here is really quite good. The surface is raised and has a bold runoff slope on the front right. The surface here, like with so many others, is rather small at only 4,000 SF, but it does feature a subtle left-to-right angle.

### CONCLUSIONS

- Reposition and elongate the main tee so that it is placed ahead of the back tee, not even with it. Also build an intermediate and a forward tee ahead on the same line to offer more varied lengths to meet with varied skill levels.
- Trees are to be removed in the right rough (along with those on #16) so that the right side of the fairway can be joined with #16 fairway. Also, thin out the palms among the pines in the right margin between the holes.
- Build a new green here that bares similarity to the existing one... similar elevation, slightly larger, an almost identical front-facing slope, etc. The greenside bunker on the right really needs to be chiseled into the slope to define the gentle angle green edge.



NURSERY  
AREA



Hole 18

## Hole 18

### OBSERVATIONS

- The new finishing hole for Seagate has traditionally been the 9th... a long par-5 that comes to rest across the road from what will be the 10th tee. The existing "after-market" back tee that is positioned across the road stretches out the hole to 613 yards. That tee is raised up like an ant hill, with really steep side slopes.
- There is a ton of space around the tees... and abundance of turf, optional angles... much to consider.
- My impression of the first landing area is that its rather wide and void... missing some focal definition and strategic qualities. There are two fairway bunkers (one on each side), but they don't necessarily engage the tee shot very effectively. Both of those bunkers are perched up on fill... unnaturally raised up from the fairway floor.

### CONCLUSIONS

- Remove the existing back tee. Consider relocating the alignment of the main tee to the left... more where the path is now (and some trees must be removed). This will create an instant oblique angle (which opens up the corridor) for the tee shot instead of the straight-line presentation we see today.
- Build several intermediate tees to help bridge some of the yardage gaps. Relocate the forward tee to the left side, in line with others.
- Rebuild the fairway bunker on the right, reorienting it and extending it into the fairway, out of the tree line. Rebuild the two fairway bunkers in the right approach... get them to angle in a way that sets up a more strategic fairway alignment for second shots.



MAINT. AREA  
(FINAL FOOTPRINT  
AREA TBD)

GOLF  
PERFORMANCE  
CENTER

SHORT  
GAME  
AREA

REALIGNED  
AND WIDENED  
UTILITY/ACCESS  
PATH

PRACTICE  
TEE

NEW,  
LARGE  
SPECIMEN  
TREE

RANGE  
STATION

CLUB  
AREA

PRACTICE  
GREEN

WARM-UP  
GREEN



Practice Area



	I	II	III	IV	V	VI	PAR
1	443	418	400	383	356	304	4
2	479	465	434	426	419	401	4/5
3	199	180	163	149	131	120	3
4	403	373	357	328	316	286	4
5	368	340	317	306	273	255	4
6	506	492	462	450	424	409	5
7	414	402	393	353	349	283	4
8	141	133	126	119	106	96	3
9	410	393	378	354	328	314	4
OUT	3,363	3,196	3,030	2,868	2,702	2,468	35/36
10	502	479	468	444	436	400	5
11	411	378	363	352	342	306	4
12	187	157	147	136	126	105	3
13	370	350	334	318	296	261	4
14	437	421	403	388	371	322	4
15	201	188	164	152	140	118	3
16	403	373	360	330	321	297	4
17	393	382	363	350	320	284	4
18	537	523	492	461	452	423	5
IN	3,441	3,251	3,094	2,931	2,804	2,516	36
TOTAL	6,804	6,447	6,124	5,799	5,506	4,984	71/72



**Scorecard**



**Overall Plan**





## THE SEAGATE

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