

SEMINOLE COUNTY

2023 Park System Master Plan

APPROVED BY BOARD OF COUNTY COMMISSIONERS - FEBRUARY 27, 2024





ACKNOWLEDGMENTS

BOARD OF COUNTY COMMISSIONERS

Commissioner Bob Dallari - District 1
Commissioner Jay Zembower, Chair - District 2
Commissioner Lee Constantine - District 3
Commissioner Amy Lockhart - District 4
Commissioner Andria Herr, Vice Chair - District 5

SEMINOLE COUNTY STAFF

County Managers Office

Darren Gray - County Manager
Tricia Johnson - Deputy County Manager
Kristian Swenson - Assistant County Manager
Meloney Koontz - Assistant County Manager

Parks and Recreation Department

Richard E. Durr Jr. - Director
Michael Wirsing - Deputy Director
Williams Pandos - Greenways and Natural Lands Division Manager
Sherry Williams - Special Projects Program Manager

PARKS AND PRESERVATION ADVISORY COMMITTEE

Mark Brandenburg, Chair
Jeannine Ellenson
Angela Fleming
Nancy Dunn
Chris Stevens
Davion Hampton
J. Reid Hilliard
Pasha Baker
Joshua Memminger
Isaac Abdelmissih
Harrel Morgan
Kayla Mitchell
Doug Crenshaw
Cindy Harkins

TABLE OF CONTENTS

PART ONE

INTRODUCTION

MASTER PLAN PURPOSE	2
DEPARTMENT PROFILE	4
METHODOLOGY	6
PARKS AS A SYSTEM	8
Existing Parks System	
SEMINOLE TODAY	13
Site Visits	
Comprehensive Plan Review	
The Role of Park Types	
Existing Service Area Evaluation	
Identifying Priority Need Areas	
Facility Usage & Economic Impact	
Recent Planning Context	
Demographics and Population	
PUBLIC INPUT	52
Key Takeaways	
Public Input Opportunities	
EXISTING CONDITIONS OVERVIEW	55
GETTING TO THE PLAN	59

PART TWO

MASTER PLAN

MISSION & VISION	62
GOALS	63
THE INITIATIVES	64
1 Provide Access To High-Quality Parks For All Residents	
2 Provide Recreational Opportunities With Focus On Target Areas	
3 Continue To Protect Natural Resources	
4 Provide Additional Facilities For Organized Sports Opportunities	
5 Develop Indoor Recreation Opportunities	
6 Expand Programs Offerings To Meet Current And Future Needs	
7 Improve Public Awareness Of Department Offerings	
8 Maintain Ecosystems Through Best Management Practices	
9 Leverage Smart Technology In Parks	
10 Support Arts, Culture And Education In Parks	
SERVICE AREA VISION	86
PARK AMENITY STANDARDS	88
Neighborhood Park	
Community Parks	

PART THREE

IMPLEMENTATION PLAN

SITE-SPECIFIC RECOMMENDATIONS 94

Facility Overview

Community Parks

Special Use Facilities

Neighborhood Parks

Boat Ramps

Natural Lands

Trails & Trailheads

Additional Projects

APPENDIX A

PUBLIC INPUT

Public Workshops

Social Media Responses

Survey Responses

APPENDIX B

TARGET AREA EVALUATION

Target Area Evaluation



PART ONE

INTRODUCTION

MASTER PLAN PURPOSE

A Park System Master Plan serves to provide guidance for the future of parks and recreation facilities with the aim of building a parks system that is responsive to both the specific needs of the community and the resources available to meet those needs. Seminole County has had a proactive approach to master planning including the development of the 2013 Master Plan, which established an approach to parks provision within the system, followed by the subsequent 2018 Parks System Master Plan Update, which reviewed the previous Master Plan and updated goals for parks for the following 5 years.

Since the 2018 Master Plan Update, there have been many changes to the recreation landscape within Seminole County. The County has continually grown in population since 2018. While the region is generally still viewed as a good place to raise a family, there has been a change in the household demographics of the County, with more young adults and non-families moving into the area. The addition of new and updated facilities, such as the Boombah Sports Complex, Boombah Soldiers Creek Park, Rolling Hills, Deer Run and Wekiva Golf Club, have changed the landscape of recreation in Seminole County and provided additional venues for sports tournaments and their associated economic impacts.

Additionally, the COVID-19 pandemic heavily impacted people's perspective with the built environment. The shift in the dynamic between work and home with the advent of remote work has played a large role in how people perceive their home environment and how they choose where to live, often prioritizing quality of life to a higher degree than previously. Parks are a key element of quality of life and have risen to higher importance to residents than in previous years.

As a result of these changes to the recreation landscape, Seminole County Parks and Recreation is once again looking to envision the future of parks within Seminole County and set a blueprint for the next 10 years. This document is meant to serve as that blueprint – setting new initiatives and recommendations that respond to changes in the community and updated approaches to parks and recreation. Initiatives and recommendations set forward within this document are meant to be both actionable and flexible and should be revalidated through a master plan update process after the initial 5 years. Through these master planning processes and subsequent updates, Seminole County can continue to provide a high-quality park system that is responsive to changing demographics and remains up to date.



DEPARTMENT PROFILE

MISSION

Enriching lives through outstanding cultural, educational, environmental and recreational experiences.

GOALS & OBJECTIVES

Community Building & Social Equity

Ensure that the community has access to the benefits of local parks, trails, libraries, extension services, and natural lands experiences and opportunities.

Economic Impact:

Create opportunities and experiences that provide for economic growth and sustainability in the community.

Environmental Sustainability:

Create recreational, conservation, preservation, and educational opportunities within the community that maintain healthy, vibrant, and balanced natural surroundings.

Health & Wellness:

Provide facilities and learning environments for the community to create and maintain healthy lifestyles through wellness opportunities.

Financial Sustainability:

Provide sound financial management in the Department to ensure fiscal sustainability and effective decision-making by equipping staff with the necessary resources and tools for success.

DEPARTMENT STRUCTURE

The Parks and Recreation Department is composed of four Divisions, as well as a Business Office that supports the entire Department. The Divisions include:

EXTENSION SERVICES DIVISION

This program is a partnership with the University of Florida and provides the following services that have the ultimate purpose of educating and providing measurable results for citizens in the areas of social, economic, and environmental sustainability.

- Management oversight & administrative support
- Family and consumer science
- Horticulture
- Youth development

LIBRARY DIVISION

This program delivers the following services that have the ultimate purpose of enriching lives and engaging minds by promoting life-long learning.

- Information professionals who provide expert knowledge on demand, in person, by telephone, text, and via live chat
- Circulation of books and customer accounts
- Library collections that meet community needs, including books, E-books, and resources available in a variety of easily accessible formats
- Life-long Learning program, including Emergent Literacy programs and Information Fluency programs
- Virtual Library services, including E-books, online databases, live chat reference, and mobile apps
- Technologies such as Wi-Fi, public access computers, iPads, and E-readers

The Seminole County Public Library Services Master Plan was completed in 2023.

GREENWAYS & NATURAL LANDS DIVISION

This program's purpose is the preservation and management of passive parks, trails, and natural lands to enhance passive-based recreation for existing and future generations; as well as maintain Seminole County's medians and facilities for residents and visitors in an aesthetically pleasing, efficient, and environmentally responsible manner. The Division manages contracts that include maintenance of:

- Community parks & special use facility common areas
- Neighborhood parks
- Boat ramp parks
- Natural lands
- Paved and unpaved trails & trailhead parks
- Libraries & county facilities - public grounds
- Roadway medians

The Seminole County Trails Master Plan was completed in 2021.

PARKS AND RECREATION DIVISION

This program delivers services with the ultimate purpose of providing recreational facilities and activities to residents and visitors of Seminole County.

- Staffing of sports complexes, golf courses, and community parks
- Facility & grounds maintenance
- Recreational activities
- Museum of Seminole County History
- Manage day-to-day activities at all County staffed facilities
- Facilitates County recreation programs, leagues, and facility rentals
- Deliver programs via direct customer contact and coordination with County partners and volunteer groups

This Master Plan focuses primarily on the facilities and amenities provided within these two divisions.

METHODOLOGY

PARKS AS A SYSTEM

Service area analysis demonstrates how the parks are working together as a system and guides the approach to the provision of parks within the county.

- ① Service Area Analysis
- ② Park Types
- ③ Master Plan Scenarios

PARKS TODAY

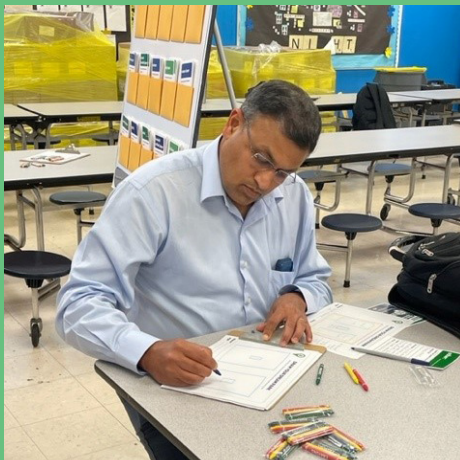
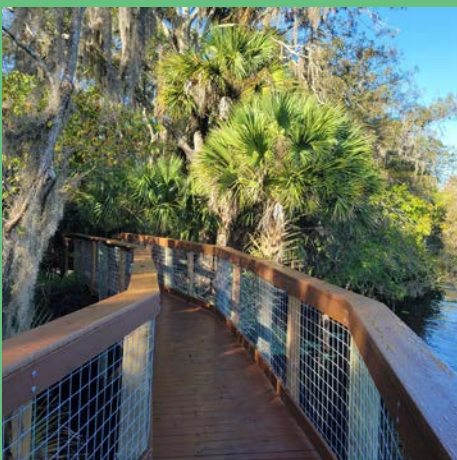
Understanding the park system today provides the basis for successes and opportunities within the system.

- ① Site Visits
- ② Recent Planning Context
- ③ Demographics & Population

PUBLIC INPUT

Public engagement identifies needs specific to Seminole County residents to guide the future of the system.

- ① Public Workshops
- ② Statistically-valid Survey
- ③ Online Survey
- ④ Staff Interviews and Workshop



MASTER PLAN FRAMEWORK

The framework develops the approach to the park system within the County to create a vision for the future for the system.

- ① Goals
- ② Initiatives

IMPLEMENTATION

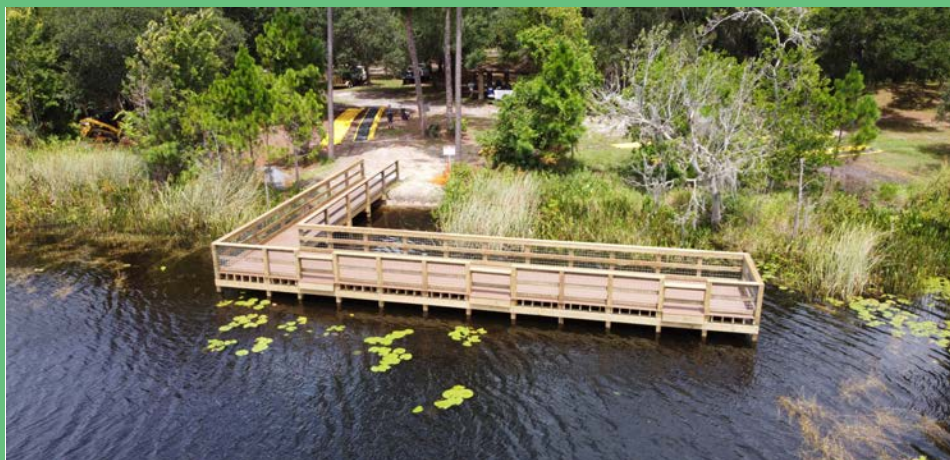
The implementation plan provides strategies to accomplish Master Plan initiatives. These include specific recommendations and mechanisms for implementation.

- ① Strategies
- ② Site-Specific Recommendations
- ③ Capital Improvement Plan

MEASURING SUCCESS

Finally, a series of Key Performance Indicators provides metrics to evaluate the success of this plan in future Master Plan updates.

- ① Metrics



PARKS AS A SYSTEM

EXISTING PARKS SYSTEM

When evaluating the context of the park system, it is important to consider the larger picture of recreation beyond Seminole County and the potential impacts on the provisions available to the community as well as the needs that may surface. Seminole County is located within the Orlando Metropolitan Statistical Area (MSA) which includes Seminole County as well as Orange County, Lake County, and Osceola County. This MSA is connected through an extensive highway network that weaves the four counties together creating an interconnected network of regional assets impacting economic and residential growth. For parks and recreation, more specifically, this network provides opportunities for “destination” recreation at a regional scale including sports tournaments and natural recreation assets. Additionally, Orlando’s recognizable brand at a larger scale provides opportunities for marketing and tourism at a larger scale. Initiatives, such as Seminole County Tourism’s #DoOrlandoNorth, capitalize on this relationship to promote destinations within Seminole County, including parks, to a larger regional audience. Conversely, parks and other recreational amenities provided by other counties in the MSA as well as State properties impact the breadth of recreational opportunities available to Seminole County residents.

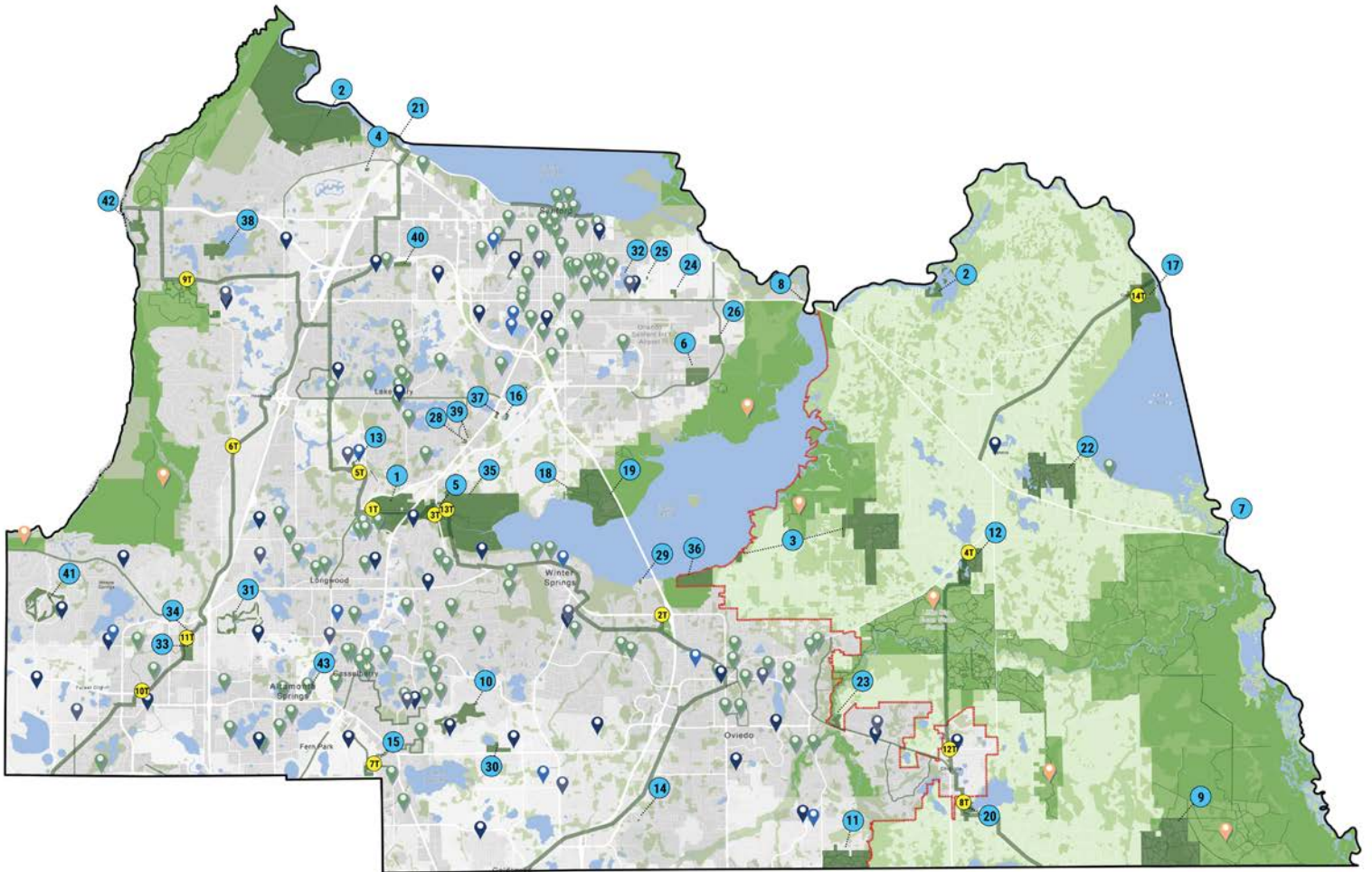
Similarly, amenities provided by other providers within the County impact the recreational opportunities available to residents and the expectation for these amenities to be provided by the County. Specifically, there are seven municipalities within Seminole County all of which provide parks and recreation facilities for their own residents. These municipalities are: Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, and Winter Springs. Seminole County is therefore responsible for the provision of parks for unincorporated residents of the County.

This Master Plan focuses on providing parks and recreation amenities for these residents specifically while contextualizing the different opportunities available to Seminole County residents. Schoolyards can also play a role in the availability of recreation for residents and could provide future opportunities for recreation, although currently no agreements exist. The location of City Parks, County Parks, and State Parks have been included in the System Map as these all impact the provision of parks within Seminole County.

THE RURAL CHARTER BOUNDARY

Established in the County’s 1991 Comprehensive Plan, the East Rural Area created a and assigned Rural future land use designation with the aim of protecting and preserving the rural character of east Seminole County from mounting development pressures. Since then, the Rural Area has expanded to include Chuluota and has been codified through the Home Rule Charter through a map and legal description. The Future Land Use designations control the density and intensity of development allowed within the Rural Boundary. Thus, the Rural Boundary creates a rural land development pattern including fewer residents on larger individual parcels of land. As it pertains to the provision of parks, this means that the County focuses on protecting natural areas within the East Rural Area with recreation opportunities centered on passive recreation. Due to the nature of this rural land development pattern, the County does not provide Neighborhood Parks within the East Rural Area.

MAP 1 | EXISTING PARK SYSTEM



Data Credits: Seminole County, GAI Consultants, Florida Fish & Wildlife Conservation Commission (FWWC)

LEGEND:

	Incorporated Areas		City		Trail Network Signature
	Rural Charter Area		State		
	Preserved Lands		Schools		Trailhead
	Seminole County Parks		Elementary		
			Middle		
			High		

PARKS DIRECTORY

County Facilities

	PARK NAME	ACRES	PARK TYPE
1	Big Tree Park	10.74	Neighborhood
2	Black Bear Wilderness Area	1,738.68	Natural Lands
3	Black Hammock Wilderness Area	708.74	Natural Lands
4	Bookertown Park	3.56	Neighborhood
5	Boombah Soldiers Creek Park	43.23	Special Use
6	Boombah Sports Complex	98.44	Special Use
7	C. S. Lee Park	16.04	Boat Ramp
8	Cameron Wight Park	2.85	Boat Ramp
9	Chuluota Wilderness Area	629.98	Natural Lands
10	Deer Run Park	134.76	Neighborhood
11	Econ River Wilderness Area	238.82	Natural Lands
12	Geneva Wilderness Area	180.34	Natural Lands
13	Greenwood Lakes Park	15.75	Neighborhood
14	Jamestown Park	1.05	Neighborhood
15	Kewannee Park	30.84	Neighborhood
16	Lake Dot Park	7.88	Neighborhood
17	Lake Harney Wilderness Area	349.64	Natural Lands
18	Lake Jesup Park	7.04	Boat Ramp
19	Lake Jesup Wilderness Area	481.06	Natural Lands
20	Lake Mills Park	46.74	Community
21	Lake Monroe Wayside Park	7.55	Boat Ramp
22	Lake Proctor Wilderness Area	475.78	Natural Lands
23	Little Big Econ Canoe Launch	27.25	Boat Ramp
24	Midway Community Center	10.84	Special Use
25	Midway Park	1.72	Neighborhood
26	Moore's Station Road Fields	28.45	Special Use
27	Mullet Lake Park	166.15	Community
28	Museum of Seminole County History	3.14	Special Use
29	Overlook Park	3.91	Natural Lands
30	Red Bug Lake Park	56.54	Community
31	Rolling Hills Park	98.43	Community
32	Roseland Park	1.98	Neighborhood
33	Sanlando Park	40.69	Special Use
34	SC Softball Complex	31.92	Special Use
35	Spring Hammock Preserve	1,459.34	Natural Lands
36	Sullivan Property	141.10	Natural Lands
37	Sunland Park	5.22	Neighborhood
38	Sylvan Lake Park	126.23	Special Use
39	UF IFAS Extension Office & Auditorium	1.61	Special Use
40	Upsala Mountain Biking Facility	23.37	Special Use
41	Wekiva Golf Club	140.83	Special Use
42	Wilsons Landing Park	105.64	Natural Lands
43	Winwood Park	2.29	Neighborhood

City & State Facilities

NAME	OWNER	ACRES
Lake Orienta Boat Ramp	AS	2.66
Turnbull Park	AS	0.62
Westmonte Park	AS	11.37
Merrill Park	AS	27.71
Eastmonte Park	AS	21.83
Hermits Trail Park	AS	1.19
Sunshine Park At Altamonte Springs	AS	1.83
Cranes Roost Park	AS	47.46
Lake Lotus Park	AS	131.00
Amanda Street Community Park	AS	2.76
Wirz Park	CA	26.49
Lancelot Park	CA	0.98
Lake Concord Park	CA	1.50
Secret Lake Park	CA	23.76
Pawmosa Dog Park	CA	0.98
Veterans Memorial Park Casselberry	CA	0.10
Forest Brook Park	CA	3.53
Rotary Park	CA	0.64
Sunnytown Park	CA	7.54
Plumosa Oaks Park	CA	3.92
Sunset Park	CA	2.45
Crystal Bowl Park	CA	1.75
Branch Tree Park	CA	0.79
Lake Hodge Park	CA	5.03
Sportsmans Park	CA	0.69
Dew Drop Park	CA	6.66
Herbert Eckstein Youth Sports Complex	SA	7.22
Little Big Econ State Forest	FL	10,336.25
Wekiwa Springs State Park	FL	9,503.90
Lower Wekiva River Preserve State Park	FL	17,374.83
Wekiva River Buffer Conservation Area	FL	2,570
Lake Jesup Conservation Area	FL	490
Charles H. Bronson Memorial State Forest	FL	11,600
Fort Lane Park	GHS	5.36
Estella Park	LM	3.26
Trailhead Park At Rinehart Trail	LM	1.94
Margaret Wesley Park	LM	1.53
Lake Mary Sports Complex	LM	26.20
2nd & Crystal Park	LM	0.75
Kiddie Park	LM	0.38
Sprucewood Park	LM	0.34
Tennis Center	LM	6.72
Central Park At City Hall	LM	2.81

KEY:

AS = Altamonte Springs
CA = Casselberry
FL = Florida (State Parks)
GHS = Geneva
LM = Lake Mary
LW = Longwood
OV = Oviedo
PR = Private
PR/SC = Private/Seminole County (partnership)
SA = Sanford
WS = Winter Springs

TRAILHEAD NAME

1T Big Tree Park Trailhead	8T Lake Mills Park Trailhead
2T Black Hammock Trailhead	9T Markham Trailhead
3T Boombah Soldiers Creek Park Mountain Bike Trailhead	10T San Sebastian Trailhead
4T Geneva Wilderness Area/Flagler Trailhead	11T SC Softball Complex Trailhead
5T Greenwood Lakes Park Trailhead	12T Snow Hill Trailhead
6T Jones Trailhead	13T Spring Hammock Trailhead
7T Kewannee Park Trailhead	14T St. Johns River Trailhead

City & State Facilities (cont.)

NAME	OWNER	ACRES	NAME	OWNER	ACRES
Country Club Basketball Court	LM	0.89	Pinehurst Park	SA	9.36
Liberty Park	LM	21.56	Westside Community Center (Boys/Girls)	SA	2.97
Tree City Park	LM	0.31	Coastline Park	SA	7.43
Candyland Park	LW	16.60	Bentley-Wilson Park	SA	0.53
Highland Hills Park	LW	0.74	George Touhy Park	SA	1.51
Arbor Dog Park	LW	3.53	Paw Park	SA	1.56
Raven Park	LW	0.37	Woodmere Park	SA	0.29
Sandalwood Park	LW	2.29	Paulucci Park	SA	0.16
Reiter Park	LW	8.20	Centennial Park	SA	1.53
Magnolia Park	LW	0.19	Magnolia Square	SA	
Shadow Hill Park	LW	8.13	Marina Island North Shore	SA	1.02
Smallworld Park	LW	1.96	Druid Park	SA	2.84
Crane Lake Park	LW	1.03	Plat Park	SA	2.56
Pelican Lake Park	LW	3.15	Magnolia Avenue Park	SA	0.82
Northland Church Parking	LW	4.74	Academy Manor Park	SA	3.11
Long Lake Park	OV	15.07	Fort Mellon Park	SA	16.74
Oviedo Gymnasium & Aquatic Facility	OV	15.76	George Starke Park	SA	3.86
River Woods Park	OV	35.07	Speer Grove Park	SA	1.32
Riverside Park	OV	24.15	Bear Creek Nature Trail	WS	4.56
Friendship Park	OV	2.10	Trotwood Park	WS	36.24
Boston Hill Park	OV	4.47	Fruitwood Park	WS	0.37
Oviedo Sports Complex	OV	41.00	Winding Hollow Park	WS	19.28
Round Lake Park	OV	33.38	North Orlando Ranches Sec 10 Park	WS	2.88
Shane Kelly Park	OV	154.80	Moss Park	WS	2.34
Sweetwater Park	OV	16.57	Ranchlands Park	WS	14.98
Center Lake Park	OV	7.34	Sunshine Park At Winter Springs	WS	11.63
Bark Park	OV		Winter Springs Dog Park	WS	5.77
Solary Park	OV	8.76	Central Winds Park	WS	98.29
Lake Golden Recreation (Osia)	PR	0.15	Sam Smith Memorial Park	WS	50.57
Central Florida Zoo	PR/SC	99.36	Torcaso Park	WS	7.71
Woodruffs Plat Park	SA	1.24			
Mckibbin Park	SA	5.28			
Washington Oaks Park	SA	0.57			
18th Street Park	SA	9.88			
Park On Park	SA	1.50			
Veterans Memorial Park Sanford	SA	1.86			
Elliott Ave Park	SA	0.59			
Red Barber Park	SA	1.88			
Hibiscus Medians S	SA	0.61			
Hibiscus Medians N	SA	0.20			
Lily Court Medians	SA	0.22			
Magnolia Heights Park Strip	SA	0.10			
James Dunn Park	SA	4.84			
Bel Air li Median	SA	0.93			
Bel Air I Median	SA	1.09			
Mike Kirby (Derby) Park	SA	22.12			
South Pinecrest Park	SA	2.14			
Lee P Moore Park	SA	11.80			
Groveview Park	SA	6.48			
Jenkins Circle Park	SA	2.49			
Bay Avenue Park	SA	2.39			
Wynnewood Park	SA	0.64			

KEY:

AS = Altamonte Springs

CA = Casselberry

FL = Florida (State Parks)

GHS = Geneva

LM = Lake Mary

LW = Longwood

OV = Oviedo

PR = Private

PR/SC = Private/Seminole County (partnership)

SA = Sanford

WS = Winter Springs

Schools

NAME	CITY	LEVEL
Altamonte	AS	Elem
Forest City	AS	Elem
Spring Lake	AS	Elem
Teague	AS	Middle
Lake Orienta	AS	Elem
Hopper Center	AS	Special
Lake Brantley	AS	High
Seminole State College Altamonte Springs	AS	College
Boys And Girls Club - East Altamonte	AS	Special
Bear Lake	AK	Elem
South Seminole	CA	Middle
Casselberry	CA	Elem
Sterling Park	CA	Elem
Red Bug	CA	Elem
Walker	CH	Elem
English Estates	FP	Elem
Geneva	GV	Elem
Seminole State College Heathrow Campus	HT	College
Greenwood Lakes	LM	Middle
Heathrow	LM	Elem
Lake Mary	LM	Elem
Markham Woods	LM	Middle
Lake Mary	LM	High
Crystal Lake	LM	Elem
Endeavor School	LM	Special
Ucp Seminole Charter School	LM	Charter
Seminole Science Charter School	LM	Charter
Seminole County Virtual School	LM	Special
Woodlands	LW	Elem
Rock Lake	LW	Middle
Sabal Point	LW	Elem
Wekiva	LW	Elem
Milwee	LW	Middle
Lyman	LW	High
Longwood	LW	Elem
Partin	OV	Elem
Oviedo	OV	High
Jackson Heights	OV	Middle
Lawton	OV	Elem
Carillon	OV	Elem
Chiles	OV	Middle
Seminole State College Oviedo Campus	OV	College
Stenstrom	OV	Elem
Hagerty	OV	High
Evans	OV	Elem
Boys And Girls Club - Oviedo	OV	Special
Crooms Academy Of Information Technology	SA	High
Wilson	SA	Elem
Sanford	SA	Middle
Idyllwild	SA	Elem

NAME	CITY	LEVEL
Seminole	SA	High
Wicklow	SA	Elem
Hamilton	SA	Elem
Goldsboro	SA	Elem
Pine Crest	SA	Elem
Bentley	SA	Elem
Seminole (Edward Sheare Campus)	SA	High
Journeys Academy	SA	Special
John Polk Alternative School	SA	Special
Midway	SA	Elem
Galileo School For Gifted Learning	SA	Charter
Eugene Gregory Academy	SA	Special
Seminole Detention Center	SA	Special
Millennium	SA	Middle
Boys And Girls Club - West Sanford	SA	Special
Pure Momentum Athlete University	SA	Special
Lake Howell	WP	High
Eastbrook	WP	Elem
Keeth	WS	Elem
Rainbow	WS	Elem
Winter Springs	WS	Elem
Tuskawilla	WS	Middle
Indian Trails	WS	Middle
Winter Springs	WS	High
Highlands	WS	Elem
Layer	WS	Elem
Choices In Learning Elementary Charter School	WS	Charter

KEY:

AS = Altamonte Springs
 AK = Apopka
 CA = Casselberry
 CH = Chuluota
 FP = Fern Park
 GV = Geneva
 HT = Heathrow
 LM = Lake Mary
 LW = Longwood
 OV = Oviedo
 SA = Sanford
 WP = Winter Park
 WS = Winter Springs

SEMINOLE TODAY



SITE VISITS

A review of Seminole County parks and facilities provides insights into the existing conditions of the park system and how these parks may be meeting or could potentially meet the needs of the community. Parks were reviewed based on a variety of aspects including:

- Physical condition of parks and facilities
- Park usage and visitor demographics
- Maintenance and operations
- Safety and security
- Accessibility
- Environmental conditions
- Programming and events
- Partnerships and collaborations



Parks are reviewed from the perspective of park user needs and expectations including the design and ambiance of sites in regards to user experience. Insight from County staff was key in developing an understanding of specific site challenges and needs. These insights help shape the overall initiatives within this document as well as the site-specific recommendations for each individual site.



COMPREHENSIVE PLAN REVIEW

RECREATION AND OPEN SPACE ELEMENT

Seminole County's Comprehensive Plan is the guiding document for future growth in the county. Moreover, the Introduction Element defines the plan as "a guidebook for decision makers to use in spending public funds and approving private development." The different Elements of the Comprehensive Plan work together to accomplish a variety of goals for residents' benefit. The Recreation and Open Space Element examines the overarching public and private recreation sites and facilities.

The adopted level-of-service (LOS) for Seminole County is 3.6 acres per 1,000 population of total park acreage. The Comp Plan states the adopted LOS can be met by the County's existing inventory of parks acreage through 2025 but must be prepared for the projected growth through 2050. Further, the LOS for developed acreage is 1.8 developed park acres per 1,000 residents. This includes passive and active facilities.

Individual park typologies are not addressed within the Comprehensive Plan, but are addressed through the 2018 Master Plan.

Objective REC 5 focuses on trails. Generally, the County coordinates with the MetroPlan Orlando, Florida Department of Transportation (FDOT), municipalities, and the Seminole County School Board to implement coordinated provisions for the bike/trail network. Policies REC 5.3 and 5.5 both contemplate the possibility of converting abandoned railroad right-of-ways for public use. This Element, through Policy 5.4, also prompts the County to evaluate and amend the Land Development Code to enhance bike paths in roadways.

CONSERVATION ELEMENT

The Conservation Element of the Comprehensive Plan follows the framework of the Central Florida Joint Policy Framework Committee to help protect and preserve open space, recreational areas, farmland, water resources, and regionally significant areas. This framework has been implemented in the Comprehensive Plan through Policy CON 3.12, "The County shall guide development in accordance with the principles of preserving open space, recreational areas, farmland, water resources, and regionally significant areas, as established by the 2007 Central Florida Regional Growth Vision (How Shall We Grow?)."

LEVEL OF SERVICE EVALUATION

The Recreation & Open Space Element of the Comprehensive Plan sets the Level of Service (LOS) standards. They are broken down into two measures:

- **Standard A – Total Park Acreage**

Seminole County shall ensure that sufficient park acres are available to meet future growth demands by maintaining the current level of service of 3.6 acres per 1,000 residents county-wide within urban Community Park sites.

- **Standard B – Developed Acreage**

To ensure that adequate park facilities are provided to accommodate growth demands, Seminole County shall continue to maintain the current level of service of 1.8 developed park acres per 1,000 residents for total park acreage needs. This standard includes both active and passive recreational facilities.

The required acres to meet each standard have been predicted utilizing the TAZ projections in the following table:

TABLE 1: POPULATION-BASED LOS STANDARDS: PARKS

Year	2023	2025	2030	2035	2040	2045
Residents in Unincorporated Seminole County (based on TAZ data)	233,667	238,440	243,650	258,509	265,399	271,967
Park Acres	1,177.8	1,177.8	1,177.8	1,177.8	1,177.8	1,177.8
Park Acres per 1,000 Residents	5.04	4.94	4.83	4.56	4.44	4.33

Table 1 suggests that the required park acreage per 1,000 residents is met, solely based on the ratio of the population projections and the total park acres. However, the Comprehensive Plan's LOS language leaves room for interpretation. The analysis on the following pages provides a deeper dive into its calculation.

It is worth noting that these methods only measure the quantity of park space and do not account for park distribution. Distribution is evaluated within this document with the level of service mapping.

The Comprehensive Plan Policy REC 4.1 was calculated using the following assumptions:

Standard A – Total Park Acreage

The term, “residents county-wide”, was considered as residents specifically within the unincorporated areas; this figure was calculated using the total population of Seminole County and subtracting each municipality’s population count, sourced from the Census’s TAZ data.

The term, “urban Community Parks”, was considered as all parks that are:

1. Not classified as natural lands.

This disqualified Black Bear Wilderness Area, Black Hammock Wilderness Area, Chuluota Wilderness Area, Econ River Wilderness Area, Geneva Wilderness Area, Lake Harney Wilderness Area, Lake Jesup Wilderness Area, Lake Proctor Wilderness Area, Overlook Park, Spring Hammock Preserve, Sullivan Property, and Wilson’s Landing Park.

2. Contains on-site park amenity space in addition to a building facility. This was specific to Special Use Facilities that contain a single building footprint on Seminole County or third-party owned property. The tax parcels are sometimes shared with other non-park related facilities, causing property lines to be difficult to measure.

This disqualified Midway Community Center, Museum of Seminole County History, UF/IFAS Extension Office & Auditorium, and the Boys & Girls Club leased area.

The remaining parks that were used to develop the level of service acreage were:

- Big Tree Park, 10.74 acres
- Bookertown Park, 3.56 acres
- Boombah Soldiers Creek Park, 43.23 acres
- Boombah Sports Complex, 98.44 acres
- C. S. Lee Park, 16.04 acres
- Cameron Wight Park, 2.85 acres
- Deer Run Park, 134.76 acres
- Greenwood Lakes Park, 15.73 acres
- Jamestown Park, 1.05 acres
- Kewanee Park, 30.84 acres
- Lake Dot Park, 7.88 acres
- Lake Jesup Park, 7.04 acres
- Lake Mills Park, 46.74 acres
- Lake Monroe Wayside Park, 7.55 acres
- Little Big Econ Canoe Launch, 27.25 acres
- Midway Park, 1.72 acres
- Moore’s Station Road Fields, 28.44 acres
- Mullet Lake Park, 166.15 acres
- Red Bug Lake Park, 56.54 acres
- Rolling Hills Park, 98.43 acres
- Roseland Park, 1.98 acres
- Sanlando Park, 40.69 acres
- SC Softball Complex, 31.92 acres
- Sunland Park, 5.22 acres
- Sylvan Lake Park & Sports Training Center, 126.23 acres
- Upsala Mountain Biking Facility, 23.37 acres
- Wekiva Golf Club, 140.83 acres
- Winwood Park, 2.29 acres

As shown in Table 1, Standard A is met in 2023 through 2045 to serve the projected unincorporated population in Seminole County with this park list and respective acreages.

Standard B – Developed Acreage

The term, “developed parks”, was undefined in the Comprehensive Plan and considered vague; therefore, the same qualification criteria and acreage calculation method as Standard A was used.

As shown in Table 1, Standard B is met in 2023 through 2045 to serve the projected unincorporated population in Seminole County with this park list and respective acreages.

TABLE 1: POPULATION-BASED LOS STANDARDS: PARKS

Year	2023	2025	2030	2035	2040	2045
Residents in Unincorporated Seminole County (based on TAZ data)	233,667	238,440	243,650	258,509	265,399	271,967
Park Acres	1,177.8	1,177.8	1,177.8	1,177.8	1,177.8	1,177.8
Park Acres per 1,000 Residents	5.04	4.94	4.83	4.56	4.44	4.33

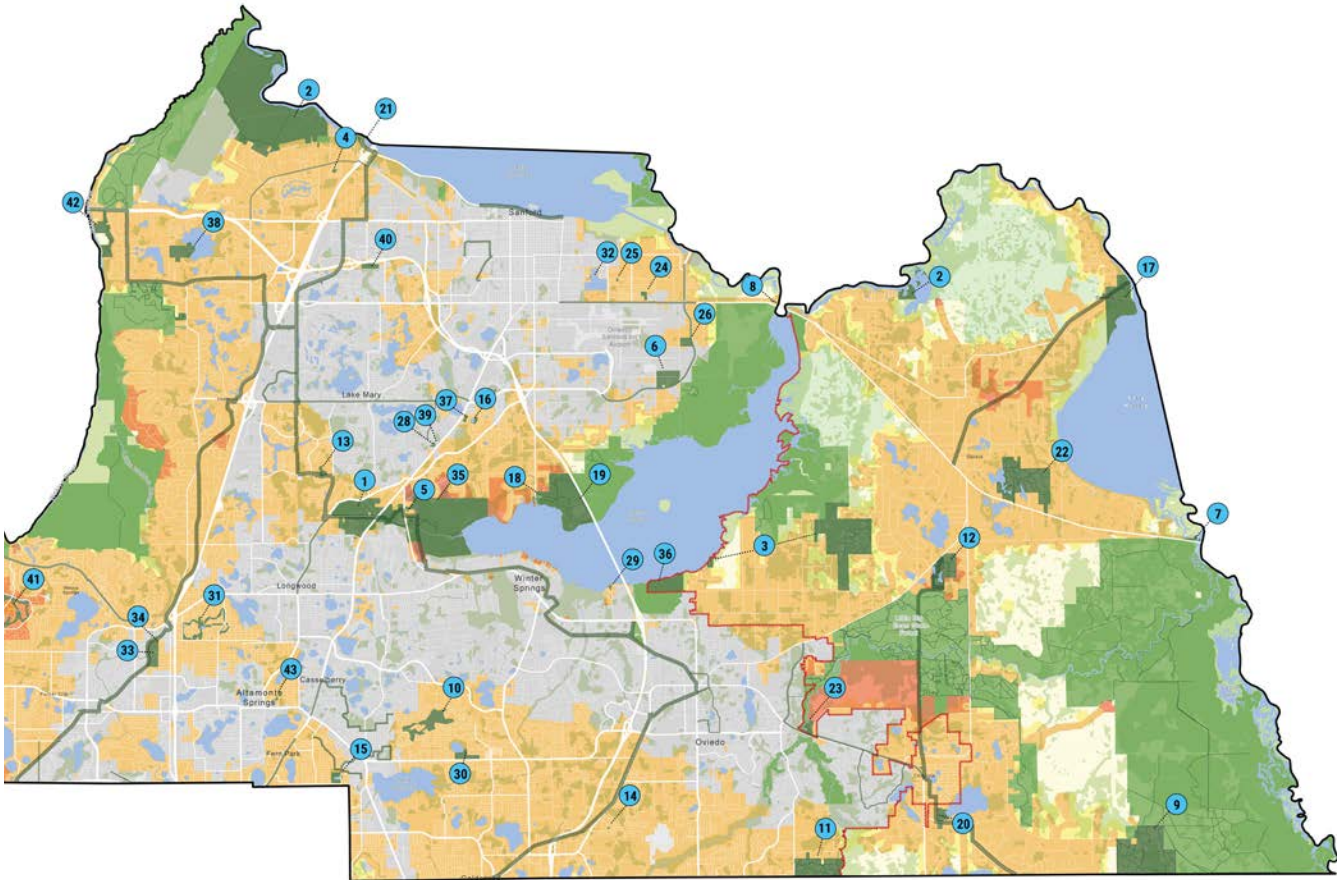
DRIVING DISTANCE COVERAGE

To evaluate conformance with Policy REC 1.1, a drive time analysis was performed using a 10-minute (approximately 5-miles) and 20-minute (approximately 10-miles) service area for each of Seminole County's Parks and Recreation facilities. Converting mileage to travel time is an imperfect system; travel speeds and traffic patterns, amongst other factors, cause variations that may not accounted for in this analysis. The existing transportation network infrastructure was utilized to determine real-world accessibility and to illustrate County-wide service coverage and gaps.

This analysis contemplates the drive for a resident of the unincorporated area of the County to a Seminole County park (irrespective of its designated park type) and does not include any municipal or state parks. The map coverage considers all parks that have an existing and publicly accessible entrance(s). The Sullivan Property was excluded from the analysis, as it is in preservation.

The results of this analysis, reflected on Map 2, reveal that virtually all of the unincorporated County population is within a 10-minute drive of a park. The remaining developed areas not within a 10-minute drive are within a 20-minute drive of a park. The map reflects some limited areas outside of the 20-minute drive service area. These areas, particularly within the Rural Charter Boundary, are undeveloped and lack road network, but would be within a 20-minute drive service area if developed consistent with Comprehensive Plan policies.

MAP 2 | DRIVING DISTANCE TO PARKS BASED ON POLICY REC 1.1



Data Credits: Seminole County, GAI Consultants, FWCC

LEGEND:

Gray Areas Served by City Parks & HOA Parks

Light Green Rural Charter Area

Dark Green Preserved Lands

Dark Green Seminole County Parks

Yellow Existing Residential (high to low density)

Light Yellow Undeveloped Residential FLU

Pink Dashed Protection Areas

Comprehensive Plan Service Areas:

Orange 10 minute drive / 5 miles
Red 20 minute drive / 10 miles

THE ROLE OF PARK TYPES

Park types provide a useful tool to understanding the different types of recreational experiences that a park user can expect to have access to within a system. Establishing base experiences and typical facilities included within each park type creates a general expectation of what amenities residents can expect to have access to, while service areas help provide an equitable distribution of these experiences throughout the county.

The 2013 Master Plan defined a series of Park Typologies that have been carried through the 2018 Master Plan update with slight modifications. These typologies provide general guidelines for the type of core experiences found at each park, typical facilities, access modes, and service areas related to each park type. A summary of park type definitions can be found on the following page. Acreage guidelines established in the 2013 Master Plan have been omitted in the 2018 Master Plan update. These park types are not currently codified within the Recreation & Open Space Element of the Comprehensive Plan.

While there is no standard definition for park types within the industry, the definitions provided in the 2013 Master Plan generally align with common park type expectations. In Seminole County, service areas differ between areas within and outside of the rural charter area. It is generally expected that residents within the rural charter area will have access to passive recreation opportunities within their property and are more likely to travel farther distances to access active recreational resources, based on rural development patterns. Additionally, boat ramps are generally considered opportunistic park types, and do not have associated service areas.

NEIGHBORHOOD PARK APPROACH

Neighborhood Parks provide a challenge for County governments and are typically better suited to City governments. These smaller parks provide access to primarily passive recreational amenities, such as playgrounds and picnic areas, within walking distance of residential areas. In many counties, denser residential areas are concentrated within incorporated municipal boundaries that provide neighborhood facilities, while County governments provide access to larger-scale park experiences, such as those provided in Community Parks and Special Use Facilities. However, Seminole County consists heavily of suburban land development pattern outside of its rural charter boundary. To provide for these residents, existing park type definitions have created an expectation of Neighborhood Park service within 1 mile of all residential areas outside the rural charter. Based on this definition, many areas of Seminole County may fall outside of the service area of these parks. A more fine-grained approach to the provision of Neighborhood Park experiences may be necessary to best provide services to County residents.

Community Homeowners Associations (HOAs) provide the close-to-home park space for a significant portion of residents within unincorporated Seminole County. Since the late 1980s, the County's Land Development Code has required recreation and open space amenities to be provided with new subdivisions. Prior to this period, some higher-end communities provided resident amenities, but many did not. Roughly half of all residential units in place today were built under this regulatory guidance.

TABLE 2: EXISTING PARK TYPE DEFINITIONS

Park Type	Core Experience	Typical Facilities	Access	Service Area
Community Parks	Something for everyone; mix of uses, team/league sports, not far from home	Sports fields and courts, parking, restrooms, walking paths, open spaces, Playgrounds	Walking, biking, driving, transit	5 miles (urban/suburban) 10 miles (rural)
Special Use Facilities	Specialized recreation, programming or cultural use	Sports fields and facilities, cultural facilities and buildings	Walking, biking, driving, transit	15 miles (urban/suburban) 20 miles (rural)
Neighborhood Parks	Safe, walkable, close-to-home recreation	Benches, pavilion, paths, basketball court, playground	Walking, biking	1 mile (urban only)
Boat Ramps	Motorized boating access facilities	Boat ramp, floating dock, pavilion, benches, boater information kiosk, vehicular gates	Driving	N/A
Natural Lands	Passive recreation, natural experience and education	Main entry sign, rail fencing, vehicular parking, ADA parking, pedestrian/hiking gateway, information kiosk, wayfinding, trails, natural areas	Walking, biking, driving, transit	15 miles (urban, suburban) 20 miles (rural)
Trails and Trailheads	Interconnected walking, biking, skating, jogging	Drinking fountains, bicycle racks, information kiosk, bicycle repair stations, paved connections to trails	Walking, driving	5 miles (urban, suburban) 10 miles (rural)



EXISTING SERVICE AREA EVALUATION

METHODOLOGY

A review of the existing parks and trails service areas aid in the evaluation of the system's overall performance. The existing service area analysis addresses the distance a resident in the urban/suburban or rural areas can expect to travel to a park (in miles), depending on park type. Urban/suburban residents typically have a smaller service area threshold than rural residents. Urban/suburban residents occupy the area outside of the "Rural Charter" area (generally west Seminole County), and rural residents occupy the area within the "Rural Charter" area (generally east Seminole County). Boat ramps have not been included in this analysis as they are geographically opportunistic and do not have a specified service area.

The County's street network was used to determine the geographic reach of service. Every accessible street network junction, or intersection, was measured to the public park entrance(s) to determine the service area cutoff. Service areas within the incorporated boundaries were not included in this analysis.

This analysis is ultimately able to show where residents are currently "unserved" by County parks, based on existing standards. The existing residential areas shown are based on the parcel's existing Department of Revenue use code. The future residential areas shown are based on the Future Land Use designation. There is potential for the service areas to expand as future residential areas develop more transportation connections and access points.

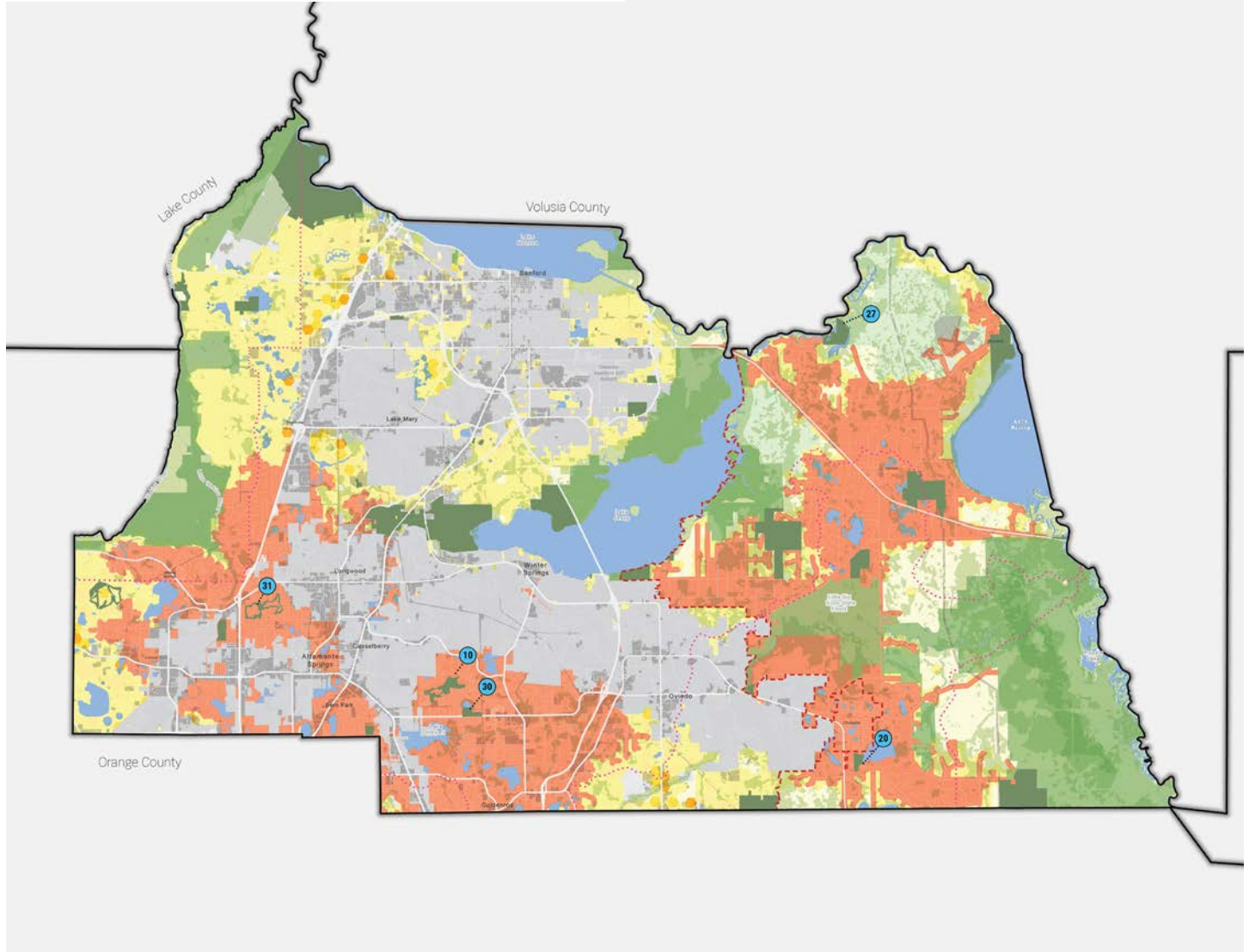
COMMUNITY PARKS

Community Parks are generally larger in size and serve a 5-mile radius within an urban/suburban context and a 10-mile radius within a rural context.

With four Community Parks, the County's northwestern area is considered "unserved", based on the existing Community Park service area standards.







ID	PARK NAME	ACRES
10	Deer Run Park	134.76
20	Lake Mills Park	46.74
27	Mullet Lake Park	166.15
30	Red Bug Lake Park	56.54
31	Rolling Hills Park	98.43

MAP 3 | COMMUNITY PARKS SERVICE AREA COVERAGE



Data Credits: Seminole County, GAI Consultants, FFWCC, FL Dept. of Revenue

LEGEND:

	Areas Served by City Parks & HOA Parks		Existing Residential (high to low density)		Service Areas Community Urban & Suburban: 5 miles Rural: 10 miles
	Rural Charter Area		Undeveloped Residential FLU		
	Preserved Lands		Protection Areas		
	Seminole County Parks				

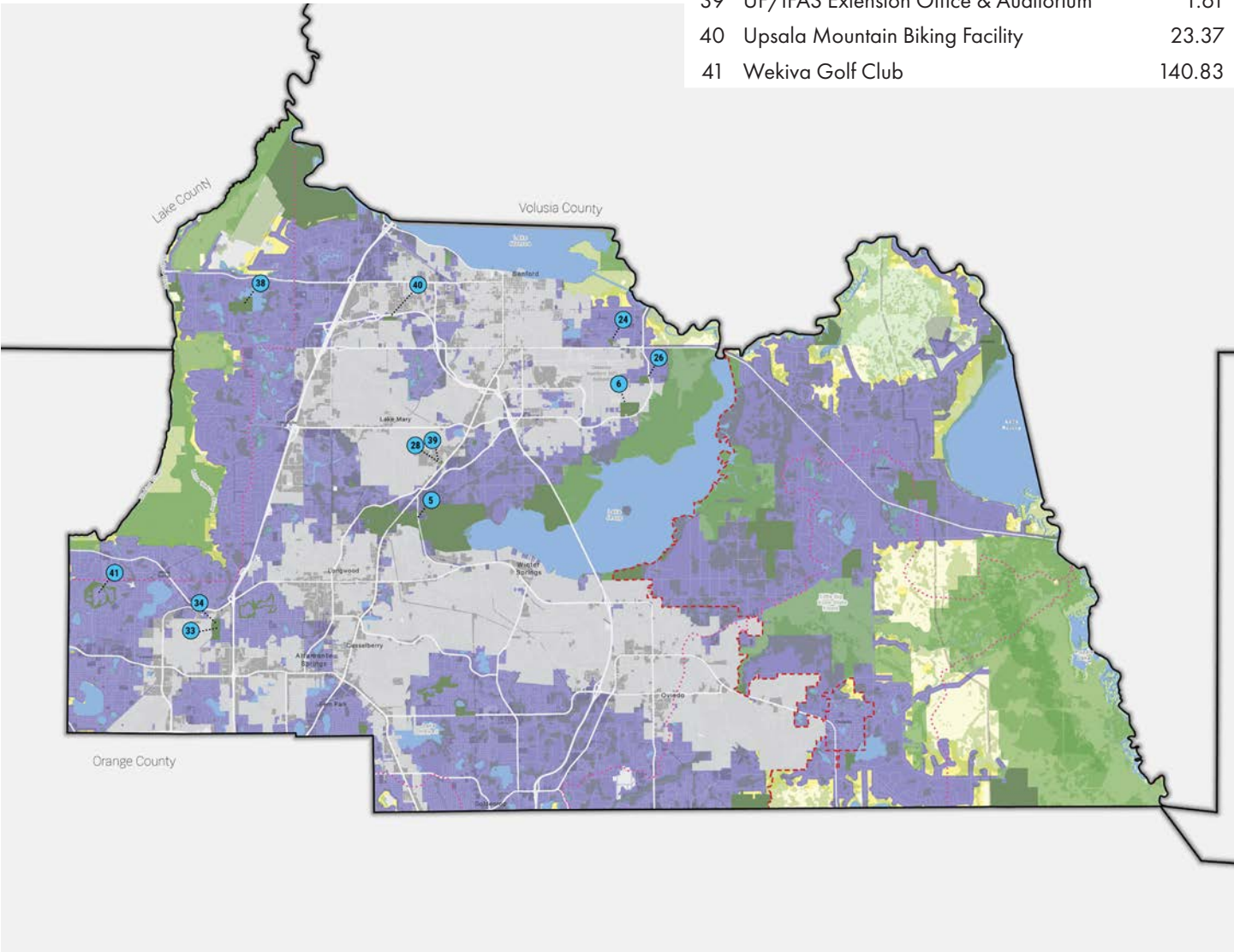
SPECIAL USE FACILITIES

Special Use parks and facilities are dedicated to a specific use, vary in size, and serve a 15-mile radius within an urban/suburban context and a 20-mile radius within a rural context.

With 11 Special Use parks and facilities, the County has nearly full coverage of service, based on the existing Special Use parks and facilities service area standards.


ID	PARK NAME	ACRES
5	Boombah Sports Complex	98.44
6	Boombah Soldiers Creek Park	43.23
24	Midway Community Center	10.84
26	Moore's Station Road Fields	28.45
28	Museum of Seminole County History	3.14
33	Sanlando Park	40.69
34	Seminole County Softball Complex	31.92
38	Sylvan Lake Park & Sports Training Center	126.23
39	UF/IFAS Extension Office & Auditorium	1.61
40	Upsala Mountain Biking Facility	23.37
41	Wekiva Golf Club	140.83


MAP 4 | SPECIAL USE PARKS & FACILITIES SERVICE AREA COVERAGE





Data Credits: Seminole County, GAI Consultants, FFWCC, FL Dept. of Revenue


LEGEND:


- 


Areas Served by City Parks & HOA Parks
- 


Existing Residential (high to low density)
- 

Service Areas
Special Use Facilities
Urban & Suburban: 15 miles
Rural: 20 miles
- 

Rural Charter Area
- 

Undeveloped Residential FLU
- 

Preserved Lands
- 

Protection Areas
- 

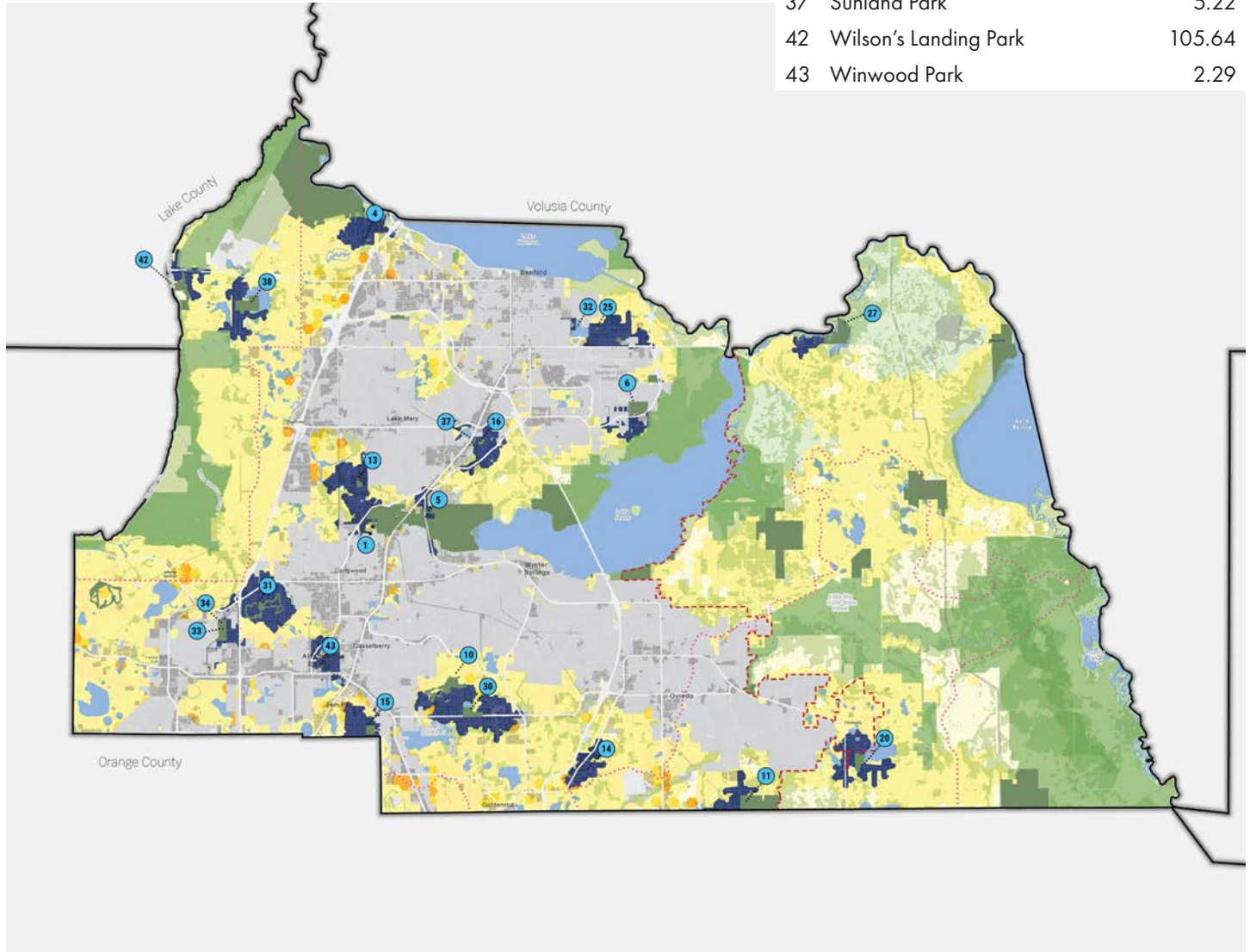
Seminole County Parks

NEIGHBORHOOD PARKS

Neighborhood Parks are generally smaller in size and within walking distance. They serve a 1-mile radius within an urban/suburban context and rural context. All existing Neighborhood Parks are within the urban/suburban area.

With only 11 Neighborhood Parks, the County has many areas considered “unserved” based on the existing Neighborhood Park service area standards.

MAP 5 | NEIGHBORHOOD PARKS SERVICE AREA COVERAGE



Data Credits: Seminole County, GAI Consultants, FFWCC, FL Dept. of Revenue

LEGEND:

Areas Served by City Parks & HOA Parks

Rural Charter Area

Preserved Lands

Seminole County Parks

Existing Residential (high to low density)

Undeveloped Residential FLU

Protection Areas

Service Areas
Neighborhood
Urban & Suburban: 1 mile
Rural: 1 mile

ID	PARK NAME	ACRES
1	Bookertown Park	3.56
4	Big Tree Park	10.74
13	Greenwood Lakes Park	15.75
14	Jamestown Park	1.05
15	Kewannee Park	30.84
16	Lake Dot Park	7.88
25	Midway Park	1.72
32	Roseland Park	1.98
37	Sunland Park	5.22
42	Wilson's Landing Park	105.64
43	Winwood Park	2.29

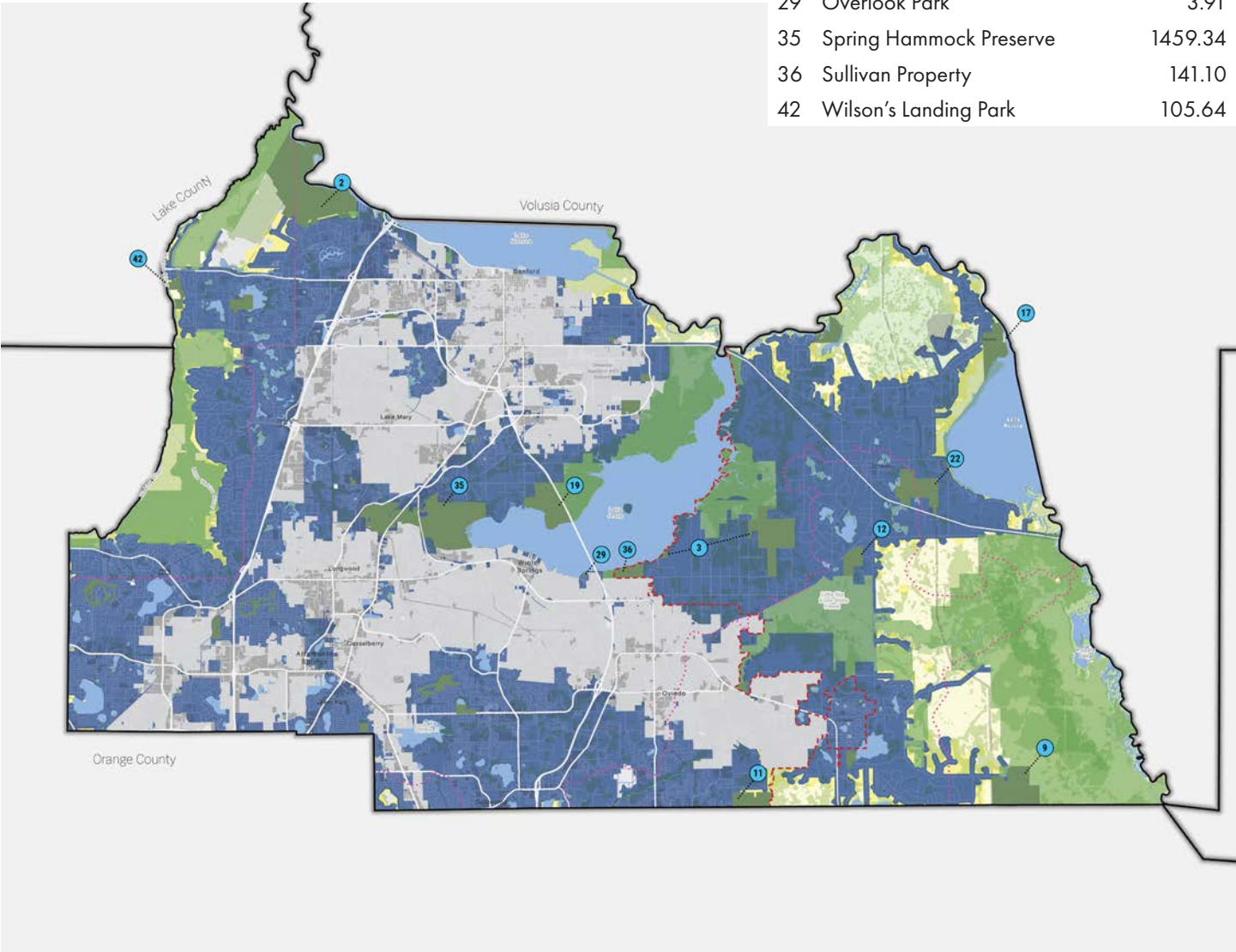
NATURAL LANDS

Natural Lands are areas of environmental protection or preservation and serve a 15-mile radius within an urban/suburban context and a 20-mile radius within a rural context.

With 12 natural land areas, the County has nearly full coverage of service, based on the existing natural lands service area standards.


ID	PARK NAME	ACRES
2	Black Bear Wilderness Area	1738.68
3	Black Hammock Wilderness Area	708.74
9	Chuluota Wilderness Area	629.98
11	Econ River Wilderness Area	238.82
12	Geneva Wilderness Area	180.34
17	Lake Harney Wilderness Area	349.64
19	Lake Jesup Wilderness Area	481.06
22	Lake Proctor Wilderness Area	475.78
29	Overlook Park	3.91
35	Spring Hammock Preserve	1459.34
36	Sullivan Property	141.10
42	Wilson’s Landing Park	105.64


MAP 6 | NATURAL LANDS SERVICE AREA COVERAGE




Data Credits: Seminole County, GAI Consultants, FFWCC, FL Dept. of Revenue


LEGEND:


- 


Areas Served by City Parks & HOA Parks
- 


Existing Residential (high to low density)
- 

Service Areas
Natural Lanes
Urban & Suburban: 15 miles
Rural: 20 miles
- 

Rural Charter Area
- 

Undeveloped Residential FLU
- 

Preserved Lands
- 

Protection Areas
- 

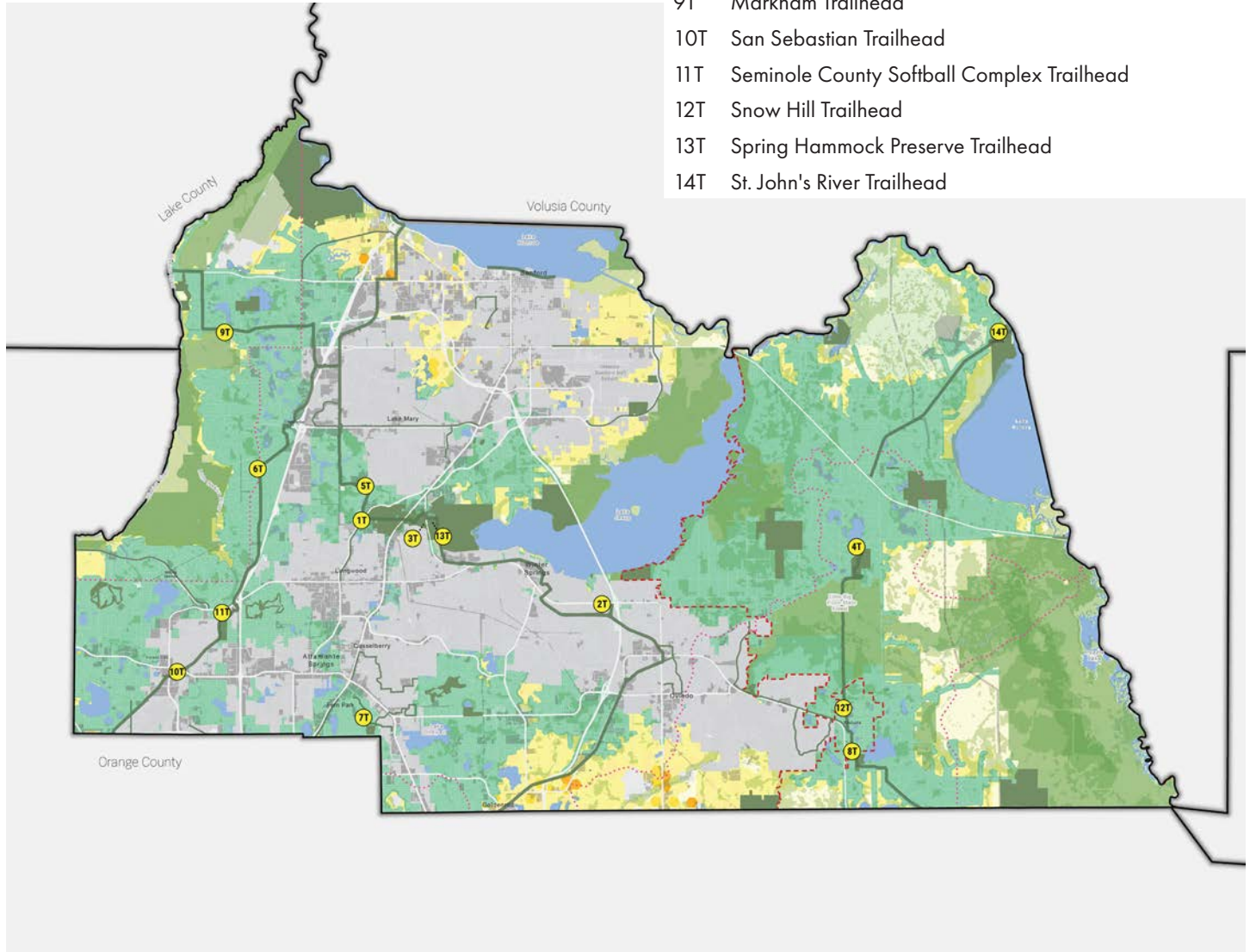
Seminole County Parks

TRAILHEADS

Trailheads are intended to provide access to an existing trail or linear path and sometimes include support facilities. They serve a 5-mile radius within an urban/suburban context and a 10-mile radius within a rural context.

With 12 trailheads, the County's most northern and most southern areas are considered "unserved", based on the existing trails service area standards.

MAP 7 | TRAILHEADS SERVICE AREA COVERAGE



Data Credits: Seminole County, GAI Consultants, FFWCC, FL Dept. of Revenue

ID	TRAILHEAD NAME
1T	Black Hammock Trailhead
2T	Big Tree Park Trailhead
3T	Boombah Soldiers Creek Park Mountain Bike Trailhead
4T	Geneva Wilderness Area/Flagler Trailhead
5T	Greenwood Lakes Park Trailhead
6T	Jones Trailhead
7T	Kewanee Park Trailhead
8T	Lake Mills Park Trailhead
9T	Markham Trailhead
10T	San Sebastian Trailhead
11T	Seminole County Softball Complex Trailhead
12T	Snow Hill Trailhead
13T	Spring Hammock Preserve Trailhead
14T	St. John's River Trailhead

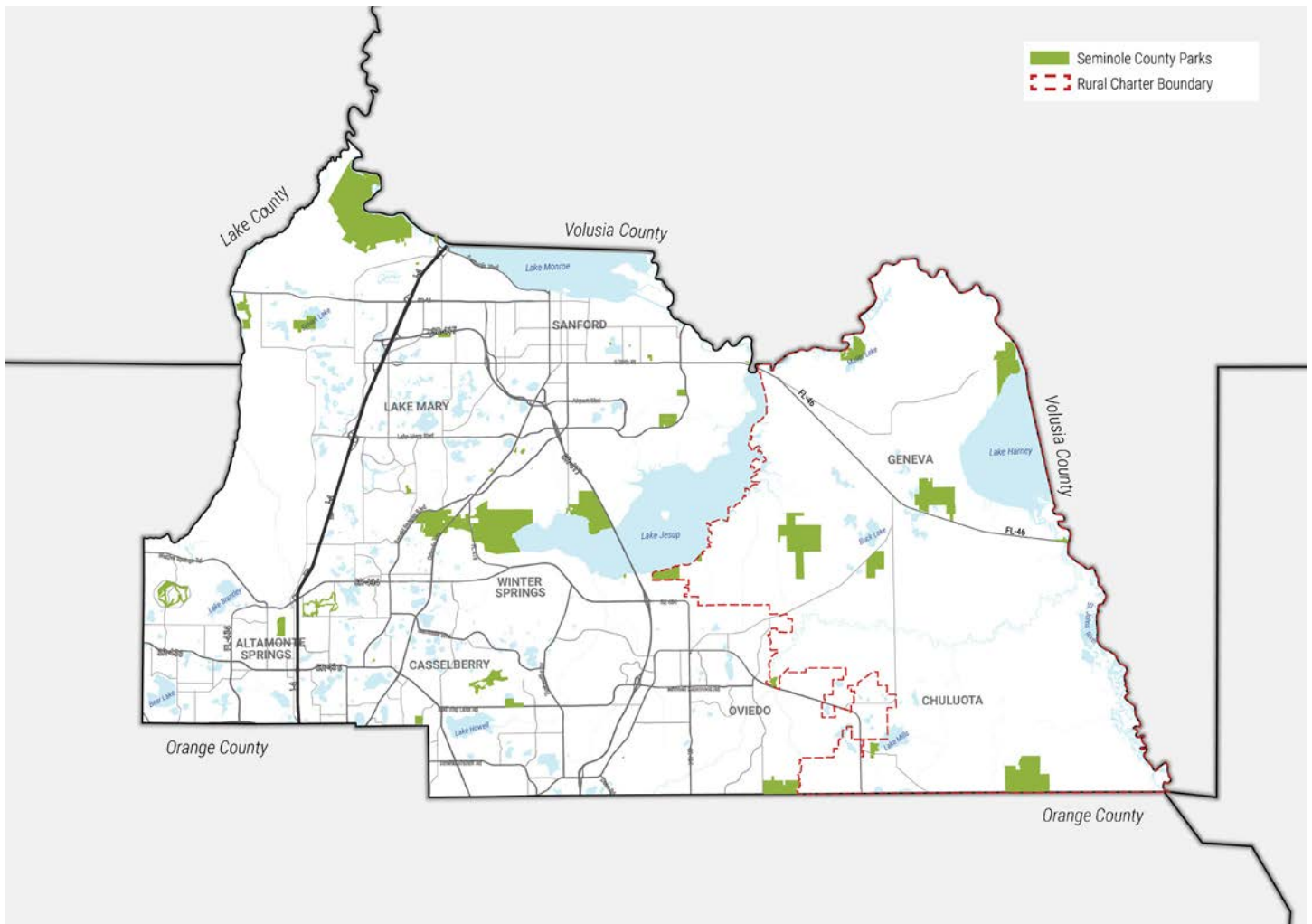
LEGEND:

	Areas Served by City Parks & HOA Parks		Existing Residential (high to low density)		Service Areas Trails & Trailheads Urban & Suburban: 5 miles Rural: 10 miles
	Rural Charter Area		Undeveloped Residential FLU		Trail Network Signature Pathways Connectors
	Preserved Lands		Protection Areas		
	Seminole County Parks				

IDENTIFYING PRIORITY NEED AREAS

STEP 1: UNDERSTAND EXISTING PARK LOCATIONS

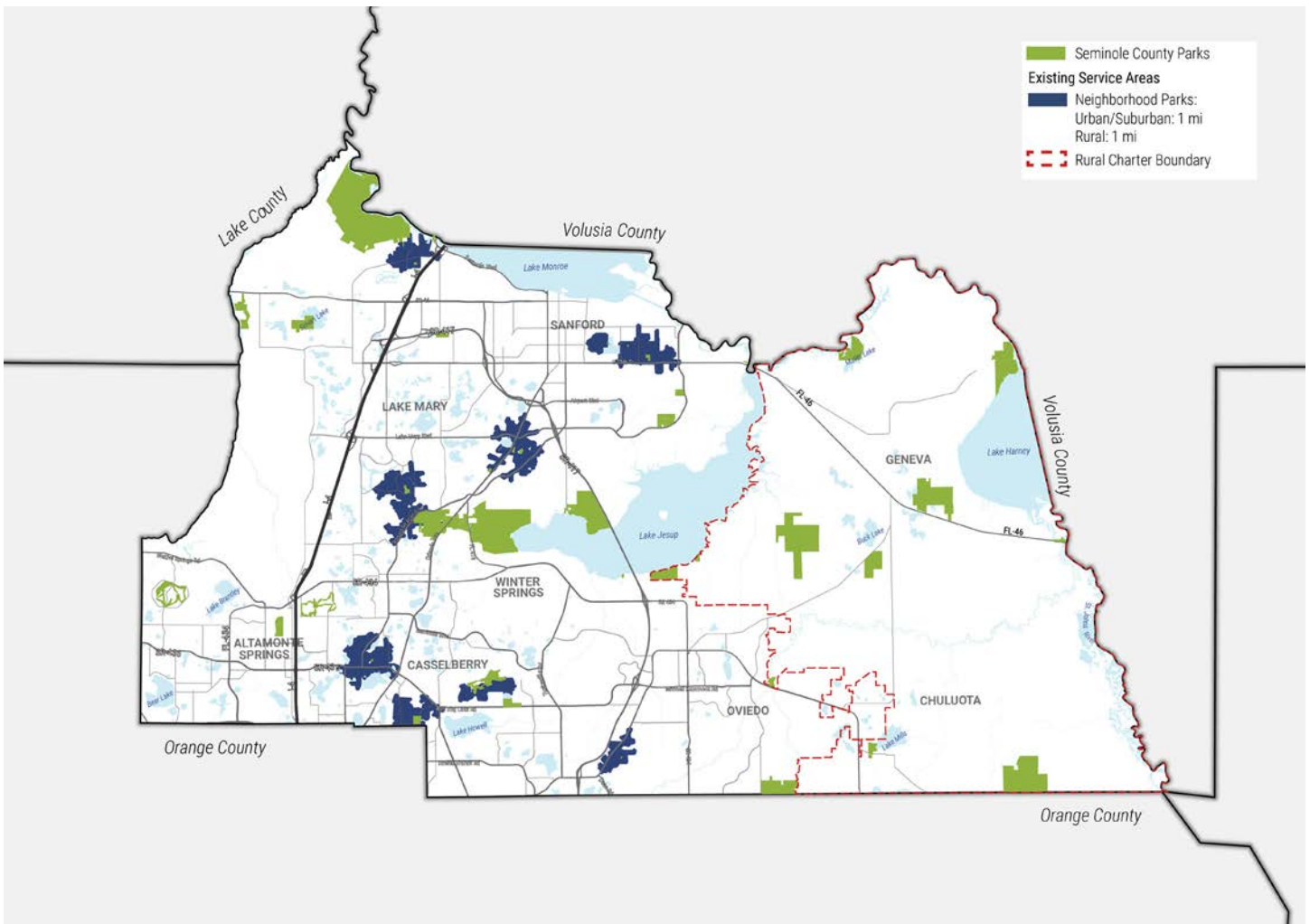
- Evaluated the distribution of existing locations of Seminole County's parks (shown in green).
- Identified which parks are located inside and outside of the Rural Charter Boundary (shown as dashed red boundary).



Data Credits: Seminole County, GAI Consultants

STEP 2: REVIEW THE EXISTING SERVICE AREA OF NEIGHBORHOOD PARKS

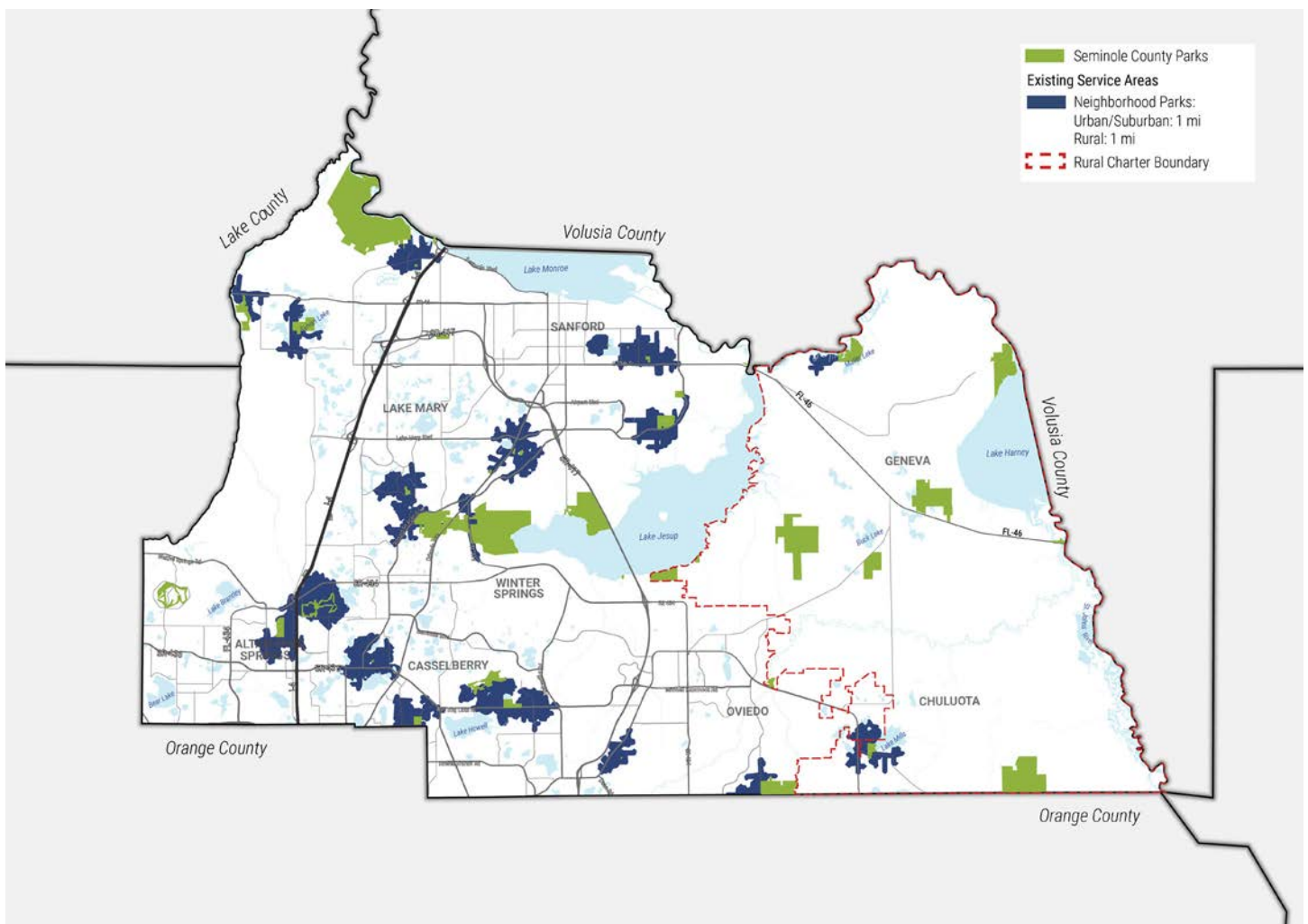
- The existing service area of neighborhood parks (1 mile from each neighborhood park entrance in the urban/suburban and rural areas – shown in blue) was overlaid onto the map.



Data Credits: Seminole County, GAI Consultants

STEP 3: REVIEW NEIGHBORHOOD PARK-LIKE AMENITY LOCATIONS

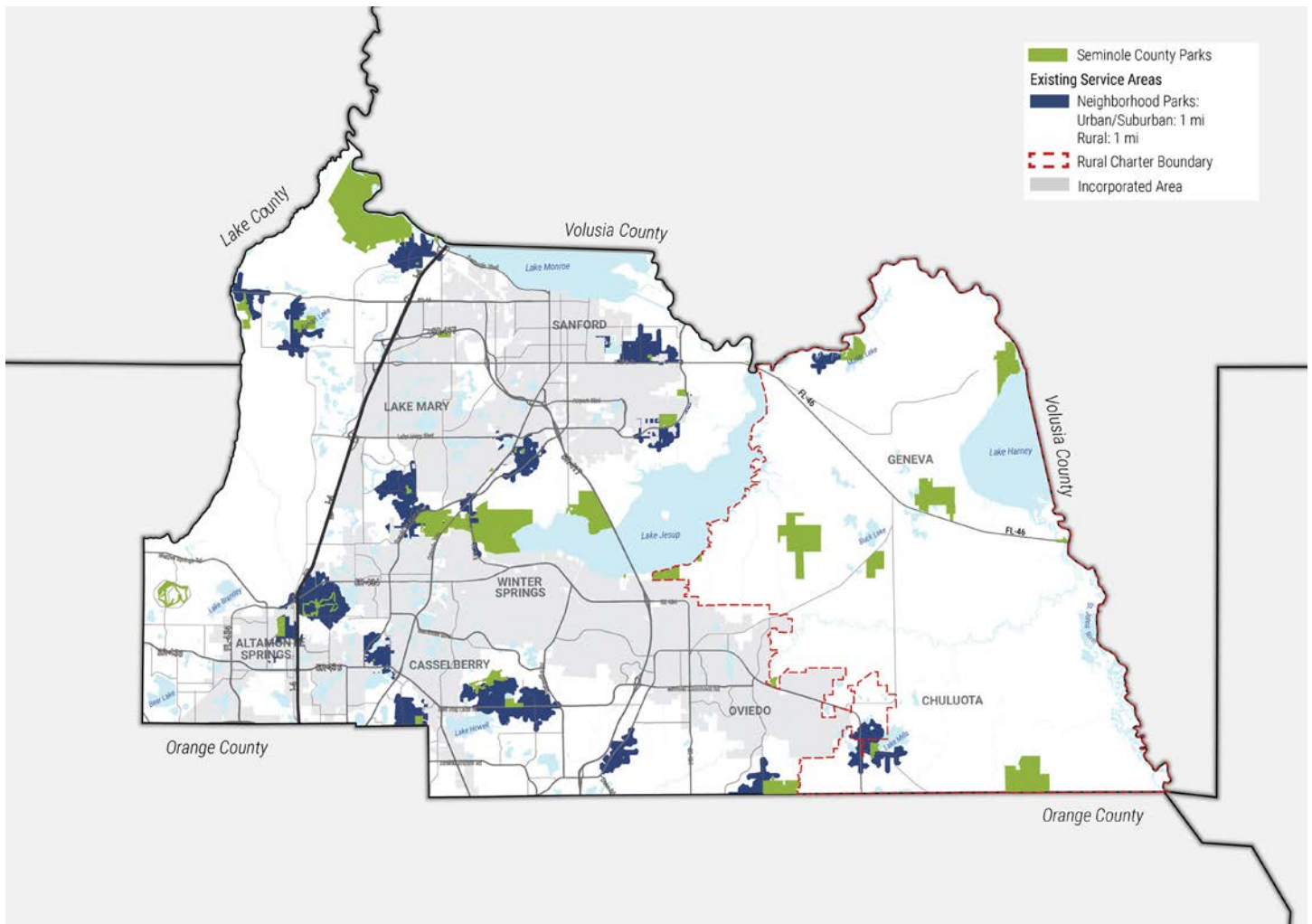
- The neighborhood park service area conditions were expanded to include neighborhood park-like uses (i.e., a community park offering the amenities typically available at a neighborhood park).



Data Credits: Seminole County, GAI Consultants

STEP 4: REVIEW MUNICIPAL LIMITS

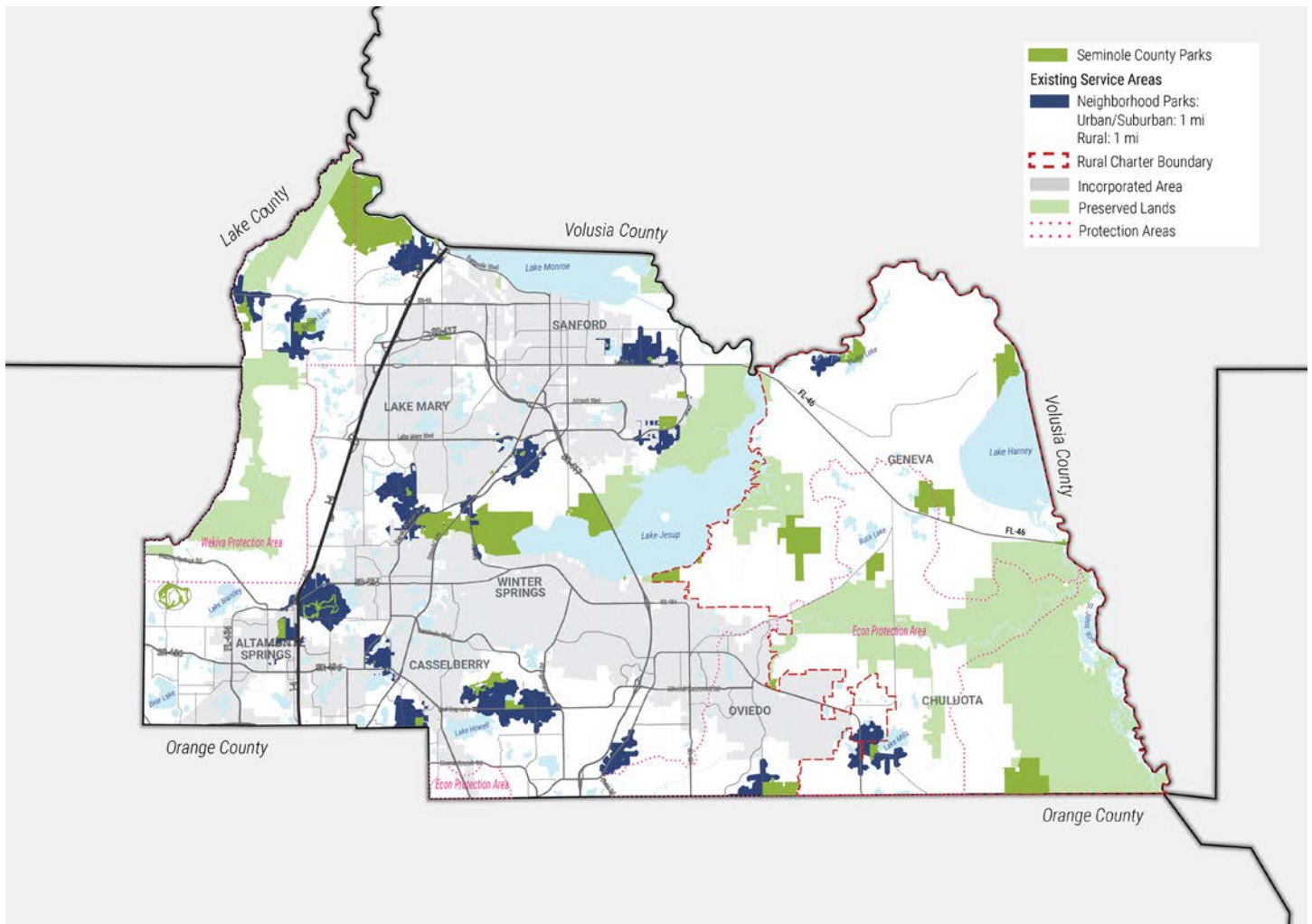
- The municipal limits (shown in grey) were added to provide context of service coverage in the unincorporated areas relative to existing parks system.



Data Credits: Seminole County, GAI Consultants

STEP 5: REVIEW PRESERVED LANDS

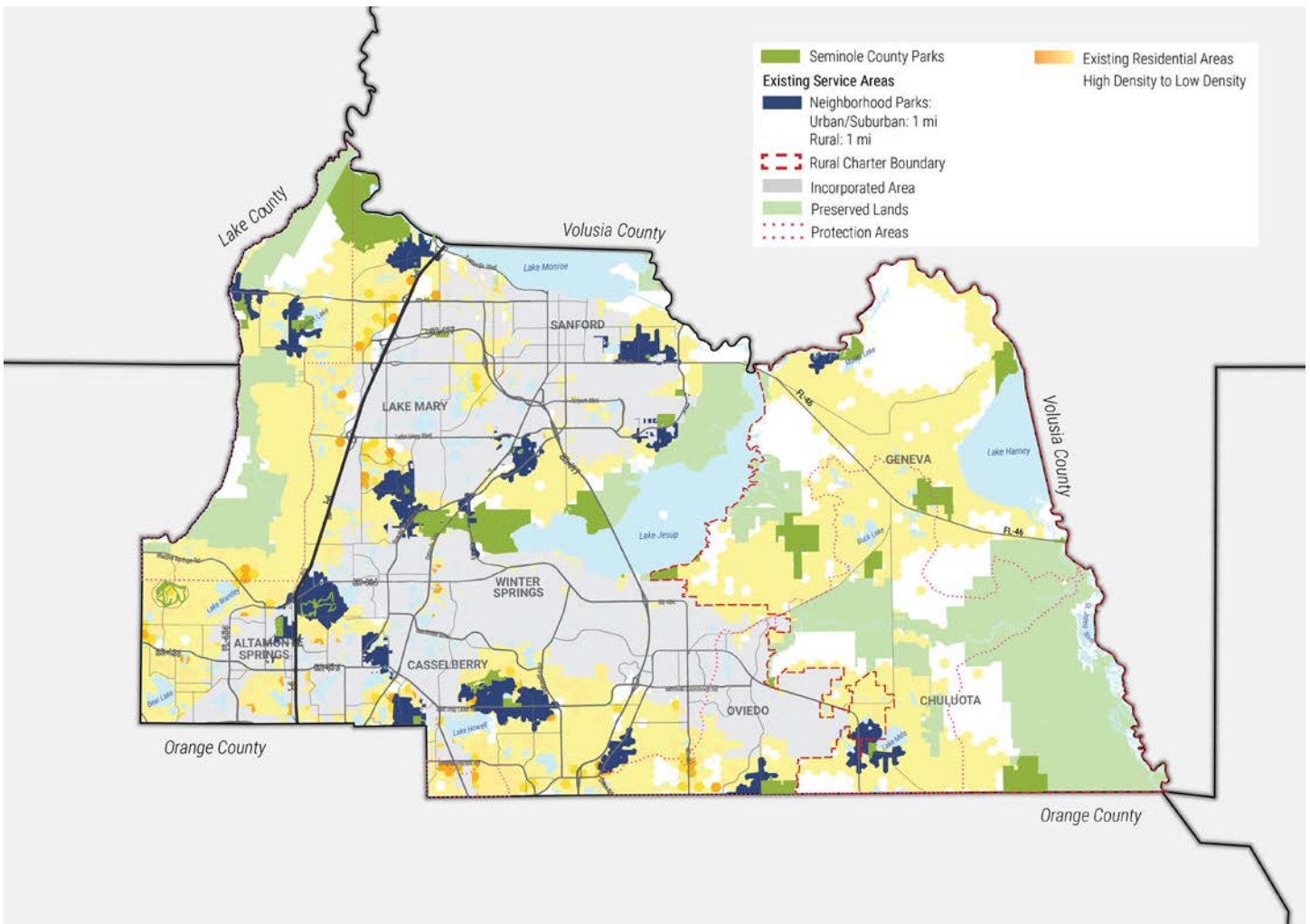
- The preserved lands (shown in light green) and protection areas (shown in pink boundary) were overlaid for visual analysis of their proximity to the parks.



Data Credits: Seminole County, GAI Consultants

STEP 6: REVIEW EXISTING RESIDENTIAL AREAS

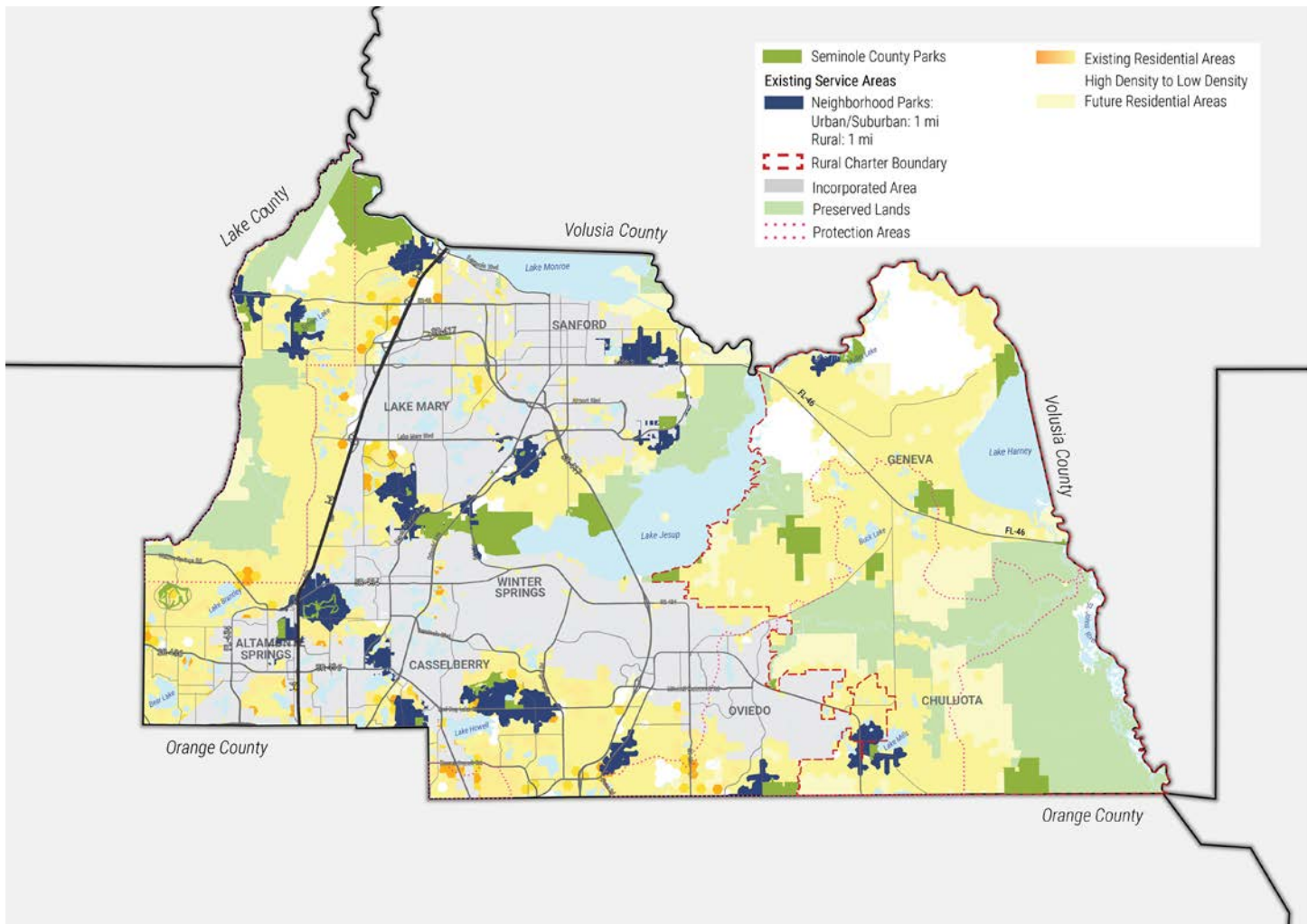
- The existing residential land use in unincorporated Seminole County (high density to low density in orange to yellow, respectively) was added to identify where the highest residential densities are currently unserved.
- Residential areas not overlaid with the neighborhood parks service area (shown in blue) are areas that are not meeting the existing neighborhood park level of service.



Data Credits: Seminole County, GAI Consultants, FL Dept. of Revenue

STEP 7: REVIEW FUTURE RESIDENTIAL AREAS

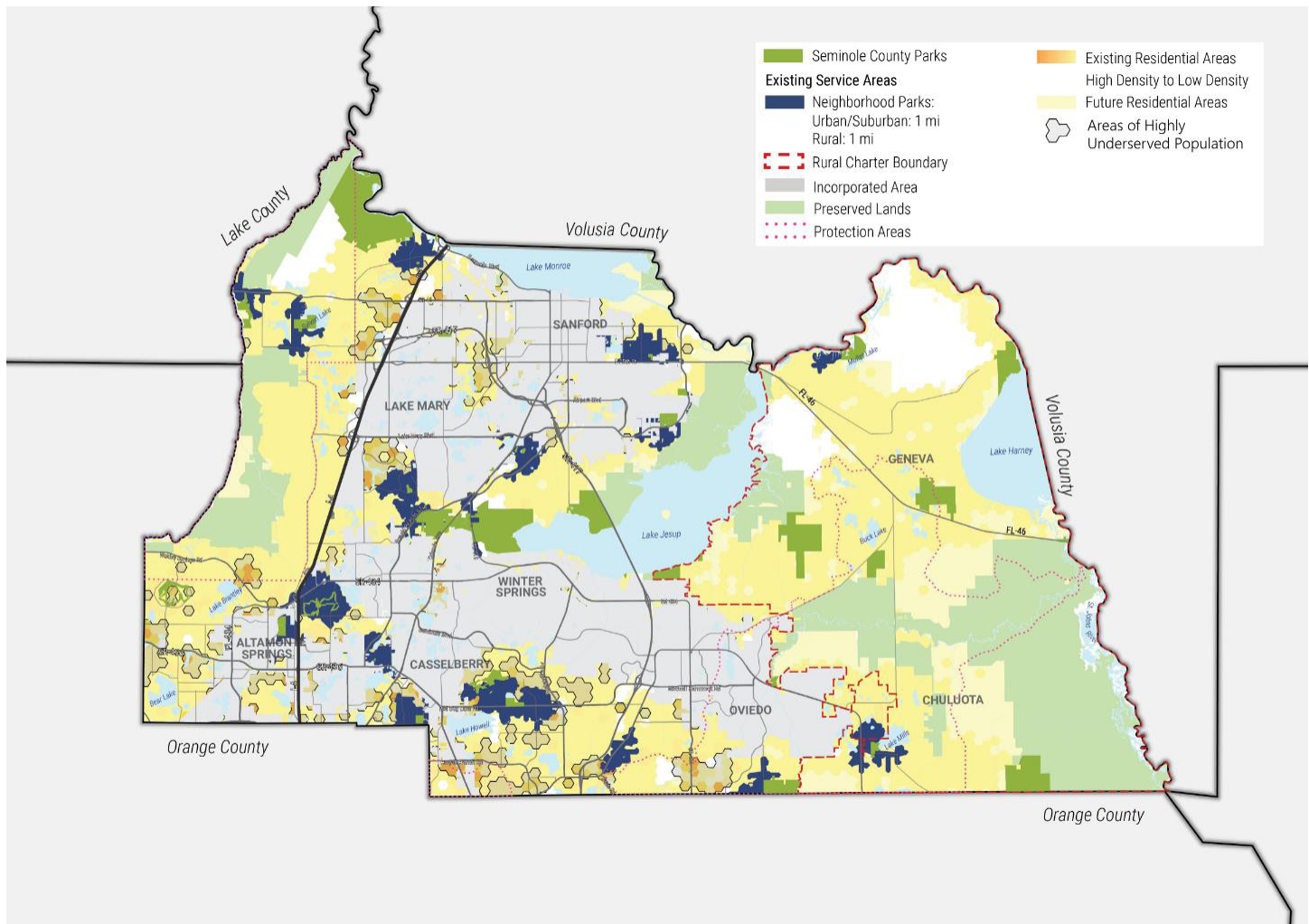
- Future land use that allows for residential development (shown in light yellow) was added to visualize where future park service will likely be needed.



Data Credits: Seminole County, GAI Consultants, FL Dept. of Revenue

STEP 8: REVIEW HIGHLY UNDERSERVED POPULATION

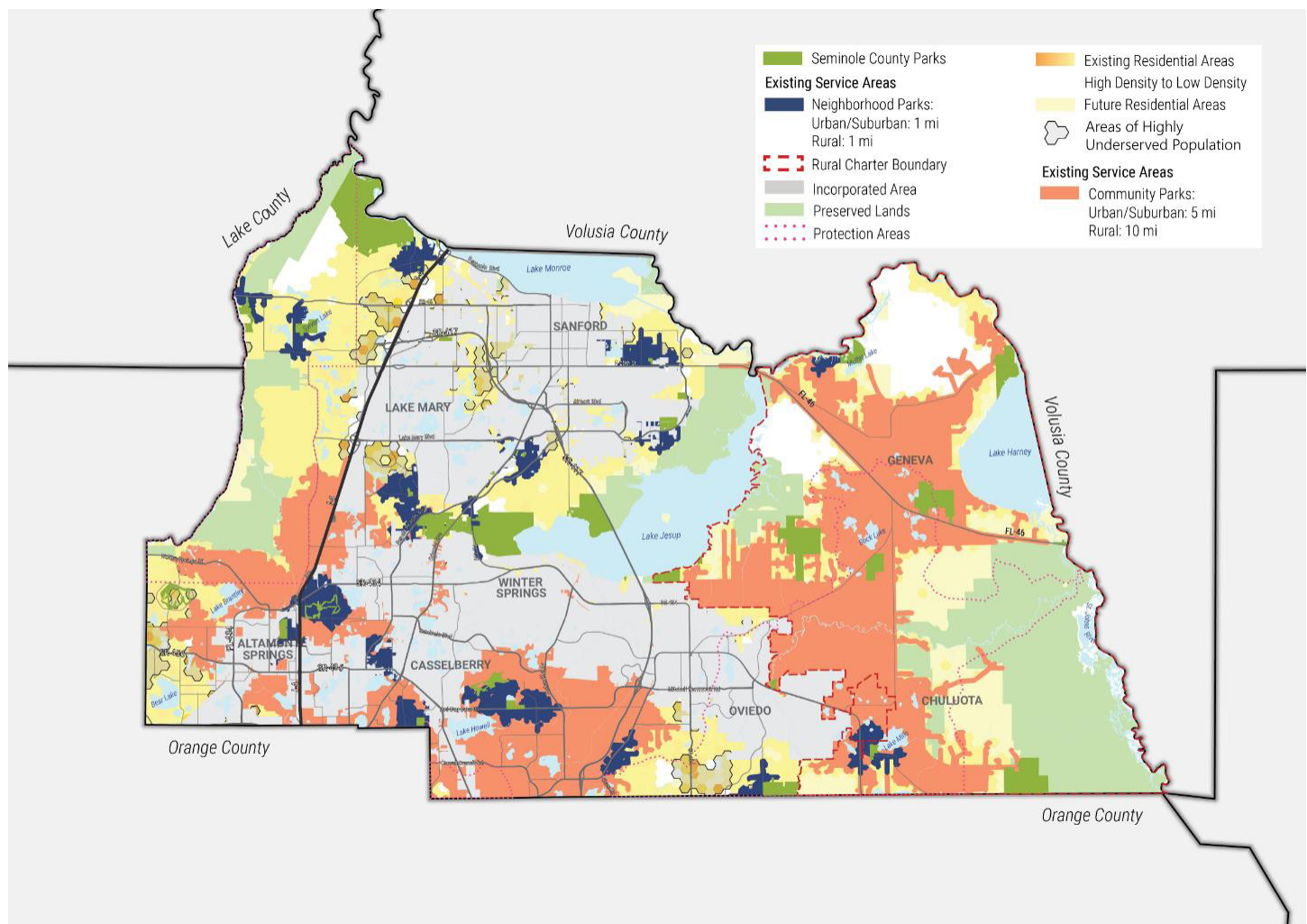
- Areas with a higher-than-average underserved population (shown in a hexagonal shape) were added to begin prioritization of unserved areas.
- The highly underserved areas shown are not being serviced effectively by neighborhood parks based on current standards.



Data Credits: Seminole County, GAI Consultants, FL Dept. of Revenue

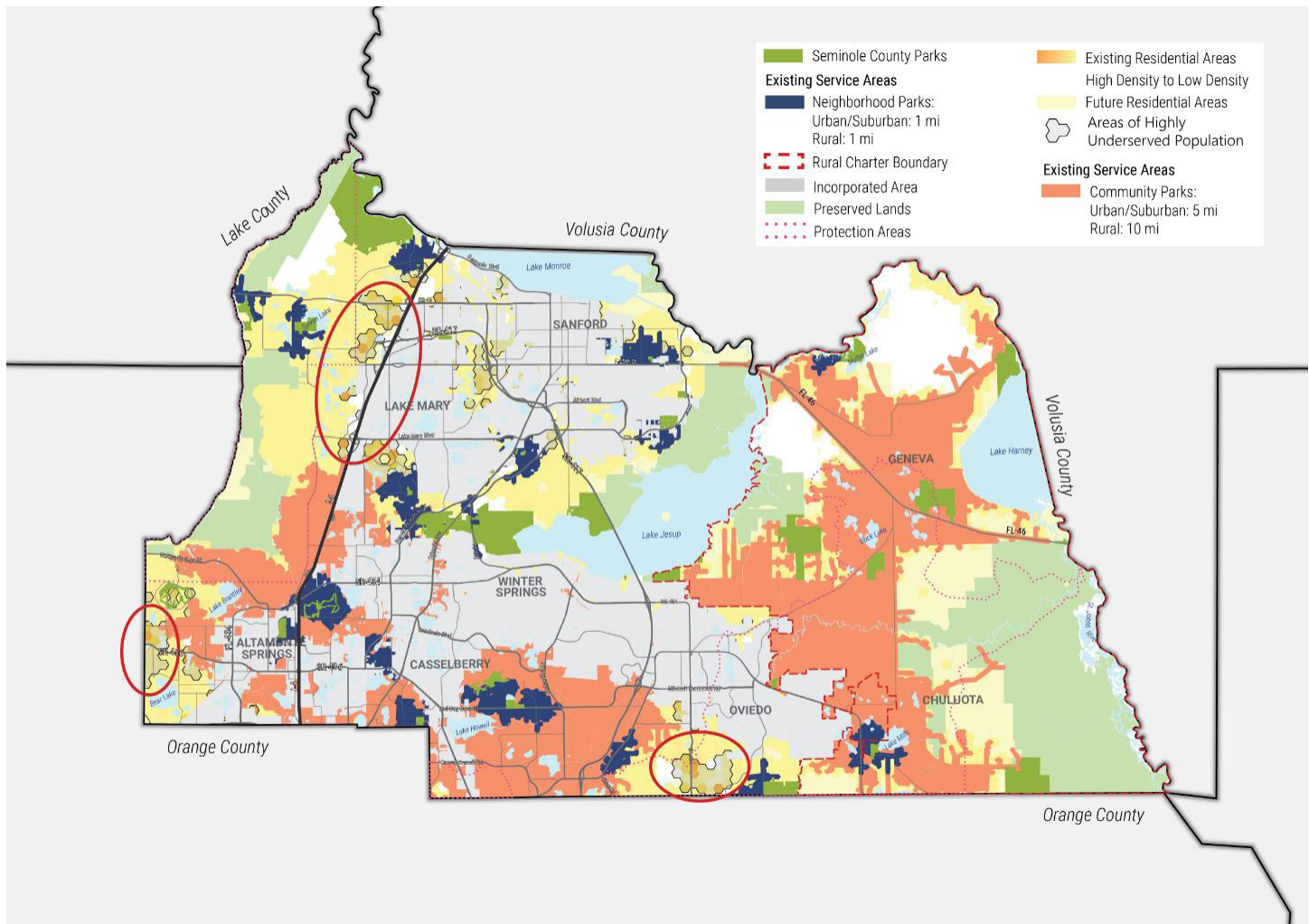
STEP 9: REVIEW EXISTING COMMUNITY PARKS

- The community parks service areas (5 miles from each community park entrance in the urban/suburban and 10-miles in the rural areas – shown in red-orange) were added to evaluate which gaps are serviced by a community park.



STEP 10: IDENTIFY PRIORITY AREAS

- Priority areas were identified as having a highly underserved population and no existing neighborhood or community park service coverage. The existing land in these priority areas were investigated further, and ultimately informed the Vision Map.



Data Credits: Seminole County, GAI Consultants, FL Dept. of Revenue

FACILITY USAGE & ECONOMIC IMPACT

While the primary role of Parks and Recreation is to provide access to recreation opportunities for Seminole County residents, it is important to acknowledge the role of parks in generating economic impact for Seminole County. In fact, Economic Impact is one of the major goals for the Parks and Recreation Department defined in the Strategic Plan as follows:

Economic Impact

Create opportunities and experiences that provide for economic growth and sustainability in the community.

Parks generate economic activity through sports tourism by drawing in and hosting regional sporting events which can generate hotel stays as well as additional consumer spending within the County (also known as “heads in beds”). There are six park properties that are key providers of economic impact within the park system: Moore Station Road, Red Bug Lake Park, Seminole County Softball Complex, BOOMBAAH Soldiers Creek Park, BOOMBAAH Sports Complex, and Sylvan Lake Park. Altogether, these properties account for 40 rentable fields including: 11 rectangular fields, 20 diamond fields, and 9 multipurpose fields.

According to the 2022 Community Impact Report, these parks hosted 158 sporting events generating 41,700 hotel nights and nearly \$63.4 Million of economic impact in 2022. It is estimated that BOOMBAAH Sports Complex generated \$42.2 Million and BOOMBAAH Soldiers Creek Park generated \$8.4 Million of the total economic impact.

Between FY22 and FY23, these facilities have seen an increase in all the following categories: hours reserved, reservation counts, organization counts, and revenue. This demonstrates that there is a consistent growth in rentals and sporting events within the County and in turn a potential to generate additional economic impact. Although the provision of these activities may have a more individualized impact to the population, there is clearly a substantial economic impact to be derived from the provision and maintenance of these facilities.

Conversations with County staff regarding the operations of these facilities provided the following insights:

- Multipurpose fields are most often used for rectangular sports
- There is an insufficient number of rectangular fields
- Number of available fields is a limiting factor in expanding rentals
- There is an opportunity to continue to grow sponsorship agreements

FIELD RENTALS FY22/FY23

	ID	Hours Reserved			Reservation Counts			Organization Count			Revenue		Layout
		FY 22	FY 23	Diff	FY 22	FY 23	Diff	FY 22	FY 23	Diff	FY 22	FY 23	
Moore Station	1	58	188	130	19	89	70	4	5	1	\$1,322.19	\$4,782.30	Rectangular
	2	100	97	-3	31	52	21	9	9	0	\$2,259.82	\$2,794.30	Rectangular
	3	223	106	-118	91	50	-41	12	6	-6	\$6,012.28	\$3,139.42	Rectangular
	4	164	114	-50	72	40	-32	11	5	-6	\$4,280.50	\$2,432.55	Rectangular
Red Bug	1	494	543	49	215	237	22	66	77	11	\$13,790.46	\$17,519.99	Diamond
	2	362	415	53	151	192	41	80	81	1	\$10,615.66	\$12,758.82	Diamond
	3	295	427	133	117	157	40	55	66	11	\$8,606.38	\$13,890.55	Diamond
	A	741	736	-5	302	293	-9	17	15	-2	\$24,120.18	\$27,259.48	Rectangular
	B	471	531	61	158	180	22	14	8	-6	\$14,931.74	\$19,709.70	Rectangular
	C	600	613	13	211	203	-8	9	6	-3	\$18,533.09	\$21,992.65	Rectangular
SC Softball Complex	1	548	549	2	106	92	-14	27	33	6	\$12,587.58	\$14,326.76	Diamond
	2	771	808	37	168	171	3	28	28	0	\$17,387.27	\$20,982.56	Diamond
	3	649	663	14	134	129	-5	25	27	2	\$14,493.12	\$17,170.52	Diamond
	4	595	563	-32	119	88	-31	24	25	1	\$13,238.82	\$14,246.27	Diamond
	5	572	584	11	109	121	12	29	28	-1	\$12,708.34	\$14,975.26	Diamond
Soldiers Creek Park	CF	1,196	1,121	-76	308	283	-25	23	28	5	\$29,797.05	\$29,823.86	Diamond
	2	1,124	1,127	3	255	273	18	20	36	16	\$26,322.71	\$29,955.99	Diamond
	3	1,008	1,056	48	258	274	16	26	36	10	\$23,447.93	\$29,085.19	Diamond
	4	813	1,054	241	208	297	89	24	32	8	\$19,716.85	\$27,822.73	Diamond
	5	992	1,166	174	242	335	93	24	23	-1	\$23,490.57	\$31,311.35	Diamond
	6	1,025	1,164	139	243	368	125	24	28	4	\$24,717.01	\$31,138.79	Diamond
Sports Complex	A1	1,493	1,468	-25	192	216	24	19	17	-2	\$37,271.66	\$41,304.76	Multipurpose
	A2	1,440	1,337	-103	203	204	1	18	18	0	\$35,414.41	\$37,674.72	Multipurpose
	A3	1,359	1,337	-22	206	204	-2	23	13	-10	\$33,607.83	\$38,576.72	Multipurpose
	A4	1,277	1,372	95	182	202	20	20	16	-4	\$31,341.12	\$38,403.13	Multipurpose
	B1	1,402	1,432	30	223	220	-3	17	15	-2	\$43,540.06	\$45,706.70	Multipurpose
	B2	1,330	1,333	2	201	201	0	16	10	-6	\$33,494.33	\$36,992.72	Multipurpose
	B3	1,319	1,273	-46	194	190	-4	10	9	-1	\$32,703.99	\$35,062.66	Multipurpose
	B4	1,384	1,393	9	216	213	-3	10	10	0	\$34,308.55	\$38,792.13	Multipurpose
	B5	1,403	1,432	29	238	232	-6	15	14	-1	\$35,213.19	\$40,635.36	Multipurpose
	C1	745	740	-5	88	84	-4	5	5	0	\$18,236.55	\$19,908.25	Diamond
	C2	626	661	35	77	78	1	4	5	1	\$15,245.29	\$17,635.87	Diamond
	C3	622	613	-9	75	71	-4	4	5	1	\$15,082.41	\$16,162.01	Diamond
	C4	690	653	-37	92	72	-20	5	5	0	\$16,676.10	\$17,372.46	Diamond
	D1	579	523	-56	69	58	-11	5	4	-1	\$13,897.37	\$13,776.56	Diamond
	D2	542	488	-54	68	55	-13	5	4	-1	\$12,962.84	\$12,826.76	Diamond
Sylvan Lake Park	A	478	547	69	135	154	19	17	17	0	\$12,977.20	\$16,311.39	Rectangular
	B	504	545	41	118	139	21	15	13	-2	\$13,727.25	\$16,102.87	Rectangular
	C	661	716	55	220	217	-3	22	23	1	\$20,468.05	\$23,707.51	Rectangular
	D	577	602	26	169	187	18	19	22	3	\$17,820.50	\$20,236.80	Rectangular
Totals		31,222	32,080	858	6,483	6,921	438	800	827	27	\$796,368.25	\$914,308.42	



RECENT PLANNING CONTEXT

The context of the Parks and Recreation Master Plan is informed by other relevant plans and studies in the county. This documentation review summary helps to give context to the recommendations provided in the Master Plan. By understanding other existing planning efforts, recommendations can be tailored to help the County meet their goals while minimizing possible conflicts between this plan and those already existing.

The following is a review of existing planning efforts with possible implications for this Plan.

PLANS REVIEWED

- Seminole County Parks, Recreation, Natural Lands, & Trails Master Plan 2013
- Leisure Services Department 2018 Master Plan Update
- Seminole County Leisure Services Strategic Plan 2018–2023
- Seminole County Trails & Greenways Safety Improvement Plan (2022)
- Seminole County Trails Master Plan (2021)
- 2022 Community Impact Report
- Seminole County Public Opinion Survey (2020)
- ADA Audit and Transition Plan (2022) and Accessibility Matrix

This Plan builds upon previous planning efforts, and its recommendations are informed by and must advance other growth and quality of life initiatives in the county. The team reviewed the relevant planning guidance, which is summarized in more detail on the following pages, and identified the following key takeaways to guide development of the Parks and Recreation Master Plan (PRMP):

- Previous plans (categories listed below) build on consistent themes, such as balancing improvements to existing facilities while addressing the increasing need for sports fields. Priorities shifted as initial goals were accomplished and community needs and desires changed, but these shifts were subtle. Continued growth in the county means even though some progress is made toward goals, the necessary capacity to meet the community's needs also grows. This necessitates a steady addition of new parks and amenities that support the county's growing population.
- In Seminole County the trails system is well-developed and significant enough to warrant a separate plan outside of any parks Master Plan. The 2021 Trails Master Plan Update will work in conjunction with the Parks Plan but allow a micro-level analysis of what the improvements the trails system needs —especially long-term projects requiring high investment. The Trails Master Plan goals and objectives can be integrated into the Parks Master Plan to place them into a larger vision.
- Parks only fulfill the needs of the community if they are used, and user experience comes in many forms. As such, the previous documentation covers topics ranging from how the parks have impacted the community to satisfaction and accessibility. The larger implication of user experience tracking is the ability to view the boots-on-ground-level data that may be overlooked when master planning. A study such as the ADA Audit and Transition Plan (2022) can highlight both the need for increased accessibility, as well as where certain accessible features are and are not. In total, the user experience information sheds even more light on how the community can be better served.
- Including the Comprehensive Plan within the documentation review allows the County to understand if they are meeting important Level of Service minimums and conservation goals. The Comprehensive Plan paves the way for any expansion/land acquisitions discussed later in this report. A Parks Master Plan can either align its goals to the existing standards of the Comprehensive Plan or it can recommend text amendments to those standards. In the case of Seminole County, there will be coordination between the two.

PARK SYSTEM PLANS

Seminole County Parks, Recreation, Natural Lands, & Trails Master Plan 2013

The 2013 Master Plan was built on the foundation that parks, recreation, natural lands, and trails were a priority to county residents. This plan was designed to guide the County for investments into its parks system over the next 10 to 15 years, and the plan was updated in the 2018 Master Plan.

The plan used a “triangulation” methodology, which was again utilized in 2018. This methodology involves three main approaches: observational, qualitative, and quantitative.

The 2013 Master Plan was the first time the Seminole County parks were categorized into six park typologies: Neighborhood Parks, Community Parks, Regional Parks, Trails and Greenways, Special Use facilities, and Natural Lands.

Stakeholder interviews highlighted the following system-wide themes:

- The current park system in Seminole County is strong, but there is room to expand it as the population grows and more families with young children require service.
- There is a significant need for more productive and well-defined partnerships between the County, the cities, and the School District.
- There is a need to make the best use of existing resources—both through sharing facilities and ensuring a high level of maintenance system-wide.
- One critical facility need is for additional field capacity for soccer, football, baseball, and softball.
- Improvements to the system need to be funded creatively and make better use of private partnership opportunities.

Between stakeholder interviews, visioning workshops, and an online public survey, the primary needs identified by the 2013 Master Plan were as follows:

- Maintaining, Updating, and Improving Existing Parks and Facilities.
- Partnerships
- Trails and Greenways
- Boat Ramps
- New Multi-Purpose Green Spaces
- Tennis Courts

Leisure Services Department 2018 Master Plan Update

The most recent Leisure Services Master Plan Update was in 2018. This plan updated the successful, but aging 2013 Seminole County Parks, Recreation, Natural Lands, and Trails Master Plan. The updated plan provided analysis and an implementation plan phased out over 5 to 7 years.

The 2018 Update looked at the goals of the 2013 plan, which were primarily focused on improvements to existing facilities, and found progress was generally made in the primary initiatives:

- 1 Upgrade Existing County Parks and Natural Lands
- 2 Bikeways and Trails
- 3 Boat Ramps
- 4 Implement the Sports Complex project
- 5 Additional Initiatives (2014 telephone survey)

The primary conclusions of the 2014 telephone survey showed:

- Confirmation that the County should focus on maintaining and improving existing County facilities;
- Future funding priorities should be toward maintaining and improving existing facilities, including multi-use paths and trails;
- Natural areas and trails received the highest amount of use and the greatest degree of facility importance, based on residents’ views of their recreation experience.

County staff utilized an evaluation matrix to better

understand which facilities required updating. The results of the evaluation were then organized according to funding opportunities. This allowed the County to identify what would be accomplished in house and what projects would require specific capital funding. These results were evaluated by County staff and presented to the Parks and Preservation Advisory Committee (PPAC) for input. The facility recommendations were further organized by facility type to generate the Leisure Services FY 2018–2019 Capital Improvements Plan.

The 2018 Master Plan contemplated an approximately \$74.4 million cost estimation for 2018 to 2025. Potential funding sources were identified for 80% of the cost, leaving a potential funding gap of \$17 million.

The final recommendation of the 2018 Plan Update was to consider not only the 5- to 7-year period of the plan, but to also be cognizant of meeting residents' needs in the longer term, from 2025 to 2050. The County population is projected to be as high as 500,000 residents by 2050, bringing new needs and challenges for Parks and Recreation to address.

Seminole County Leisure Services Strategic Plan 2018–2023

The Leisure Services Strategic Plan is a companion to the 2018 Master Plan, designed to aid in the implementation of the established goals. The Strategic Plan and other similar documents are used to guide the operations in Parks and Recreation and support their commitment to meeting the Commission for Accreditation of Park and Recreation Agencies standards. The plan uses a series of performance measurements to track current and future implemented targets.

There are five primary goal areas:

- 1 Community Building & Social Equity
- 2 Economic Impact
- 3 Environmental Sustainability
- 4 Health & Wellness
- 5 Financial Sustainability

Key Takeaways

The importance of examining Park System Plans is to consider the context in which they were created and to understand the progress made in achieving those goals. In this case, the previous plans show that over a decade, there were consistent themes, such as balancing improvements to existing facilities, addressing the increasing need for sports fields, and the effective leveraging of funding opportunities and partnerships.

The plans reveal that while there were shifts in priorities as goals were accomplished or community needs and desires changed, any shifts were subtle. Continued growth throughout the county means even though progress is made toward these goals, the necessary capacity to meet the community's needs also grows.

TRAILS & CONNECTIVITY

Seminole County Trails Master Plan (2021)

The 2021 plan was the third update to the Seminole County Trails Master Plan. The document was created to guide the County in funding and trail development efforts. The 2021 plan identified a distinct hierarchy in the trails system:

- Signature Trails – paved 12- to 14-ft urban and unpaved rural multipurpose trails with county-wide and regional connections
- Pathways – paved 8- to 10-ft urban and unpaved rural multipurpose trails for travel between and within cities and major activity centers, connected to Signature trails
- Connectors – paved 8-ft sidewalks (urban and rural) linking shorter distances such as neighborhoods
- Wilderness Trails – unpaved paths for pedestrian, mountain bike, and equestrian usage within and between Natural Lands properties and other public lands
- Destination Trails – paved 12- to 14-ft multipurpose trails with public gathering spaces that loop within a property and are connected to neighborhoods by sidewalks and other trails

The planning process involved online public feedback (due to the COVID-19 pandemic) to inform the recommendations.

VISION

Provide for greenways, trails, and bikeways as vital elements to maintain and improve the quality of future development and community revitalization efforts throughout Seminole County. With this vision statement in mind, the County developed a set of four Guiding Principles that provide a framework when considering a potential trail route/project. Those Guiding Principles are as follows:

- 1 Expand recreational opportunities and experiences for residents and visitors.
- 2 Create additional non-vehicular modes of transportation to help users move around the community, whether to enjoy the natural beauty of the County, commute to work, or travel to nearby neighborhoods and cities.
- 3 Better connect the County, its cities, its neighborhoods, and its businesses.
- 4 Enhance the quality of life for all who visit or call Seminole County home.

In the short-term implementation stage, the plan proposed two Signature Trails, 13 Pathways, and 12 Connector projects, totaling more than \$91 million over 3 years.

Seminole County Trails & Greenways Safety Improvement Plan (2022)

The over-140 miles of trails, greenways, and connector facilities throughout the County saw an increase in usage due to the COVID-19 pandemic. This study arose as a result of potential conflict between speeds and interactions among users of differing modes (pedestrians, cyclists, micro mobility, and motor vehicles). The study indicates these conflicts are primarily at pinch points where roads intersect with trails and other similar, changing conditions.

Using public input, crash reports, and comments, nine locations were identified for the pilot study. Those nine locations were broken down into three categories:

- 1 Non-Signalized Trail Crossings and Vehicle Conflicts
- 2 Trail User Traffic Calming/Speed Management
- 3 Signalized Trail Crossings

The Safety Improvement Plan utilizes a tiered solution approach. Immediate, short-term solutions with a lower cost of implementation are Tier 1 improvements. Tier 2 improvements are longer-term and often are higher in cost and effort; however, they offer the highest possible safety solutions.

Tier 1 methods involve visual elements, such as proper wayfinding/signage and decorated crosswalks that go beyond traditional striping. Or, they can include more direct elements, such as mini roundabouts where there are vista issues and rumble strips. Tier 1 methods can be implemented quickly and have the benefits be realized immediately.

Tier 2 methods generally involve a higher cost and may take longer to implement. The methods can include longer-term versions of the methods from Tier 1, but can also include measures such as increased sidewalk space and connectivity.

Key Takeaways

Trails are often considered (and planned for) under the larger umbrella of parks planning. In Seminole County, however, the trails system is significant enough to warrant separate plans outside of any parks Master Plan. These plans work in conjunction with the Parks Plan, but provides a micro-level analysis of what improvements the trails system needs—especially long-term projects requiring high investment. Having a recently completed plan in the 2021 Seminole County Trails Master Plan allows the goals and objectives to be integrated into the Parks Master Plan and place them into the larger vision.

PARK USER EXPERIENCE

2022 Community Impact Report

This document is an annually published summary of the accomplishments and impacts of the Parks and Recreation Department. The highlighted accomplishments were:

- The Parks and Recreation Division hosted 158 events, resulting in \$63.4 million in economic impact.
- Every agent in the Extension Services Division was presented with state awards from their respective professional associations, as well as two national awards.
- Lake Mills Park, managed by the Greenways and Natural Lands Division, was chosen as one of Florida Recreation and Park Association's 2022 Facility Showcase, and is featured in the 2022 Winter edition of the *FRPA Journal* and on the Public Spaces and "Facilities Showcase" webpage of *frpa.org*.
- Library Services completed their Master Plan, providing strategies and recommendations for future growth.

Seminole County Public Opinion Survey (2020)

This document is an update to the 2015 public opinion survey. The survey tracked metrics such as satisfaction with types of facilities offered, support for new funding, and overall satisfaction with the parks system. The overall satisfaction dropped from 60% in 2015 to 2020 to 53%, while the dissatisfaction stayed at 12%. Approximately 51% of respondents indicated the applicable property taxes paid to the County, Municipality, or other taxing authorities was "about right." 58% of respondents would support a small increase in property taxes to sustain and improve parks, while 52% would support bonds (note: the bond scenario was given a follow-up question, which increased the percentage of "yes" responses to 65%).

ADA Audit and Transition Plan (2022) and Accessibility Matrix

This document looks at accessible elements within the parks system and provides an audit of deficiencies. The report identifies some issues the County plans to address over the next several years. The matrix document includes:

- Accessible Playgrounds
- Accessible Route to Lake/Water Access
- Accessible Trail
- Accessible Route to Tennis Court
- Accessible Route to Basketball
- Accessible Route to Baseball
- Accessible Route to Athletic Field
- Accessible Route to Picnic Areas
- Camping

Key Takeaways

Parks only fulfill the needs of the community if they are used. User Experience comes in many forms. As such, the previous documentation covers topics ranging from how the parks have impacted the community to satisfaction and accessibility.

The larger implication of User Experience tracking is being able to view the boots-on-ground-level data that can be overlooked when master planning. A study such as the ADA Audit and Transition Plan can highlight not only the need for increased accessibility, but also where certain accessible features are and are not. In total, the User Experience information sheds even more light on how the community can be better served.

DEMOGRAPHICS AND POPULATION

The highest percentage of Seminole County population falls between 25 and 39 years old. The elderly population, above 65 years old, is approximately 16.7%, lower than the state-wide 21.6%. While the majority of the county identifies as white, the non-white population in the unincorporated areas exceeds the county-wide average. With a young, growing population, the need for recreation opportunities is expanding.

The median income throughout the county is \$80,550, which leads to lower-than-state-wide poverty levels, though 11.5% of the population does live below the poverty line. Seminole County, as a whole, has an employment rate of 65.2%, higher than the state of Florida at 56.8%. Accordingly, 40.4% of the population has attained a bachelor’s degree or higher.

Seminole County’s population grew by more than 100,000 residents between 2000 and 2020. Current population projections used by the County in the Vision 2045 planning study place the 2023 unincorporated population at approximately 234,000 residents. While this pace of growth is projected to slow, the unincorporated population is projected to reach 272,000 by 2045—an increase of 38,000 residents in just over 20 years. Total county population is projected to grow from just under 500,000 to 590,000 residents during the same period.

HISTORIC TOTAL POPULATION, SEMINOLE COUNTY

Year	1970	1980	1990	2000	2010	2020
Seminole County (total)	83,692	179,752	287,529	365,196	422,718	470,856

Data Credits: U.S. Census Bureau

ESTIMATED TOTAL POPULATION, SEMINOLE COUNTY

Year	2023	2025	2030	2035	2040	2045
Seminole County (total)	497,632	503,365	523,177	550,126	570,178	590,425

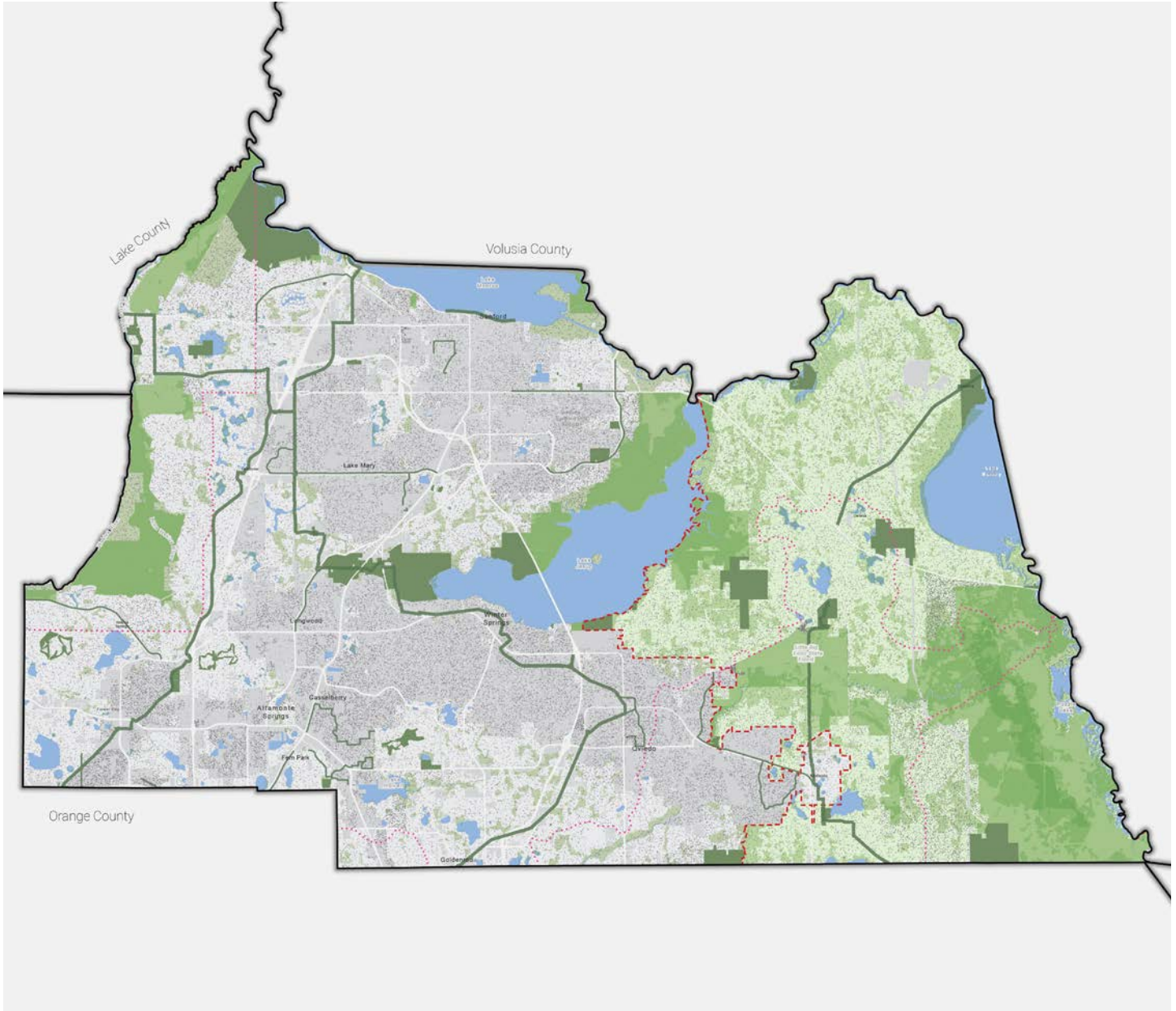
Data Credits: U.S. Census Bureau (TAZ)

To promote equity throughout the park system, the geographies of key demographic characteristics were evaluated within Seminole County using the U.S. Census Bureau’s American Community Survey data for 2022 to identify areas that exceeded the County average in four key metrics:

- Non-white population exceeding the County average of 32.3%
- Elderly population (over 65 years old) exceeding the county average of 15.3%
- Population with income in the past 12 months below poverty level exceeding the County average of 9.7%; and
- Population with an educational attainment of high school (or equivalent) or less exceeding the County average of 14.7%.

The distribution of park facilities within the county was evaluated to ensure that the areas where these characteristics coincide are equitably served and are do not fall in the cracks of the park systems service area. Areas that meet these requirements are referred to as areas containing at-risk/underserved populations.

MAP 8 | SEMINOLE COUNTY POPULATION DISTRIBUTION, DOT DENSITY

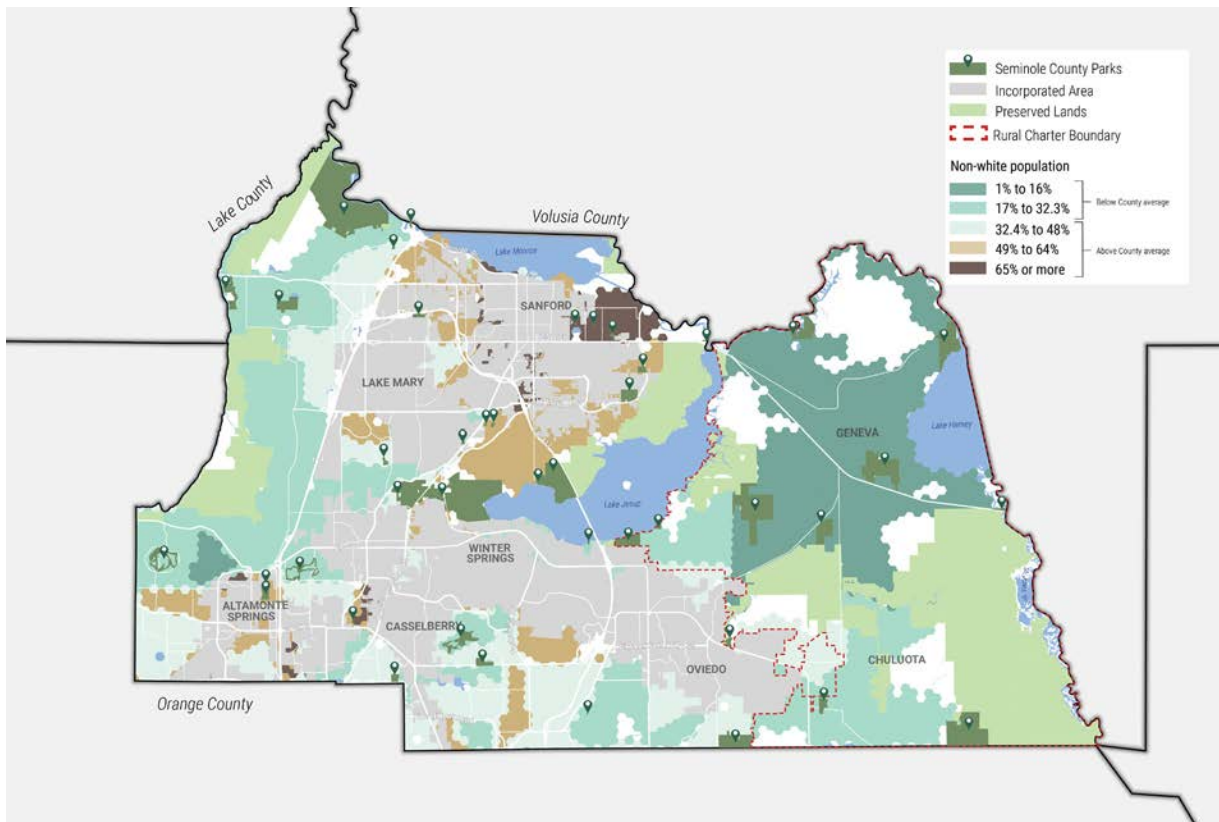


Data Credits: Seminole County, GAI Consultants, U.S. Census Bureau (TAP)

LEGEND:

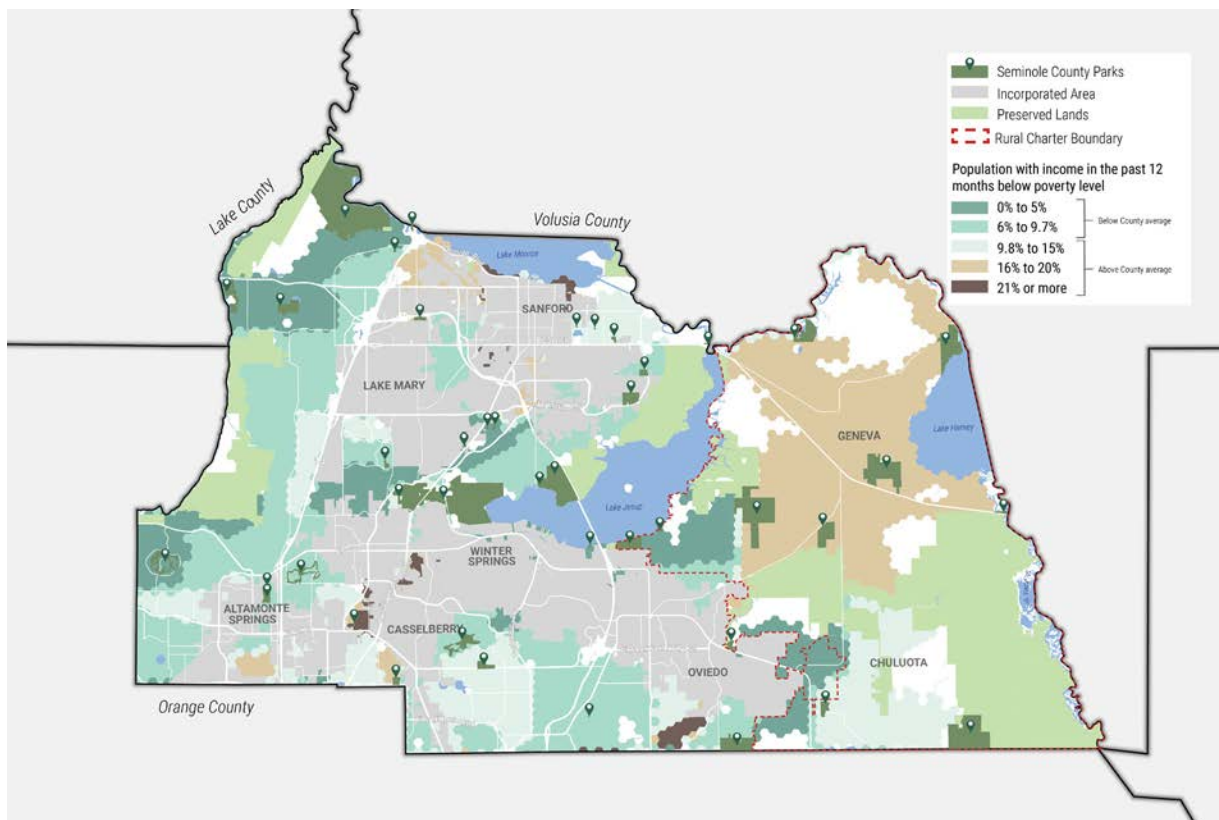
- Rural Charter Area
- Preserved Lands
- Seminole County Parks
- Protection Areas

- Population Dot**
1 dot = 5 people
- Less people
- More people



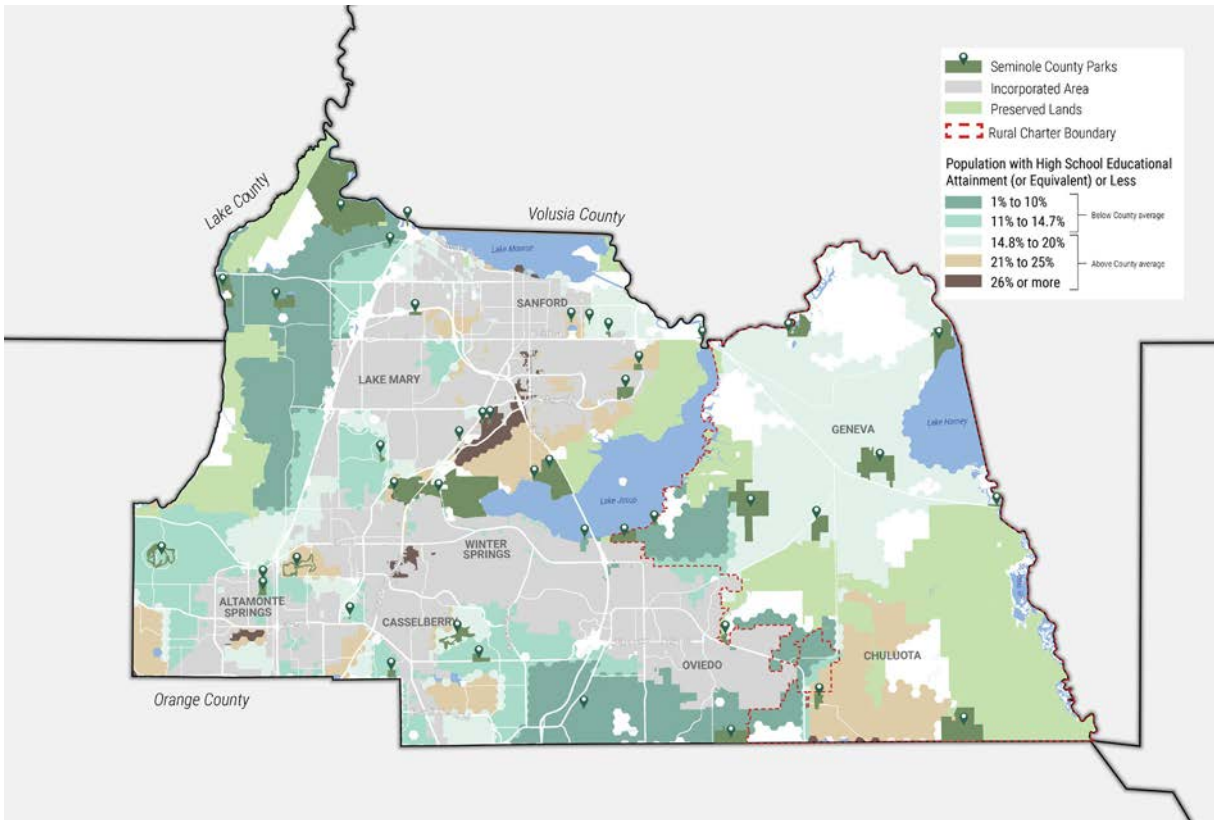
Non-white population map

Data Credits: Seminole County, GAI Consultants, FFWCC



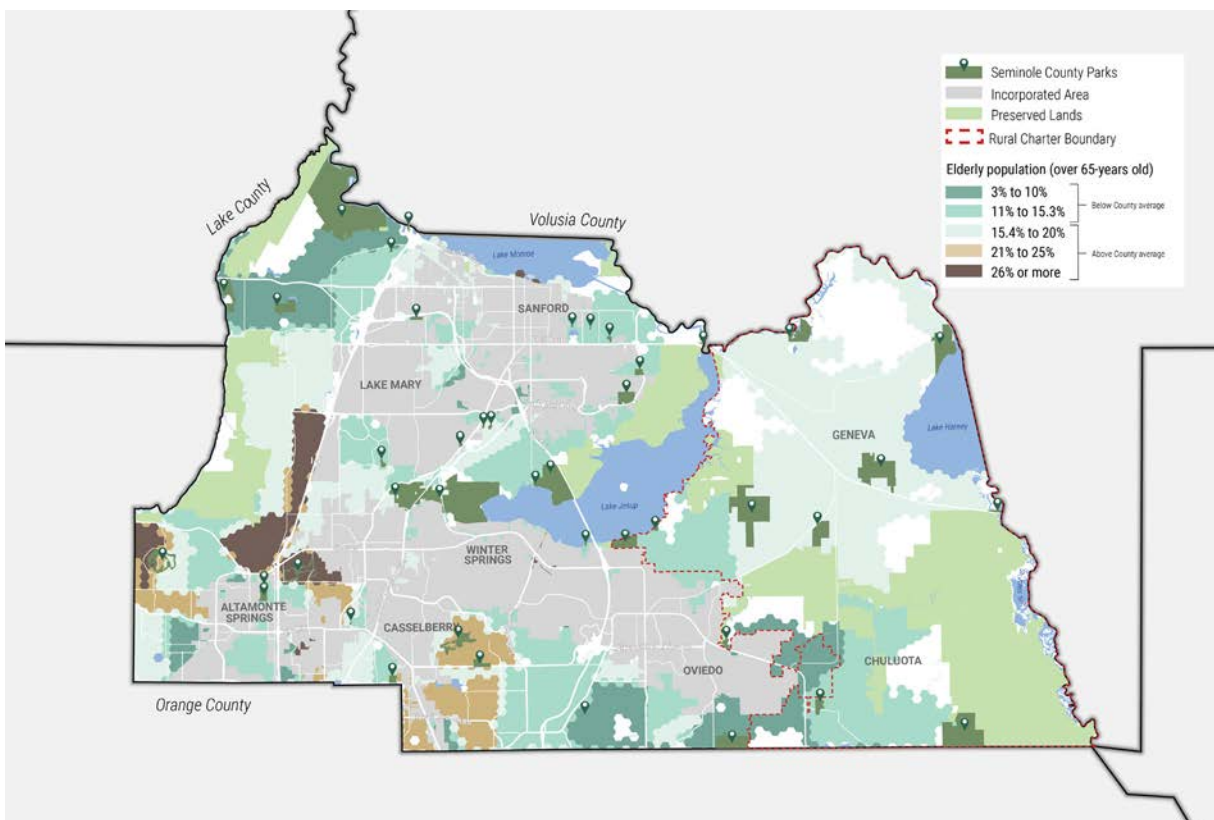
Population with income in the past 12 months below poverty level

Data Credits: Seminole County, GAI Consultants, FFWCC



High-school educational attainment or less population map

Data Credits: Seminole County, GAI Consultants, FWCC



Elderly population (over 65 years old)

Data Credits: Seminole County, GAI Consultants, FWCC

PUBLIC INPUT

Public engagement provides an understanding of the needs and desires expressed by the community as well as the level of satisfaction with the current offerings. Public engagement entails a combination of qualitative techniques, such as public workshops; as well as quantitative techniques in the form of a public online survey and a statistically-valid survey. The statistically-valid survey, in particular, provides responses that are weighed to match Seminole County resident demographics, as well as input from both current facility users and non-users.

A full summary of public input can be found in [Appendix A](#).

KEY TAKEAWAYS

- Add more parks
- More park amenities (restrooms, shade, water fountains, etc.)
- More nature-based/outdoor recreation programming
- More youth or teen programs/activities
- Acquisition/addition of nature areas
- Responsive and flexible to local recreation trends
- More fitness/wellness/health programs
- Nature-based recreation
- Inclusive & diverse
- More senior programs
- Make improvements to and/or renovate existing parks or facilities
- Parks close to home
- Sense of community
- Additional trails/paths for better connectivity
- Ease of access to information about parks and facilities
- Provide shade and protect tree canopy

PUBLIC INPUT OPPORTUNITIES

Community members were able to participate in the building of this plan through the following means:

- 1 Public Workshops
JUNE 20 & 22
- 2 Statistically-Valid Survey
JUNE 6 - JULY 10
- 3 Online Survey
JUNE 19 - JULY 11

424

Statistically Valid
Surveys Completed

+/- 4.8% Margin of Error



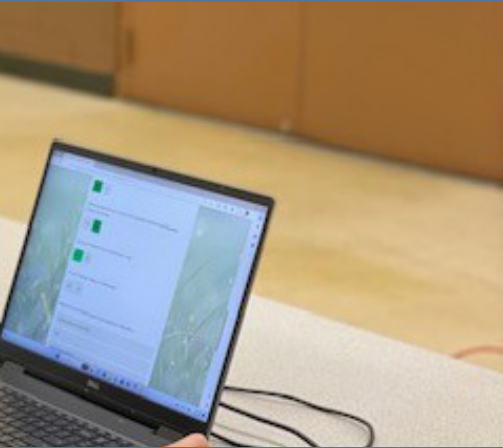
**OPINIONS
NEEDED:**

**Parks & Recreation
System Master Plan**



Take the survey by **July 7, 2023** to provide feedback on the future of Seminole County parks.

For more information, please visit [SeminoleCountyFL.gov/prsmp](https://www.seminolecountyfl.gov/prsmp), or call 407-665-2001



1,668

Open-Link Surveys Completed



26

Public Workshop
Participants



EXISTING CONDITIONS OVERVIEW

The plan background provides an understanding of the state of recreation in Seminole County today and forms the basis for future visioning of the parks and recreation system. Initiatives put forth through the development of this Master Plan are based on the insights provided by reviewing existing conditions of the park system and the community within which the park system operates.

PARKS AS A SYSTEM

The existing park system is not limited to the geographic boundaries of Seminole County. A larger regional context of the Orlando MSA including Orange County, Lake County, and Osceola County in addition to Seminole County reveals an opportunity to draw in “destination” recreation such as sports tourism and natural recreation opportunities. Within Seminole County, recreation opportunities are provided by various providers including the six municipalities within Seminole County and State Parks. Based on this provision of recreation, it is the responsibility of the County to provide recreation for unincorporated residents who are not provided for by other recreation providers. Additionally, the rural charter boundary focuses the County’s approach to parks in rural areas to opportunities centered on protecting natural areas and providing passive recreation opportunities without the need to provide Neighborhood Parks.

Implications for the Plan

Within the larger regional context, there is an opportunity for the County to provide and expand existing regional draws such as sports tourism and natural recreation opportunities. Within Seminole County, the Service Area Vision should consider the impact of other recreation providers to avoid redundant recommendations and unnecessary expenses. Seminole County Parks & Recreation is responsible for providing high quality recreation opportunities to unincorporated residents not provided for by other recreation providers.

RELATED INITIATIVES:

- 1 | Provide access to high-quality parks for all residents.
- 2 | Provide recreational opportunities with focus on target areas.
- 4 | Provide additional facilities for organized sports opportunities.
- 6 | Expand program offerings to meet current and future needs.
- 7 | Improve public awareness of department offerings.

Level of Service Review

A review of the current comprehensive plan level of service standards reveals that the required park acreage per 1,000 residents as put forth in the Recreation and Open Space Element is currently being met and will continue to be met through 2045 based on TAZ population projections. However, it is worth noting that the existing methods only measure the quantity of park space and do not account for park distribution throughout the County.

Looking at park types previously established in the 2013 Master Plan allows for an analysis of the different types of recreational experiences that a park user can expect to have access to within the park system and the park distribution suitable for the various types of experiences.

The various park type service areas were previously defined as follows:

- Community Parks – 5 miles urban/suburban, 10 miles rural
- Special Use Facilities – 15 miles urban/suburban, 20 miles rural
- Neighborhood Parks – 1 mile urban/suburban only
- Boat Ramps – no geographic service area
- Natural Lands – 15 miles urban/suburban, 20 miles rural
- Trails and Trailheads – 5 miles urban/suburban, 10 miles rural

A geographic service area analysis was conducted to evaluate the geographic distribution of the various park types throughout the County based on the existing transportation network. Boat ramps were excluded from this analysis since their provision is opportunistic and does not have a defined service area. Based on this analysis, most park types currently have full coverage throughout the County. However, some geographic gaps were identified for Community Parks concentrated

on the northwestern area of the County, and large gaps were identified for Neighborhood Parks throughout the County.

Based on these results, a more comprehensive analysis of Neighborhood and Community Park distribution was needed to identify priority need areas. A 10-step analysis process was used to understand and contextualize the existing provision of parks as it relates to municipalities, preserved areas, existing and future residential stock, and community parks. An additional layer of highly underserved populations formed part of the analysis as a way to further prioritize areas where Neighborhood Park provision could be targeted by the County. This analysis aims to provide a more fine grain approach to the provision of parks balancing needs in the community with resources available within the park system. The resulting analysis identified priority areas as those areas having highly underserved population and no existing neighborhood or community park coverage. A further investigation of these areas considering HOA parks and land availability ultimately informed the Vision Map presented later in this Plan.

SEMINOLE TODAY

While it is important to understand the state of the parks system today, another key aspect of forming a vision for the future of Seminole parks is understanding the community that the parks system aims to serve. This section performed a review of external factors pertaining to the development of this Plan including facility usage, relevant planning efforts, demographics and population, and public engagement efforts to determine community needs and opportunities for park system enhancements.

Facility Usage and Economic Impact

While the primary role of Parks and Recreation is to provide access to recreation opportunities for Seminole County residents, parks in Seminole County generate a significant economic impact. A review of the current community impact data demonstrates a significant economic impact while field rental data shows a consistent growth in rentals and sporting events within the County. Currently, the primary limiting factor in the expansion of facility usage is the number of fields available for rental at any given time. This includes the number of rectangular fields as well as the availability of lighting and drainage conditions. Investments in these facilities and the expansion of these facilities are an opportunity for improvement within the park system.

Implications for the Plan

The Level-of-Service analysis points to a need for equitable geographic distribution of parks through the provision of additional Neighborhood and Community Parks in targeted areas within the County particularly within areas of highly underserved populations. This analysis drives the development of the Service Area Vision.

RELATED INITIATIVES:

2 | Provide recreational opportunities with focus on target areas.

Implications for the Plan

Additional investment is needed to keep up with demand for sports fields and capitalize on their economic impact. This includes both improvements to existing park amenities and additional fields within the system.

RELATED INITIATIVES:

4 | Provide additional facilities for organized sports opportunities.

Planning Context

The Parks and Recreation Master Plan builds upon previous planning efforts and aims to advance the growth of other quality of life initiatives within the County. As such, a review of recent planning documents was conducted to understand the planning context as well as existing priorities within the County. Documents reviewed can be generally grouped into the following types of documents: parks system plans, trails and connectivity, and park user experience.

Key Takeaways:

- While there are slight shifts in priorities for parks, there were consistent themes such as balancing improvements to existing facilities, addressing the increasing need for sports fields, and the effective leveraging of funding opportunities and partnerships.
- Continual growth throughout the County means necessary capacity to meet the community's needs also continually grows.
- Trails are a key component of recreation and quality of life in Seminole County and interface significantly with the parks system.
- A recently completed ADA Audit and Transition Plan determined improvements within parks address accessibility challenges throughout the system. Park accessibility and inclusivity is an important goal for the park system.

Implications for the Plan

These previous plans provide an insight into the state and goals of the County. Relevant goals include the need to secure dedicated funding to keep up with community growth, provide high quality parks, and boost equity and inclusion within parks.

RELATED INITIATIVES:

- 1 | Provide access to high-quality parks for all residents.
- 2 | Provide recreational opportunities with focus on target areas.

Demographics and Population

A review of the existing demographics and population demonstrated that Seminole County has a young, growing population and therefore an expanding need for recreational opportunities. The County is characterized by a young population with lower than statewide average poverty levels. The population has a higher than average employment rate and higher levels of degree attainment. While the pace of growth is expected to slow, the unincorporated population is projected to increase by 38,000 residents between 2025 and 2045. To promote equity throughout the system, markers of vulnerability were examined to ensure that areas of these populations have access to recreational opportunities and target investment within the system to areas where it can serve the greatest impact. These population markers are: non-white population, elderly population, population below poverty level, and populations with lower educational attainment.

Implications for the Plan

To continue to provide high quality parks to a growing population, the County needs additional dedicated funds to maintain and expand the parks system. The growing youth population demonstrates opportunities to expand offerings aligned with younger demographics such as additional youth programming and incorporating smart technology within parks. Concentrations of highly underserved populations form the basis of the Service Area Vision targeted at identifying gaps in service for these populations and boosting equity throughout the system.

RELATED INITIATIVES:

- 1 | Provide access to high-quality parks for all residents.
- 2 | Provide recreational opportunities with focus on target areas.
- 5 | Develop indoor recreation opportunities.
- 9 | Leverage smart technology in parks.

Public Engagement

Public engagement provides an understanding of potential needs and opportunities for enhancement of the existing park system. Community members were able to provide input to this plan through public workshops, statistically valid survey, and online survey. Aside from the understanding of the state of parks in Seminole today, public participation serves as the backbone of many of the recommendations of this Master Plan.

Implications for the Plan

Based on public engagement, priorities for Seminole County residents include:

- Access to close to home parks
- Enhancements to existing parks
- Protection of natural lands and stewardship of natural resources
- Opportunities for outdoor recreation including parks, trails, and natural lands
- Expanded youth and fitness programming
- Enhanced communications of offerings and improved reporting of maintenance issues
- Continued support for special events
- Comfort and safety enhancements such as lighting and security
- Responsive and flexible to recreation trends

RELATED INITIATIVES:

- 1 | Provide access to high-quality parks for all residents.
- 2 | Provide recreational opportunities with focus on target areas.
- 3 | Continue to protect natural resources
- 4 | Provide additional facilities for organized sports opportunities.
- 5 | Develop indoor recreation opportunities.
- 6 | Expand programs offerings to meet current and future needs.
- 7 | Improve public awareness of department offerings.
- 8 | Maintain ecosystems through best management practices.
- 9 | Leverage smart technology in parks.
- 10 | Support arts, culture, & education in parks.

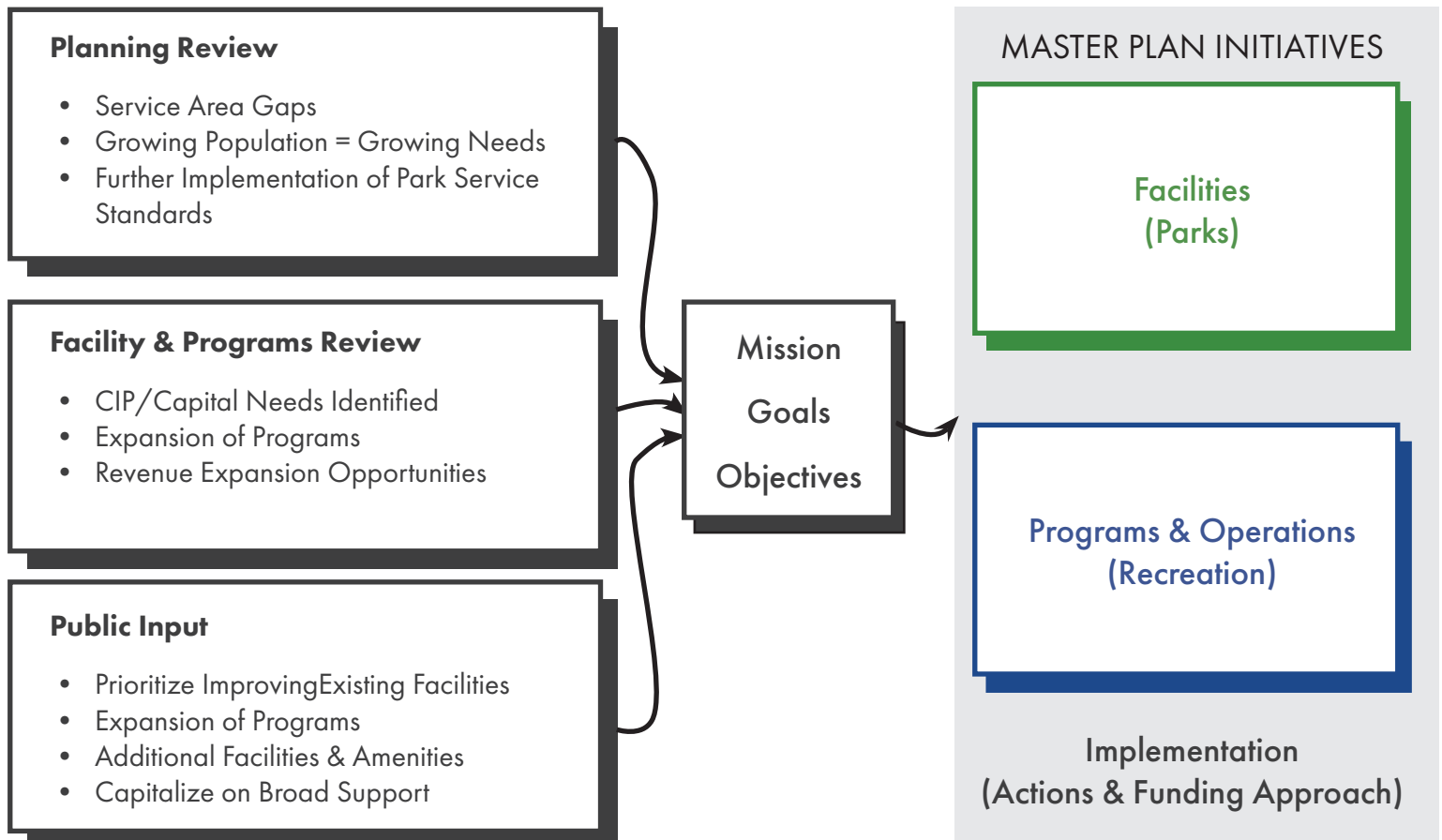
GETTING TO THE PLAN

The team synthesized needs, priorities, and opportunities from the wide range of sources described in this chapter, including:

- A demographic and planning review to identify the needs of Seminole County's population, areas that are beyond the service area of existing parks, and the opportunities to further implement park service standards to ensure equitable access to parks.
- A review of current facilities and programs to categorize capital needs identified in the CIP, the potential expansion of programs offered by the County, and the opportunities to expand revenue-generating facilities.
- A robust level of community engagement that identified the public's desire to prioritize improving existing facilities, to expand certain programs, and to create additional facilities and amenities, all capitalizing on broad stakeholder support.

These needs were compared to the Department's Mission, Goals, and Objectives, and a series of initiatives were developed that define the best ways for the County to meet the needs of residents. These Initiatives are the subject of the next section of the Plan. The initiatives fall into two categories: Facilities (Parks) and Programs & Operations (Recreation) and are supported by a set of Implementation recommendations for actions and a funding approach.

SYNTHESIS OF NEEDS, PRIORITIES AND OPPORTUNITIES





PART TWO

MASTER PLAN

MISSION & VISION

Seminole County Parks and Recreation has developed a mission for the department to serve as a guide for the direction of all department initiatives. Initiatives developed through this plan will serve to further the department goals while aligning strategies with the needs and desires of the community. In doing so, Parks and Recreation will continue to strive to meet their department goals while adapting to the changing parks landscape.

MISSION

Enriching lives through outstanding cultural, educational, environmental, and recreational experiences.

VISION

Providing quality accessible leisure programs, facilities, and services to Seminole County residents and visitors now and for the future.

GOALS



COMMUNITY BUILDING & SOCIAL EQUITY

Ensure that the community has access to the benefits of local parks, libraries, extension, and natural lands experiences and opportunities.



ECONOMIC IMPACT

Create opportunities and experiences that provide for economic growth and sustainability in the community.



ENVIRONMENTAL SUSTAINABILITY

Create recreational, conservation, preservation, and educational opportunities within the community that maintain healthy, vibrant, and balanced natural surroundings.



HEALTH & WELLNESS

Provide facilities and learning environments for the community to create and maintain healthy lifestyles through health and wellness opportunities.



FINANCIAL SUSTAINABILITY

Provide sound financial management in the Department to ensure fiscal sustainability and effective decision-making by providing staff with the necessary resources and tools for success.

THE INITIATIVES

The Master Plan is built based on the needs and desires identified through the planning review, facility and programs review, and public input. Needs and desires have been filtered through the Departmental Goals to develop a series of initiatives that advances these goals while addressing the specific needs of the community. Through this framework, this Master Plan aims to balance the needs of the community with the resources available to create an actionable and attainable blueprint for the future. Additionally, while Financial Sustainability was not a directly expressed desire in public engagement, it is a core tenet of the ability of the department to provide resources to the community and, therefore, has been woven into the initiatives.

An actionable Master Plan requires delineated steps to help reach departmental goals. The Seminole County Parks and Recreation Master Plan includes a multi-layered approach to attaining these goals, with each layer containing an additional level of detail, as follows:

- **Initiatives** – overarching proactive steps to achieve departmental goals
- **Strategies** – approach to enacting initiatives

Initiatives help further one or more of each departmental goal. Recommendations developed include site specific improvements as well as policy and regulatory guidance. Additionally, Potential Key Performance Metrics, or KPIs, have been developed as suggestions to help evaluate the efficacy of this plan at future Master Plan update intervals. Further development of these KPIs by Parks & Recreation will provide metrics to determine the success of initiatives within this Master Plan.

A further breakdown of the implementation roadmap for each initiative can be found in the following section.

Key:



**Community
Building &
Social Equity**



**Economic
Impact**



**Environmental
Sustainability**



**Health &
Wellness**



**Financial
Sustainability**

NEEDS & OPPORTUNITIES ASSESSMENT



DEPARTMENTAL GOALS


**COMMUNITY
BUILDING &
SOCIAL EQUITY**


**ECONOMIC
IMPACT**


**ENVIRONMENTAL
SUSTAINABILITY**


**HEALTH &
WELLNESS**


**FINANCIAL
SUSTAINABILITY**

INITIATIVES

FACILITIES (Parks)

1 Provide access to high-quality parks for all residents

2 Provide recreational opportunities with focus on target areas

3 Continue to protect natural resources

4 Provide additional facilities for organized sports opportunities

5 Develop indoor recreation opportunities

PROGRAMS & OPERATIONS (Recreation)

6 Expand program offerings to meet current and future needs

7 Improve public awareness of department offerings

8 Maintain ecosystems through Best Management Practices

9 Leverage smart technology in parks

10 Support arts, culture and education in parks

INITIATIVE 1 | PROVIDE ACCESS TO HIGH-QUALITY PARKS FOR ALL RESIDENTS



Community
Building &
Social Equity

Health &
Wellness



Providing access to high quality parks throughout Seminole County promotes healthy living and enhances quality of life. Maintaining and improving amenities at parks will provide consistent recreation opportunities throughout the system and respond to changing trends and desires of their communities. This will necessitate adapting the capital improvement project list to changing needs over time.

STRATEGIES:

- 1 Continue to upgrade and improve existing park assets, through the implementation of Site-Specific Recommendations (see pg. [94](#)).
- 2 Match recreation opportunities to demographic trends and needs.
- 3 Update Park Amenity Standards (see pg. [88](#)) to provide uniform park quality offerings in existing and future parks.
- 4 Adopt Park Amenity Standards into Comprehensive Plan for future development concurrency.

SUGGESTED KEY PERFORMANCE INDICATORS

- GIS Asset Condition Inventory dashboard is established and consistently used to guide park upgrades.
- Percentage of park upgrades completed.
- User satisfaction survey findings observed to assess demographic trends.
- Park Amenity Standards are determined and outlined in all relevant components of the local government policy framework.
- Park Amenity Standards are adopted into Comprehensive Plan.

INITIATIVE 2 | PROVIDE RECREATIONAL OPPORTUNITIES WITH FOCUS ON TARGET AREAS



Community
Building &
Social Equity



Health &
Wellness



Financial
Sustainability



Analyzing the gaps and needs within communities provides data that can assist in providing parks to underserved target areas. By approaching the provision of park amenities through targeted improvements, Parks and Recreation will focus its resources on the most underserved populations who may not be covered by other service providers. Accessibility improvements throughout the system create a parks system that is welcoming to all.

STRATEGIES:

Access to park facilities (location)

- 1 Utilize existing County-owned lands to adapt into new parks in identified need areas.
- 2 Acquire property if needed.
- 3 Require park improvements with new development in target need areas.
- 4 See Service Area Vision (pg. [86](#)).

Access to amenities within parks

- 1 Continue to implement ADA Transition Plan to boost access and inclusion within existing parks.
- 2 Plan new parks and amenities as all-inclusive facilities where possible.

SUGGESTED KEY PERFORMANCE INDICATORS

- Infill neighborhood parks are developed as determined in the Service Area Vision Map.
- Park accessibility is improved using Service Area Analysis.
- ADA Transition Plan is implemented.

INITIATIVE 3 | CONTINUE TO PROTECT NATURAL RESOURCES



**Environmental
Sustainability**



Protecting natural resources is not only an important aspect of creating a resilient community, but also a high priority for Seminole County residents. A comprehensive approach looking at the role of ecological services at all properties, both Natural Lands and Parks, will best allocate strategies for resilience. By committing to protecting natural resources and building resilience holistically throughout the system, the County will protect essential wildlife habitat, maintain functional ecological services, and build a resilient park system.

STRATEGIES:

Natural Lands Program

- 1 Increase acreage of protected land based on Seminole Forever goals.
- 2 Develop methodologies/criteria regarding lands placed into Conservation.

Landscapes and Water In Parks

- 1 Protect, manage, and restore tree canopy in parks and natural areas based on specific site goals.
- 2 Advocate resilient, cohesive approach and practices towards stormwater management at park facilities and natural lands throughout the County - such as LID techniques, i.e., rain gardens and bioswales and other options.

SUGGESTED KEY PERFORMANCE INDICATORS

- Goal number of acquired acres obtained to increase acreage of protected land.
- Carrying capacity for Management Plans are developed and are incorporated.

INITIATIVE 4 | PROVIDE ADDITIONAL FACILITIES FOR ORGANIZED SPORTS OPPORTUNITIES



Community
Building &
Social Equity



Economic
Impact



Health &
Wellness



Financial
Sustainability

Sports leagues provide participants with access to the health and wellness benefits as well as the team building and soft skills development related to playing in a team sport. Sports tournaments and leagues provide important impact within the community and help financially support other aspects of the parks system. Sports tournaments and leagues provide economic impact within Seminole County which can contribute to financial sustainability within Parks and Recreation. Currently, sports facilities within Seminole County are in high demand and suffer from capacity pressures. By providing facilities for expanding sports tournaments and resident use, Seminole County will continue to grow its economic impact and keep up with growing demands.

STRATEGIES:

- 1 Expand rectangular field offerings by assessing the expansion of Sylvan Lake Park and Red Bug Lake Park or additional land acquisition for resident use.
- 2 Explore TID funding sources for economic impact activities.
- 3 Continue to re-invest in sports tournament infrastructure through the implementation of Site-Specific Recommendations (pg. [94](#)).

SUGGESTED KEY PERFORMANCE INDICATORS

- Number of rentable fields increased
- Use of rectangular fields increases due to field expansion
- Avenues for developing a funding source is identified
- Funding source is developed
- Total amount of allocated funding is increased with new funding source
- Investments into park infrastructure grows

INITIATIVE 5 | DEVELOP INDOOR RECREATION OPPORTUNITIES



**Community
Building &
Social Equity**



**Economic
Impact**



**Health &
Wellness**



The public engagement process in Seminole County further illuminated a need for additional programming offerings within the community including: youth/teen, fitness/wellness, and senior programming. Additional indoor recreation space is needed to properly meet the needs of the community and develop appropriate recreation programs. Indoor recreation opportunities will allow Parks & Recreation to meet the programming needs of the community as well as providing rentable space.

STRATEGIES:

1. Re-examine use of existing structures:

- Sylvan Lake Park Building
- Lillie H. Green Center
- Midway Community Center

2. Potential new building projects:

- Indoor Sports Facility
- Deer Run Clubhouse
- Rosenwald (East Altamonte)
- Bookertown

3. Evaluate other opportunities/needs

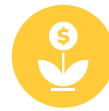
SUGGESTED KEY PERFORMANCE INDICATORS

- Fitness/wellness programs/partnerships are developed and marketed
- Recreation program needs are identified and informed by residents
- Recreation program attendance increases
- Total number of rentable indoor spaces is increased where the need is greatest
- Strategies to develop indoor complex are outlined and implemented to completion

INITIATIVE 6 | EXPAND PROGRAMS OFFERINGS TO MEET CURRENT AND FUTURE NEEDS



Community
Building &
Social Equity



Economic
Impact



Environmental
Sustainability



Health &
Wellness



Seminole County residents expressed high interest in having access to outdoor recreation including hiking and biking trails, access to water, and environmental education programs. Access to outdoor recreation and programming has been shown to improve both physical and mental health. Seminole County's wide array of parks, trails, and natural lands, as exemplified by the motto "Florida's Natural Choice," provide a great opportunity for use by both residents and visitors. In the future, Seminole County will continue its commitment to providing high quality outdoor recreation and programming by maintaining and expanding its current offerings.

STRATEGIES:

Parks (Facilities)

- 1 Implement trailhead recommendations as laid out in the Trails Master Plan and Site-Specific Recommendations (pg. [94](#)).
- 2 Implement boat ramp recommendations per the Site-Specific Recommendations (pg. [94](#))
- 3 Determine potential improvements to enhance boat ramp capacity and/or locations for additional boat ramps.

Recreation (Programs)

- 1 Promote & support environmental education programs.
- 2 Explore additional environmental programming opportunities.
- 3 Coordinate with IFAS extension for programming and marketing.

SUGGESTED KEY PERFORMANCE INDICATORS

- Service Area assessment findings demonstrating opportunities to increase access to nature-based recreation via trails.
- Determine capacity and measure usage to identify if and where boat ramps and kayak launches may be added.
- Coordination with environmental education program providers (both County providers and consultants) is increased and improved.
- Number of environmental education programs is increased.
- Environmental education program attendance grows each year due to promotional support.

INITIATIVE 7 | IMPROVE PUBLIC AWARENESS OF DEPARTMENT OFFERINGS



**Community
Building &
Social Equity**



**Economic
Impact**



**Financial
Sustainability**



Even the best park systems can be ineffective and underutilized if potential park users are unaware of their offerings. An improved communications strategy provides easy to access information about amenity offerings increasing utilization and access to department offerings. Improvements to the communications strategy will allow more residents to have easy to access information about the parks and recreation offerings within the system at their fingertips.

STRATEGIES:

- 1 Continue to implement planned park signage upgrades and branding.
- 2 Consult with marketing firm to improve marketing/communications plan.
- 3 Coordinate messaging with tourism agencies.
- 4 Improve webpage user experience.
- 5 Create email newsletter.
- 6 Create special events calendar on the Parks & Recreation website.
- 7 Expand current user survey program already in use.

SUGGESTED KEY PERFORMANCE INDICATORS

- Signage upgrades are implemented.
- Marketing/communications plan completed.
- Increased user satisfaction based on user satisfaction survey.
- Template for newsletter is developed along with online sign-up sheet.
- Coordination with tourism agencies is strengthened.
- Reporting of trips made to Seminole County by tourists is established and illustrates increases in visits.
- Special events calendar is created.
- Webpage clicks to access special events calendar grow each year after establishment.

INITIATIVE 8 | MAINTAIN ECOSYSTEMS THROUGH BEST MANAGEMENT PRACTICES



**Environmental
Sustainability**



Seminole County is committed to maintaining its natural ecosystems in parks and natural lands. By implementing Best Management Practices for natural resources, Parks and Recreation can leverage parks and facilities to protect air and water quality for residents.

STRATEGIES:

Landscapes and Water In Parks

- 1 Protect, manage, and restore tree canopy in parks and natural areas based on specific site goals.
- 2 Advocate for resilient, cohesive approach and practices towards stormwater management at park facilities and natural lands throughout the County – such as LID techniques i.e. rain gardens and bioswales and other options.

SUGGESTED KEY PERFORMANCE INDICATORS

- Tree canopy restoration projects are implemented
- Desired stormwater BMP's for parks are identified and planned
- Stormwater BMP's are incorporated into park facilities

INITIATIVE 9 | LEVERAGE SMART TECHNOLOGY IN PARKS



**Community
Building &
Social Equity**



**Environmental
Sustainability**



**Financial
Sustainability**

As technologies around parks and recreation develop, there is an opportunity to embrace and leverage smart technology to better serve the community. Smart technology can help park systems more effectively use resources to achieve equitable park access, environmental sustainability, and financial sustainability. Parks and recreation should embrace and adopt new technologies that enhance their ability to provide high-quality service to their residents.

The following strategies cover technologies that are likely to provide the largest impact at a low risk of obsolescence. Due to the changing landscape of technological advancements, it is important that Parks & Recreation continue to explore applications of technological innovations as they come into the forefront.

STRATEGIES:

- 1 Expand park lighting for evening play during cooler months.
- 2 Develop public Wi-Fi pilot program in parks by determining implementation sites beginning with Special Use Facilities and Community Parks.
- 3 Expand offerings of vehicle charging stations as feasible on a site-by-site basis. Focus implementation on Special Use Facilities and Community Parks for greatest impact.
- 4 Research and implement Citizen Request Management (CRM) software for ease of repair reporting by park users.
- 5 Develop GIS asset inventory system and asset management dashboard to monitor asset age and replacement needs.
- 6 Continue to investigate applications of tech innovations.
- 7 Expand security camera coverage in parks.

SUGGESTED KEY PERFORMANCE INDICATORS

- Number of parks that provide lighting at night is increased.
- Wi-Fi pilot program is implemented.
- Implementation of Citizen Request Management (CRM) software.
- Residents use of CRM application grows each year after creation.
- Additional vehicle charging station locations are identified and installed.
- Usage of charging vehicles increases each year after installation.
- GIS asset inventory system is reevaluated and priority improvements to the GIS asset inventory system are identified.
- Additional smart technology applications are identified and adopted for the betterment of service and operations.

INITIATIVE 10 | SUPPORT ARTS, CULTURE AND EDUCATION IN PARKS



Community
Building &
Social Equity



Economic
Impact



Financial
Sustainability



Arts and culture programming helps to build a sense of community and identity within the parks system. Special events draw regional tourism and economic impact into the community and be part of the financial sustainability strategy. Parks and Recreation will provide a facilitating role in connecting community groups with the resources necessary to develop a robust art & culture scene within Seminole County.

STRATEGIES:

- 1 Develop public art program by engaging with locally relevant arts groups to provide facilities and marketing opportunities.
- 2 Connect with local event organizers and community groups to provide special event facilities and facilitate special events programming within parks.
- 3 Provide interpretative messaging highlighting historical and cultural assets within Seminole County at relevant historic and cultural sites.

SUGGESTED KEY PERFORMANCE INDICATORS

- Strategy(s) to develop program as well as program services that will be offered is outlined
- Public art program is developed and open to residents
- Program participation grows each year
- New coordination or communication mechanisms are developed
- Number of partner event organizers is increased each year due to streamlined coordination
- New promotional/informational materials are developed
- Venue rentals go up each year

SERVICE AREA VISION

The Plan recommends a series of parks and other improvements to serve the growing population and evolving demographics of the County. These projects are physical improvements that will advance the broad initiatives of the Plan.

Currently Served Areas

Seminole County Parks and Recreation is one of many entities that build, maintain, and operate parks in the County. The County’s seven municipalities provide park service for their residents. This represents approximately half of the County’s population. Parks for residents of unincorporated Seminole County are provided by both the County (through its full range of park offerings) and a multitude of HOAs offering close-to-home parks and amenities. The County’s Rural Charter Area is largely served only by Community Parks, since the large lots and acreage typical of the area fill the close-to-home park needs of the rural community.

New Community Park

The southern half of the County is well-served by multiple Community Parks. However, the County currently does not provide a Community Park north of Longwood; this results in these residents traveling farther to Community Parks in the southern portion of the County, creating a higher impact on those parks. The Plan recommends the County investigate opportunities to provide a new Community Park in the northwest portion of the County.

Infill Neighborhood Parks

For nearly 40 years, the County’s Land Development Code has required recreation and open space amenities to be provided with new subdivisions. Roughly half of all residential units in place today were built in that time. Prior to this change, some higher-end communities provided resident amenities, but many did not. With a county-wide focus, Seminole County Parks and Recreation operates a relatively small number of Neighborhood Parks—many of which serve areas without HOA amenities. However, several notable gaps are still present. Many of these unserved areas have populations of concern for equitable service (i.e. they are older, poorer, less educated, and have a higher minority percentage than the County population as a whole). The Plan recommends the County determine how to appropriately provide close-to-home park uses in these areas through new Neighborhood Parks.

New Neighborhood Parks Concurrent with Development

The County continues to urbanize, as described in the recently completed Envision Seminole 2045. Some of this growth may include the densification of current lower-density enclaves. In these areas, the County has an opportunity to identify and deliver close-to-home parks in a coordinated manner through a plan overlay or similar approach.

Proposed Parks Vision:

NEW COMMUNITY PARK ‘A’

Northwest Seminole County

INFILL NEIGHBORHOOD PARK ‘B’

West Sanford

INFILL NEIGHBORHOOD PARK ‘C’

Weathersfield

INFILL NEIGHBORHOOD PARK ‘D’

Eastbrook

INFILL NEIGHBORHOOD PARK ‘E’

Stillwater/Lake Hayes Road

NEW NEIGHBORHOOD PARK ‘F’ CONCURRENT WITH DEVELOPMENT

Orange Boulevard Corridor Growth

NEW NEIGHBORHOOD PARK ‘G’ CONCURRENT WITH DEVELOPMENT

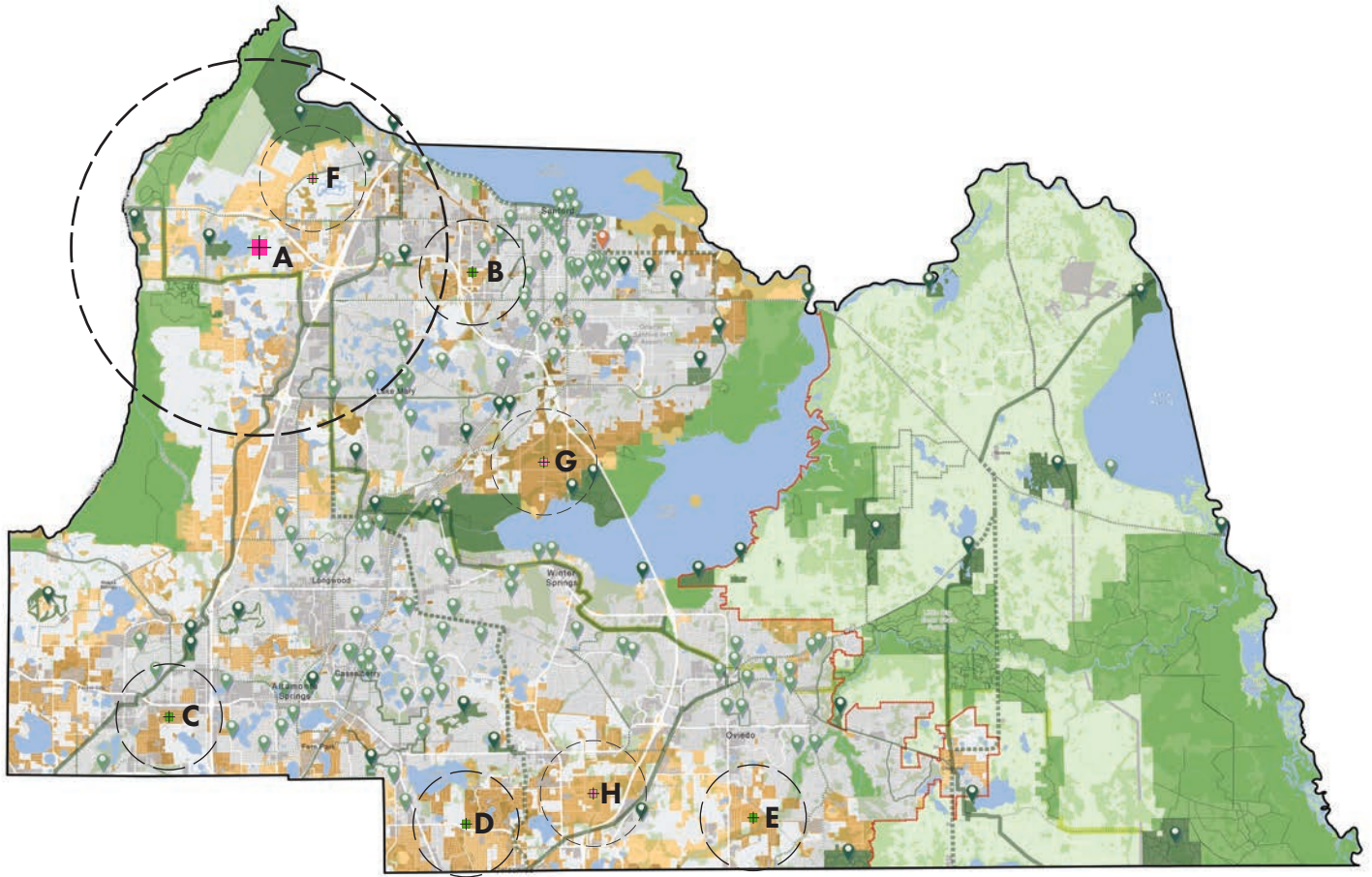
Myrtle Street Corridor

NEW NEIGHBORHOOD PARK ‘H’ CONCURRENT WITH DEVELOPMENT
















Brooks Lane/Bear Gully Creek

A further explanation of the methodology used to determine Infill and New Neighborhood Park locations can be found in [Appendix B](#).

MAP 9 | VISION MAP



LEGEND:

- | | | | |
|---|--|---|--------------------------------|
|  | Areas Served by Neighborhood/HOA/City Parks |  | Existing Parks |
|  | Rural Charter Area |  | County |
|  | Underserved Populations Without Neighborhood/HOA/City Park Service |  | City |
|  | Target New Community Park Service Area |  | State |
|  | Target Infill Neighborhood Park Service Area |  | Preserved Lands |
|  | Target New Neighborhood Park Concurrent With Development |  | Trail Network |
| | |  | Signature (Existing/Proposed) |
| | |  | Pathways (Existing/Proposed) |
| | |  | Connectors (Existing/Proposed) |
| | |  | Florida National Scenic Trail |

PARK AMENITY STANDARDS

Park Amenity Standards provide a baseline for the amenities that parks within the system should offer in order to provide consistent quality recreation opportunities throughout the system. While park types have been developed and adopted within the Comprehensive Plan, these additional standards serve to define a minimum quality of service throughout the system.

Park amenity standards can serve to:

- Upgrade existing parks to meet a minimum recreation quality
- Ensure new parks provide quality recreation opportunities
- Address park quality in new privately developed parks

These standards apply specifically to the Neighborhood and Community Park types since these serve a broader base of the residents with a broader range of activities. Amenities in Special Use Facilities, Boat Ramps, and Natural Lands will be responsive to the specialized uses and site conditions of each of site. Park Amenity Standards are designed to be flexible and responsive to the specific needs of Seminole County residents. Exact amenities and design of each park should be responsive to site conditions, context, and input from the surrounding community.

NEIGHBORHOOD PARK

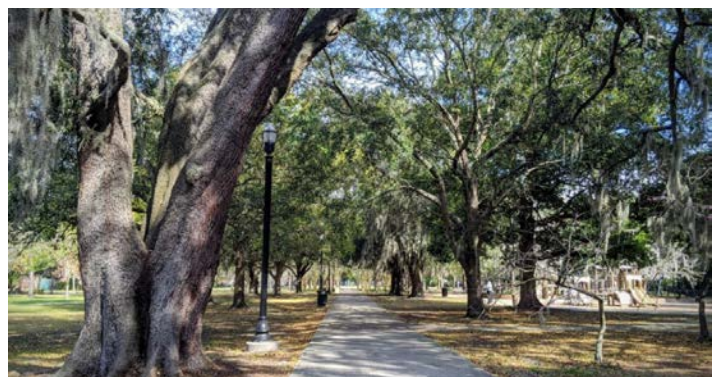
Neighborhood Parks are small- to mid-size parks that provide service to the neighborhoods surrounding it. These parks have a mix of passive and active amenities, with little programming. In Seminole County, Neighborhood Parks are provided through a targeted approach designed to boost equity within the county, focusing provision on areas with high concentrations of underserved populations that are unserved by other service providers, such as City parks and HOA parks. Opportunities for these parks may be limited based on the availability of land in an infill condition.

Design Considerations:

- Engage neighborhood in park planning process to determine specific amenities desired by residents
- Preserve unprogrammed space within park and maintain some passive use
- Position playgrounds, near parking, but away from streets
- Incorporate low impact development (LID) stormwater management when possible and provide interpretative signage

Elements:

- Unprogrammed open space, suitable for neighborhood events and casual play
- Structured play area, as determined based on neighborhood engagement process
- Outdoor fitness opportunities, such as outdoor fitness equipment or sports court
- Shaded sidewalk network, including bench seating



COMMUNITY PARKS

Community Parks are larger parks that draw users across several neighborhoods and provide community amenities and events. Community parks provide access to unique amenities and serve as destinations for county residents. In Seminole County, these parks can be subdivided into two categories:

- 1 Active Community Parks that include access to sports fields and courts and other active amenities; and
- 2 Nature Community Parks that offer access to nature-based recreation opportunities.

While Community Parks serve primarily as destination parks, they also provide neighborhood-level services for residents living near them. Therefore, Community Park standards are inclusive of all Neighborhood Park elements.

Design Considerations:

- Focus on the distinct user experience of the park, emphasize what makes the park unique in the system
- Position play area(s) near parking but away from streets
- Incorporate Low Impact Development (LID) stormwater management and provide interpretative signage
- Consider partnering with internet service providers to provide Wi-Fi hotspots, particularly in gathering spaces such as pavilions and playgrounds; add signage to indicate hot spot availability



ACTIVE COMMUNITY PARK

Elements:

- Open space, suitable for large events
- Structured play area, larger destination playground
- Outdoor fitness opportunities, such as outdoor fitness equipment
- Shaded sidewalk network and Destination Trails including bench seating
- Unlit sports practice fields/courts
- LID Stormwater Management



NATURE COMMUNITY PARK

Elements:

- Structured play area, larger destination playground or nature play area
- Outdoor fitness opportunities, such as outdoor fitness equipment
- Shaded sidewalk network and Destination Trails, including bench seating
- Natural area preservation with unique nature-based recreation amenities, e.g., boat ramp, campsites, boardwalk, outdoor classroom
- LID Stormwater Management





PART THREE

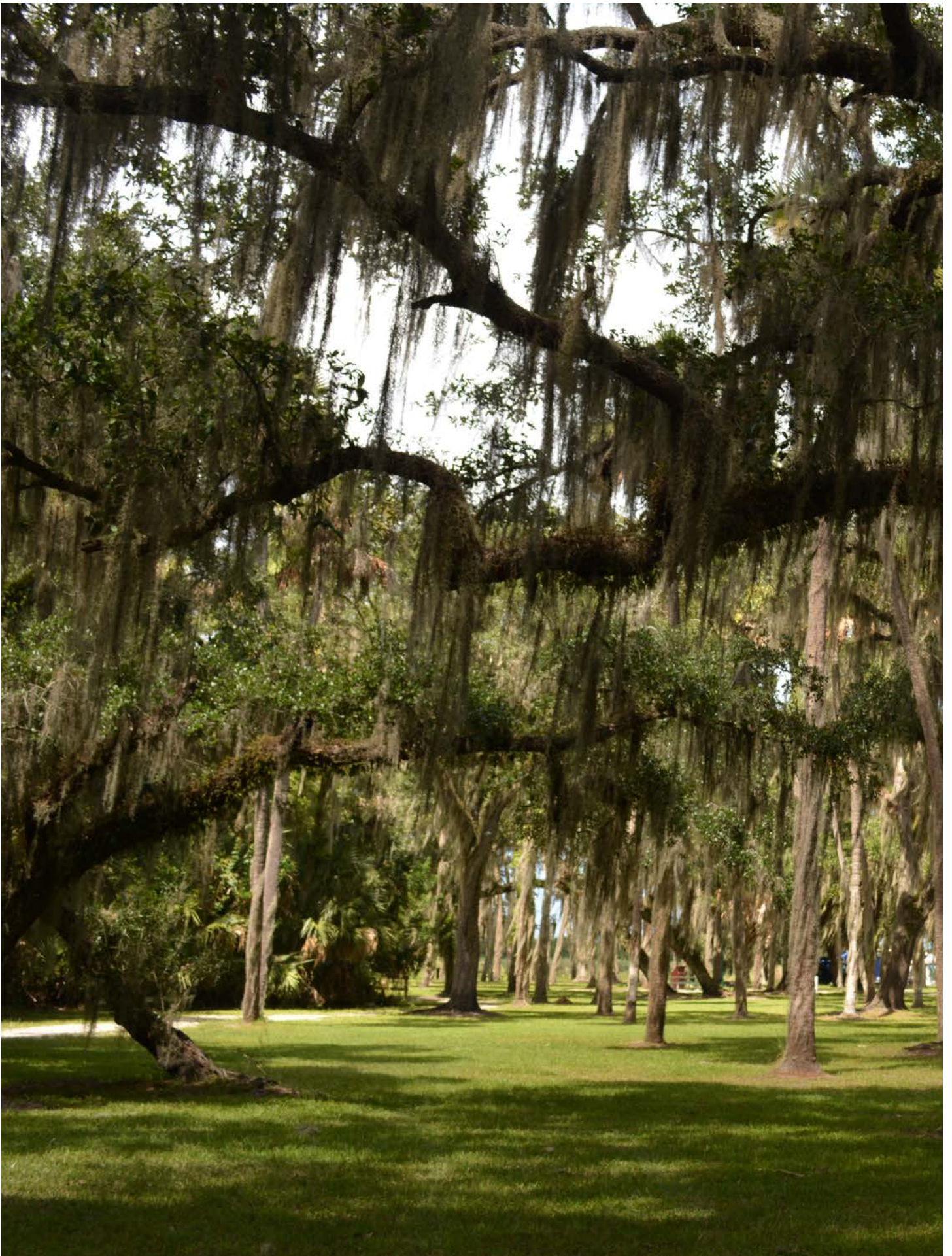
IMPLEMENTATION PLAN

SITE-SPECIFIC RECOMMENDATIONS

This Plan seeks to support Seminole County's goal of delivering a robust, high-quality park system to its current and future residents. Currently, the County maintains 43 parks which include community, neighborhood, natural lands, special use, and boat ramp facilities, as well as 14 trailhead locations that drive the regions trail network. Within this recreational system there are varying types of opportunities for improvement that suit the diverse range of recreational opportunities currently provided by the County as well as the consider the changing needs of residents.

Realizing these opportunities requires the identification of park improvements and facility needs, and the proposal of recommendations that can guide the County in its implementation of this Plan. Park enhancement via the incorporation of new, quality amenities, as well as timely upgrades and infrastructural renovations will be the focus of implementation. The following section provides a profile for each County recreational facility including highlights since the previous Master Plan update as well as recommendations for improvement developed by the project team. These recommendations reflect the needs and opportunities collected through field observations, community input as well as direction from County staff and leaders.

Recommendations correlate directly with improvement projects developed in the Capital Improvements Plan to create a financial blueprint for the future of Parks & Recreation.

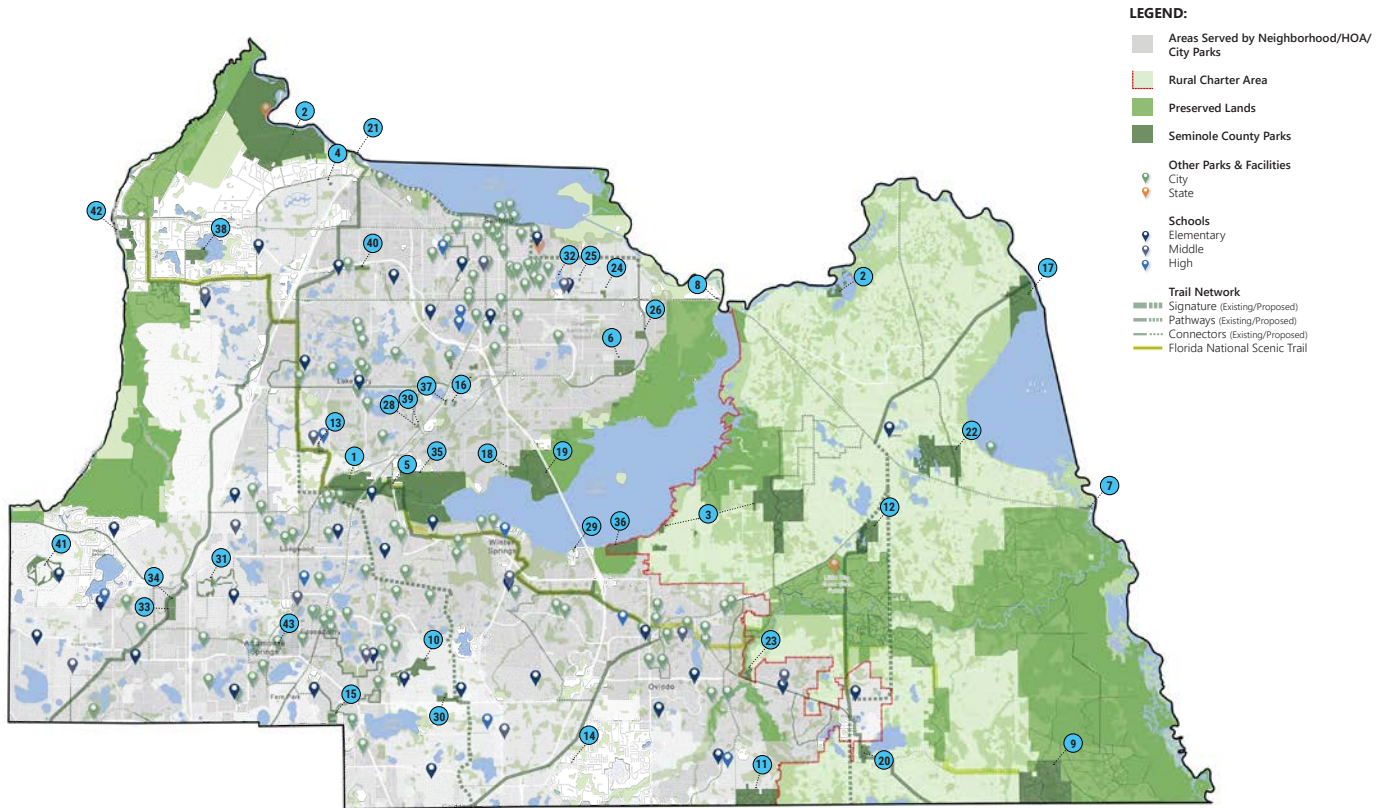


FACILITY OVERVIEW

PARK NAME		ACRES	PARK TYPE
1	Big Tree Park	10.74	Neighborhood
2	Black Bear Wilderness Area	1738.68	Natural Lands
3	Black Hammock Wilderness Area	708.74	Natural Lands
4	Bookertown Park	3.56	Neighborhood
5	Boombah Soldiers Creek Park	43.23	Special Use
6	Boombah Sports Complex	98.44	Special Use
7	C. S. Lee Park	16.04	Boat Ramp
8	Cameron Wight Park	2.85	Boat Ramp
9	Chuluota Wilderness Area	629.98	Natural Lands
10	Deer Run Park	134.76	Community
11	Econ River Wilderness Area	238.82	Natural Lands
12	Geneva Wilderness Area	180.34	Natural Lands
13	Greenwood Lakes Park	15.75	Neighborhood
14	Jamestown Park	1.05	Neighborhood
15	Kewannee Park	30.84	Neighborhood
16	Lake Dot Park	7.88	Neighborhood
17	Lake Harney Wilderness Area	349.64	Natural Lands
18	Lake Jesup Park	7.04	Boat Ramp
19	Lake Jesup Wilderness Area	481.06	Natural Lands
20	Lake Mills Park	46.74	Community
21	Lake Monroe Wayside Park	7.55	Boat Ramp
22	Lake Proctor Wilderness Area	475.78	Natural Lands
23	Little Big Econ Canoe Launch	27.25	Boat Ramp
24	Midway Community Center	10.84	Special Use
25	Midway Park	1.72	Neighborhood
26	Moore's Station Road Fields	28.45	Special Use
27	Mullet Lake Park	166.15	Community
28	Museum of Seminole County History	-	Special Use
29	Overlook Park	3.91	Natural Lands
30	Red Bug Lake Park	56.54	Community
31	Rolling Hills Park	98.43	Community
32	Roseland Park	1.98	Neighborhood
33	Sanlando Park	40.69	Special Use
34	SC Softball Complex	31.92	Special Use
35	Spring Hammock Preserve	1459.34	Natural Lands
36	Sullivan Property	141.10	Natural Lands
37	Sunland Park	5.22	Neighborhood
38	Sylvan Lake Park & Sports Training Center	126.23	Special Use
39	UF IFAS Extension Office & Auditorium	1.61	Special Use
40	Upsala Mountain Biking Facility	23.37	Special Use
41	Wekiva Golf Club	140.83	Special Use
42	Wilson's Landing Park	105.64	Natural Lands
43	Winwood Park	2.29	Neighborhood

TRAILHEAD NAME	
1T	Big Tree Park Trailhead
2T	Black Hammock Trailhead
3T	Boombah Soldiers Creek Park Mountain Bike Trailhead
4T	Geneva Wilderness Area/Flagler Trailhead
5T	Greenwood Lakes Park Trailhead
6T	Jones Trailhead
7T	Kewannee Park Trailhead
8T	Lake Mills Park Trailhead
9T	Markham Trailhead
10T	San Sebastian Trailhead
11T	SC Softball Complex Trailhead
12T	Snow Hill Trailhead
13T	Spring Hammock Trailhead
14T	St. Johns River Trailhead

MAP 10 | PARKS & FACILITIES OVERVIEW MAP



COMMUNITY PARKS

Core Experience:

Something for everyone; mix of uses, team/league sports, not far from home

Typical Facilities:

Sports fields and courts, parking, restrooms, walking paths, open spaces, Playgrounds

Access:

Walking, biking, driving, transit

Service Area:

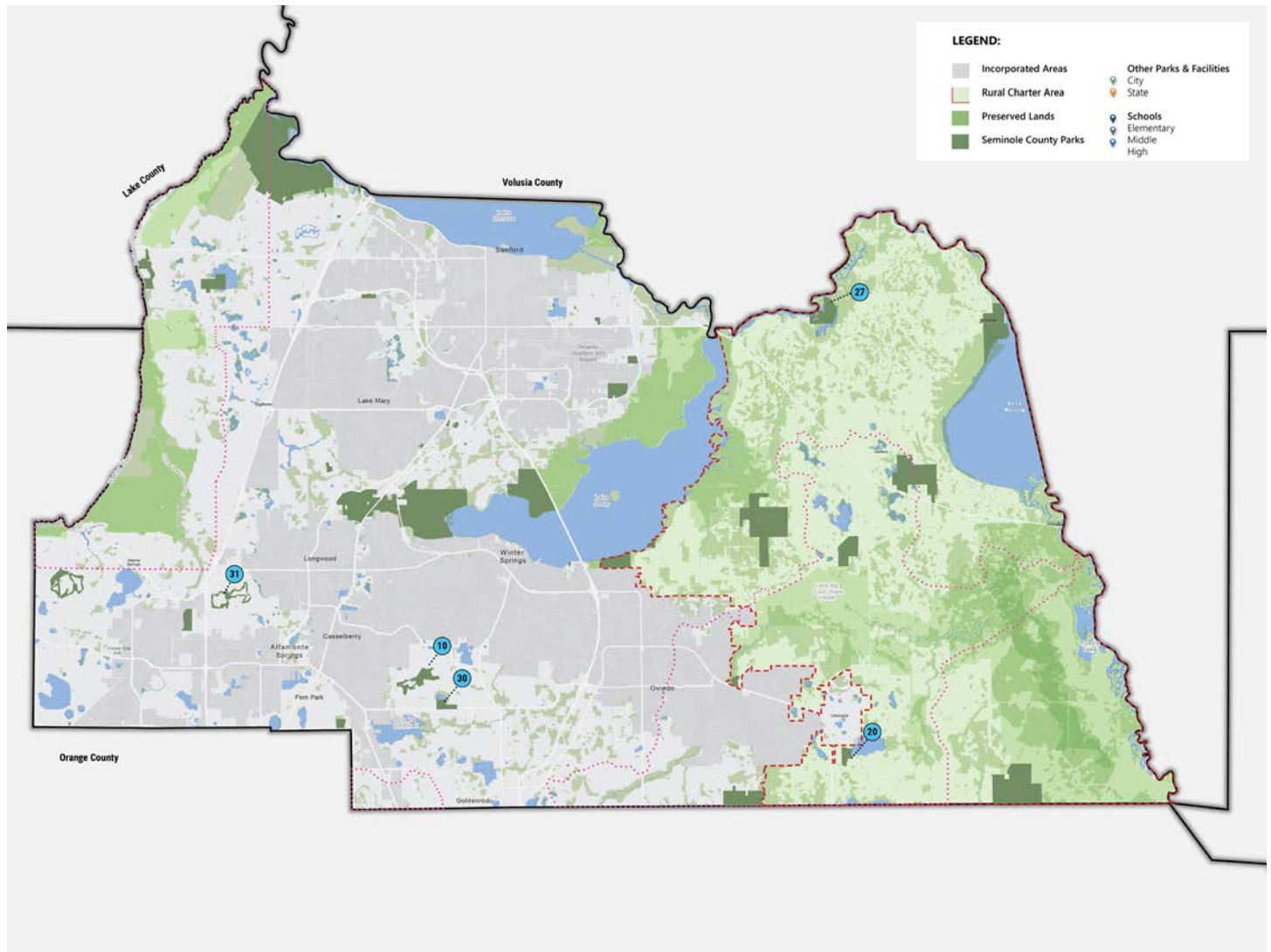
5 miles (urban/suburban)
10 miles (rural)

Refer to Park Amenity Standards (see pg. [88](#)) for Community Park standards.

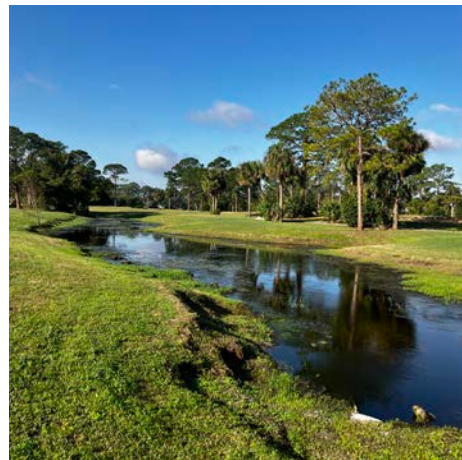
Facility Inventory

ID	PARK NAME	ACRES
10	Deer Run Park	134.76
20	Lake Mills Park	46.74
27	Mullet Lake Park	166.15
30	Red Bug Lake Park	56.54
31	Rolling Hills Community Park	98.43

MAP 11 | COMMUNITY PARKS MAP



10 Deer Run Park



Facility Profile

Location	300 Daneswood Way Casselberry
Acreage	134.76
Park Opened	TBD

Needs & Opportunities

- Clean up pond
- Develop clubhouse renovation and site plans
- Develop park master plan

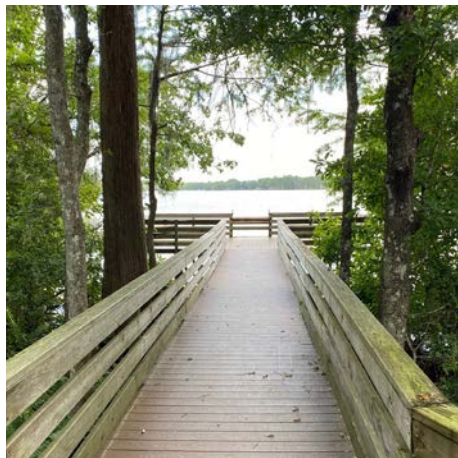
**Estimated Capital Improvement
Cost: \$550,000**

Future Plans

The Seminole County Board of County Commissioners purchased the former Deer Run Golf Course property in December 2021. Seminole County Parks and Recreation will develop the property into a passive park over the next several years to include renovation of the clubhouse into a community center.

Proposed Major Park Elements are to be determined through the site-specific master plan process.

20 Lake Mills Park



Facility Profile

Location	1301 Tropical Avenue Chuluota
Acreage	46.74
Park Opened	1974

2019–2023 Highlights

- Replaced playground equipment
- Refurbished fishing platform
- Paved loop trail
- Installed replacement boardwalk

Needs & Opportunities

- Install site lighting
- Install parking lighting
- Renovate outdoor stage
- Replace exercise equipment

**Estimated Capital Improvement
Cost: \$331,219**

Park Elements

- 1 Volleyball Court
- 1 Playground
- 1 Boardwalk
- 1 Fishing Pier
- 1 Kiosk
- 5 Pavilion
- 83 Tables
- 31 Grills
- 14 BBQ Pits
- 28 Benches
- 1 Bike Rack
- 1 Bike Repair Station
- 16 Exercise Stations
- 14 Campsites
- 2 Restroom

27 Mullet Lake Park



Facility Profile

Location	2368 Mullet Lake Park Rd, Geneva
Acreage	166.15
Park Opened	Pre-1973 (boat ramp)

Needs & Opportunities

- Install site lighting
- Install parking lighting
- Build fishing pier cove
- Reconfigure parking area
- Install fishing pier cove lighting
- Replace signage with new branding

Park Elements

- 1 Kiosk
- 1 Pavilion
- 17 Tables
- 11 Grills
- 9 BBQ Pits
- 4 Benches
- 1 Boat Ramp
- 9 Campsites
- 1 Restroom

Estimated Capital Improvement
Cost: \$747,188

30 Red Bug Lake Park



Facility Profile

Location	3600 Red Bug Lake Rd. Casselberry
Acreage	56.54
Park Opened	1975

Park Elements

3	Rectangular Fields
3	Diamond Fields (skinned)
16	Tennis Courts
4	Basketball Courts
2	Volleyball Courts
5	Racquetball
1	Playground
1	Boardwalk
5	Kiosks
5	Pavilions
49	Picnic Tables
3	Grills
80	Benches
1	Bike Rack
20	Bleachers
9	Exercise Stations
4	Restroom
1	Office/Hospitality Building
1	Maintenance Building
1	Storage/Equipment Building
1	Wallyball Court

2019–2023 Highlights

2019

- Constructed of 2 new sand volleyball courts
- Resurfaced tennis courts

2020

- New Park entrance signage
- Picnic paver area installed
- Resurfaced tennis courts

2021

- Restoration Project of Red Bug Lake shoreline
- Resurfaced tennis courts

2022

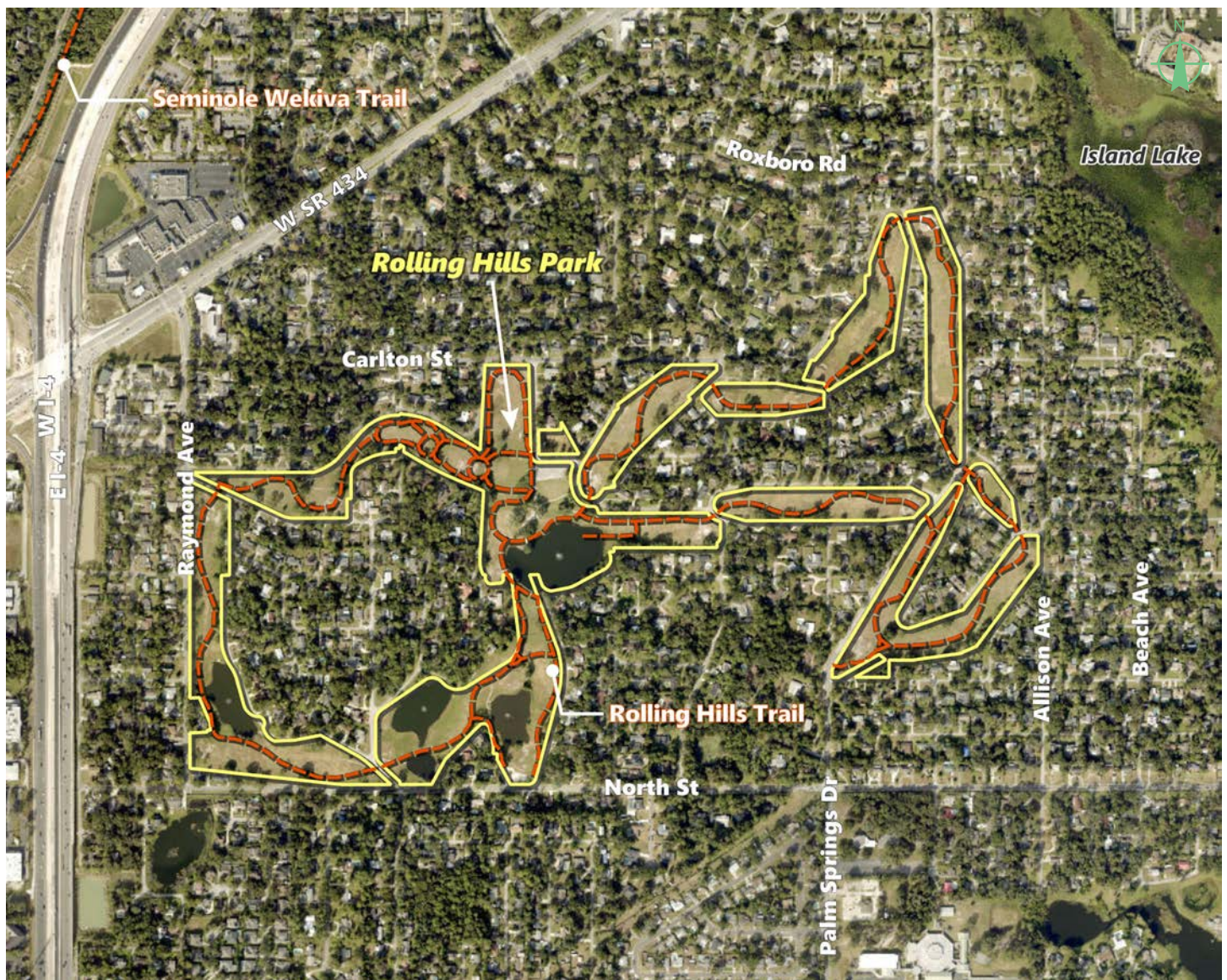
- Resurfaced tennis courts
- Installed new spectator bleachers

Needs & Opportunities

- Renovate softball fields
- Renovate soccer fields
- Update/replace park signs and wayfinding signs
- Install bleacher shade cover
- Replace sports lighting
- Replace tennis courts lighting
- Install pickleball courts
- Replace sports and tennis court lighting
- Construct new pickleball courts
- Replace site lighting
- Replace parking lighting
- Replace playground structure
- Replace boardwalk
- Improve playground surfacing
- Replace softball field fencing
- Replace soccer fields fencing
- Pave hiking trails/paths
- Add sand volleyball shade
- Add sand volleyball shower
- Replace scoreboard
- Enhance/add bocce courts
- Replace fitness stations and american ninja course
- Install pavers for tennis court area

**Estimated Capital Improvement
Cost: \$5,683,045**

31 Rolling Hills Community Park



Facility Profile

Location	1749 Art Hagan Place Longwood
Acreage	98.43
Park Opened	Future Date TBD

Future Plans

The former Rolling Hills Golf Course, purchased by Seminole County in 2016, is being redeveloped into a public recreation amenity and environmental asset. A Conceptual Master Plan was developed for the property in early 2019 by Seminole County that established a design philosophy for the park, including the development of a paved multi-use trail with associated trail amenities and Florida Communities Trust (FCT) Grant development requirements.

Proposed Park Elements Include:

- Playgrounds
- Trails
- Boardwalks
- Fishing Pier
- Pavilions
- Restrooms

Phase I focuses on the development of the park's trails.



SPECIAL USE FACILITIES

Core Experience:

Specialized recreation, programming or cultural use

Typical Facilities:

Sports fields and facilities, cultural facilities and buildings

Access:

Walking, biking, driving, transit

Service Area:

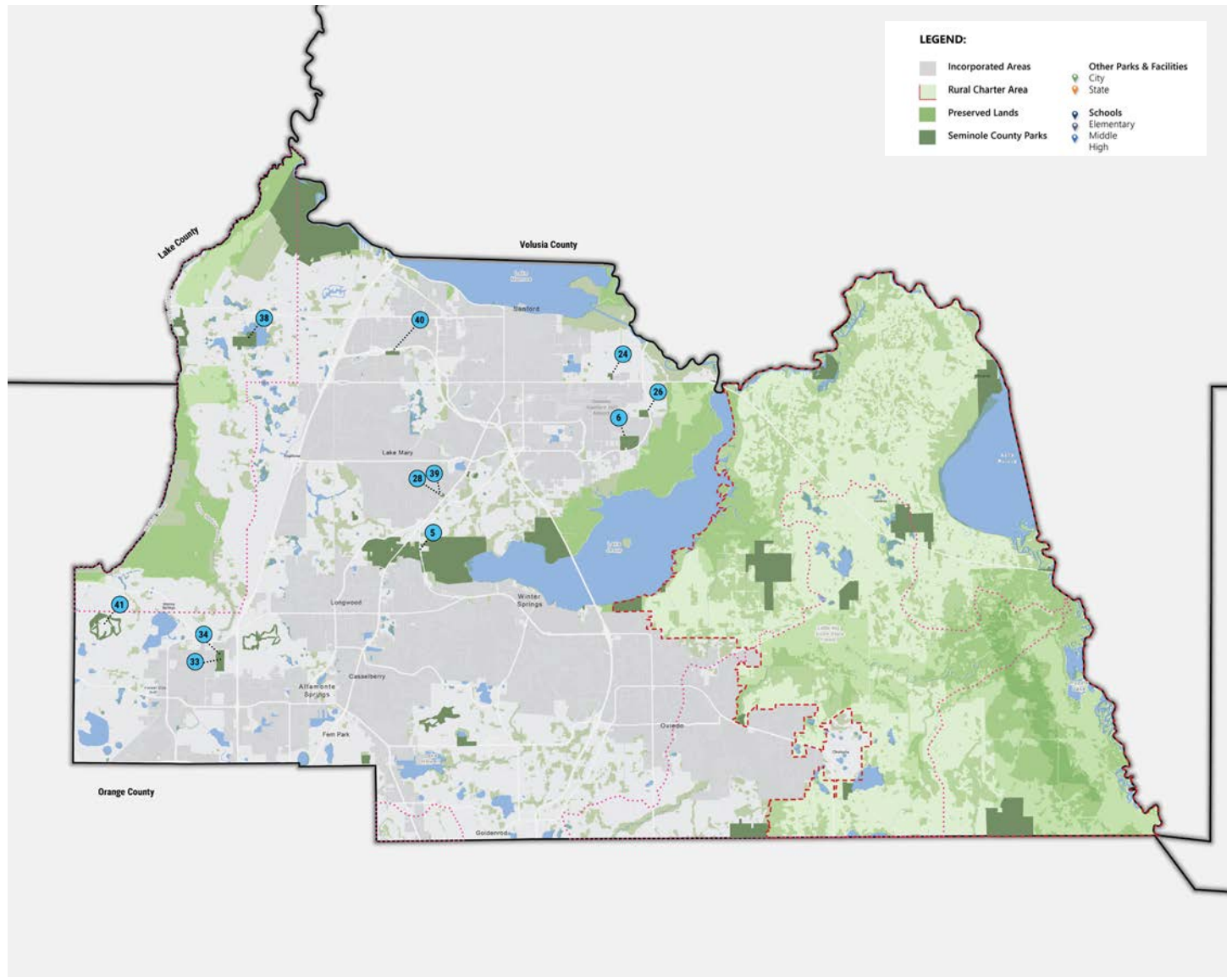
15 miles (urban/suburban)

20 miles (rural)

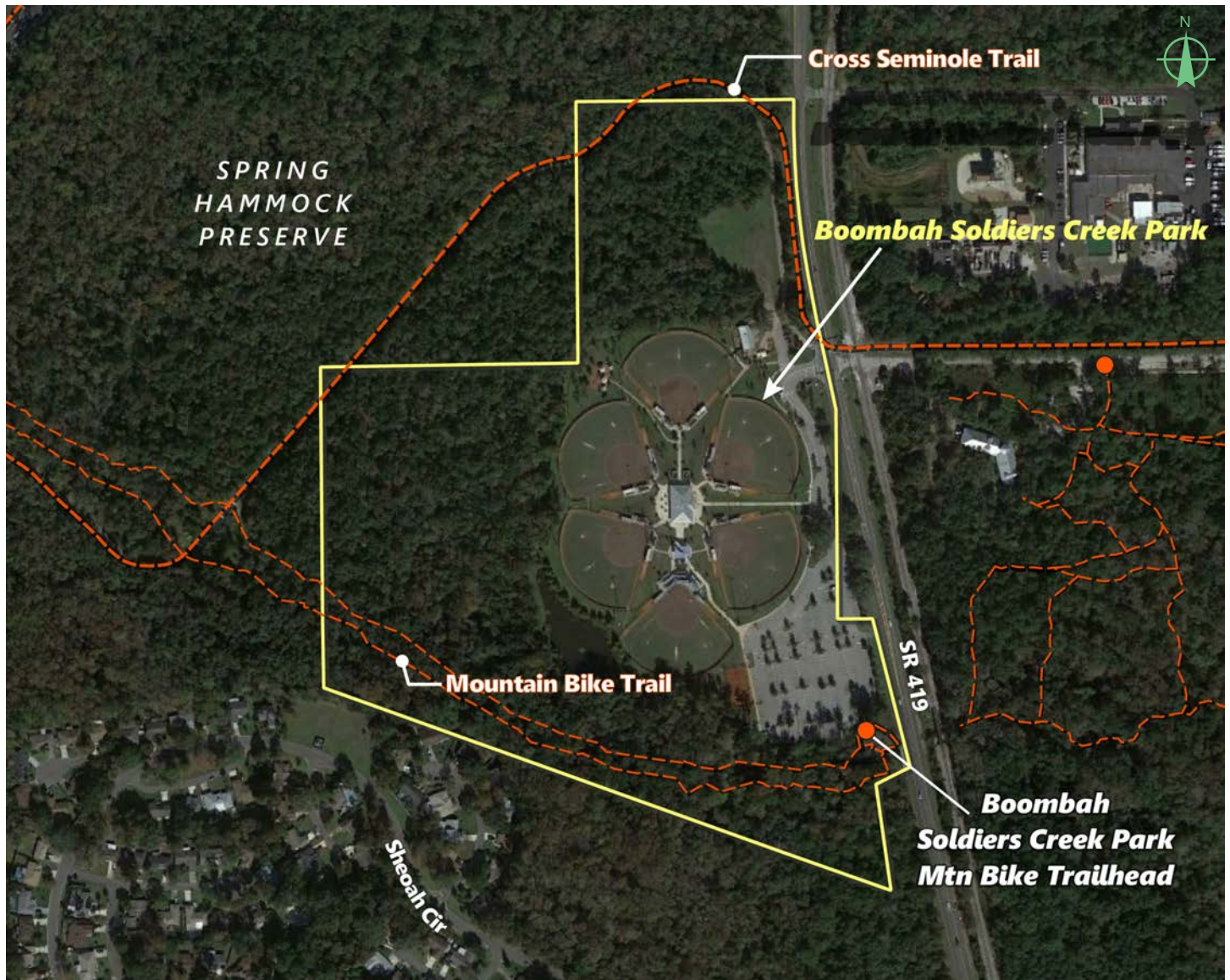
Facility Inventory

ID	PARK NAME	ACRES
5	Boombah Soldiers Creek Park	43.23
6	Boombah Sports Complex	98.44
24	Midway Community Center	10.84
26	Moore's Station Road Fields	28.45
28	Museum of Seminole County History	-
33	Sanlando Park	40.69
34	Seminole County Softball Complex	31.92
38	Sylvan Lake Park & Sports Training Center	126.23
39	UF/IFAS Extension Office & Auditorium	1.61
40	Upsala Mountain Biking Facility	23.37
41	Wekiva Golf Club	140.83

MAP 12 | SPECIAL USE PARKS & FACILITIES MAP



5 Boombah Soldiers Creek Park



Facility Profile

Location	2400 State Road 419 Longwood
Acreage	43.23
Park Opened	1972 Reconstructed 2017

Park Elements

- 6 Diamond Fields (skinned)
- 24 Other
 - 1 Playground
 - 1 Kiosk
 - 1 Pavilion
 - 8 Tables
 - 5 Benches
 - 1 Bike Rack
 - 1 Bike Repair Station
- 16 Bleachers
 - 1 Restroom
 - 1 Office/Hospitality Building
 - 1 Concession Facility
 - 1 Maintenance Building
 - 1 Storage/Equipment Building
 - 1 Food Prep Area
 - 1 Meeting Room

2019–2023 Highlights

2021

- Improved batting cages with new benches and hitting surfaces
- Replaced meeting room carpet with vinyl plank flooring

2022

- Completed field upgrades to meet NCAA standards
- Renovated coaches boxes, 12 bullpens and 8 batting cages
- Upgraded seating areas
- Repainted administration building
- Added additional lighting to pavilion area

2023

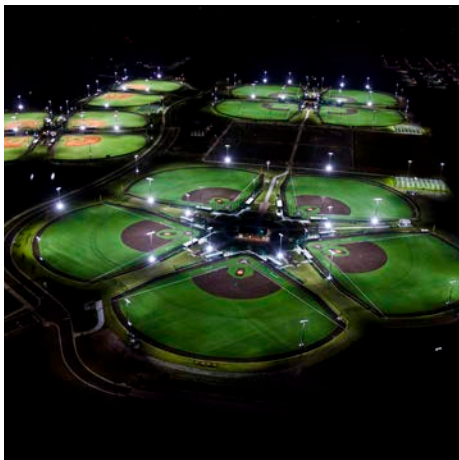
- Added north parking lot
- Replaced park monument signage
- Upgraded sound system

Needs & Opportunities

- Add exercise equipment
- Install additional sidewalk
- Replace bleachers/scorekeeping shade covers
- Replace championship field with synthetic turf
- Upgrade technology
- Replace playground structure
- Add championship field drainage

**Estimated Capital Improvement
Cost: \$1,198,558**

6 Boombah Sports Complex



Facility Profile

Location	3450 E Lake Mary Blvd. Sanford
Acreage	98.44
Park Opened	2016

Park Elements

- 6 Diamond Fields (skinned)
- 9 Multipurpose Fields
- 6 Other Field
- 1 Playground
- 1 Pavilion
- 20 Tables
- 11 Benches
- 30 Bleachers
- 4 Restroom
- 1 Office/Hospitality Building
- 3 Concession Facilities
- 1 Maintenance Building
- 4 Storage/Equipment Buildings
- 3 Food Prep Areas
- 1 Meeting Room

2019–2023 Highlights

2020

- Replaced batting cage netting in Hubs A and B
- Installed new infield material on all 6 natural grass fields
- Replaced 4 pitching mounds in Hub A

2021

- Installed 44 new shade coverings around the Boombah Sports Complex

2022

- Installed new SportaFence Temporary Fence System
- Seal coated and striped parking lot
- Upgraded landscape by adding 12 new palm trees in the Hubs
- Updated and replaced all scoreboard and hub signage

Needs & Opportunities

- Install fishing pier/platform
- Pave overflow lot
- Replace synthetic turf – entire field
- Replace current natural grass fields with 6 synthetic turf fields
- Add permanent storage units – 2 (Hubs A & B)
- Complete Hub D - Addition of two baseball fields to the complex
- Install additional digital video boards
- Add Esports tournament equipment
- Replace field fencing
- Install SportaFence (current temp fence replacement option)
- Add full service kitchen for concession operations
- Replace playground
- Add misting stations
- Replace concession signage
- Repave/restripe parking lot
- Provide pavilion by Hub C
- Add exercise equipment (7 stations)

Estimated Capital Improvement Cost: \$21,363,750

24 Midway Community Center



Facility Profile

Location	2253 Jitway Avenue Sanford
Acreage	10.84

Park Elements

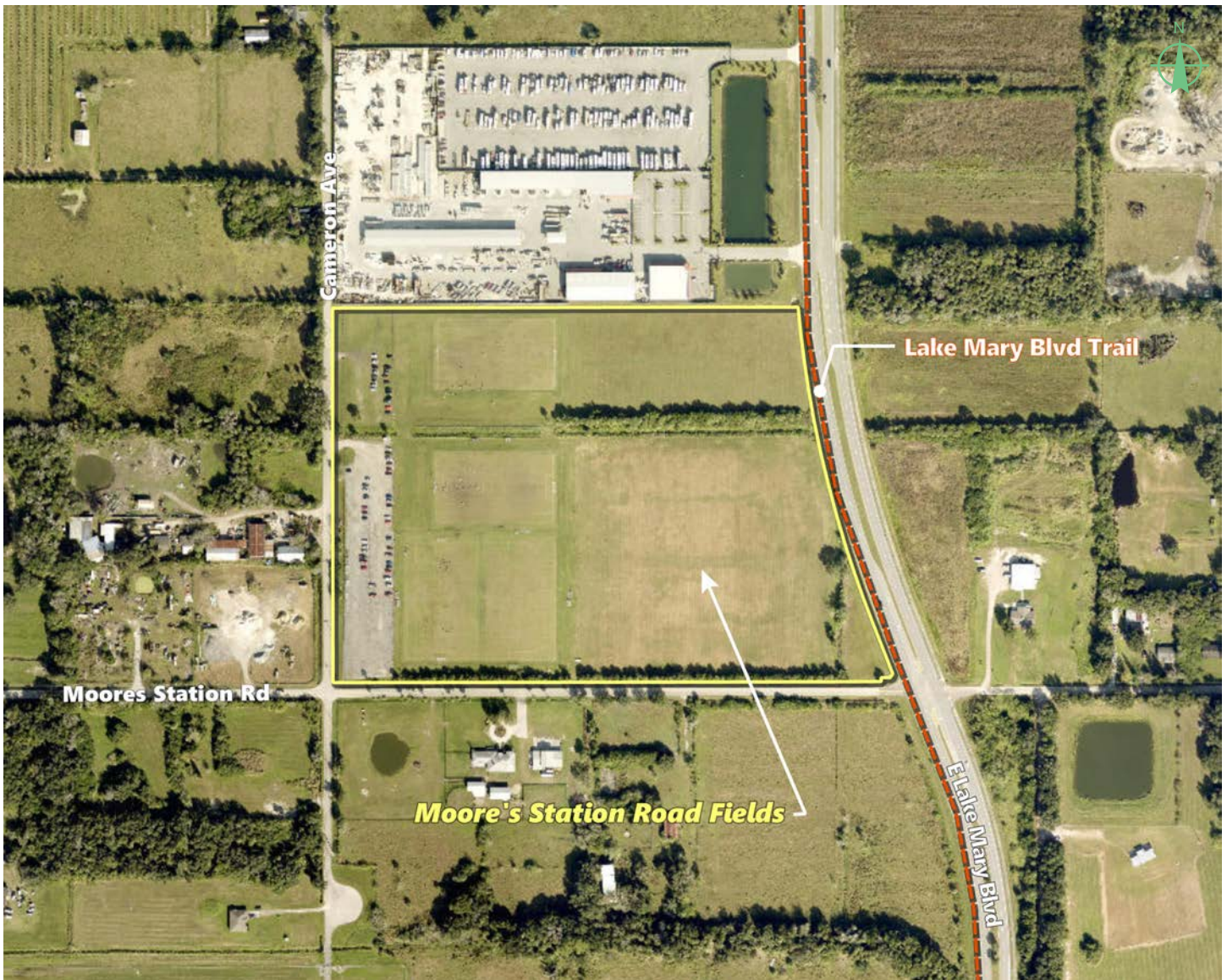
- 30 Tables
- 2 Restroom
- 1 Food Prep Area
- 1 Meeting Room

Needs & Opportunities

- Repaint interior of the building

**Estimated Capital Improvement
Cost: \$10,000**

26 Moore's Station Road Fields



Facility Profile

Location	841 Cameron Avenue Sanford
Acreage	28.45
Park Opened	2013

Park Elements

- 4 Rectangular Fields
- 2 Multipurpose Field
- 4 Benches
- 7 Bleachers

2019–2023 Highlights

- Continued improvement to playing field
- 2020
- Installed automated irrigation clock
- 2021
- Replaced soccer goals

Needs & Opportunities

- Add bleacher shade covers
- Provide sports lighting
- Add concession facilities
- Provide site lighting
- Provide parking lighting
- Provide ADA parking
- Add parking lot paving
- Add sidewalks
- Add picnic tables
- Add drinking fountains
- Add hexagon pavilion
- Renovate soccer fields

**Estimated Capital Improvement
Cost: \$2,037,401**

28 Museum of Seminole County History



Facility Profile

Location	300 Eslinger Way, Sanford
Acreage	-
Opened	November 1983

Park Elements

- 1 Kiosk
- 1 Pavilion
- 2 Tables
- 3 Benches
- 2 Restroom
- 1 Office/Hospitality Building
- 1 Storage/Equipment Building
- 1 Food Prep Area
- 1 Meeting Room
- 1 Pole Barn
- 1 Barn House/Annex
- 1 Building 302

2019–2023 Highlights

- 2019
- Acquired 32 historical carriages from resident for a future exhibit.
 - Museum received trailer to create traveling Senator display
- 2020
- Archived and updated early colonial and territorial exhibits
- 2021
- Renovation of the 1795 Riding Chair buggy was completed. This is the first buggy renovated from the Bill Nygren Collection

Needs & Opportunities

- Create master plan for museum complex
- Renovate building 302 into carriage exhibit space
- Relocate current equipment in 302
- Install fencing for building 302
- Install walkway and landscaping for building 302 project
- Restore buggy collection
- Expand collections annex
- Expand exhibits gallery
- Move pole barn
- Add new entrance sign
- Enhance front entrance
- Install pavilion
- Add events and meetings annex
- Install storage shed
- Preserve Tropic Park Drive
- Create prehistory display gallery

Estimated Capital Improvement Cost: \$11,191,225

33 Sanlando Park



Facility Profile

Location 401 W Highland Street
Altamonte Springs

Acreage 40.69

Park
Opened 1978

Park Elements

- 25 Tennis Courts
- 2 Basketball Courts
- 1 Volleyball Court
- 7 Racquetball
- 1 Playground
- 4 Kiosks
- 3 Pavilions
- 18 Tables
- 7 Grills
- 74 Benches
- 1 Bike Rack
- 1 Bike Repair Station
- 8 Bleachers
- 8 Exercise Stations
- 3 Restroom
- 1 Office/Hospitality Building
- 1 Maintenance Building
- 1 Storage/Equipment Building
- 1 Pro Shop
- 1 Meeting Room

2019–2023 Highlights

2019

- Replaced Playground
- Tennis Courts Resurfaced

2020

- Tennis Courts Resurfaced
- Replaced Gutters on Administration Building
- Exterior Fence Replaced
- New Entrance Sign

2021

- Resurfaced Tennis Courts
- Expanded Sidewalks around Tennis Courts
- Landscape Upgrades at Entrance and Administration Building

2022

- Remodeled Restrooms in Administration Office
- Updated Tennis Court Restrooms
- Refinished and Upgraded Basketball Courts
- Fence Replacement

2023

- Resurface Tennis Courts

Needs & Opportunities

- Renovate existing building
- Replace park signs and implement wayfinding signs
- Tear-out and Rebuild courts #1-3
- Replace sports lighting (tennis)
- Add bleacher shade cover
- Add perimeter fences/gates
- Add parking lighting
- Add site lighting
- Replace exercise equipment (7 stations)
- Renovate playground restrooms
- Build 6 pickleball courts
- Improve site drainage from Apple Valley
- Pave shell trail
- Maintain stormwater structure
- Replace playground equipment

Estimated Capital Improvement

Cost: \$5,707,543

34 Seminole County Softball Complex



Facility Profile

Location	2200 North Street Altamonte Springs
Acreage	31.92
Park Opened	1993

Park Elements

- 5 Diamond Fields (skinned)
- 1 Kiosk
- 1 Pavilion
- 14 Tables
- 1 Grill
- 9 Benches
- 1 Bike Rack
- 20 Bleachers
- 3 Exercise Stations
- 2 Restroom
- 1 Office/Hospitality Building
- 1 Concession Facility
- 1 Maintenance Building
- 1 Storage/Equipment Building
- 1 Food Prep Area
- 1 Meeting Room

2019–2023 Highlights

2019

- Installation of 2 new scoreboards
- Upgrades to Restrooms
- Basic Shade Updates to Spectator Bleachers

2020

- Installation of new Park Entrance Sign

2021

- Replaced Walking Path Concrete
- Additional Landscape Updates around the Administration Building

2022

- Improved Site Drainage Through Repairing Concrete Areas
- Upgraded Dugout Phone System
- Repaired Fountain Light
- Added Additional Seating around Concessions
- Replaced Outfield Batters Screens

2023

- Installed new Fitness Equipment
- Repaired Field Fencing
- Improved Landscaping around Park Entrance area

Needs & Opportunities

- Update park signs and wayfinding signs
- Complete softball field renovation
- Replace softball field fences
- Add spectator seating
- Upgrade technology
- Add backstop netting
- Replace and expand spectator shade covering
- Replace sports lighting
- Add playground

**Estimated Capital Improvement
Cost: \$2,984,910**

38 **Sylvan Lake Park & Sports Training Complex**



Facility Profile

Location	845 Lake Markham Rd Sanford
Acreage	126.23
Park Opened	1984

Park Elements

- 6 Rectangular Fields
- 9 Tennis Courts
- 1 Volleyball Court
- 4 Racquetball
- 1 Playground
- 1 Fishing Pier
- 3 Kiosks
- 8 Pavilion
- 67 Tables
- 12 Grills
- 3 BBQ Pits
- 23 Benches
- 2 Bike Racks
- 12 Bleachers
- 6 Exercise Stations
- 1 Horseshoes
- 1 Canoe Launch
- 6 Restroom
- 1 Office/Hospitality Building
- 1 Maintenance Building
- 1 Storage/Equipment Building
- 2 Locker Rooms
- 3 Meeting Rooms
- 1 Petanque Court
- 1 Fitness/Training Room

2019–2023 Highlights

2019

- Playground Replacement

2020

- Installation of Fishing Pier
- Installation of Tot Lot Playground
- New Park Entrance Signage
- Tennis Resurfacing

2021

- Tennis Court Resurfacing
- Installation of Fitness Equipment

2022

- Replaced Entrance Gates and Installed New Landscape
- Replaced Perimeter Fencing around the Park
- Performed Major Tree Cleanup
- Resurfaced Tennis Courts
- Installed 2 Retention Areas to prevent flooding and runoff
- Renovated 3 Outdoor Restrooms
- Upgrade Irrigation System on Soccer Fields
- Major Field Renovations to Fields A through D

Needs & Opportunities

- Replace park signs and wayfinding signs
- Add bleacher shade covers
- Install Pour and Play to replace playground mulch
- Replace playground at end of life
- Replace soccer lighting
- Add concession facilities
- Replace tennis court lighting
- Convert racquetball courts to pickleball courts
- Install site lighting
- Install parking lighting
- Replace broken boardwalk
- Provide rain shelter along boardwalk
- Construct paved loop trail

**Estimated Capital Improvement
Cost: \$2,602,203**

39 UF/IFAS Seminole County Extension



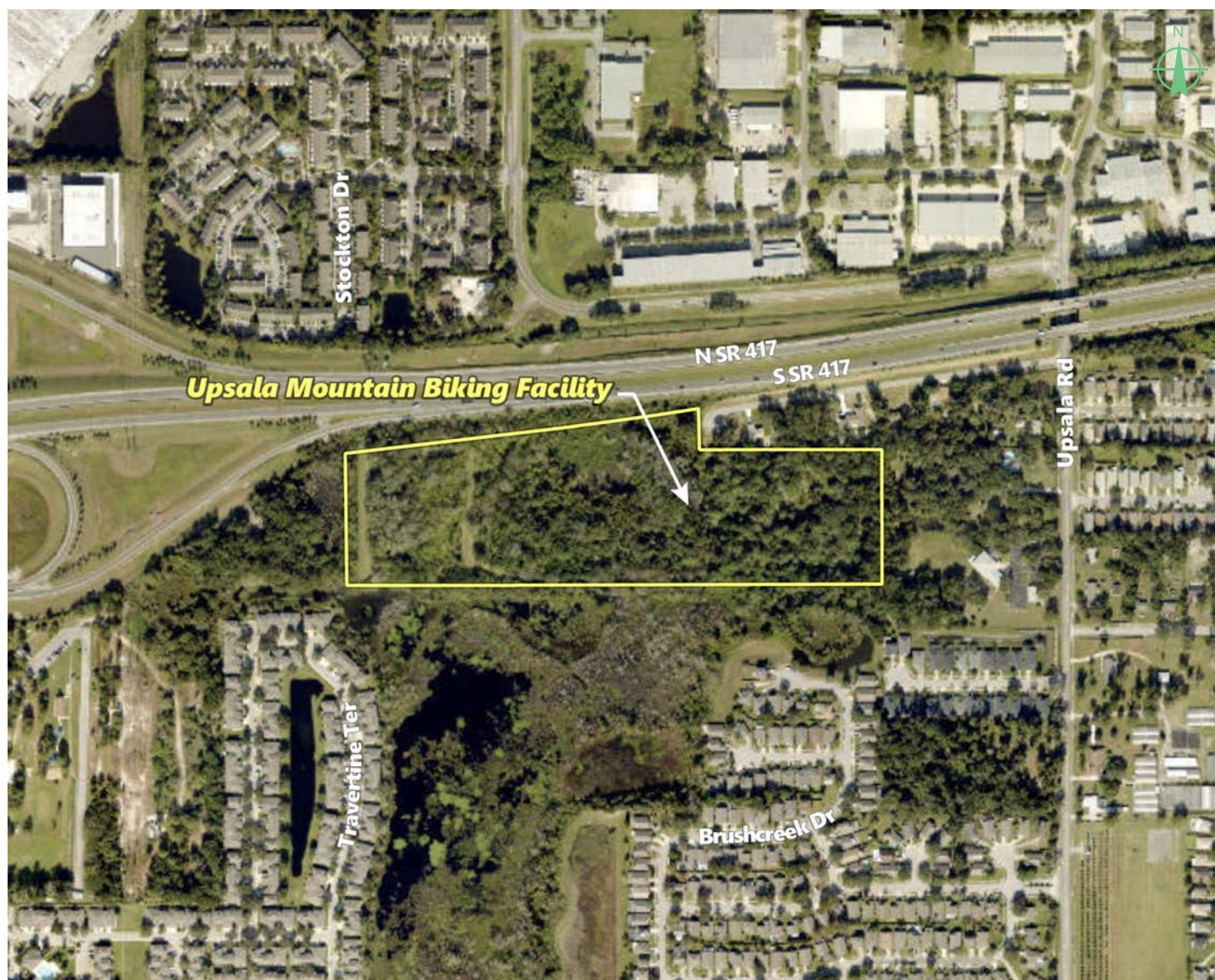
Facility Profile

Location	300 Eslinger Way
	Sanford
<hr/>	
Acreage	1.61
<hr/>	

Facility Elements

- Administration Offices
- Auditorium

40 Upsala Mountain Bike Facility



Facility Profile

Location	Twin Lake Rd Sanford
Acreage	23.37
Park Opened	TBD

Park Elements

- Vehicular Access
- Maintenance Path
- Perimeter Fencing

Needs & Opportunities

- Implement plan for new mountain bike trails
- Acquire adjacent parcels to connect to nearby city park

**Estimated Capital Improvement
Cost: \$262,500**

41 **Wekiva Golf Club**



Facility Profile

Location	4100 Wekiva Club Ct Longwood
Acreage	140.83

Park Elements

- 18 Golf Holes
- 1 Driving Range
- 1 Putting Green
- 1 Cart Barn
- 2 Restrooms
- 1 Office/Hospitality Building
- 1 Concession Facility
- 1 Maintenance Building
- 1 Storage/Equipment Building
- 1 Pro Shop
- 2 Locker Rooms
- 1 Food Prep Area
- 1 Meeting Room

2019–2023 Highlights

2022

- Purchased Golf Course
- Parking Lot Asphalt Minor Repairs
- Environmental Cleanup around Maintenance Shop
- Tree Removal around the Clubhouse and Golf Course
- Pond Cleanup
- Gutters around Clubhouse Replaced
- Minor Roof Leaks Fixed
- Removed dilapidated shed from Maintenance Area
- General Cleanup around Clubhouse and Course
- Minor Electrical Repairs

2023

- Hole Signage Replaced at every Tee Box
- Replaced all Tee Markers and Hole Flags
- Replaced Double Staircase that led to the 2nd Floor
- Replaced Pedestrian Gates around Course
- Replace all Exterior Split Rail Fencing with Vinyl Fencing

Needs & Opportunities

- Renovate parking lot
- Add fountain to lake on hole #17/#18
- Redevelop bunkers
- Install elevator in clubhouse
- Replace carpet in clubhouse
- Repaint clubhouse interior
- Repaint clubhouse exterior
- Update restroom fixtures
- Renovate driving range
- Upgrade 2nd floor A/C unit
- Replace split rail fencing
- Update clubhouse furnishing
- Replace kitchen equipment
- Replace Clubhouse roof
- Renovate cart barn/storage
- Renovate maintenance barn

Estimated Capital Improvement Cost: \$2,425,000

Future Plans

In recent years, Seminole County's Parks and Recreation Division has completed a number of facility renovations at the Wekiva Golf Club. Their website has a dedicated webpage on these projects and lists future expenditures that align with remaining improvements needed. Further, Seminole County Parks and Recreation is also planning to install a new irrigation system at the golf course, and to conduct a facilities study for the buildings and parking lots at the Golf Club.

NEIGHBORHOOD PARKS

Core Experience:

Safe, walkable, close-to-home recreation

Typical Facilities:

Benches, pavilion, paths, basketball court, playground

Access:

Walking, biking

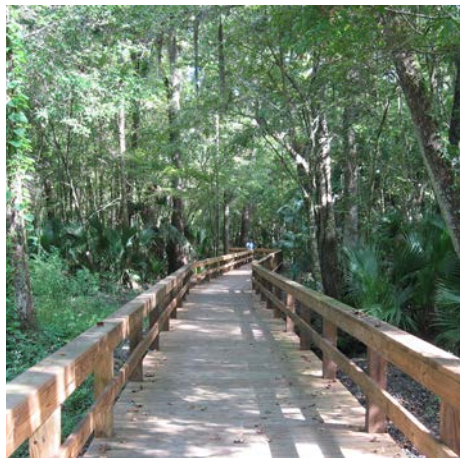
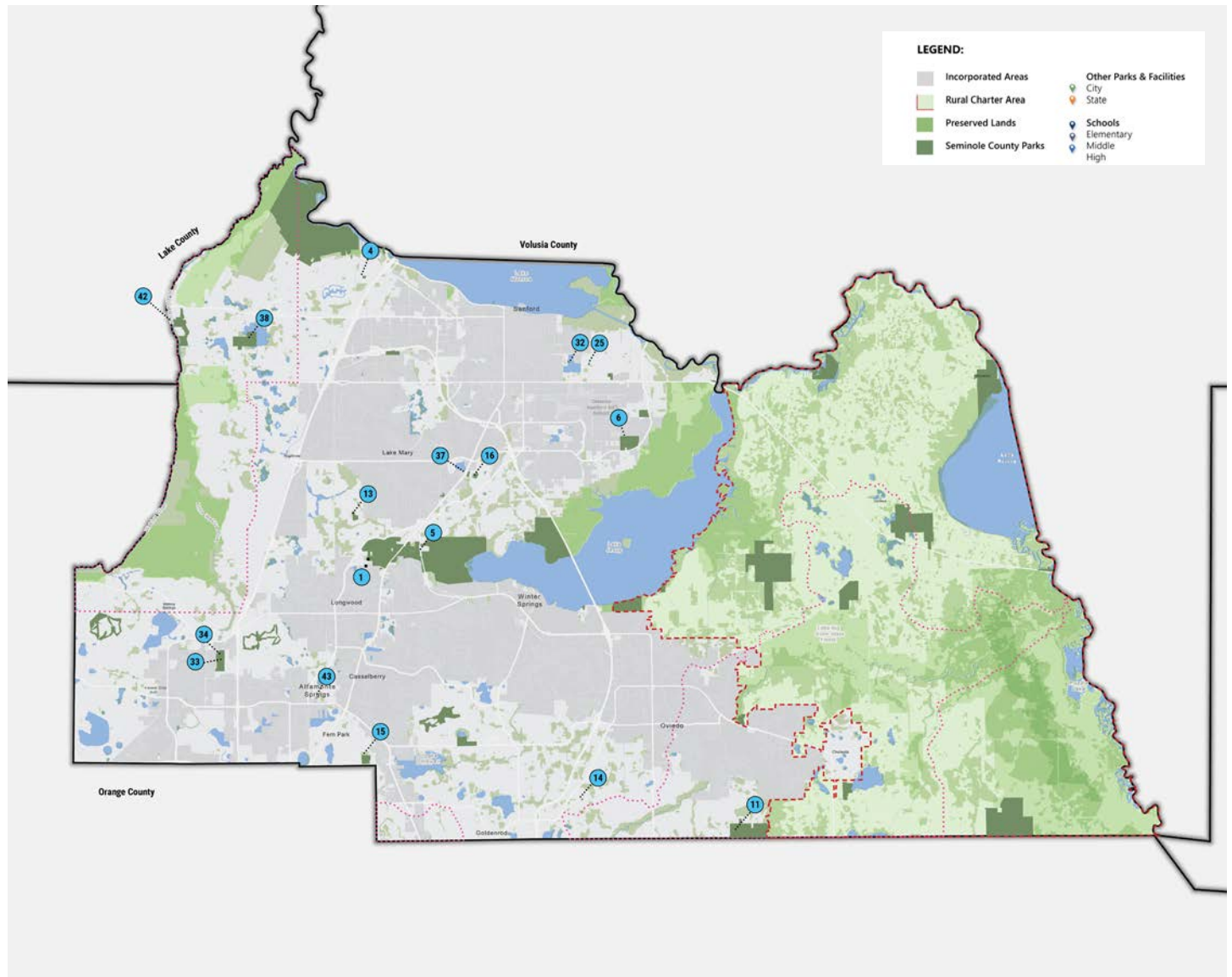
Service Area:

1 mile

Refer to Park Amenity Standards (see pg. [88](#)) for Neighborhood Park standards.

ID	PARK NAME	ACRES
1	Big Tree Park	10.74
4	Bookertown Park	3.56
13	Greenwood Lakes Park	15.75
14	Jamestown Park	1.05
15	Kewannee Park	30.84
16	Lake Dot Park	7.88
25	Midway Park	1.72
32	Roseland Park	1.98
37	Sunland Park	5.22
42	Wilson’s Landing Park	105.64
43	Winwood Park	2.29

MAP 13 | NEIGHBORHOOD PARKS MAP



1 Big Tree Park



Facility Profile

Location	761 General Hutchinson Pkwy
	Longwood
Acreage	10.74
Park Opened	Pre-1973

Park Elements

- 1 Playground
- 1 Boardwalk
- 2 Kiosks
- 2 Pavilion
- 10 Tables
- 2 Grills
- 1 Bench
- 2 Bike Racks
- 1 Bike Repair Station
- 1 Exercise Station
- 1 Restroom

2019–2023 Highlights

- 2022
- Added exercise station
- 2023
- Replace septic system

Needs & Opportunities

- Provide potable water connections and amenities
- Replace playground

**Estimated Capital Improvement
Cost: \$448,750**

4

Bookertown Park



Facility Profile

Location	4640 Richard Allen St. Sanford
Acreage	3.56
Park Opened	Pre-1973

Park Elements

- 1 Diamond Field (skinned)
- 1 Clay Court
- 1 Basketball Court
- 1 Playground
- 1 Pavilion
- 15 Tables
- 3 Grills
- 8 Benches
- 3 Bleachers
- 1 Restroom

2019–2023 Highlights

- Replaced basketball court and goal
- Replaced dugouts
- Added ADA accessible sidewalks to baseball fields

Needs & Opportunities

- Renovate softball field
- Install sports lighting
- Replace playground

**Estimated Capital Improvement
Cost: \$591,563**

13 Greenwood Lakes Park



Facility Profile

Location	660 Greenway Blvd. Lake Mary
Acreage	15.75
Park Opened	1990

Park Elements

- 1 Diamond Field (grass)
- 1 Clay Court
- 3 Tennis Courts
- 1 Hockey Rink
- 1 Playground
- 3 Kiosks
- 1 Pavilion
- 15 Tables
- 4 Grills
- 8 Benches
- 1 Bleachers
- 7 Exercise Stations
- 1 Restroom
- 3 Pickleball Courts

2019–2023 Highlights

- Replaced park sign
- Replaced parking lot lights with LED bulbs
- Replaced playground (2021)
- Replaced score board
- Water fountains replaced and additional fountain added
- Constructed new kiosk , bicycle repair station with pavilion trail stop
- Installed additional walking paths, drainage swale and sidewalk along hockey rink

Needs & Opportunities

- Add pathway lighting
- Replace sports lighting
- Resurface hockey court
- Install pavilion
- Pave internal path
- Add wayfinding signage using new branding

**Estimated Capital Improvement
Cost: \$776,250**

14 Jamestown Park



Facility Profile

Location	2135 South Street Oviedo
Acreage	1.05
Park Opened	1999

Park Elements

- 1 Basketball Court
- 1 Playground
- 2 Tables
- 1 Grill
- 3 Benches
- 1 Bleachers

2019–2023 Highlights

- Installed new park signs

Needs & Opportunities

- Replace playground

**Estimated Capital Improvement
Cost: \$275,000**

15 Kewannee Park



Facility Profile

Location	1505 Kewannee Trail Casselberry
Acreage	30.84
Park Opened	2001

2019–2023 Highlights

- Renovated restroom
- Added security lighting

Needs & Opportunities

- Replace fishing pier/ platform
- Replace exercise equipment
- Replace boardwalk
- Replace playground

Park Elements

- 1 Basketball Court
- 2 Playgrounds
- 1 Boardwalk
- 1 Fishing Pier
- 1 Kiosk
- 1 Pavilion
- 18 Tables
- 2 Grills
- 4 Benches
- 1 Bike Rack
- 1 Bike Repair Station
- 11 Exercise Stations
- 1 Restroom

**Estimated Capital Improvement
Cost: \$471,300**

16 Lake Dot Park



Facility Profile

Location	100 Lake Dot Drive Sanford
Acreage	7.88
Park Opened	Pre-1968

Park Elements

- 1 Fishing Pier
- 1 Pavilion
- 6 Tables
- 2 Grills
- 6 Benches

2019–2023 Highlights

- 2021
- Fishing pier constructed
 - Installed sidewalk though park
- 2022
- Perimeter rail fence installed
 - Added fountain and aerator to water body
- 2023
- Pavilion installed
 - Added park lighting
 - Kiosk, sign installed

25 Midway Park



Facility Profile

Location	2045 Hurston Avenue Sanford
Acreage	1.72
Park Opened	1991

2019–2023 Highlights

- Replaced entrance sign
- Installed new playground
- Replacement of sports lighting underway
- Added water fountain
- Installed additional landscape
- Installed kiosk

Park Elements

- 1 Basketball Court
- 1 Playground
- 1 Pavilion
- 12 Tables
- 3 Grills
- 5 Benches

An aerial photograph of a park area. A yellow line outlines a specific section of the park. A dashed orange line follows the edge of the park, with a white dot marking a point on the trail. Labels include 'Burrows Ln' (vertical), 'McKay Blvd' (vertical), 'Midway Trail' (horizontal), and 'Roseland Park' (diagonal). A north arrow is in the top right corner.



Facility Profile

Location	1898 Roseberry Lane Sanford
Acreage	1.98
Park Opened	1999

Park Elements

- 1 Basketball Court
- 1 Playground
- 1 Pavilion
- 1 Table
- 1 Grill
- 3 Benches

2019–2023 Highlights

- Upgraded sports lights to LED
- Replaced water fountain
- Purchased additional property for park expansion

Needs & Opportunities

- Install site lighting
- Install parking lighting
- Replace playground
- Add parking lot
- Modify stormwater retention
- Redevelop park as part of Midway Master Plan
- Install new park signage with new branding

**Estimated Capital Improvement
Cost: \$1,076,250**

37 Sunland Park



Facility Profile

Location	180 Collins Drive Sanford
Acreage	5.22
Park Opened	Pre-1968

Park Elements

- 1 Tennis Court
- 1 Basketball Court
- 1 Playground
- 1 Pavilion
- 6 Tables
- 4 Grills
- 10 Benches
- 1 Exercise Station

2019–2023 Highlights

Installed/replaced:

- Entrance signs
- Playground
- Walkways with new bridge crossings
- Pavilion
- Exercise station
- Park benches
- Landscape
- Drinking fountains
- New tennis court
- Resurfaced basketball court

43 Winwood Park



Facility Profile

Location	931 Morse Street Altamonte Springs
Acreage	2.29
Park Opened	Pre-1973

Park Elements

- 1 Diamond Field (skinned)
- 1 Basketball Court
- 1 Playground
- 1 Pavilion
- 11 Tables
- 5 Grills
- 3 Benches
- 4 Bleachers

2019–2023 Highlights

Installed/replaced:

- Park sign
- Drinking fountains
- Kiosk
- Restroom building

Needs & Opportunities

- Install site lighting
- Install parking lighting
- Replace sports lighting
- Replace playground
- Replace basketball court
- Repair dugouts

**Estimated Capital Improvement
Cost: \$510,000**

BOAT RAMPS

Core Experience:

Motorized boating access facilities

Typical Facilities:

Boat ramp, floating dock, pavilion, benches, boater information kiosk, vehicular gates

Access:

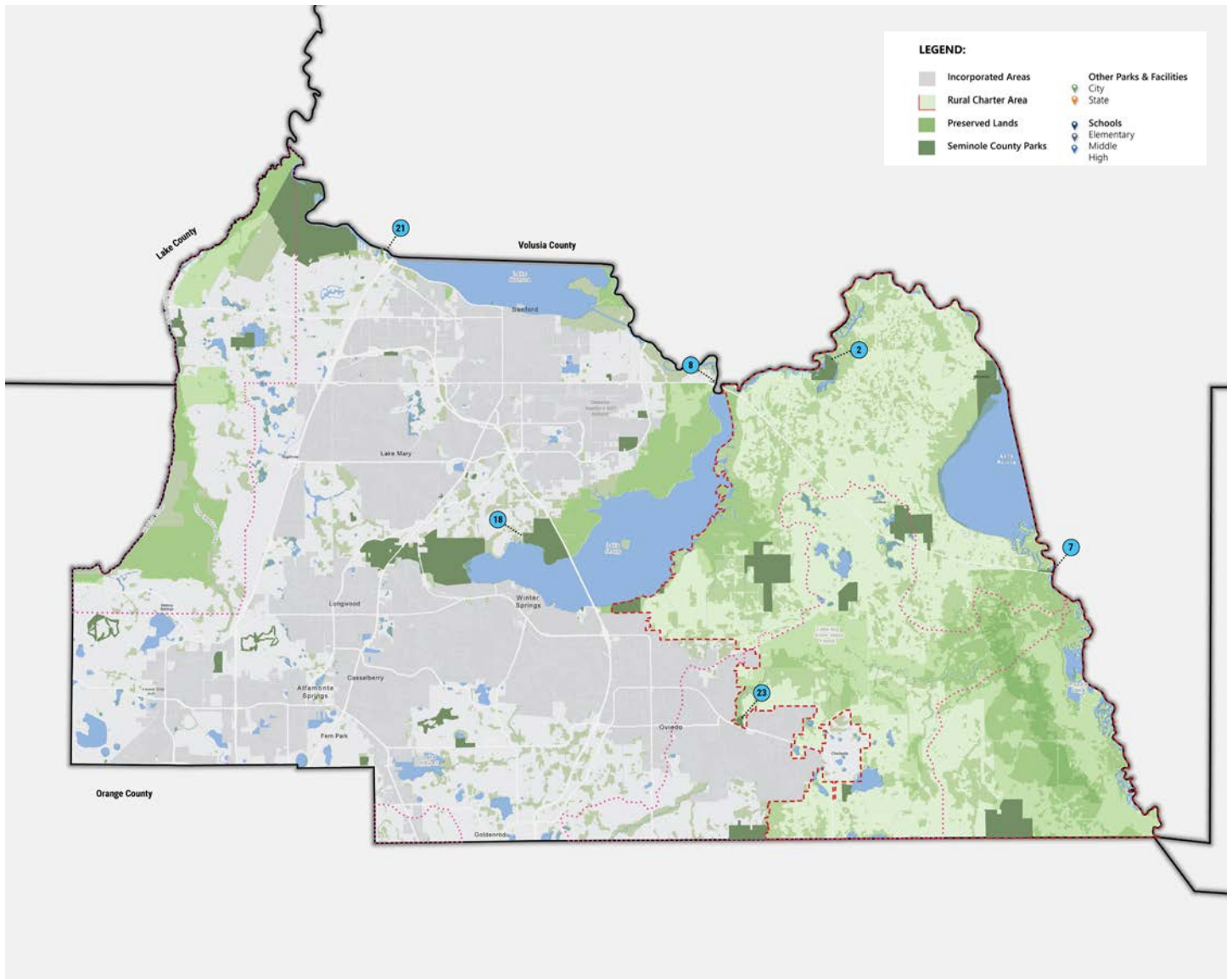
Driving

Service Area:

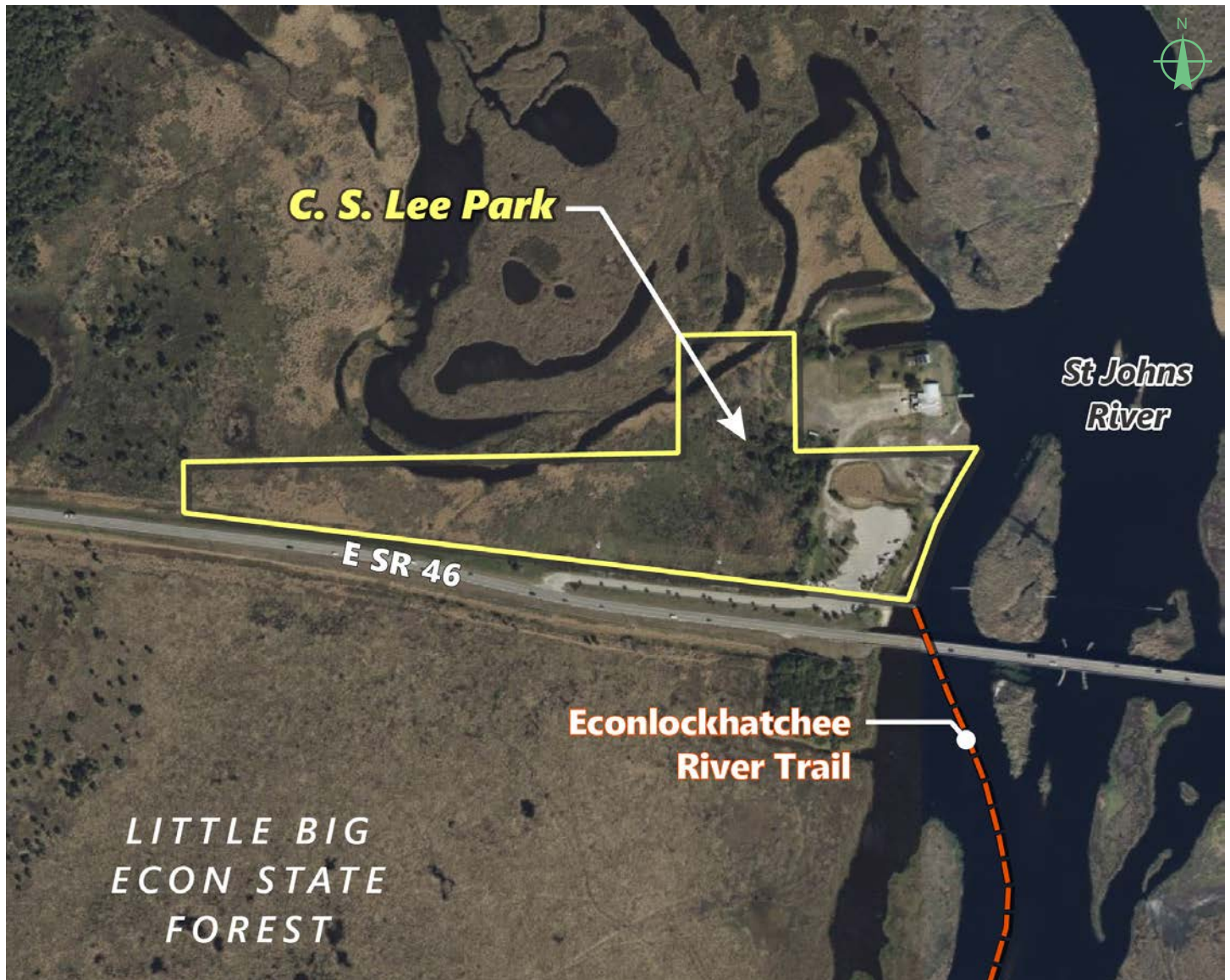
N/A

ID	PARK NAME	ACRES
7	C. S. Lee Park	16.04
8	Cameron Wight Park	2.85
18	Lake Jesup Park	7.04
21	Lake Monroe Wayside Park	7.55
23	Little Big Econ Canoe Launch	27.25

MAP 15 | BOAT RAMPS MAP



7 C.S. Lee Park



Facility Profile

Location	4600 E State Road 46, Geneva
Acreage	16.04
Park Opened	Pre-1973

Park Elements

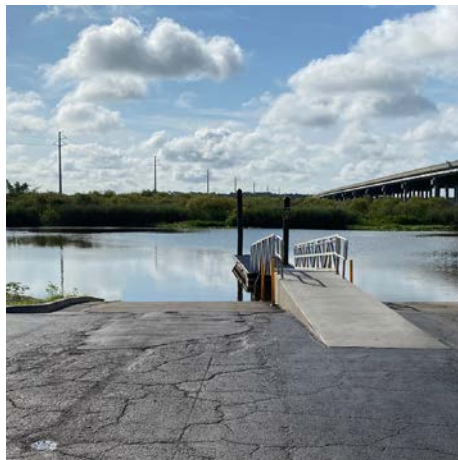
- 1 Kiosk
- 1 Pavilion
- 4 Tables
- 1 Grills
- 6 Benches
- 2 Boat Launches

Needs & Opportunities

- Reconfigure parking area
- Replace existing entry sign

**Estimated Capital Improvement
Cost: \$175,000**

8 Cameron Wight Park



Facility Profile

Location	5502 Old Geneva Rd, Sanford
Acreage	2.85
Park Opened	Pre-1973

Needs & Opportunities

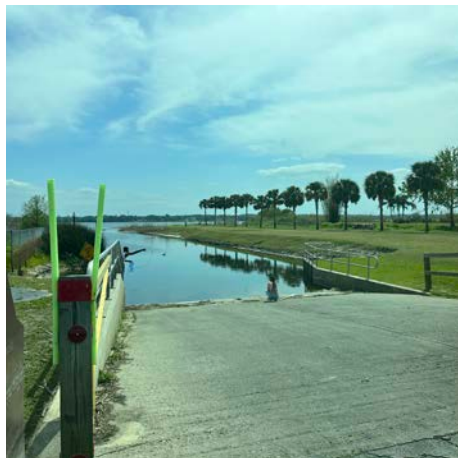
- Add fishing pier
- Acquire additional property for parking
- Replace existing entry sign

**Estimated Capital Improvement
Cost: \$700,000**

Park Elements

- 1 Kiosk
- 1 Pavilion
- 2 Tables
- 1 Grills
- 2 Boat Launches

18 Lake Jesup Park



Facility Profile

Location	5951 S Sanford Ave, Sanford
Acreage	7.04
Park Opened	Pre-1973

Park Elements

- 1 Kiosk
- 1 Pavilion
- 2 Tables
- 1 Grill
- 1 Boat Ramp

Needs & Opportunities

- Replace site lighting
- Replace parking lighting
- Add seawall
- Connect wilderness area to park via paved and elevated trail
- Add observation tower
- Improve ramp

Estimated Capital Improvement
Cost: \$933,256

21 Lake Monroe Wayside Park



Facility Profile

Location	4150 NW U.S. Hwy 17/92
	Sanford
Acreage	7.55
Park Opened	1992

Park Elements

- 2 Pavilions
- 4 Tables
- 1 Grill
- 4 Boat Launches
- 1 Historic Bridge

2019–2023 Highlights

Phase I boat ramp completed

Needs & Opportunities

- Renovate historic bridge
- Install new restroom building

Estimated Capital Improvement
Cost: \$262,500

23 Little Big Econ Canoe Launch



Facility Profile

Location

W CR 419 at Econ River
Bridge

Oviedo

Acreage

27.25

Park Elements

- 1 Canoe Launch

Needs & Opportunities

- Redevelop entrance and pathway to river
- Expand parking capacity
- Replace existing park signage

Estimated Capital Improvement
Cost: \$195,000

NATURAL LANDS

Core Experience:

Passive recreation, natural experience and education

Typical Facilities:

Main entry sign, rail fencing, vehicular parking, ADA parking, pedestrian/hiking gateway, information kiosk, wayfinding, trails, natural areas

Access:

Walking, biking, driving, transit

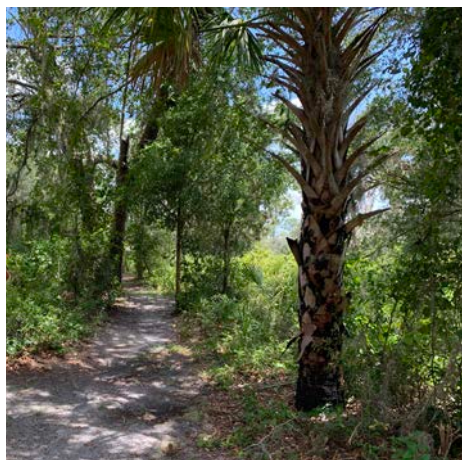
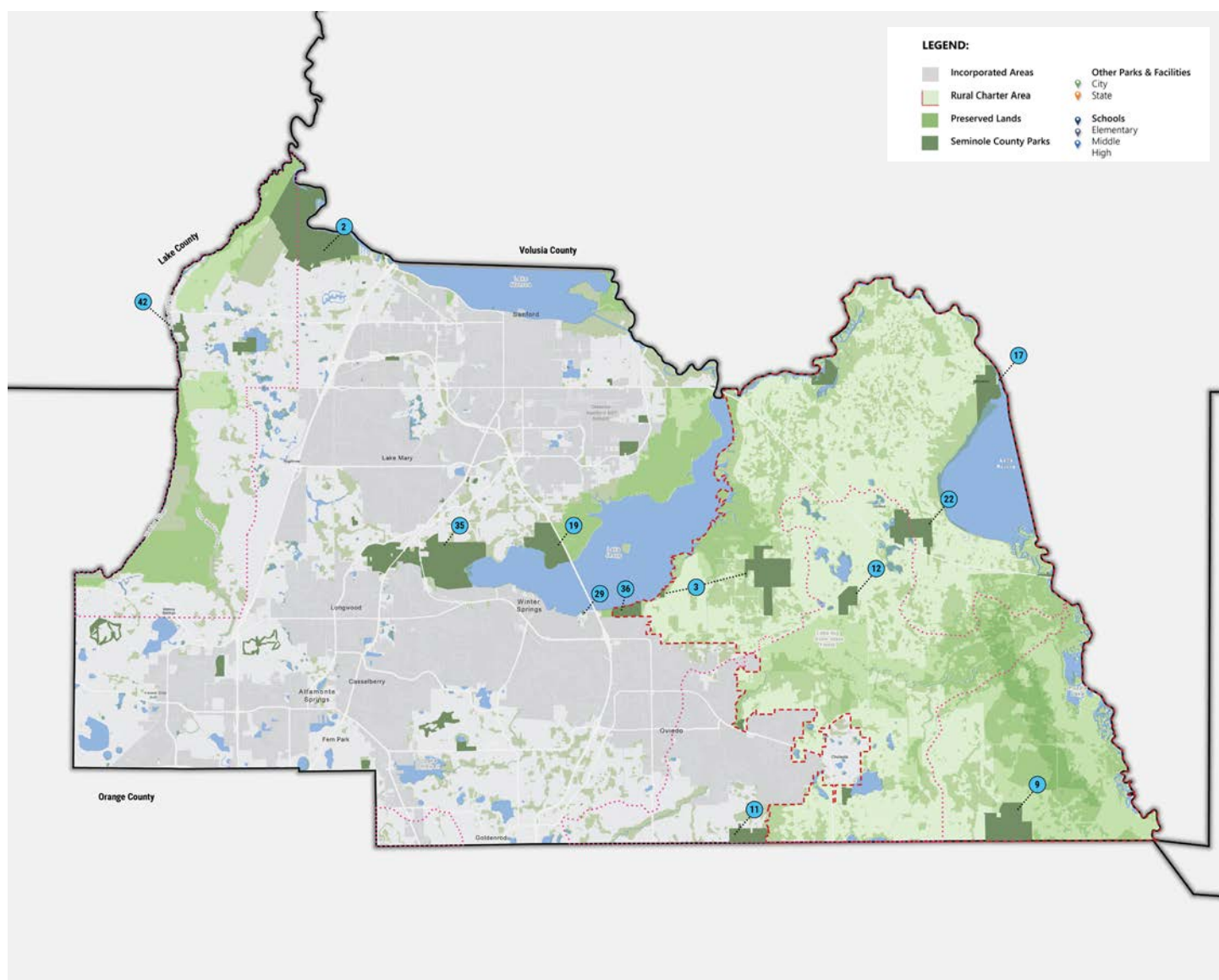
Service Area:

15 miles (urban, suburban)

20 miles (rural)

ID	PARK NAME	ACRES
2	Black Bear Wilderness Area	1738.68
3	Black Hammock Wilderness Area	708.74
9	Chuluota Wilderness Area	629.98
11	Econ River Wilderness Area	238.82
12	Geneva Wilderness Area	180.34
17	Lake Harney Wilderness Area	349.64
19	Lake Jesup Wilderness Area	481.06
22	Lake Proctor Wilderness Area	475.78
29	Overlook Park	3.91
35	Spring Hammock Preserve	1459.34
36	Sullivan Property	141.10
42	Wilson’s Landing Park	105.64

MAP 16 | NEIGHBORHOOD PARKS MAP



2 Black Bear Wilderness Area



Facility Profile

Location	5298 Michigan Ave Sanford
Acreage	1738.68
Park Opened	2007

2019–2023 Highlights

- Board walks
- Parking lot
- Entrance sign
- Park gates
- Walkway

Needs & Opportunities

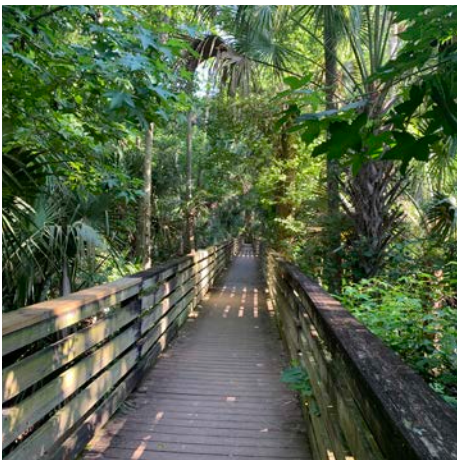
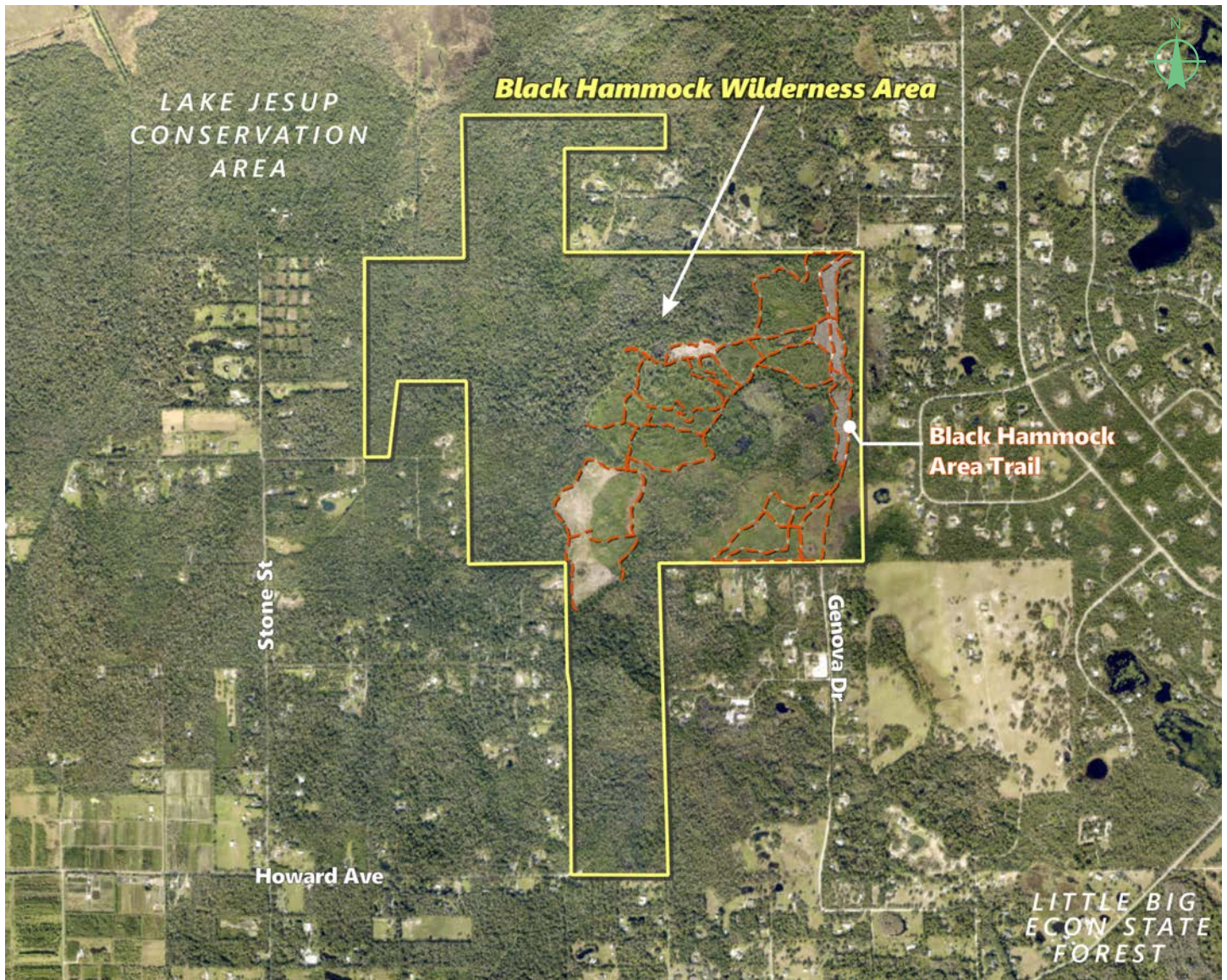
- Renovate boardwalk

**Estimated Capital Improvement
Cost: \$250,000**

Park Elements

- 14 Boardwalks
- 1 Kiosk
- 1 Rain Shelter
- 3 Tables
- 4 Benches
- 1 Campsite

3 Black Hammock Wilderness Area



Facility Profile

Location	1571 Howard Ave Geneva
Acreage	708.74
Park Opened	2006

Park Elements

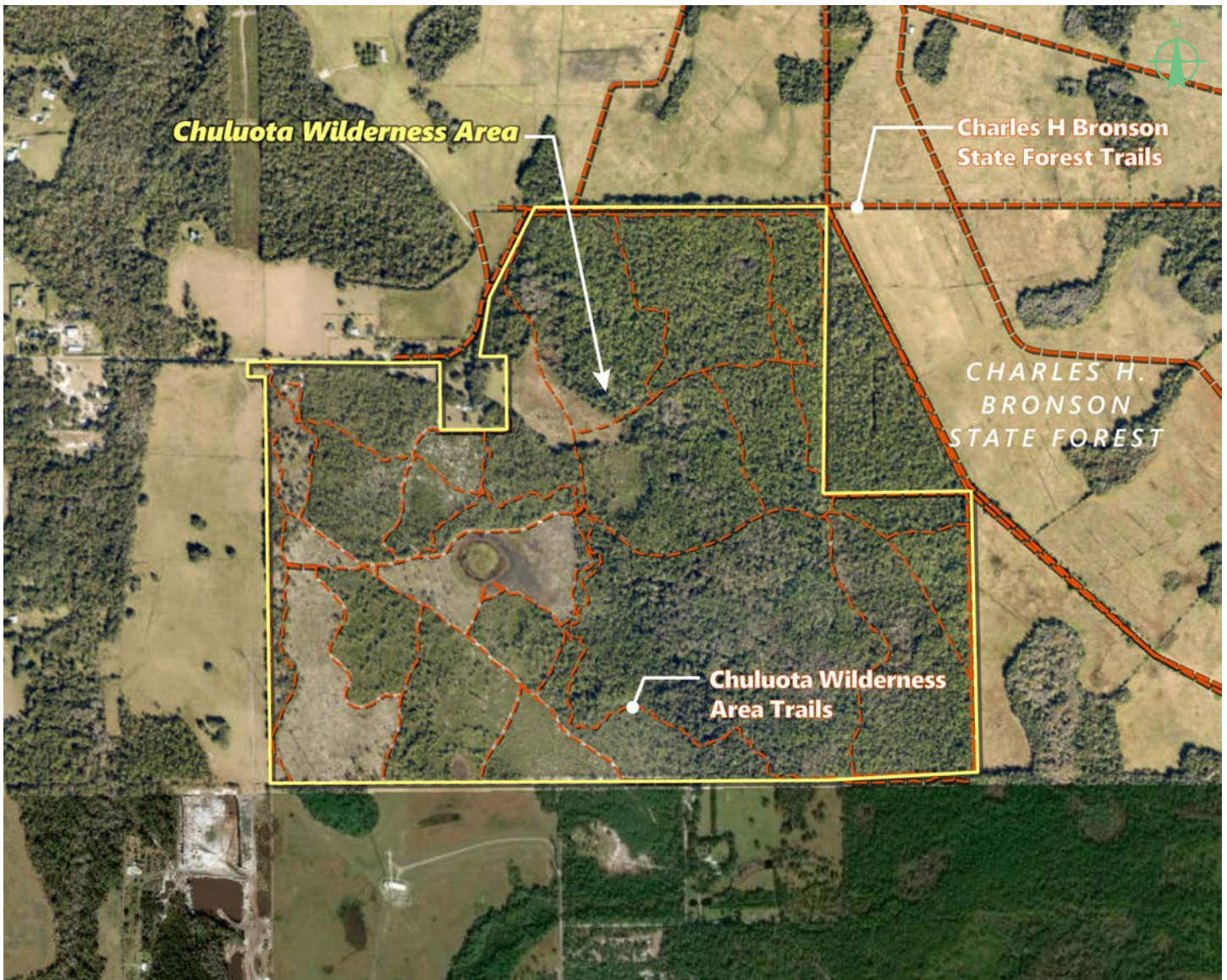
- 2 Boardwalk
- 1 Kiosk
- 3 Rain Shelter
- 4 Benches

Needs & Opportunities

- Renovate boardwalk

**Estimated Capital Improvement
Cost: \$250,000**

9 Chuluota Wilderness Area



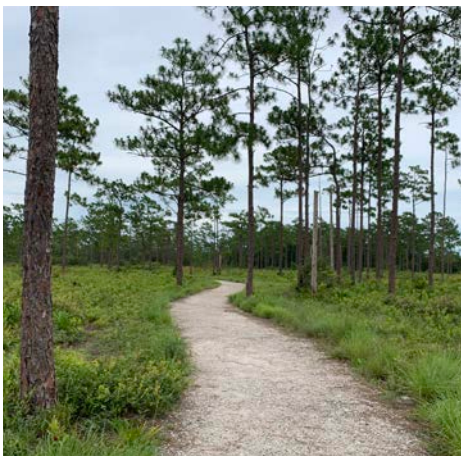
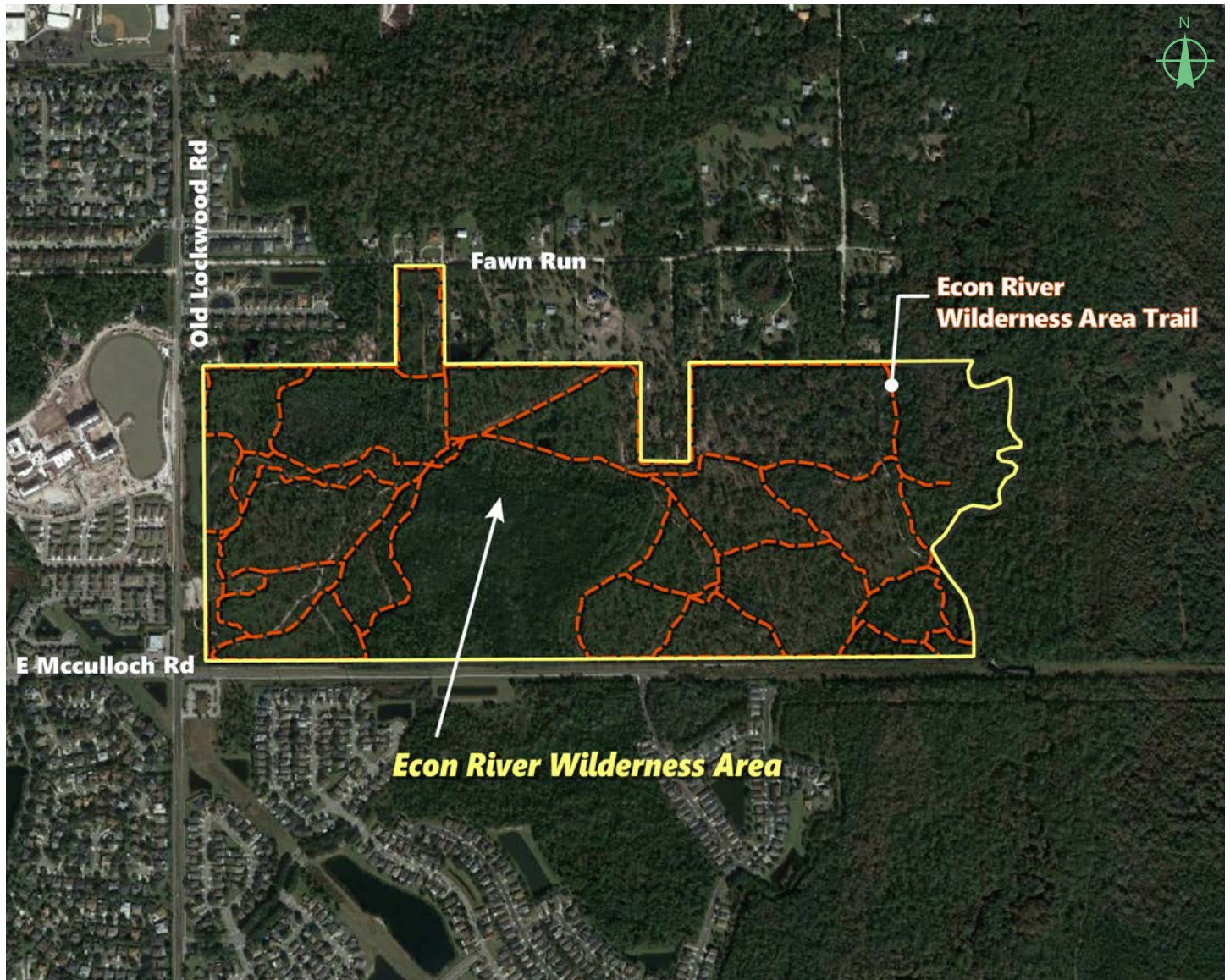
Facility Profile

Location	3895 Curryville Rd
	Chuluota
Acreage	629.98
Park Opened	1997

Park Elements

- 1 Kiosk
- 3 Rain Shelter
- 1 Table
- 3 Benches
- 1 Caretaker Residence
- 1 Storage Shed

11 Econ River Wilderness Area



Facility Profile

Location	3795 Old Lockwood Rd, Oviedo
Acreage	238.82
Park Opened	1998

Park Elements

- 1 Kiosk
- 1 Pavilion
- 2 Tables
- 2 Benches
- 1 Caretaker Residence
- 1 Storage Shed

2019–2023 Highlights

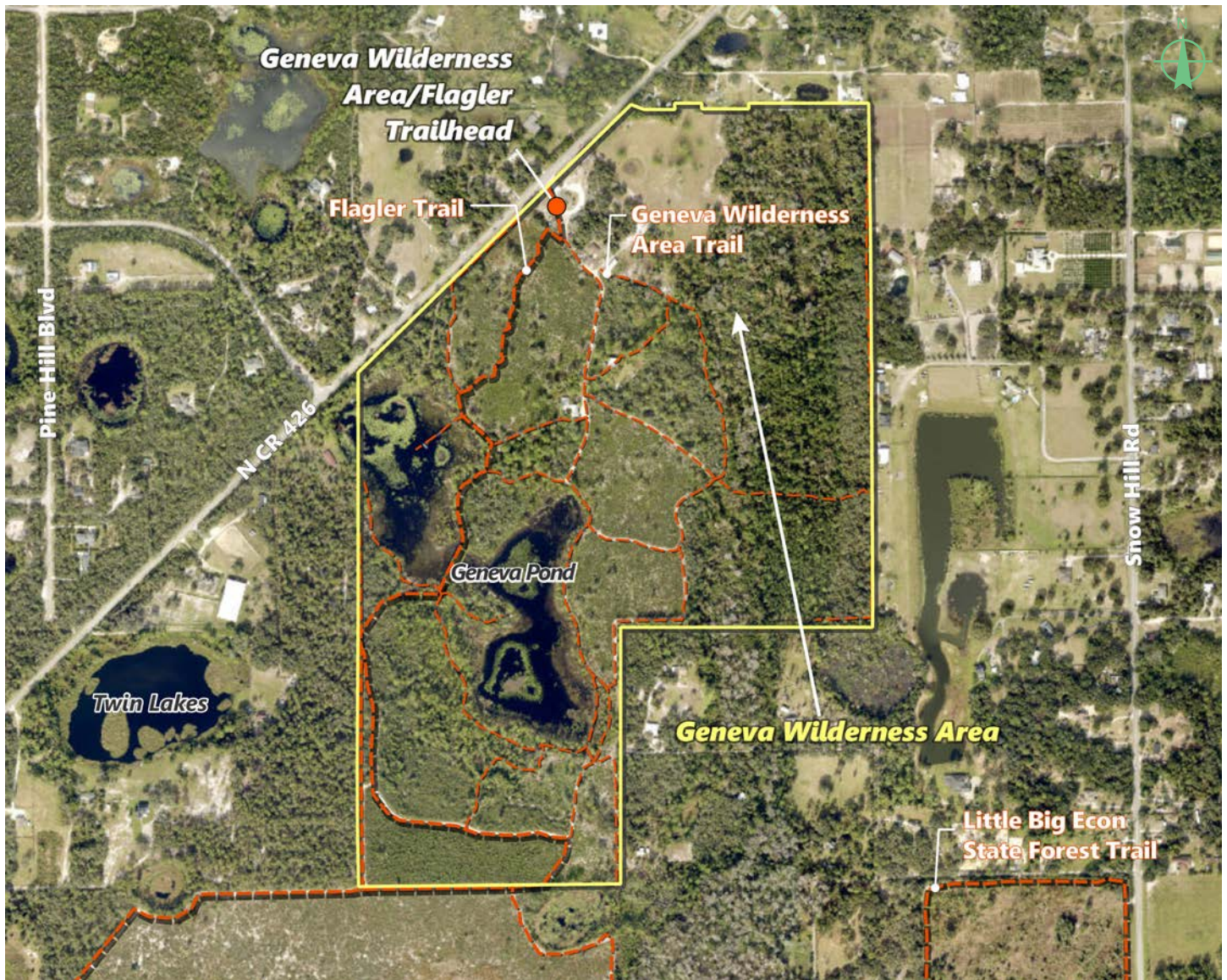
Installed ADA hard base path

Needs & Opportunities

- Add field station
- Provide furnishings/ tools
- Provide utility connections
- Add pavilion/ restroom facility

**Estimated Capital Improvement
Cost: \$718,750**

12 Geneva Wilderness Area



Facility Profile

Location	3501 CR 426
	Geneva
Acreage	180.34
Park Opened	1996

Park Elements

- 1 Fishing Pier
- 1 Kiosk
- 1 Pavilion
- 14 Tables
- 2 Grills
- 2 Benches
- 2 Campsites
- 2 Restroom
- 1 Office/Hospitality Building
- 1 Maintenance Building
- 1 Storage/Equipment Building
- 1 Meeting Room
- 1 Campsite Restroom
- 1 Caretaker Residence

17 Lake Harney Wilderness Area



Facility Profile

Location	2395 Osceola Fish Camp Rd, Geneva
Acreage	349.64
Park Opened	2010

Park Elements

- 1 Boardwalk
- 2 Kiosks
- 1 Pavilion
- 4 Tables
- 2 Benches
- 1 Observation Tower

2019–2023 Highlights

ADA concrete walk to tower installed

Needs & Opportunities

- Add caretaker residence
- Provide utility connections
- Add storage/ equipment shed
- Add fishing pier/platform & canoe/kayak launch
- Add rain shelter
- Add pavilion (16' x 24' steel frame w/metal roof)
- Provide camp sites with fire pits
- Provide camp site restrooms and showers
- Install pre-fab restrooms
- Restore historical rail road crossing
- Restore historical railroad abutment

**Estimated Capital Improvement
Cost: \$961,225**

19 Lake Jesup Wilderness Area



Facility Profile

Location	5951 S. Sanford Ave, Sanford
Acreage	481.06
Park Opened	1999

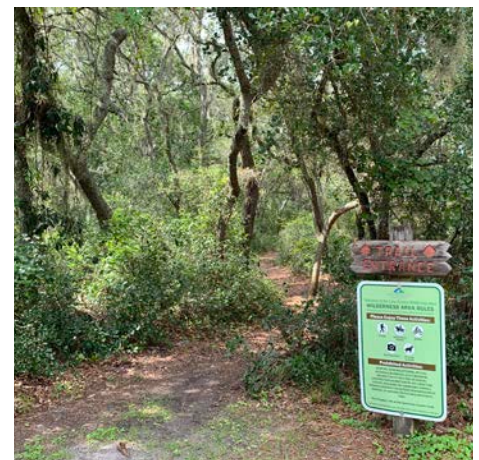
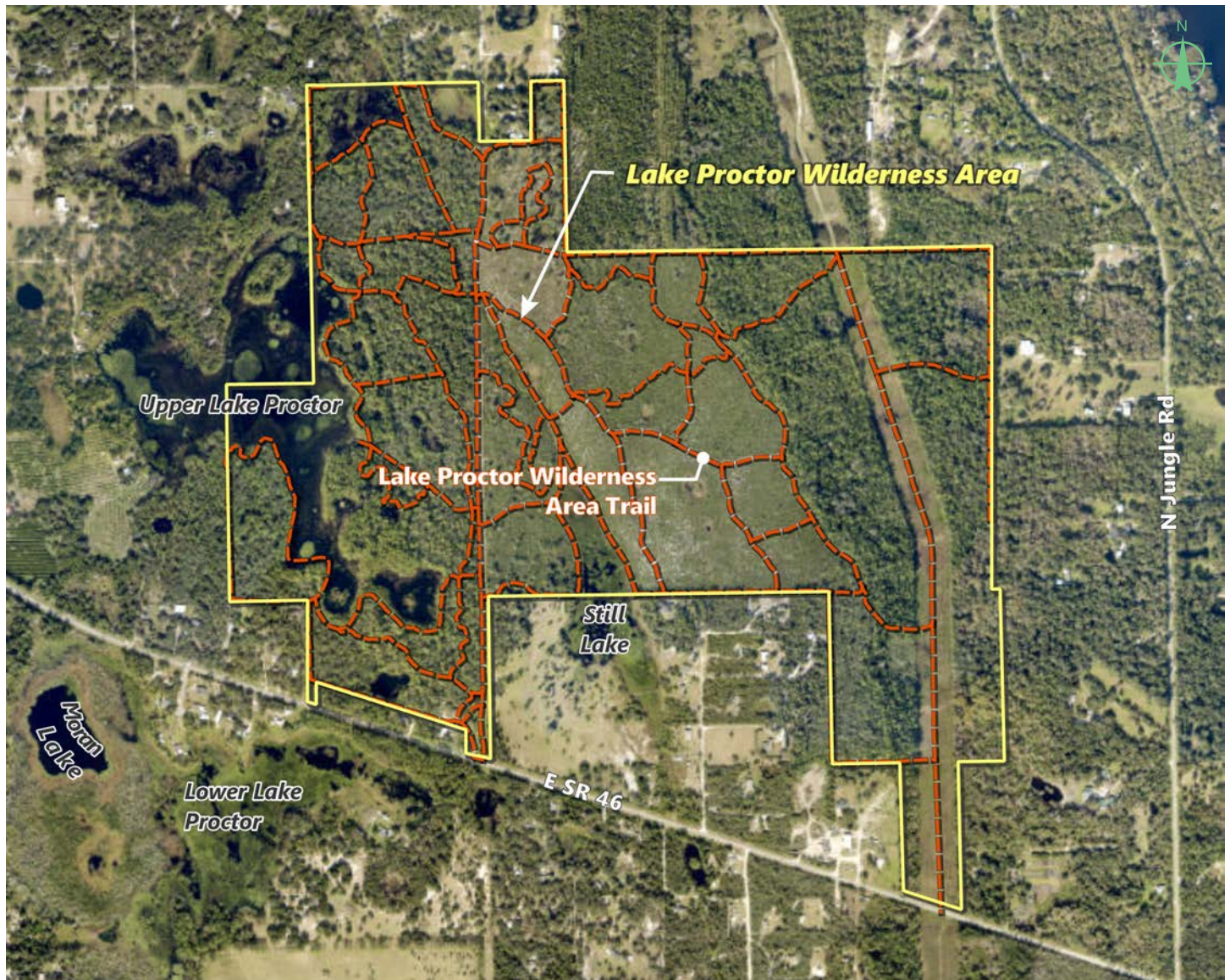
Park Elements

- 1 Kiosk
- 3 Tables
- 3 Benches

2019–2023 Highlights

- Constructed rain shelter
- Added boardwalk over ditch

22 Lake Proctor Wilderness Area



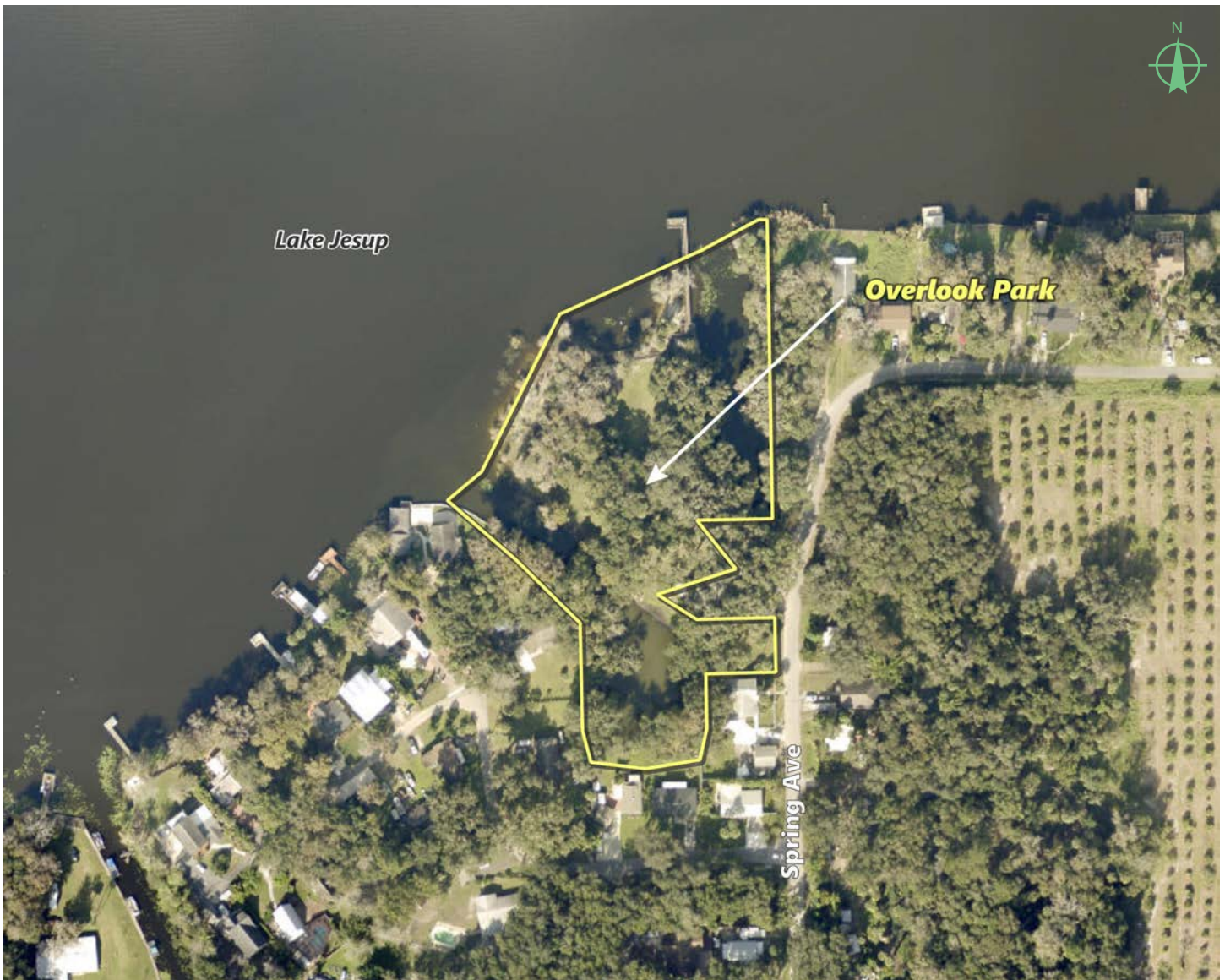
Facility Profile

Location	920 SR 46, Geneva
Acreage	475.78
Park Opened	1999

Park Elements

- 1 Kiosk
- 2 Rain Shelters
- 2 Tables
- 3 Benches

29 **Overlook Park**



Facility Profile

Location	1998 Spring Ave, Oviedo
Acreage	3.91
Park Opened	2001

Park Elements

- 1 Fishing Pier
- 1 Kiosk
- 1 Pavilion
- 4 Tables
- 1 Grill

Needs & Opportunities

- Renovate boardwalk
- Renovate fishing pier
- Replace park signage

**Estimated Capital Improvement
Cost: \$218,750**

35 Spring Hammock Preserve



Facility Profile

Location	SR 419
	Longwood
Acreage	1459.34
Park Opened	1972

Needs & Opportunities

- Pave Osprey Trail
- New boardwalk to Lake Jesup
- New Pavilio

Park Elements

- 1 Boardwalk
- 1 Pavilion
- 6 Tables
- 1 Seminole County Public Schools
Environmental Studies Center
- 1 Parking
- 1 Trailhead



36 Sullivan Property



Facility Profile

Location	Waunatta Ct
	Oviedo
<hr/>	
Acreage	141.10
<hr/>	

42 Wilson's Landing Park



Facility Profile

Location	379 Malekean Tr, Sanford
Acreage	105.64
Park Opened	2002

2019–2023 Highlights

- Refurbished boardwalk with composite lumber

Park Elements

- 1 Fishing Pier
- 1 Pavilion
- 15 Tables
- 3 Grills
- 5 Benches
- 1 Canoe
- 1 Restroom

TRAILS & TRAILHEADS

Core Experience:

Interconnected walking, biking, skating, jogging

Typical Facilities:

Drinking fountains, bicycle racks, information kiosk, bicycle repair stations, paved connections to trails

Access:

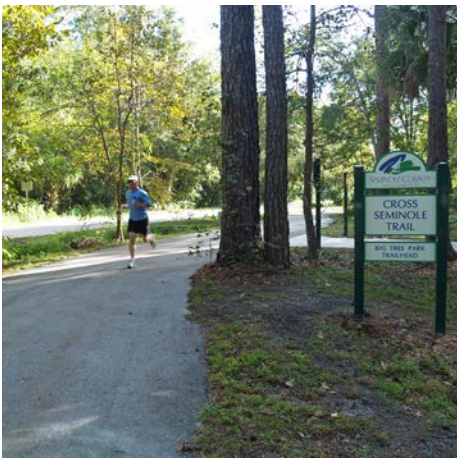
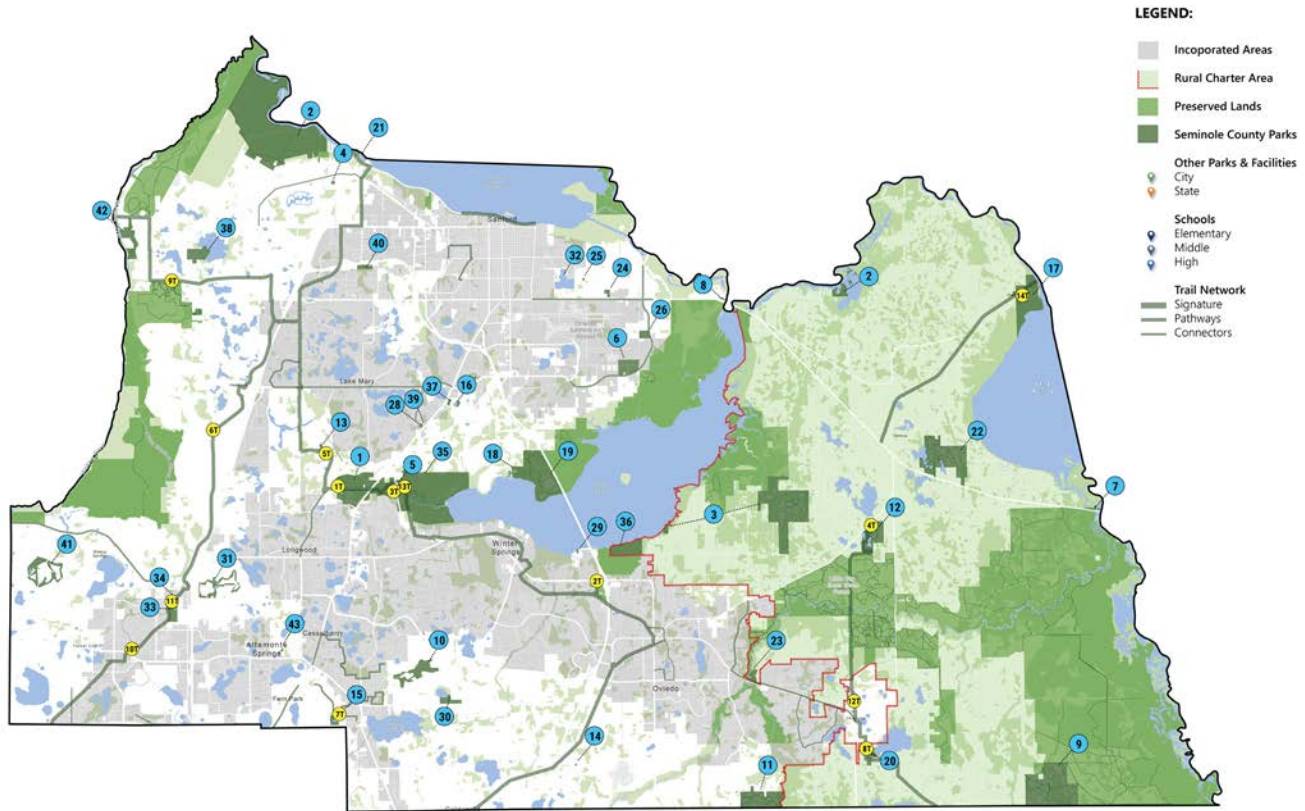
Walking, Driving

Service Area:

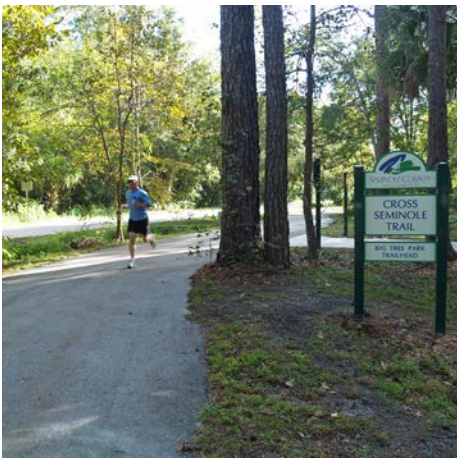
5 miles (urban, suburban)
10 miles (rural)

ID	TRAILHEAD NAME
1T	Big Tree Park Trailhead
2T	Black Hammock Trailhead
3T	Boombah Soldiers Creek Park Mtn Bike Trailhead
4T	Geneva Wilderness Area/Flagler Trailhead
5T	Greenwood Lakes Park Trailhead
6T	Jones Trailhead
7T	Kewanee Park Trailhead
8T	Lake Mills Park Trailhead
9T	Markham Trailhead
10T	San Sebastian Trailhead
11T	SC Softball Complex Trailhead
12T	Snow Hill Trailhead
13T	Spring Hammock Preserve Trailhead
14T	St. John's Trailhead

MAP 17 | EXISTING TRAILS AND TRAILHEADS MAP



1T Big Tree Park Trailhead



Facility Profile

Location	761 General Hutchison Pkwy
	Longwood
Trail	Cross Seminole Trail (CST)

Needs & Opportunities

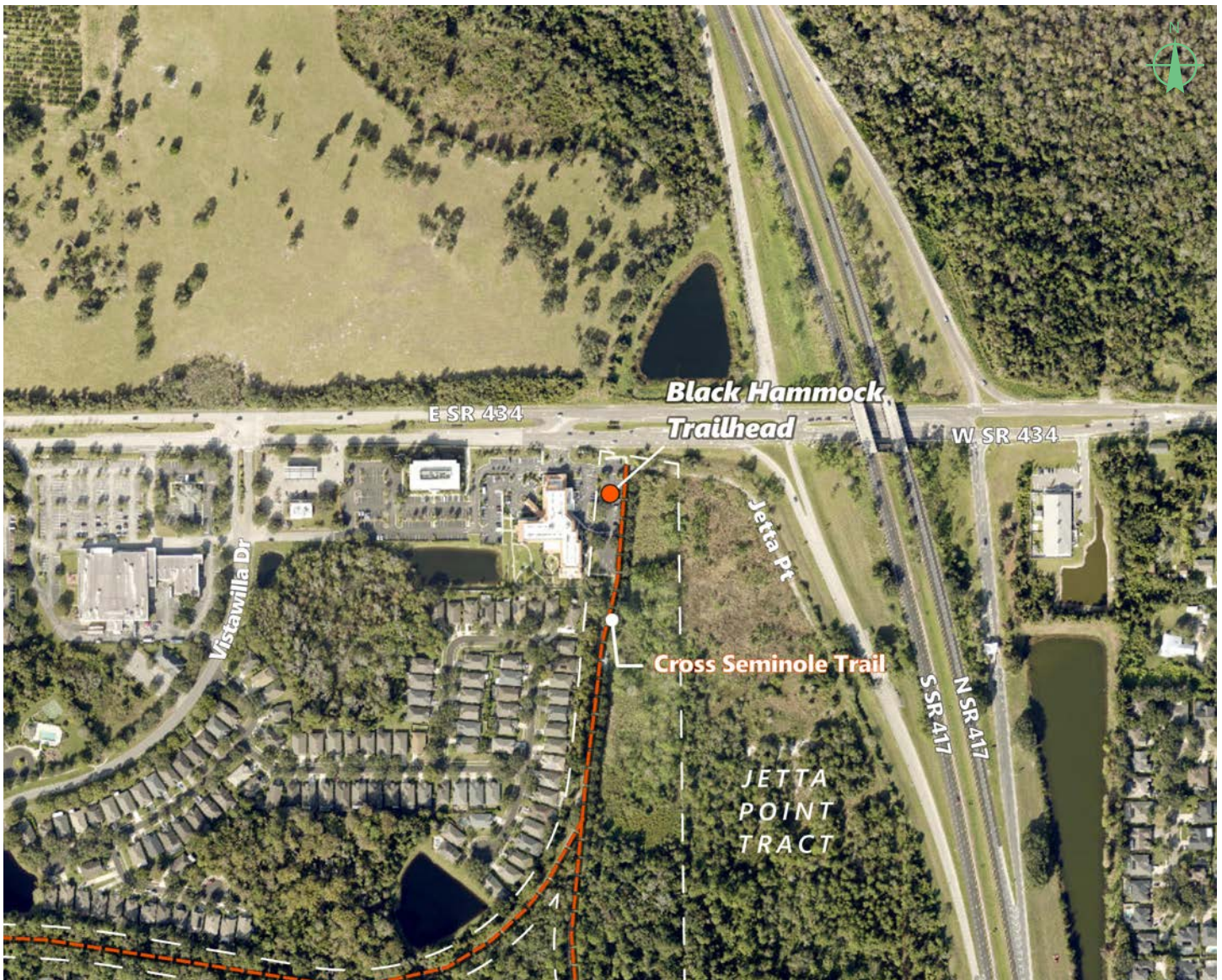
- Park sign rehab

Estimated Capital Improvement Cost: \$11,250

Trailhead Elements

- 1 Playground
- 5 Trash Receptacles
- 1 Boardwalk
- 2 Kiosks
- 2 Pavilions
- 10 Tables
- 2 Grills
- 1 Bench
- 2 Bike Racks
- 1 Bike Repair Station
- 1 Exercise Station
- 1 Restroom Building

2T Black Hammock Trailhead



Facility Profile

Location	1571 E SR 434
	Winter Springs
Trail	Cross Seminole Trail (CST)

Needs & Opportunities

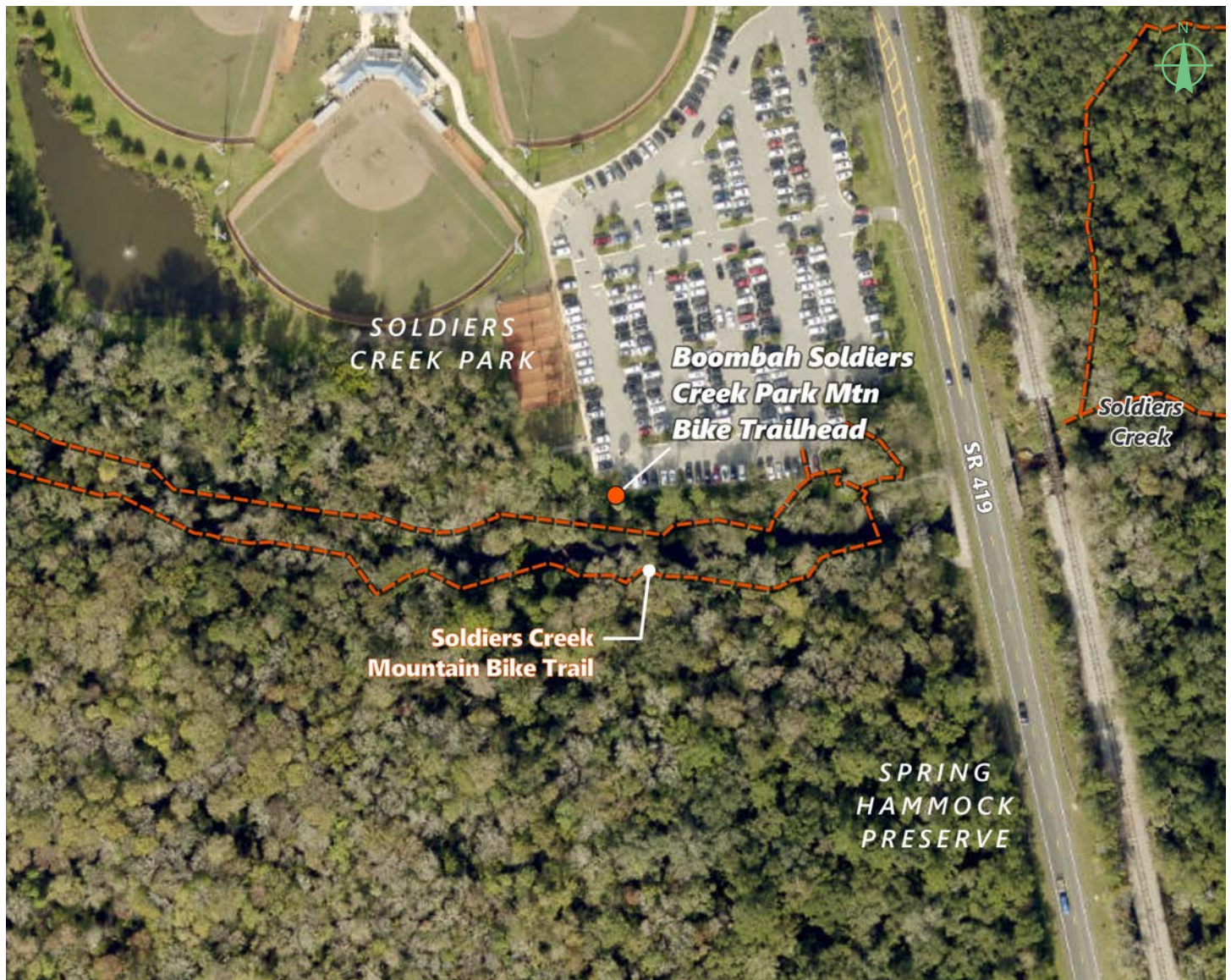
- Update park signage
- Replace exercise station
- Replace pavilion

**Estimated Capital Improvement
Cost: \$251,875**

Trailhead Elements

- 5 Trash Receptacles
- 1 Water Fountain
- 2 Pavilions
- 8 Benches
- 2 Bike Racks
- 1 Bike Repair Station
- 6 Exercise Stations
- 1 Restroom Building

3T Boombah Soldiers Creek Park Mountain Bike Trailhead



Facility Profile

Location	2400 SR 419
	Longwood
Trail	Cross Seminole Trail (CST)

Trailhead Elements

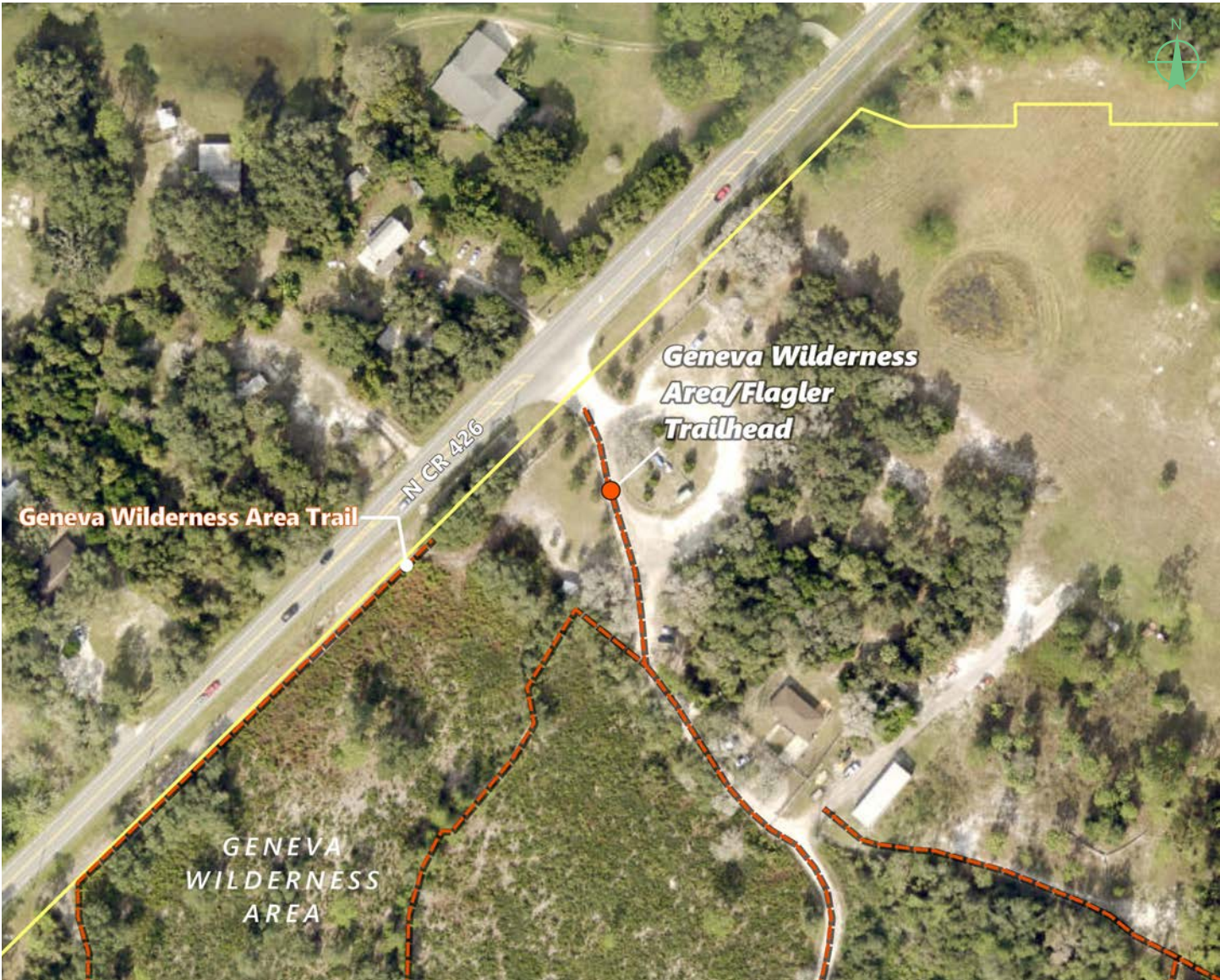
- 1 Trash Receptacle
- 1 Kiosk
- 1 Bike Rack
- 1 Bike Repair Station

Needs & Opportunities

- Construct Bridge by SR 419 Crossing Creek

Estimated Capital Improvement
Cost: \$312,500

4T Geneva Wilderness Area/Flagler Trailhead



Facility Profile

Location	Flagler Trail Oviedo
Trail	Flagler Trail

Needs & Opportunities

- Complete Flagler Trail paving and Lake Catherine feasibility study

**Estimated Capital Improvement
Cost: \$200,000**

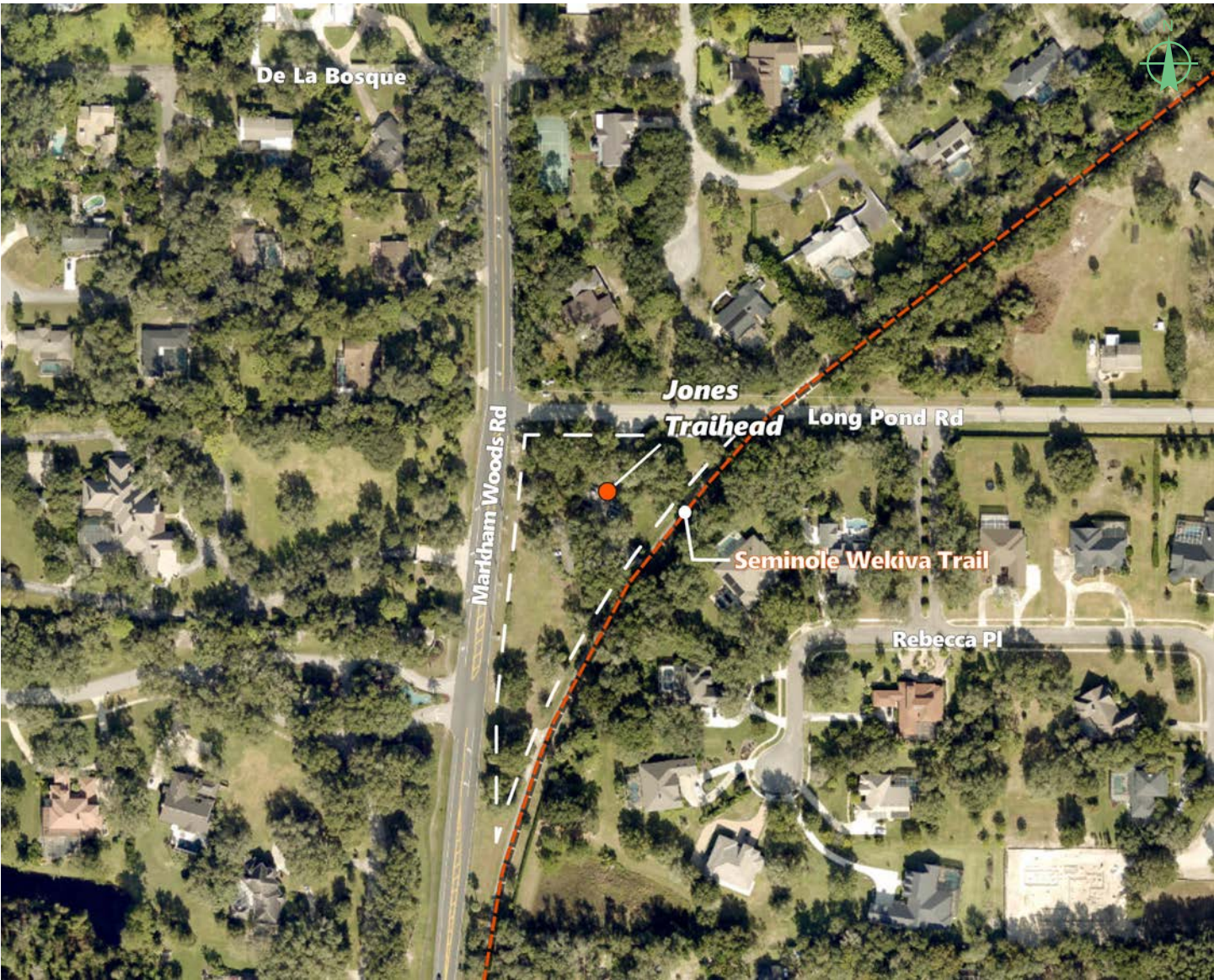
5T Greenwood Lakes Park Trailhead



Facility Profile

Location	660 Greenway Blvd. Lake Mary
Trail	Cross Seminole Trail (CST)

6T Jones Trailhead



Facility Profile

2019–2023 Highlights

Location	Markham Woods Road at Long Pond
Trail	Seminole Wekiva Trail (SWT)

Installed bike repair station

Trailhead Elements

- 1 Trash Receptacle
- 1 Water Fountain
- 1 Bench
- 1 Bike Repair Station

7T Kewannee Park Trailhead



Facility Profile

Location	1505 Kewannee Tr, Casselberry
Trail	Kewannee Trail

Needs & Opportunities

- Add loop trail to unite park with eastern property

**Estimated Capital Improvement
Cost: \$625,000**

Trailhead Elements

- 2 Playgrounds
- 6 Trash Receptacles
- 1 Water Fountain
- 1 Boardwalk
- 1 Fishing Pier
- 1 Kiosk
- 1 Pavilion
- 18 Tables
- 5 Grills
- 4 Bench
- 1 Bike Rack
- 1 Bike Repair Station
- 11 Exercise Stations
- 1 Restroom Building

8T Lake Mills Park Trailhead



Facility Profile

Location	1301 Tropical Avenue Chuluota
Trail	Flagler Trail

Trailhead Elements

- 1 Playground
- 55 Trash Receptacles
- 4 Water Fountains
- 1 Boardwalk
- 1 Fishing Pier
- 1 Kiosk
- 5 Pavilions
- 83 Tables
- 31 Grills
- 14 BBQ Pits
- 28 Benches
- 1 Bike Rack
- 1 Bike Repair Station
- 16 Exercise Stations
- 14 Campsites
- 2 Restroom Buildings

2019–2023 Highlights

- Constructed loop trail

Needs & Opportunities

- Add wayfinding signage

**Estimated Capital Improvement
Cost: \$30,000**

9T Markham Trailhead



Facility Profile

Location	8515 Markham Road Sanford
Trail	Seminole Wekiva Trail (SWT)
Park Opened	2002

Trailhead Elements

- 3 Trash Receptacles
- 2 Water Fountains
- 5 Tables
- 4 Benches
- 2 Bike Racks
- 1 Bike Repair Stations
- 1 Restroom Building

2019–2023 Highlights

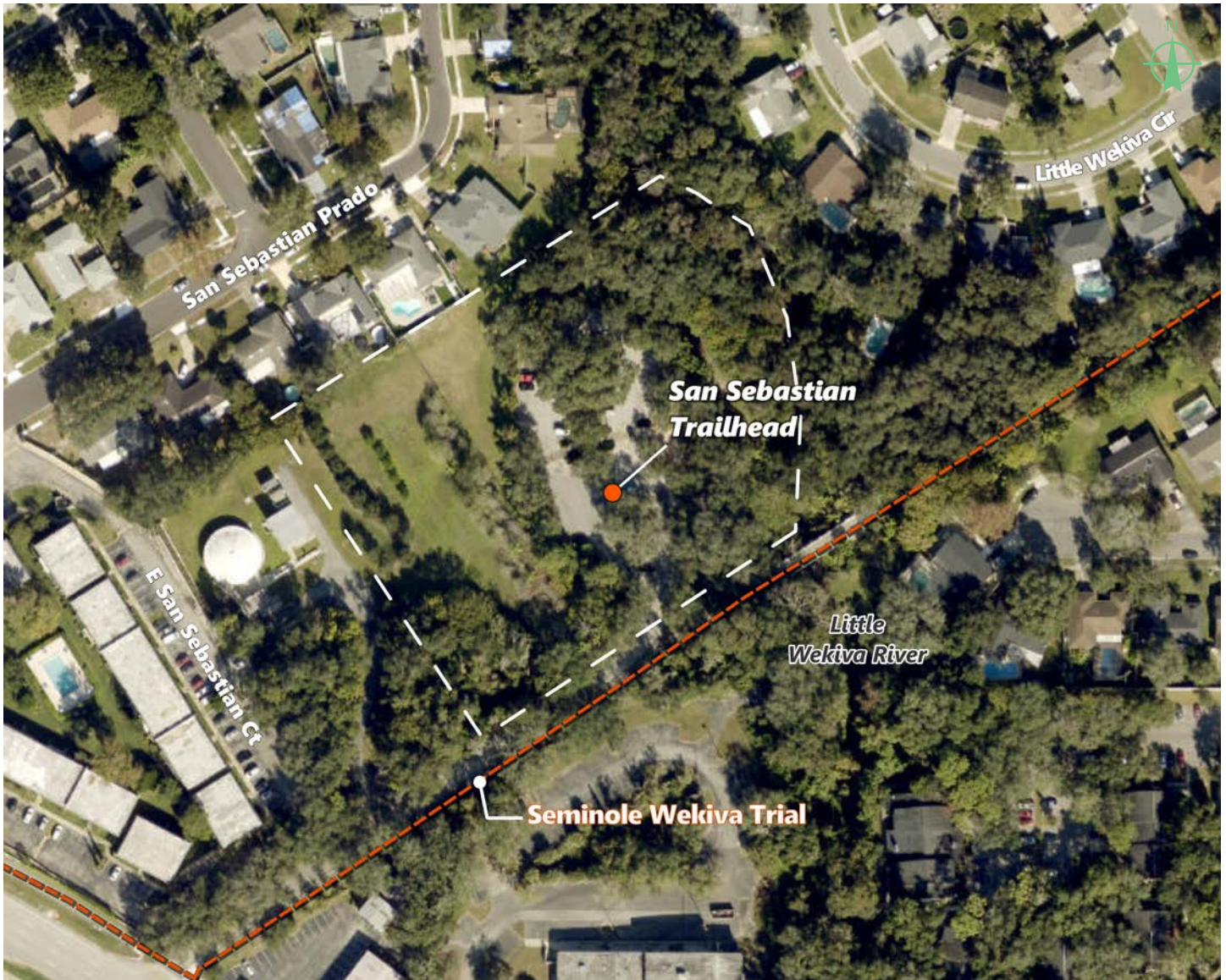
- Developed pump track

Needs & Opportunities

- Add wayfinding signage

**Estimated Capital Improvement
Cost: \$30,000**

10T San Sebastian Trailhead



Facility Profile

Location	371 San Sebastian
	Prado
<hr/>	
Trail	Altamonte Springs
	Seminole Wekiva Trail (SWT)

2019–2023 Highlights

Upgraded bike repair station

Trailhead Elements

- 1 Trash Receptacle
- 1 Water Fountain
- 6 Tables
- 16 Bike Racks
- 1 Bike Repair Station

11T Seminole County Softball Complex Trailhead



Facility Profile

Location	264 North Street
	Altamonte Springs
Trail	Seminole Wekiva Trail (SWT)

Trailhead Elements

- 1 Trash Receptacle
- 1 Pavilion
- 7 Tables
- 3 Bike Racks

Needs & Opportunities

- Construct paved loop trail
- Add bike repair station
- Add wayfinding signage

**Estimated Capital Improvement
Cost: \$292,500**

12T Snow Hill Trailhead



Facility Profile

Location	3290 Snowhill Road Chuluota
Trail	Flagler Trail

Trailhead Elements

- 6 Trash Receptacles
- 1 Kiosk
- 1 Table
- 2 Bench
- 1 Bike Repair Station

2019–2023 Highlights

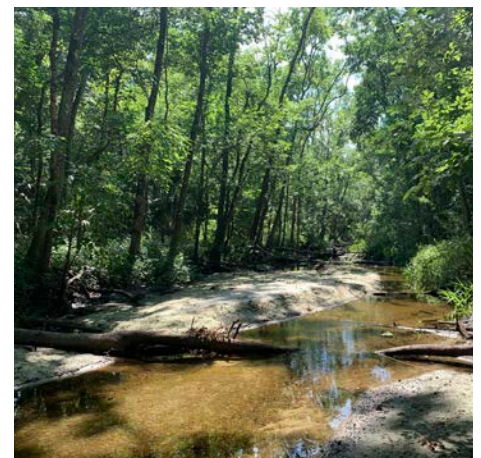
- Replaced Kiosk
- Installed bicycle repair station

Needs & Opportunities

- Add precast restroom
- Add wayfinding signage
- Add entrance sign
- Add paved walkways

**Estimated Capital Improvement
Cost: \$320,000**

13T Spring Hammock Preserve Trailhead



Facility Profile

Location	Off SR 419 & Osprey Trail
Trail	Cross Seminole Trail (CST)

Trailhead Elements

- 3 Trash Receptacles
- 1 Kiosk

Needs & Opportunities

- Add ADA parking
- Add wayfinding signage
- Add entrance sign
- Replace boardwalks
- Replace pavilion
- Pave unpaved portion of Osprey Trail
- Add picnic area near boardwalk to Lake Jesup

Estimated Capital Improvement Cost: \$923,750

14T St. Johns River Trailhead



Facility Profile

Location	Osceola Fish Camp Rd, Geneva
Trail	Flagler Trail

Needs & Opportunities

- Add wayfinding signage

**Estimated Capital Improvement
Cost: \$30,000**

Trailhead Elements

- 3 Trash Receptacles
- 1 Kiosk
- 5 Bench

ADDITIONAL PROJECTS

Red Bug Lake Park Renovation

- Acquire adjacent property
- Renovate community building
- Renovate tennis shack
- Renovate softball fields (natural)
- Renovate scoring tables/facilities
- Renovate scoreboards
- Renovate bleacher shade cover
- Renovate sports lighting
- Renovate soccer fields (natural)
- Resurface tennis courts
- Replace tennis courts lighting
- Resurface racquetball courts
- Renovate walleyball courts
- Add pickleball courts
- Add bicycle repair station
- Renovate canoe/kayak facility
- Add food truck facilities
- Add public restrooms
- Add maintenance screening/fence
- Replace main entry sign
- Add lighting- site/parking
- Add irrigation
- Add picnic tables
- Add benches/seating
- Renovate boardwalk
- Renovate fishing pier/platform
- Replace perimeter fences/gates
- Pave hiking trails/paths
- Provide wayfinding/information

**Estimated Capital Improvement
Cost: \$9,462,506**

Geneva Wilderness Area Youth Conservation Center

- Provide ADA parking
- Add class room with dining hall & kitchen
- Add nature center renovation
- Provide furnishings
- Provide kitchen appliances
- Provide educational support materials
- Provide computers (annual fee for desktop computers)
- Build observation tower
- Restore historic farm house
- Add greenhouse
- Add zipline course
- Add canoe/kayak facilities
- Provide canoe's and kayak's
- Add pre-fab cabins
- Add pre-fab counselor cabins
- Add pre-fab restrooms
- Secure asphalt millings for parking lot expansion (18,750 sf)
- Install asphalt millings
- Clear land for parking lot expansion (18,750 sf)
- Add kiosk
- Replace main entry sign
- Provide wayfinding
- Provide 71 passenger school bus
- Provide maintenance equipment (mowers, blower, washer, trimmer)
- Provide 6 person golf cart
- Add pre-fab metal storage unit
- Expand utility coverage

**Estimated Capital Improvement
Cost: \$6,388,191**

Buckingham Lot

- Pave existing parking lot and provide ADA parking space

**Estimated Capital Improvement
Cost: \$45,000**

Indoor Complex at Moore's Station Road Fields

- Add 200,000 sq. ft. indoor complex

**Estimated Capital Improvement
Cost: TBD**

Thorguard Replacement

- Upgrade Thorguard units at following sites:
 - Boombah Sports Complex/ Moore's Station Road Fields
 - Sanlando Park/Seminole County Softball Complex
 - Sylvan Lake Park & Sports Training Complex
 - Boombah Soldiers Creek Park
 - Red Bug Lake Park
 - Greenwood Lakes Park

**Estimated Capital Improvement
Cost: \$214,500**

Signature Trails

- Complete trail edge restoration phase 2
- Clean and paint trail over pass

**Estimated Capital Improvement
Cost: \$355,000**

Park Wayfinding

- Provide wayfinding information for:
 - Lake Mills Park
 - Greenwood Park
 - Overlook Park
 - Big Tree Park
 - Kewanee Park
 - Bookertown Park
 - Jamestown Park
 - Roseland Park
 - Wilson's Landing
 - Mullet Lake
 - Cameron Wight
 - Lake Monroe Wayside Park
 - C.S. Lee Boat Ramp

**Estimated Capital Improvement
Cost: \$24,850**

17-92 Enhancement Project

**Estimated Capital Improvement
Cost: \$250,000**

Stormwater Assessment of Park Properties

**Estimated Capital Improvement
Cost: \$30,000**

ADA Transition Plan Implementation

**Estimated Capital Improvement
Cost: \$3,255,000**

Parks Vision

- New Community Park 'A'
 - Design & Permitting
 - Implementation

**Estimated Capital Improvement
Cost: \$5,500,000**

- Infill Neighborhood Park 'B'
 - Design & Permitting
 - Implementation
- Infill Neighborhood Park 'C'
 - Design & Permitting
 - Implementation
- Infill Neighborhood Park 'D'
 - Design & Permitting
 - Implementation
- Infill Neighborhood Park 'E'
 - Design & Permitting
 - Implementation

**Estimated Capital Improvement
Cost: \$11,000,000**

- New Neighborhood Park 'F' concurrent with development
 - Design & Permitting
 - Implementation
- New Neighborhood Park 'G' concurrent with development
 - Design & Permitting
 - Implementation
- New Neighborhood Park 'H' concurrent with development
 - Design & Permitting
 - Implementation

**Estimated Capital Improvement
Cost: \$8,250,000**

DRAW YOUR DREAM PARK

What does your dream park look like? What activities would you like to do?

Name: Catalina Ortiz

Age: 14

Date: 6/22/2023

*Accessibility is key! would also add a bus stop nearby. No hostile architecture either. also add a fountain to get kids to

APPENDIX A

PUBLIC INPUT

PUBLIC WORKSHOPS

Two public input workshops were held in June 2023. The workshops were held after traditional business hours at Lake Mary High School and Lawton Elementary School. The format was an open house-style with stations allowing residents to provide input and have discussions with the project team.

Public workshops are generally two-fold: residents have the opportunity to provide direct feedback about desires and needs in relation to the parks system, while also learning how the County manages the system-wide plan and how they, as residents, can be engaged with the future of the parks beyond the visioning process.

STATIONS

My Role Is

The My Role Is board is a way to engage residents into becoming active participants in their parks by asking them to choose a role they have in their own communities and become advocates for their parks. The board states, My Role Is... and asks participants to fill in the blank by choosing from a series of options provided for them.

Options provided for them include:

- Cyclist
- Pedestrian
- Kid/Teen
- Senior Citizen
- Parent
- Young Professional
- Dog Lover
- Fisher
- Local Artist
- Nature Lover
- Tennis Player
- Pickleball Player
- Baseball/Softball Player
- Swimmer
- Runner
- Boater
- Kayaker
- Fitness Enthusiast
- Skateboarder/Rollerblader
- Other

As participants enter the workshop, they are greeted at a welcome table and asked to sign-in and select a card from a board that most represents them. Each card becomes the participant's workshop companion including a short prompt which participants are asked to fill out and return by the end of the workshop.

Prompt:

I want our parks to become places for _____, because _____.

Aside from engaging participants and creating park advocates, the role cards provide the team important information about the attendees to the meeting. The role selection provides a snapshot of park users and advocates as well as providing an idea of the priorities these groups may have. The prompt also demonstrates the residents' aspirational goals and desires for their community and helps guide the direction the park system should aim to follow.

Write-On-Me

Participants are provided large location maps of the park system, as well as smaller maps of the individual parks and trailheads within the system. Participants are asked to write directly on the maps specifying location specific desires as well as any general comments. This station is facilitated by a team member to expand on comments written and draw out additional desires and needs for the community.

This activity aims to collect information on geographically specific desires that reflect neighborhoods' relationship to parks, as well as engaging in conversations regarding access and proximity of recreation amenities to the residents using these spaces.

Happy Place

Participants are provided a tablet with an interactive map where they are asked to place points of where they live and play with the option of adding comments to any of their input points. A live projected map of hot spots demonstrates the places where participants indicate as “play” locations, whether that be parks or other third places. Information for this map is collected throughout the workshops and demonstrates the third places of all workshop participants regardless of date of workshop attendance.

This map helps identify which, if any, of the current County parks serve as popular second/third places and the relationship between places of residence to this place. It is possible that although a park user might live in one area, they are driving to specific locations to reach certain amenities they deem desirable as third places.

Survey Says

The Survey Says station provides an opportunity to capture responses to the open survey from the workshop attendants. Participants are provided with a tablet with the open survey webpage to complete onsite. Cards with the QR code and the survey link are also provided for any participant that might prefer taking the survey on their smartphone or at a later date.

OVERALL RESPONSE SUMMARY

Specific

A number of concerns raised were relating to specific park amenities, whether it be the amenity’s condition or a general lack of that specific amenity. A number of residents were concerned with the state of basketball courts and baseball fields while some participants indicated they travel a significant distance for active programs (i.e. disc golf or cricket).

Connected

Walking, jogging, and bicycling along the many trails throughout the county is a popular way for residents to take advantage of the parks system. Some participants discussed connector and pathway trails where there may be opportunities to connect to the signature trails. In some instances, there are proposed extensions which would connect many of the existing gaps, illustrated in the 2021 Trails Master Plan. The trails function not only as their own amenity, but also as important links between homes, parks, other trails, and various other important neighborhood resources – as one resident exemplified by noting they use the trail nearby their home to access their local library.

Quality

While some residents, as discussed above, were longing for new facilities and fields, some were focused on enhancing the existing parks system. These needs manifested in requests for (paved) trail maintenance, enhanced drainage for sports fields, and resurfacing for sports courts. Residents expressed a strong desire to have native plantings and a strong tree canopy at many of the parks.

Together

Many responses focused on bringing the community together. Respondents shared their desire for the parks system to have inclusive and diverse amenities that benefit more than just the individual respondent. A sense of community is an increasingly important aspect to park users.

STATION INPUT

My Role Is

This activity highlighted the diversity of parks users in Seminole County. 40 role cards were filled out, each with a unique opinion on what the parks system should look like. Shaded areas, specific sports amenities (pickleball, disc golf, and cricket) and (leashed) dog areas were frequently noted. Of the My Role Is . . . options provided, the most frequent was “nature lover.”

Both the My Role Is . . . and Write-On-Me stations saw comments relating to water amenities. Whether pools and splashpads or boat ramps and canoe launches, water access is synonymous with Florida culture.

Write-On-Me

The Write-On-Me activity allows participants an opportunity to really consider their needs and wants for the parks system. Accordingly, there is a large swath of information provided, but certain themes appear at the forefront. In the case of Seminole County, some themes were emblematic of Florida. 14 parks were marked with some variation of “add more trees.” The requests for additional trees are likely a response to the need for additional shade, a problem for many parks in the Sunshine State. The sentiment for increased shade was a frequent desire, as well, appearing both in the Write-On-Me exercise and in social media comments.

Accessibility was a topic highlighted by several responses. Disabled visitors, seniors, children, and more all stand to benefit from a more accessible park. Accessible parking and paved trails were the most frequent recommendations to create an inclusive environment. The other side of the accessibility spectrum involves access and wayfinding. Several residents marked the need for increased signage/wayfinding/branding in the parks and especially at the trails. In some instances, residents noted there are places in the parks that do not seem as though they are accessible to the public. At the Econ River Wilderness Area, one resident noted the southwest corner where the trail comes close to the road as, “this interface with [the] local city could be enhanced, it feels like you’re not supposed to be here.”

Happy Place (Live/Work/Play)

“Play” pins indicated participants enjoy a mix of County and City parks. There were a number of pins outside of the County’s boundaries heading north into DeBary and south into Orlando/UCF, generally for access to a specific amenity such as disc golf courses. The eastern portion of the County maintains high visitation to the various wilderness areas despite being within the Rural Area. As expected, many “live” pins are outside of the Rural Area, in the western portion of the County. The Seminole Wekiva Trail and Cross Seminole Trail are frequent “play” areas as are the parks abutting the trails. Walking/hiking is generally the most frequent activity performed by respondents. The trails play an important role in connecting users to their preferred parks.

SOCIAL MEDIA RESPONSES

Posts by the county to advertise the survey received a significant number of comments (in addition to the survey results). The comments highlighted a need for increased and improved play equipment, noting that much of the equipment has fallen into disrepair following storms. Other responses were generally in line with comment responses in the other activities: the need for increased shade and a desire for specific facilities.

A full list of comments received in response to social media posts can be found below:

- More toddler equipment at playgrounds
- More updates playgrounds with obstacles for kids to stay active for free in the neighborhoods.
- Shading over playground equipment.
- Playground shade!!
- Better, more enhanced variety of playground equipment. I have a friend who moved from FL to CO and the parks there are amazing!! All free. They have kids zip lines and big equipment and splash pads. Why can't FL have those too?!
- I would love for Seminole Co to allow leashed dogs in our parks. So silly we can't walk around the park with our dogs!!
- Definitely bathrooms at more parks. And water fountains of course.
- Loving the new garbage cans at Flagler trailhead
- Please please a canopy over parks here. It's sooo hot it's insane.
- Shaded areas. Shade for the playground features, they get hot and can burn the kids.
- A decent skatepark.
- Butterfly and bee gardens and nice nature walks.
- Definitely canopies over the playground equipment. Take a look at orange county parks for some inspiration. They have playgrounds with toddler and school age play equipment. Canopies over their equipment. Working splash pads at many of their parks. Rubber ground under their equipment instead of mulch. One entrance in and put for safety to keep kids safer.
- An ecosystem pond!
- How about we get some mural artist(s) to paint the restroom building at Big Tree? Cover it in native flora/fauna art instead of a boring grey cinder block box?
- An awesome community pool in downtown Sanford with lots of shade/seating areas!
- Please! Add more safe skateboarding places! With the increase in popularity within the sport, it would be nice to have skate plaza's throughout Seminole County that are actually safe.
- Roller skating areas! or allow roller skating in existing courts when not in use.
- More splash pads!
- More shade
- We need playground equipment at James Dunn Lake Park. There are a bunch of kids here but the storms knocked over a tree that crushed the only piece of play equipment that was left, the swing set.
- A bathroom at Black Bear Trail... the trail is so long and there are only portapotties last time I went. No way of washing hands
- A covered skating rink like Barber Park down in Orange County.
- Open earlier. I love sunrise photography but some of the parks don't open until 8 am. It would be great if they opened at or a little before sunrise. Seminole county has great parks.
- Accessibility park for special needs and physical disabilities, sensory play
- Some kind of speed warning to cyclists who use the trails. I cannot tell y'all how many times I've been run over by someone driving at a wildly fast pace whilst near pedestrians and children. It's very dangerous.
- Agree so much with parking!!!!!!
- EV charging, please!
- Free Pickle Ball courts, and more local hiking trails.
- More hiking trails. Oh, and more mountain bike trails!
- The county should designate off highway vehicle parks and usage and begin to foster that usage. Also, the county should work better with local businesses that provide goods used in these parks. Us residents want to support our local businesses and clubs but sometimes it's hard to find out where we can do that.
- Disc golf courses! (Alresdy filled out the survey)
- Every park should have a kids play area and an outdoor workout/gym for adults who bring their kids

to the park. Similar to Lee P Moore Park.

- I'll be moving there in a few months to chase my newly born grandson. I would love to see more Pickleball courts. What is your current count of courts and their locations? By the way, I completed the survey yesterday.
- Safe hiking trails in woods
- More green spaces, less concrete and more trees
- More toddler safe playgrounds
- More boat ramps would be cool!
- More shade over the playgrounds. During the summer, most of the parks go unused since kids could burn their skin with how hot the metal or plastic gets. More splash pads.
- Lacrosse fields please!!
- Once a month, or quarterly hamburger grill community kids/family fun. Dunking booth in summer, relay games for kids, prizes also for adult tennis games, small pie eating contest for little kids, basketball, softball, etc all taking place at once that day...helps community get to know each other.. provided through the Parks.hire teens to head the kid games and get volunteer credit from high school.
- Improve the boat ramps with more ramps parking and bathrooms. Go look at Volusia's boat ramps and learn from them. Seminole County has not increased the number of ramps on the St John's river in 50 years
- I would like more nature preserve wilderness areas where our Florida wildlife, plants and animals can thrive.
- fully fenced and inclusive park options for neurodivergent kids! and shade
- Basketball courts at Sylvan Lake Park. With glass backboards and breakaway rims. We can afford that.
- I took the survey and I appreciate the opportunity to give feedback. I'm quite bummed. During Covid my daughter took tennis lessons at Red Bug. We invited friends and had a great group. That turned into us renting a basketball court for the last two years. Every other Tuesday at 7:00. The leagues kicked us out. We have zero options. The leagues have every court with lights. We are a homeschool group. Very disappointed that we lost our spot.
- Shade shade shade. And benches for the parents to sit at that are actually close to the playground. I've

added this to the survey but most parents agree on shade.

- Swimming and Olympic training pool for swim lessons and competitions and water polo and lifeguarding classes
- Swimming pool

SURVEY RESPONSES



RRC



Table of Contents

- Introduction
- Methodology
- Key Findings
- Living in Seminole County
- Current Usage
- Current Conditions
- Future Needs
- Communication
- Demographics

Introduction

- The purpose of this study was to gather community feedback on the Seminole County parks & recreation facilities, amenities, future planning, communication, and more.
- This survey research effort and subsequent analysis were designed to assist Seminole County in developing a plan to reflect the community's needs and desires.



Research Methods

1 = Statistically Valid (Invitation Survey)

Paper surveys were mailed to a systematic random sample of addresses in Seminole County, with the option to complete online through a password protected website (1 response per household). A Spanish version of the survey was also available.



424

Invitation surveys completed
+/- 4.8% Margin of Error

2 = Open Link Survey

Later, the online survey was made available to all Seminole County stakeholders, including non-county residents (e.g., commuters, residents of nearby communities).



1,668

Open Link surveys completed

5,000 Surveys Mailed

2,092

Total
Surveys
Completed

Weighting the Data

1

The underlying data from the survey were weighted by age, gender, and ethnicity to ensure appropriate representation of **Seminole County residents** across different demographic cohorts in the sample.



2

Using U.S. Census Data, the age, gender, and ethnicity distributions in the total sample were adjusted to assure a close match to the actual population profile of **Seminole County**.

5



Key Findings



Two samples were collected in the survey effort, the statistically-valid Invite sample and the Open link sample, which had a strong response. Together they provide an excellent source of input on topics addressed through the survey. Survey results are presented in formats that compare responses from each sample, along with an overall response. **In general, responses from the Open link survey are similar to the Invite, a positive finding that indicates general consensus across the two samples.**



A majority of the respondents are generally satisfied with the quality of parks, facilities, and programs provided by Seminole County Parks and Recreation. The average rating for the Invite sample is 3.9 out of 5, with 5 being “very satisfied.”



Outdoor sports areas, hiking/walking/running paths and small neighborhood parks are the most frequently used facilities in Seminole County according to respondents. Invite respondents are split between the amenities in the parks they’ve visited as being in “fair” condition or “good” condition.

6



Key Findings



A total of 17% of the Invite sample have participated in recreation programs offered by the County in the last 12 months. Of those that have participated, two thirds have only participated in 1 program. The Open link sample are more frequent users of the County's programs.



Nature walking/running trails, restrooms and trails are the most frequently used amenity by both samples when visiting parks and recreation facilities.



While the majority of both samples use a motor vehicle to get to parks and/or recreation facilities, at least 30% report walking/running or biking. Walking/running and biking are the preferred mode of transportation for at least 11% of each sample.

Key Findings



Parks, hiking/walking/running paths, nature areas, and amenities at parks are the most important facilities and services to the Invite sample; however, these four categories are not currently meeting the needs of the community adequately for both samples.



A total of 60% of the Invite respondents said that improved communication about offerings would increase their use in parks and recreation facilities and services. The average rating for the effectiveness of communication from Seminole County Parks & Recreation for the Invite sample is 2.4 and 2.6 for the Open link on a scale of 1-5 with 5 being "very effective." The most preferred communication methods are email and social media.



The top future priorities for the Invite sample are: additional trails/paths for better connectivity, making improvements to and/or renovating existing parks or facilities, more senior programs and adding more parks. The Open link sample is more interested in an aquatics center and pickleball courts.

Living in Seminole County



Length of Time in Seminole County

Respondents vary in length of time in Seminole County. A total of 31% of the Invite sample have lived in the County for less than a year to 5 years and 36% have lived in the County over 20 years. The average length of time in the community for Invite respondents is nearly 17 years.

How many years have you lived in Seminole County? Enter 0 if less than a year.

	Invite	Open	Overall
Less than 1 year	1%	3%	2%
1 - 5 years	30%	20%	22%
6 - 10 years	19%	17%	18%
11 - 20 years	15%	21%	20%
More than 20 years	36%	39%	38%
Avg.	16.8	18.5	18.2
n=	414	1,557	1,971

Source: RRC

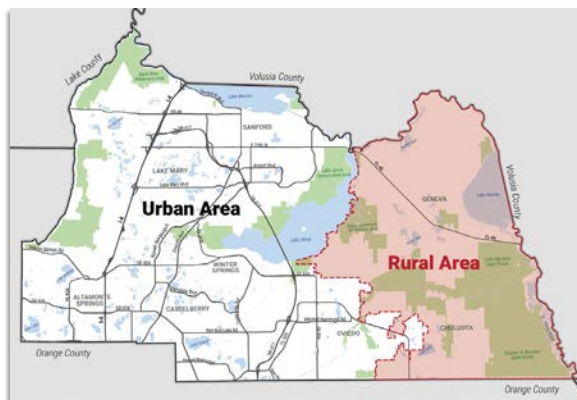
Location in Seminole County

A majority of both samples reside in the Urban Area of Seminole County. Only 5% of the Invite sample and 8% of the Open link sample are Rural Area Seminole County Residents.

In which area do you live?

	Invite	Open	Overall
Urban Area	94%	88%	89%
Rural Area	5%	8%	7%
I don't know	1%	1%	1%
I live outside Seminole County		3%	2%
n=	404	1,594	1,998

Source: RRC



Satisfaction with Parks and Recreation Facilities

A majority of the respondents are satisfied with the quality of parks, facilities, and programs provided by Seminole County Parks and Recreation. The Invite sample is slightly more satisfied than the Open link sample with an average of 3.9 out of 5, with 5 being "very satisfied" compared to an average of 3.7.

Overall, how satisfied have you been with the quality of parks, facilities, and programs provided in Seminole County Parks and Recreation?

	Invite	Open	Overall
1 - Not at all satisfied	3%	3%	3%
2	3%	7%	6%
3	23%	30%	29%
4	44%	41%	42%
5 - Very satisfied	27%	19%	20%
Avg.	3.9	3.7	3.7
n=	400	1,655	2,055

Source: RRC

Current Usage



Frequency of Use Invite Sample

How frequently have you and/or a member of your household used any of the following facilities?

			At least once a week	At least once a month	A few times a month	A few times a year	Have not visited
Outdoor sports areas	Invite n=397		15%	12%	8%	32%	33%
	Open n=1,615		38%	7%	15%	23%	17%
Hiking/walking/running paths	Invite n=404		19%	13%	16%	30%	22%
	Open n=1,600		25%	12%	17%	29%	16%
Small neighborhood parks	Invite n=400		17%	12%	13%	37%	21%
	Open n=1,576		24%	13%	19%	30%	14%
Sports fields and tennis courts	Invite n=401		11%	9%	8%	23%	49%
	Open n=1,595		27%	7%	10%	24%	32%
Playgrounds	Invite n=399		12%	9%	9%	34%	36%
	Open n=1,589		23%	10%	17%	24%	25%
Bicycling areas	Invite n=398		11%	13%	12%	25%	39%
	Open n=1,587		20%	9%	13%	26%	32%
Nature areas	Invite n=400		11%	15%	12%	41%	20%
	Open n=1,593		17%	14%	16%	37%	15%
Large community parks	Invite n=396		9%	14%	13%	43%	21%
	Open n=1,583		21%	15%	19%	37%	9%
Boating/kayaking areas	Invite n=393		2%	8%	7%	29%	54%
	Open n=1,576		4%	7%	7%	36%	47%
Picnic areas	Invite n=397		4%	9%	10%	40%	37%
	Open n=1,580		10%	11%	12%	42%	25%
Other: (specify)	Invite n=91		14%	2%	5%	8%	71%
	Open n=424		27%	4%	5%	7%	57%

- Outdoor sports areas, hiking/walking/running paths and small neighborhood parks are the most frequently used facilities in Seminole County according to respondents.
- Over half of the Invite sample (54%) and 47% of the Open link sample have never used boating/kayaking areas.
- Nearly half of the invite sample (49%) have never used sports fields and tennis courts.

Condition of Amenities

Invite respondents are split evenly between the rating the amenities in parks as being in “fair” condition or “good” condition. The Open link sample is more positive toward the overall condition of park amenities. The average rating for the Invite sample is a 2.5 out of 4, with 4 being “excellent.”

Overall, how would you rate the physical condition of the amenities in the parks you have visited?

	Invite	Open	Overall
Poor	10%	2%	4%
Fair	39%	22%	25%
Good	40%	60%	56%
Excellent	11%	16%	15%
Avg.	2.5	2.9	2.8
n=	384	1,592	1,976

Source: RRC

Participation in Programs and Frequency of Participation

A total of 17% of the Invite sample have participated in recreation programs offered by the County in the last 12 months. Of those that have participated two thirds have only participated in 1 program. The Open link sample are more frequent users of the County’s programs.

Have you or other members of your household participated in any recreation programs offered by the County such as softball league, tennis program, outdoor recreation program, etc., during the past 12 months?

	Invite	Open	Overall
Yes	17%	29%	26%
No	80%	68%	70%
Not sure/Don't know	3%	4%	4%
n=	419	1,604	2,023

Source: RRC

Approximately how many different programs offered have you or members of your household participated in over the last 12 months?

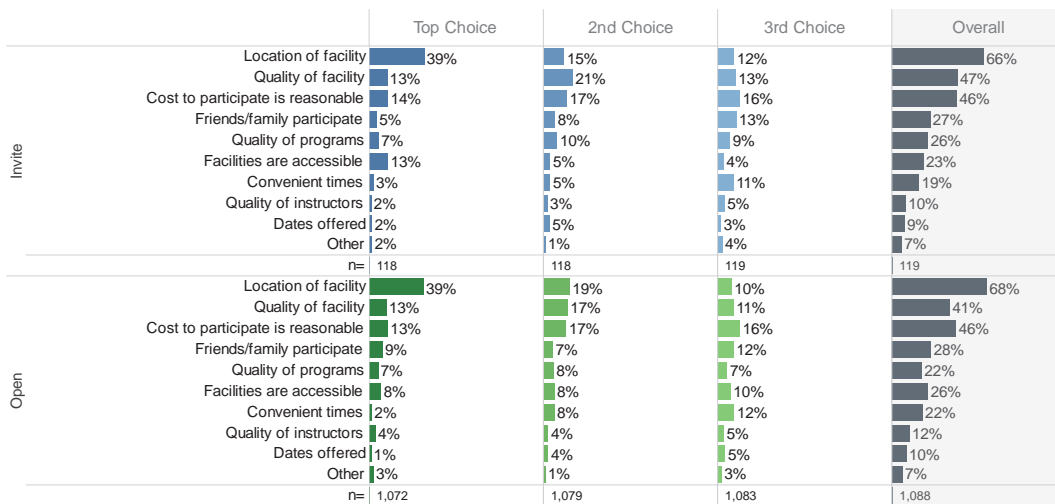
	Invite	Open	Overall
1	66%	39%	44%
2-3	31%	49%	46%
4-10	2%	10%	9%
More than 10 programs	1%	2%	2%
n=	97	458	555

Source: RRC

Primary Reasons - Participation

The location of the facility, the quality of the facility and a reasonable cost are the top three primary reasons both samples have participated in parks and recreation programs. The Invite sample places higher importance on the quality of programs.

Please indicate the TOP THREE primary reasons your household participates in parks and recreation programs.

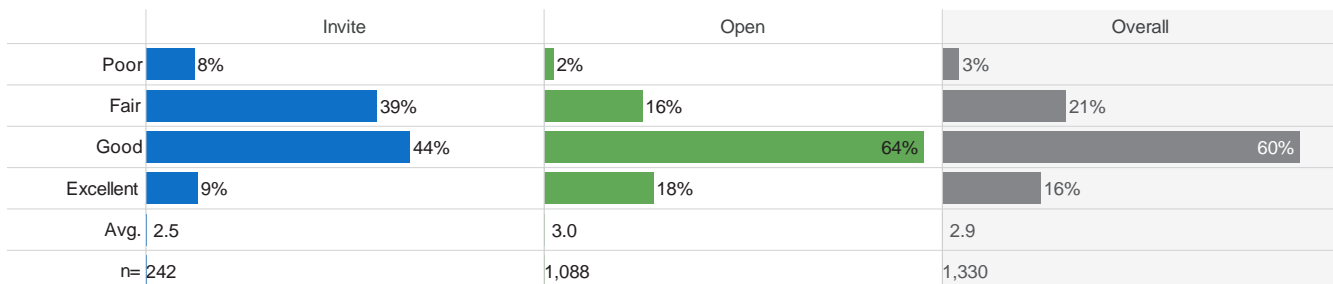


Source: RRC

Quality of Programs

The quality of programs has a similar rating as the condition of park amenities for the Invite sample; both 2.5 out of 4, with 4 being "excellent." The Open link sample feels more positively towards the quality of the programs in which they've participated.

Overall, how would you rate the quality of ALL programs in which you have participated?



Source: RRC

Use of Amenities - Indoor

Only a small portion of both samples use meeting rooms at indoor facilities (8% of the Invite sample and 6% of the Open link sample). Indoor restrooms are used by the majority of both samples.

Which of the following amenities does your household use when visiting parks and recreation facilities? (Check all that apply)

	Invite	Open	Overall
Restrooms	87%	78%	80%
Meeting rooms	8%	6%	6%
Other	3%	6%	5%
n=	313	1,351	1,664

Source: RRC

Use of Amenities - Outdoor

Which of the following amenities does your household use when visiting parks and recreation facilities? (Check all that apply)

	Invite	Open	Overall
Nature walking/running trail	72%	63%	65%
Restrooms	69%	70%	70%
Trails	63%	57%	58%
Boardwalks/overlooks/pier	60%	51%	53%
Open space or lawn	46%	38%	40%
Picnic areas	44%	38%	39%
Playgrounds	44%	51%	50%
Pavilions	39%	40%	40%
Athletic courts (e.g., basketball, tennis, volleyball)	27%	37%	35%
Mountain bike trails	24%	23%	23%
Boat ramp/canoe & kayak launch	23%	24%	24%
Athletic fields (e.g., football, soccer, softball)	22%	36%	33%
Fishing piers	20%	17%	18%
Outdoor fitness area	20%	17%	18%
Grills	12%	11%	11%
Camping areas	12%	13%	12%
Concession stand	11%	15%	14%
Other	4%	6%	5%
n=	369	1,351	1,720

- Walking/running trails are the most frequently used amenity by both invite and open respondents. Restrooms are also heavily used when visiting parks facilities.
- The Open link sample uses playgrounds and athletic fields more frequently than the Invite sample.

Mode of Transportation

At least 30% of both samples report walking/running or biking to the parks or recreation facilities they use most often. The majority of both samples use a motor vehicle to get to parks or facilities.

When you and/or your household visit parks and/or recreation facilities, which mode(s) of transportation do you typically use? (Check all that apply)

	Invite	Open	Overall
Motor vehicle (e.g., car, motorcycle)	87%	89%	89%
Walking/running	36%	35%	35%
Bicycle	31%	32%	32%
Electric vehicle	2%	5%	4%
Public transportation	1%	0%	0%
Other	1%	2%	1%
N/A – I don't use parks or recreation facilities	5%	1%	2%
n=	401	1,354	1,755

Source: RRC

21



Preferred Mode of Transportation

Nearly three quarters of the Invite sample prefer to drive to parks and recreation facilities (73%). Walking/running and biking are the preferred modes of transportation for at least 11% of each sample.

From the list in the previous question, what is your preferred mode of transportation?

	Invite	Open	Overall
Motor vehicle (e.g., car, motorcycle)	73%	71%	71%
Walking/running	14%	11%	12%
Bicycle	11%	12%	12%
Electric vehicle	1%	4%	3%
Public transportation	1%	1%	1%
Other	0%	1%	1%
n=	282	1,340	1,622

Source: RRC

22



Current Conditions

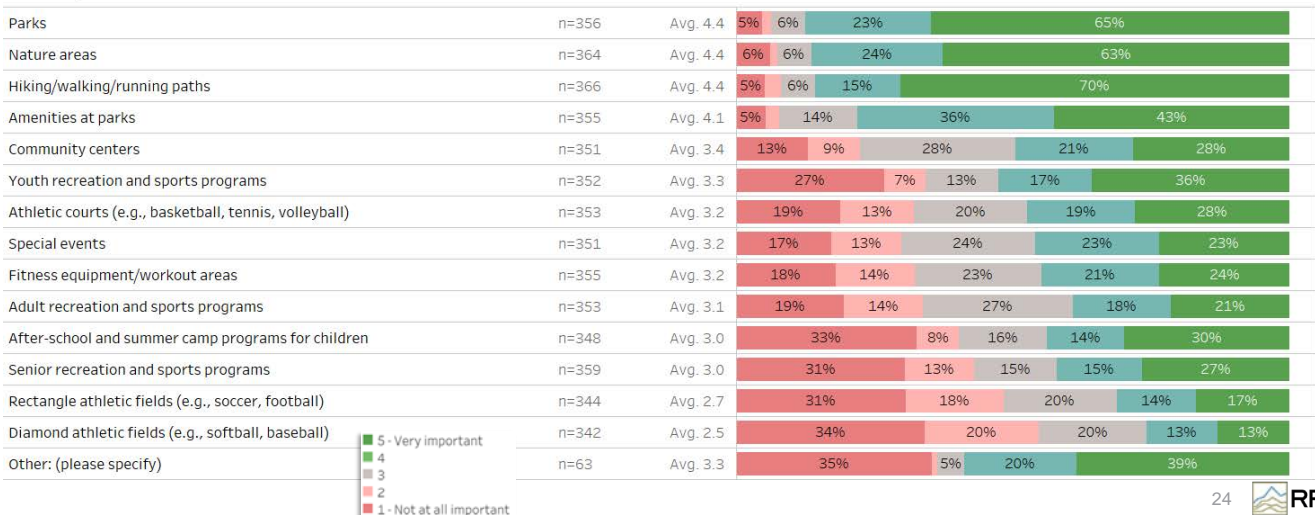


Facilities and Services - Importance

Hiking/walking/running paths, parks and nature areas are the most important facilities and services to the Invite sample (each with an average rating of 4.4 out of 5, with 5 being “very important”). Athletic fields are of less importance to the Invite sample.

Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility or service.

Invite Sample



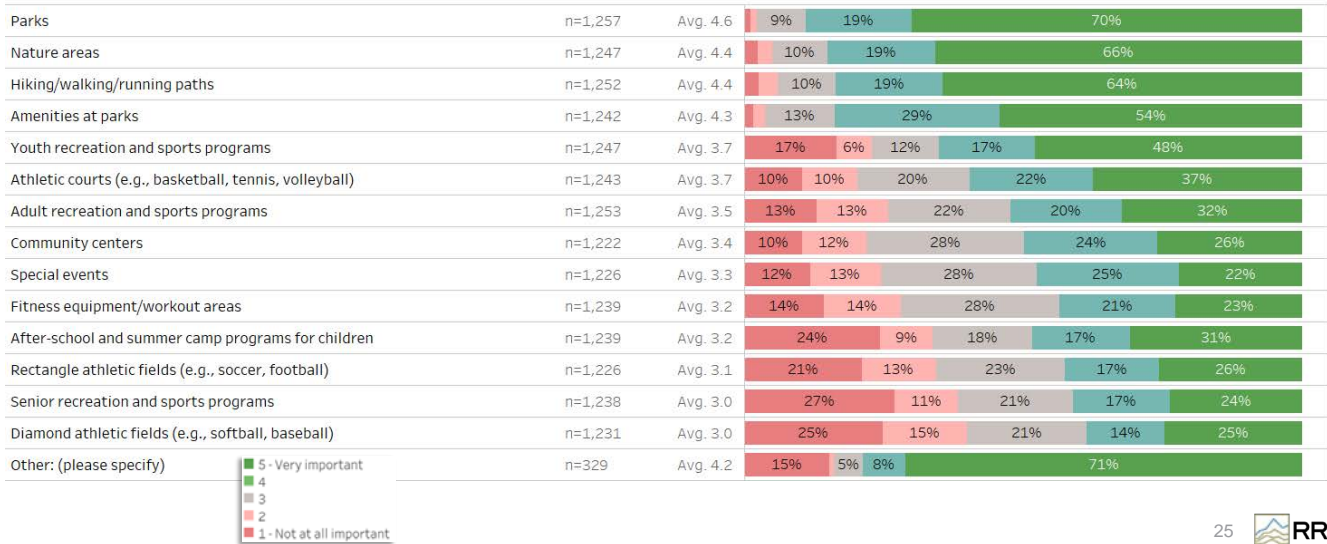
Facilities and Services - Importance

Open

The same three facilities and services are the most important to the Open link sample as well. Community Centers are of less importance to the Open link respondents than the Invite.

Please rate how important the following facilities and services are to your household. Please provide an answer even if you have not used the facility or service.

Open Sample



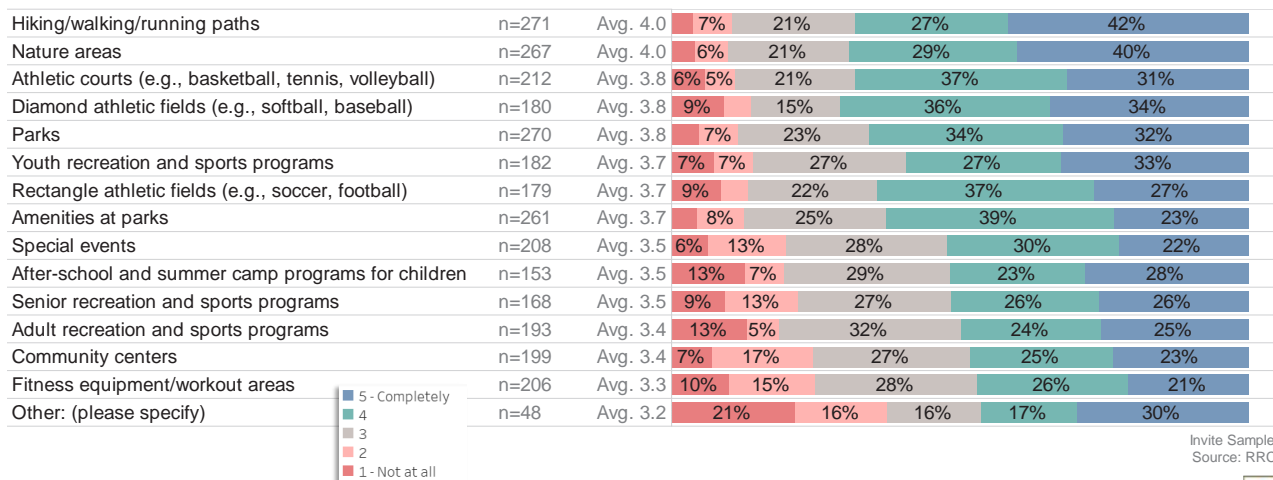
Facilities and Amenities - Meeting the Needs

Invite

Invite respondents are satisfied with hiking/walking/running paths and nature areas with average ratings of 4 out of 5. There is room for improvement with adult recreation and sports programs, community centers, and fitness equipment/workout areas.

Please rate how you think the following facilities and services are currently meeting the needs of the community. Please provide an answer even if you have not used the facility or service.

Invite Sample



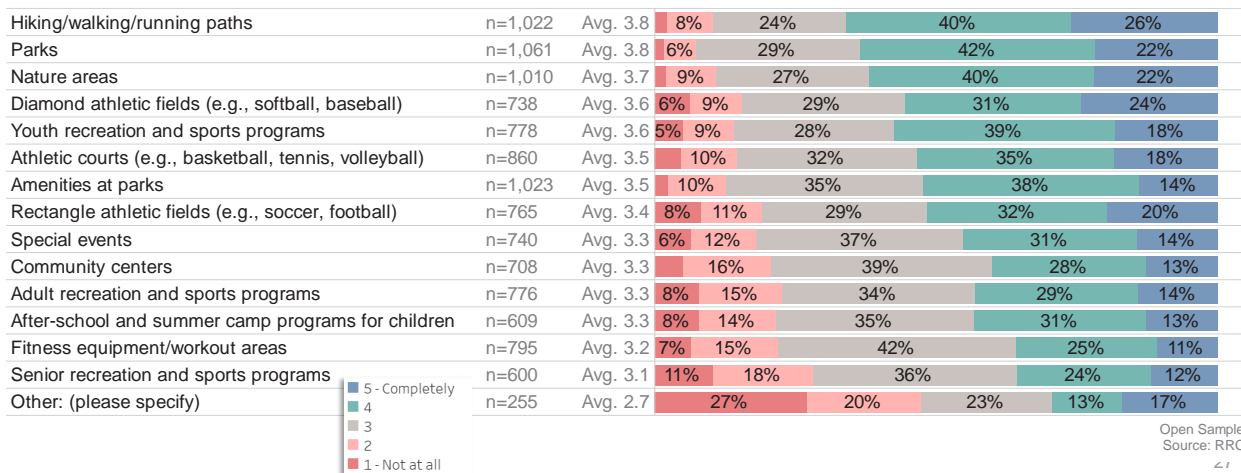
Facilities and Amenities - Meeting the Needs

Open Link

Hiking/walking/running paths, parks and nature trails also rated highly in terms of meeting the needs of the community, however slightly lower than the Invite sample. The Open link sample also agrees that fitness equipment/workout areas could better meet the needs of the community.

Please rate how you think the following facilities and services are currently meeting the needs of the community. Please provide an answer even if you have not used the facility or service.

Open Sample

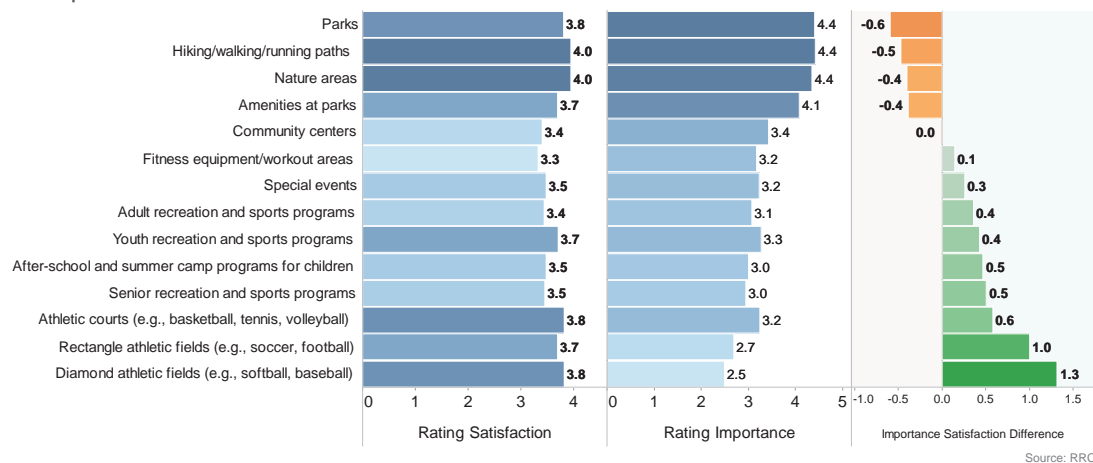


Facilities and Services - Importance vs. Satisfaction

By Invite Sample

The graph below highlights the difference between a topic's average importance and the community's average satisfaction with it. Four areas have a negative difference: parks, hiking/walking/running paths, nature areas, and amenities at parks. Fields are of lesser importance and are currently meeting the needs of the community.

Invite Sample

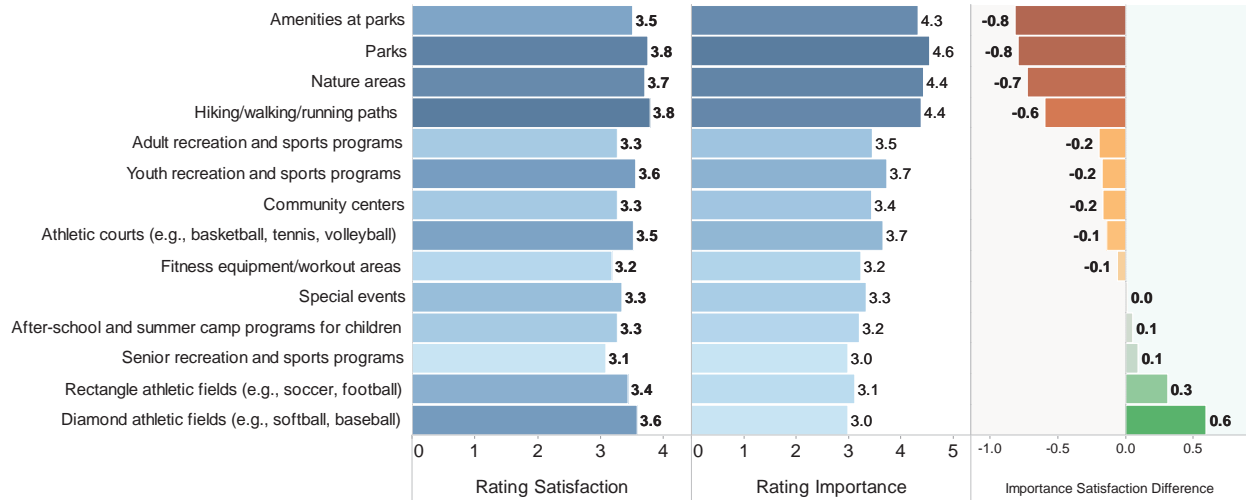


Facilities and Services - Importance vs. Satisfaction

By Open Sample

The Open link sample shows greater differences between importance and satisfaction with the greatest differences occurring with amenities at parks, parks, nature areas, and hiking/walking/running paths.

Open Sample



Source: RRC

29



Increasing Participation

Improved communication about offerings is the most important area to increase participation in recreational activities, facilities and programs followed by more park amenities. Better condition/maintenance of parks, trails or facilities was also rated as important to both samples. The Open link sample feels stronger regarding the importance of additional sports fields and courts.

What are the most important areas that, if addressed, would increase your participation in recreational activities, facilities, and programs? (Check all that apply)

	Invite	Open	Overall
Improved communication about offerings	60%	36%	42%
More park amenities (restrooms, shade, water fountains, etc.)	56%	60%	59%
Better condition/maintenance of parks, trails, or facilities	39%	43%	42%
Additional programs and services	34%	29%	30%
Facilities closer to where I live or work	31%	24%	26%
Improved safety and security	29%	23%	24%
Improved parking	24%	16%	18%
More places to walk my dog off leash	23%	19%	20%
Improved quality of programs	23%	16%	17%
Additional sports courts and fields	20%	29%	27%
Lower pricing/user fees	17%	16%	16%
Improved customer service/staff knowledge	11%	6%	7%
Better accessibility for people with disabilities	10%	9%	9%
Signage in Spanish	3%	2%	2%
Other	12%	20%	18%
n=	349	1,189	1,538

Source: RRC

30



Future Needs



Future Facilities

What are the most important needs for improvement in Seminole County over the next 5 to 10 years? Please mark the box for how important each of the following future facilities, programs, and services are to you and/or your household.

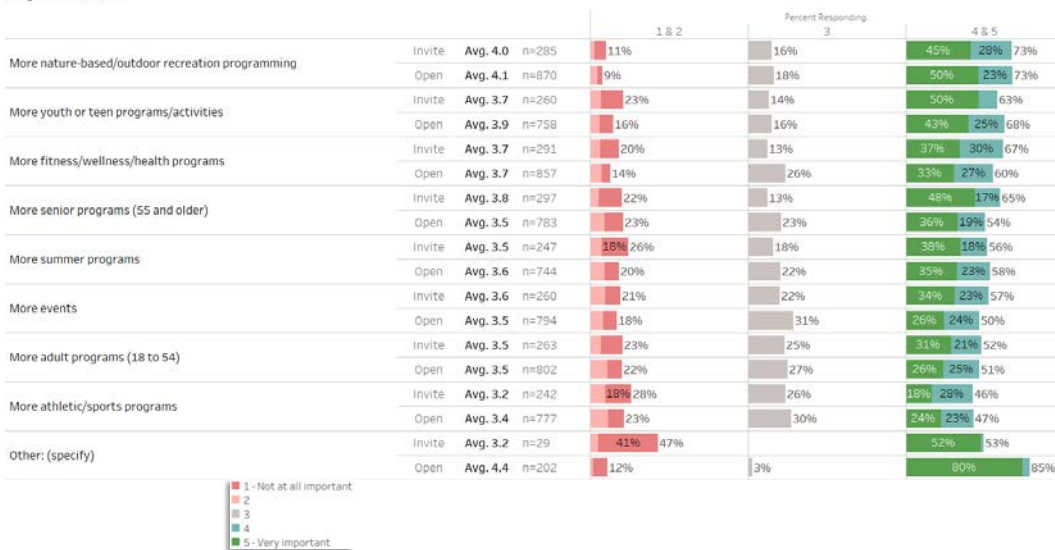
				1 & 2		Percent Responding: 3		4 & 5		
Acquisition/addition of nature areas	Invite	Avg. 4.3	n=303	7%		10%		22%	61%	83%
	Open	Avg. 4.3	n=963	7%		13%		23%	61%	80%
Nature-based recreation	Invite	Avg. 4.2	n=309	8%		13%		23%	56%	79%
	Open	Avg. 4.3	n=976	6%		15%		22%	56%	78%
Make improvements to and/or renovate existing parks or facilities	Invite	Avg. 4.1	n=303	9%		14%		28%	49%	77%
	Open	Avg. 4.2	n=986	4%		18%		27%	51%	78%
Additional trails/paths for better connectivity	Invite	Avg. 4.2	n=318	8%		14%		28%	60%	78%
	Open	Avg. 4.2	n=961	9%		15%		21%	55%	76%
Add more parks	Invite	Avg. 4.0	n=297	14%		17%		52%	69%	
	Open	Avg. 4.2	n=948	9%		16%		54%	74%	
Aquatics center	Invite	Avg. 3.5	n=294	25%		20%		41%	55%	
	Open	Avg. 3.7	n=947	17%		23%		39%	60%	
Indoor sports facility	Invite	Avg. 3.3	n=277	22%	28%	18%		25%	29%	54%
	Open	Avg. 3.5	n=940	22%	22%	24%		22%	31%	53%
Add outdoor sports fields	Invite	Avg. 2.9	n=256	38%		30%		32%		
	Open	Avg. 3.3	n=879	31%		24%		28%	45%	
New gymnasium	Invite	Avg. 3.1	n=265	25%	37%	21%		25%	43%	
	Open	Avg. 3.0	n=879	21%	34%	30%		22%	37%	
Add a dog park	Invite	Avg. 3.2	n=290	24%	34%	18%		34%	48%	
	Open	Avg. 2.9	n=903	25%	41%	21%		24%	38%	
Add pickleball courts	Invite	Avg. 2.9	n=270	29%	42%	19%		23%	39%	
	Open	Avg. 2.9	n=918	28%	39%	22%		22%	39%	
Expanding the soccer complex	Invite	Avg. 2.6	n=244	33%	49%	23%		28%		
	Open	Avg. 2.5	n=840	33%	53%	24%		23%		

All Sample
Source: RRC

- The highlighted facilities are the most important to both samples.
- Adding pickleball courts and expanding the soccer complex are of lesser importance.

Future Programs and Services

What are the most important needs for improvement in Seminole County over the next 5 to 10 years? Please mark the box for how important each of the following future facilities, programs, and services are to you and/or your household.

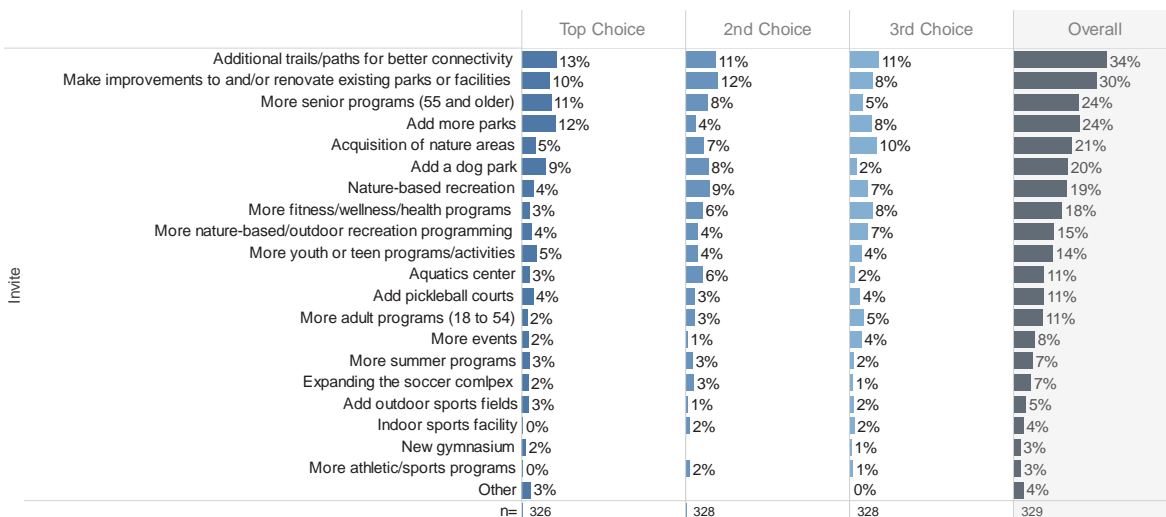


- More nature-based/outdoor recreation programming is the top future programming priority for both samples followed by more youth or teen programs/activities.
- Respondents feel that more athletic/sports programs are of lesser importance.

Top Three Priorities By Invite Sample

Adding additional trails/paths for better connectivity, making improvements to and/or renovating existing parks or facilities, more senior programs and adding more parks are the top future priorities for the Invite sample.

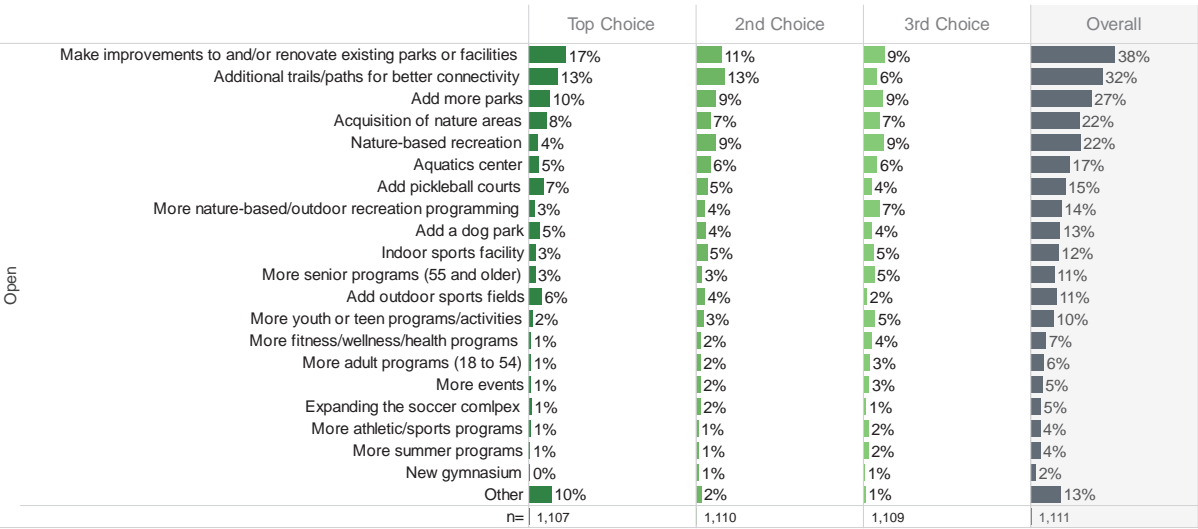
From the list in the previous question, please indicate the TOP THREE highest priority items for you and your household.



Top Three Priorities By Open Sample

The Open link sample shares the top three future priorities. They are more interested in an aquatics center and pickleball courts than the Invite.

From the list in the previous question, please indicate the TOP THREE highest priority items for you and your household.



Source: RRC 35



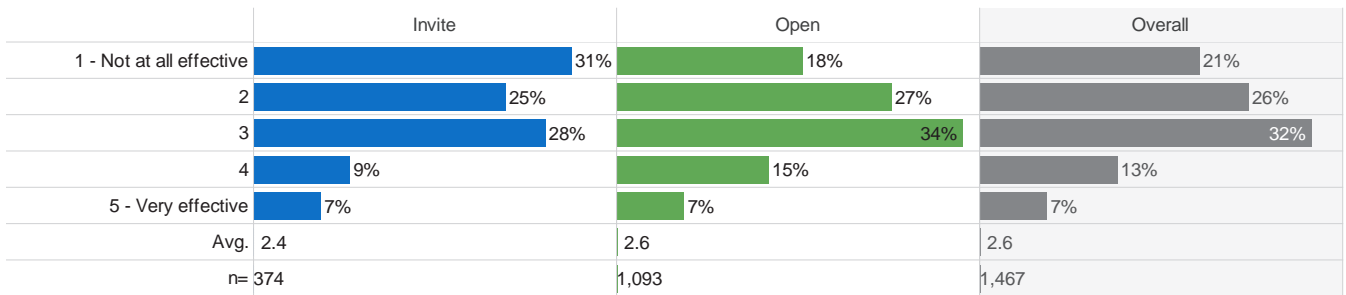
Communication



Effectiveness of Communication

There is some room to improve the effectiveness of communication from Seminole County Parks & Recreation for residents. The average rating for the Invite sample is 2.4 and 2.6 for the Open link on a scale of 1-5 with 5 being "very effective."

How effective is Seminole County Parks & Recreation at reaching you with information on parks and recreation facilities, programs, and services?

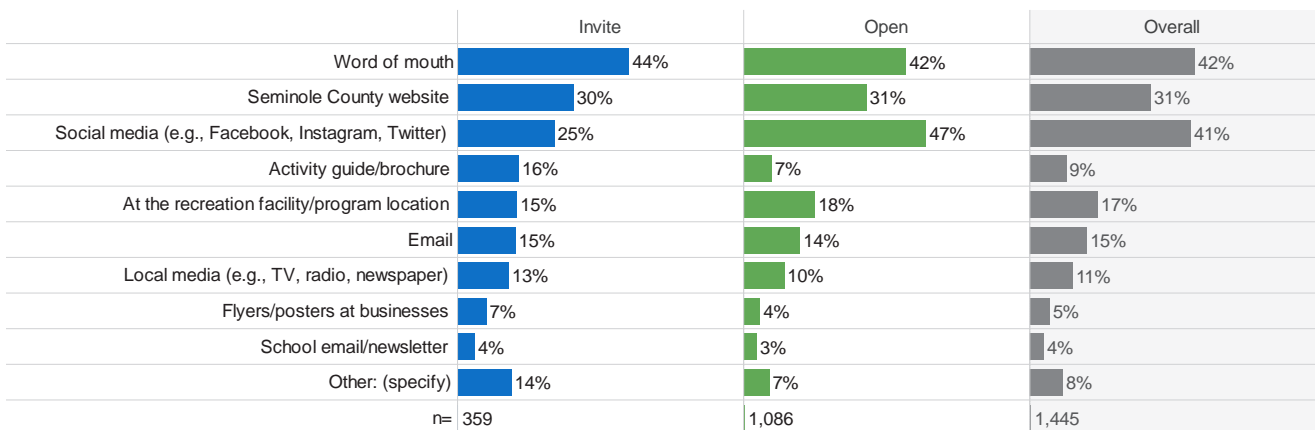


Source: RRC

Current Communication Methods

Word of mouth, the Seminole County website and social media are the most common methods for currently receiving communication from the County.

How do you currently receive information on parks and recreation facilities, programs, and services offered by Parks & Recreation? (Check all that apply)



Source: RRC

Preferred Communication

Email is the preferred method of communication for the Invite sample and equally as preferred as social media by the Open link sample. A total of 14% of the Invite sample prefer the activity guide/brochure.

What is the preferred way for you to receive information on parks and recreation facilities, programs, and services?


	Invite	Open	Overall
Email	44%	35%	37%
Social media (e.g., Facebook, Instagram, Twitter)	18%	35%	31%
Activity guide/brochure	14%	5%	7%
Seminole County website	8%	12%	11%
Local media (e.g., TV, radio, newspaper)	4%	5%	5%
Flyers/posters at businesses	4%	1%	2%
At the recreation facility/program location	1%	2%	2%
School email/newsletter	1%	2%	1%
Word of mouth	1%	2%	2%
Other (specified previously)	4%	1%	2%
n=	338	1,101	1,439

Source: RRC

Additional Comments/Suggestions

Slide 1 of 2

Respondents were offered an opportunity at the end of the survey to provide any additional comments and suggestions for the Seminole County Parks and Recreation. A total of 704 additional comments were received. Common themes are outlined below, and a list of full responses is included in the Appendix.




Improved Infrastructure & Trails

"We should have the BEST trails system in the whole country. With proper improvements this is reachable."

"Improve existing park infrastructure."


"Upgrading to an area to make it a more appealing sports complex for youth football. One that we are proud to play on."



Maintenance & Cleanliness

"The bathrooms near the playground could use some attention. Adding some light and regular cleaning service. It's usually pretty dirty."


"Some of the parks have aged and are outdated. Need shade structures, upgraded lighting, new restrooms, and improved parking."



Additional Facilities

"Adding additional softball/baseball/sports fields should be considered. New outdoor space should be acquired."

"It would be great to have additional facilities with volleyball courts and lighting for winter months."



Accessibility & Connectivity


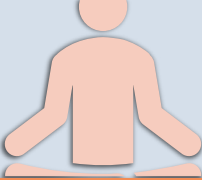

"What I'd like to see more of is the widening of sidewalks to prove connectivity, especially by walking and bicycling between parks."

"Just more accessibility/improvements to be able to walk and be in nature safely!"

Additional Comments/Suggestions

Slide 2 of 2

Respondents were offered an opportunity at the end of the survey to provide any additional comments and suggestions for the Seminole County Parks and Recreation. A total of 704 additional comments were received. Common themes are outlined below, and a list of full responses is included in the Appendix.

Safety	Cost/Affordability & Funding	Programs	Communication
			
<p>"Please improve the safety of mixed use trails - especially the Seminole Wekiva trail where it crosses roads/vehicles. Implement raised crosswalks and stop signs for vehicles"</p> <p>"I would feel more secure if there was a "buddy" program so that senior solo hikers could enjoy the nature areas with another person to meet safety and security concerns."</p> <p>"Cover the playgrounds, consult parents on playground design, there are some major safety issues"</p>	<p>"I would like to see city sports that are lower cost more available . That county land is not used for travel sports facility. I feel like they are not giving low income kids opportunities when travel sports facilities are built on county land"</p> <p>"We would love to see more organized sports that are affordable!"</p>	<p>"More summer programs for specific ages of kids that are very low or free in cost."</p> <p>"More health and wellness programs, such as Tai chi, yoga and adult exercise and wellness. Hiking or nature events."</p> <p>"More week day programs for homeschoolers"</p> <p>"Please make the summer programs for kid more affordable to low income families"</p>	<p>"Lived here 20 years and have never heard, received, been informed if any facilities, programs, or events."</p> <p>"Need more communication regarding parks and programs"</p> <p>"Better communication - print guide for each season - to help keep track of events and offerings."</p>

Demographics



Gender & Age

The Invite sample was weighted by gender and age to better represent the demographics of Seminole County.

Please indicate the gender with which you identify:

	Invite	Open	Overall
Female	51%	56%	55%
Male	47%	40%	41%
Prefer not to answer	2%	2%	2%
I prefer to identify as:	1%	2%	2%
n=	391	1,116	1,507

What is your age?

	Invite	Open	Overall
Under 18		1%	1%
18-24	1%	2%	1%
25-34	26%	15%	18%
35-44	18%	34%	30%
45-54	17%	20%	20%
55-64	16%	15%	15%
65-74	14%	11%	12%
75 or over	9%	2%	4%
n=	392	1,119	1,511

Source: RRC 43



Household Makeup

A quarter of the Invite sample are couples with children at home, while half of the Open link sample represents this household makeup. About another quarter of the Invite sample are single without children (23%).

Which of these categories best applies to your household?

	Invite	Open	Overall
Single, no children	23%	9%	13%
Single with children at home	8%	4%	5%
Single, children no longer at home (empty nester)	7%	4%	5%
Couple, no children	19%	14%	15%
Couple with children at home	25%	50%	44%
Couple, children no longer at home (empty nester)	13%	13%	13%
Multi-generational home (grandparents, parents, children)	5%	7%	7%
n=	387	1,109	1,496

Source: RRC

Residence Ownership & ADA-Needs

Most Invite and Open Link respondents own their residence (92% and 88%), and at least 89% do not have a need for ADA-accessible facilities and services.

Do you own or rent your residence?

	Invite	Open	Overall
Own	92%	88%	89%
Rent	6%	10%	9%
Other	2%	2%	2%
n=	392	1,104	1,496

Source: RRC

Does your household have a need for ADA-accessible (Americans with Disabilities) facilities and services?

	Invite	Open	Overall
Yes	11%	8%	9%
No	89%	92%	91%
n=	389	1,100	1,489

Source: RRC

Voter Registration Status & Dog Ownership

Both Invite respondents and Open link respondents have a high registered voter response (94%), and just over half of Invite respondents own a dog (51%).

Are you a registered voter in Seminole County?

	Invite	Open	Overall
Yes	94%	94%	94%
No	6%	6%	6%
n=	392	1,108	1,500

Do you or a member of your household own a dog?

	Invite	Open	Overall
Yes	51%	57%	55%
No	49%	43%	45%
n=	390	1,102	1,492

Ethnicity & Race

The Invite sample was weighted by ethnicity to better represent the demographics of Seminole County.

Are you of Hispanic, Latino, or Spanish Origin?

	Invite	Open	Overall
Yes	22%	13%	15%
No	78%	87%	85%
n=	381	1,093	1,474

Source: RRC

What race do you consider yourself to be? (CHECK ALL THAT APPLY)

	Invite	Open	Overall
White	84%	85%	84%
Asian	6%	8%	8%
Black or African American	5%	5%	5%
American Indian and Alaska Native	2%	1%	1%
Native Hawaiian and Other Pacific Islander	1%	0%	0%
Some other race	7%	6%	7%
n=	376	1,075	1,451

Source: RRC

47



Income

Nearly half of Invite respondents (49%) make \$100,000 or more, and just over half (53%) of Open Link respondents make at least \$100,000.

Which of these categories best describes the total gross annual income of your household (before taxes)?

	Invite	Open	Overall
Under \$25,000	3%	2%	2%
\$25,000-49,000	11%	7%	8%
\$50,000-74,999	20%	14%	15%
\$75,000-99,999	18%	15%	16%
\$100,000-149,999	27%	29%	28%
\$150,000-199,999	7%	17%	14%
\$200,000-249,999	6%	9%	8%
\$250,000 or more	9%	8%	8%
n=	344	1,004	1,348

Source: RRC

48





APPENDIX B

TARGET AREA EVALUATION

TARGET AREA EVALUATION

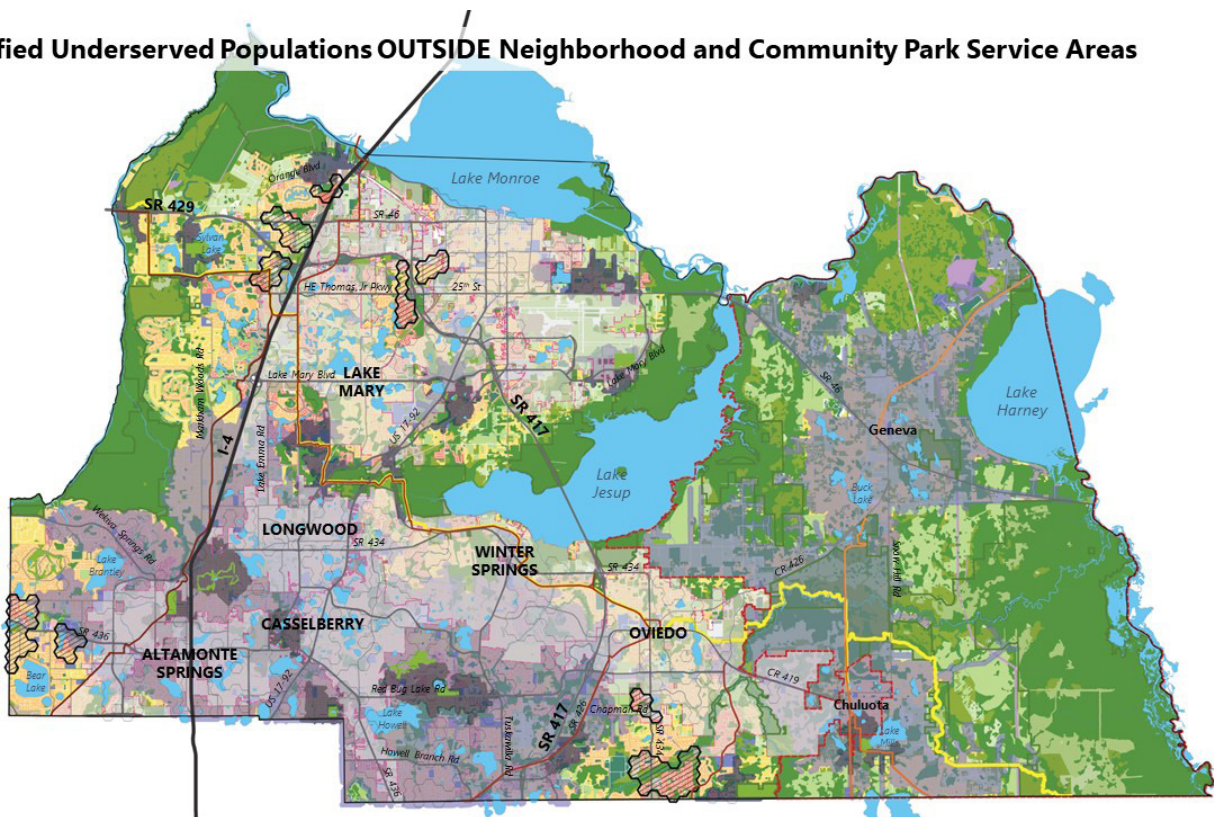
THE PROCESS

The Vision Map identifies three types of target areas to expand and improve the parks system and the ability to access it. The three target area types are:

- Target New Community Park Service Area
- Target Infill Neighborhood Park Service Area
- Target New Neighborhood Park Concurrent With Development

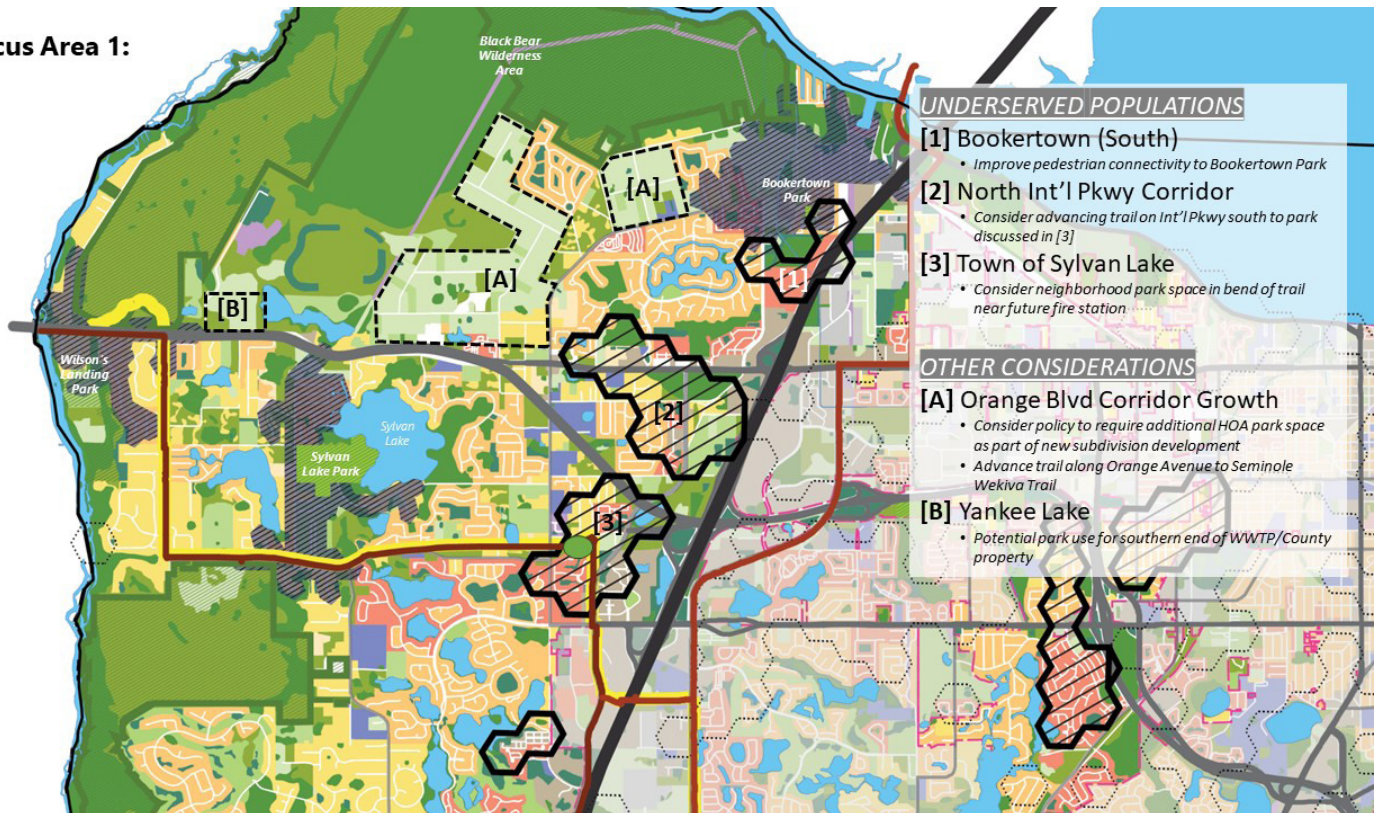
The specific areas that were identified coordinate with (1) the geographic level of service that discovered which existing and future residential areas are underserved, (2) the underserved population analysis that discovered which underserved areas contain the highest at-risk populations, and (3) the 10-step land acquisition identification process that discovered the prioritization of unserved areas. The following graphics illustrate the decision making process for the Vision Map's target areas by taking a closer look at the existing land use and/or land cover. The land use/land cover deciphered the most appropriate recommendation of target area type.

Identified Underserved Populations OUTSIDE Neighborhood and Community Park Service Areas



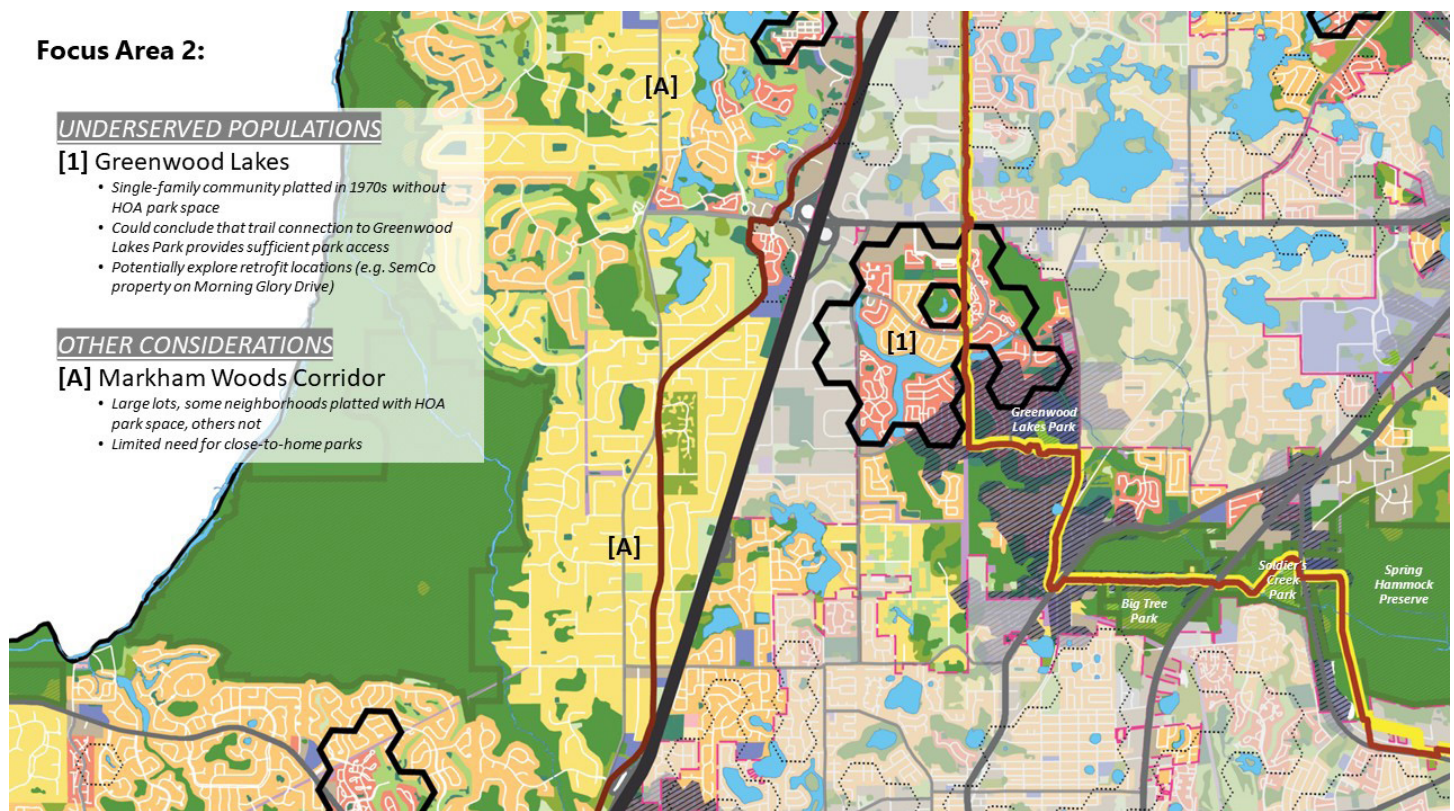
AREA IDENTIFIED TO TARGET NEW COMMUNITY PARK SERVICE, NORTHWEST SEMINOLE COUNTY (PART 1)

Focus Area 1:

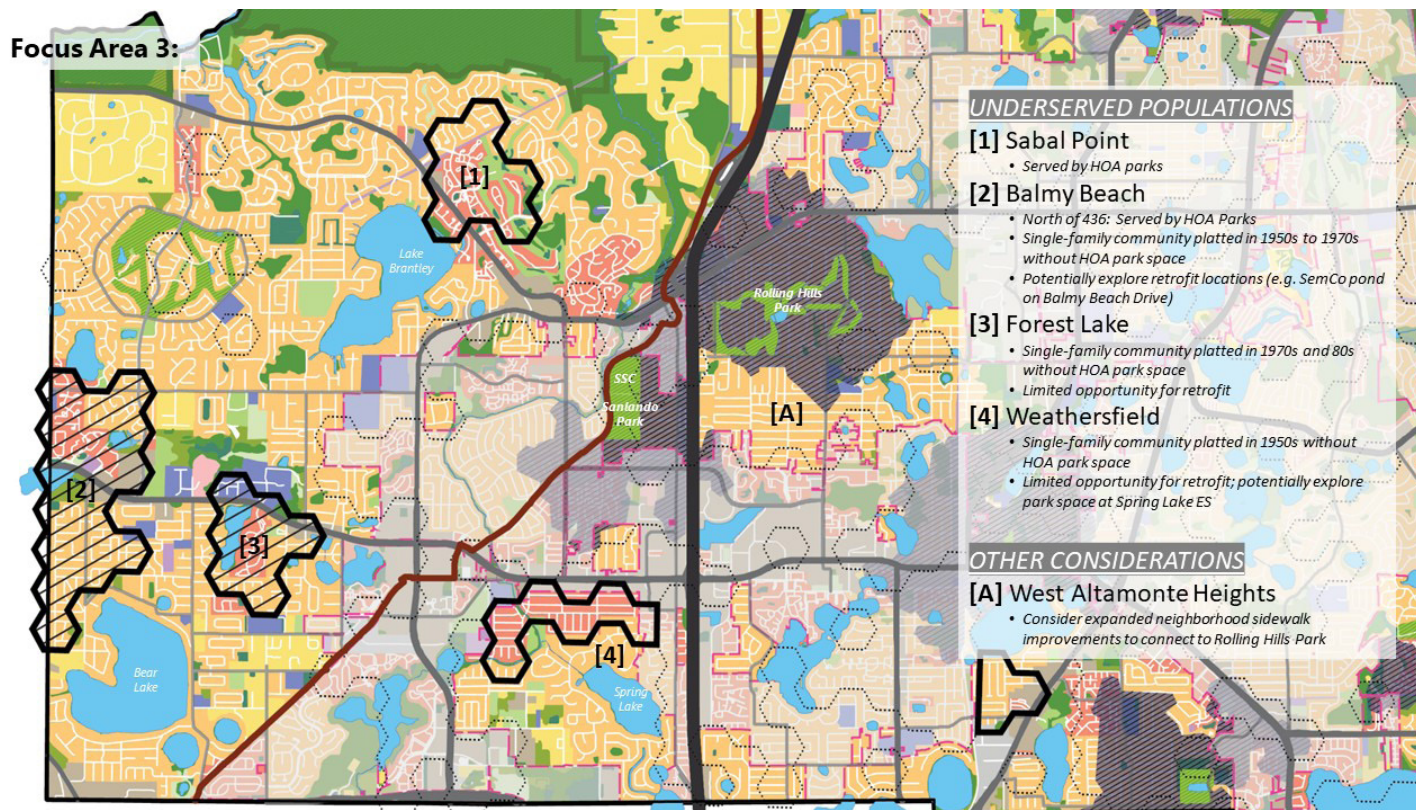


AREA IDENTIFIED TO TARGET NEW COMMUNITY PARK SERVICE, NORTHWEST SEMINOLE COUNTY (PART 2)

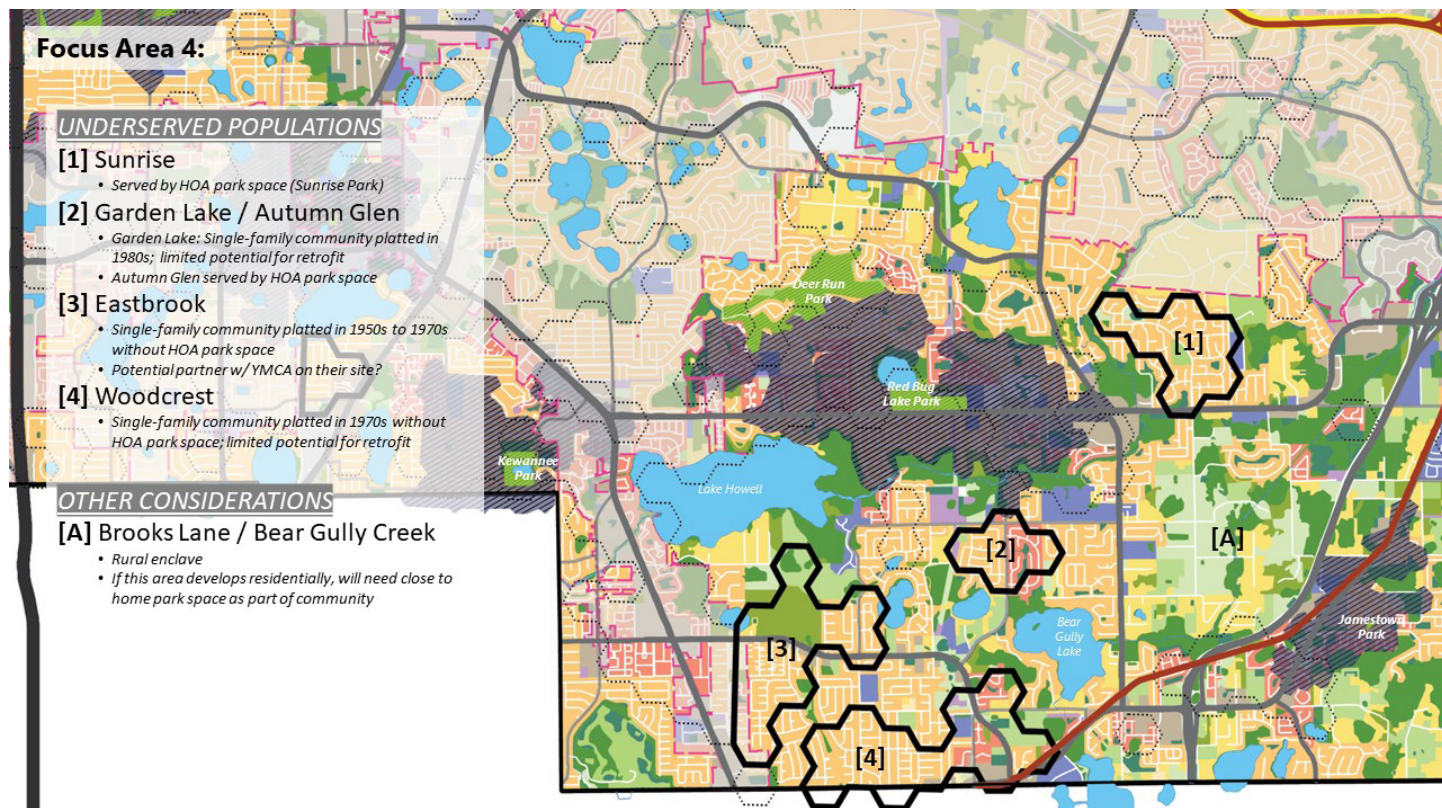
Focus Area 2:



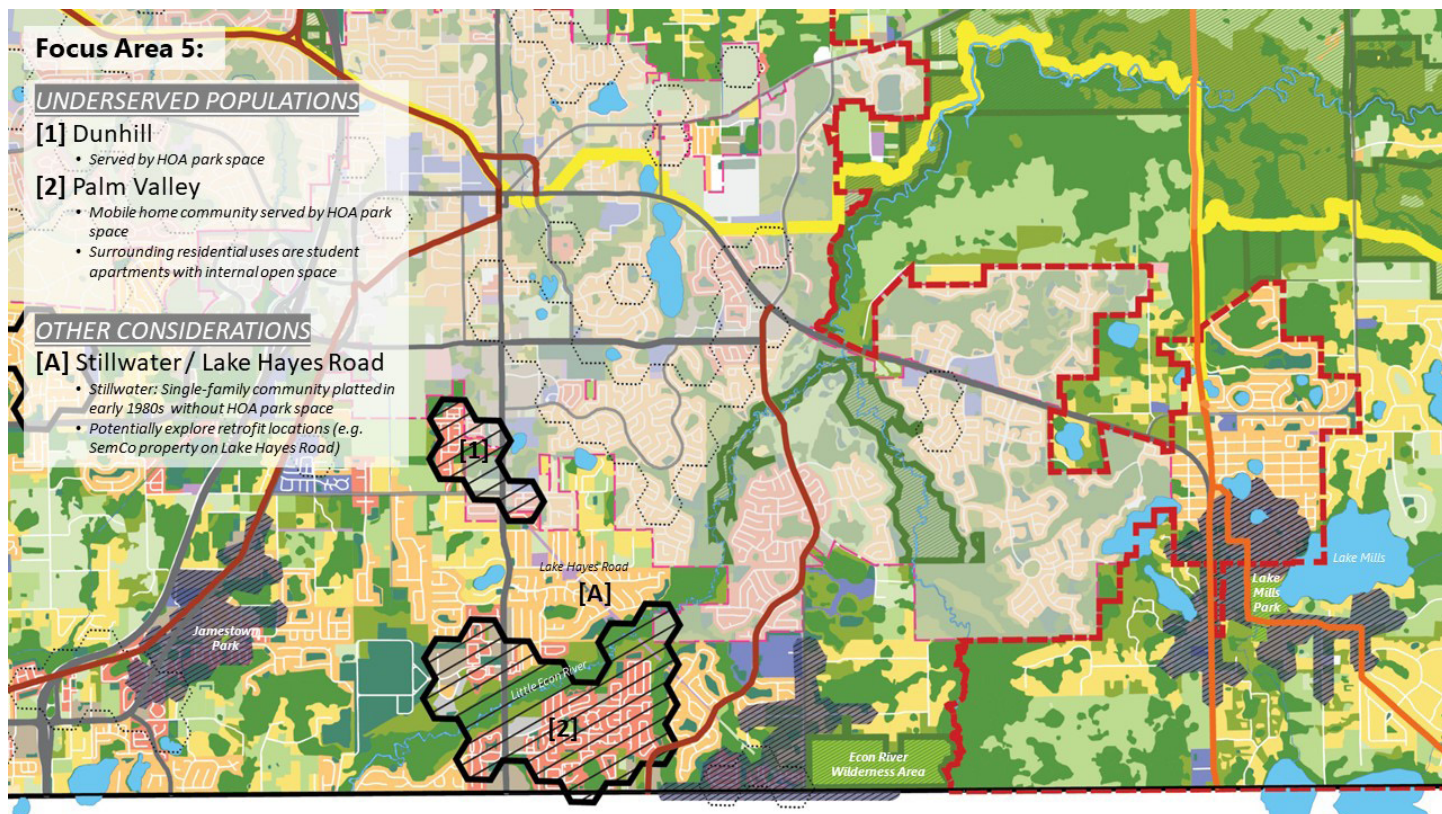
AREA IDENTIFIED TO TARGET NEW NEIGHBORHOOD PARK SERVICE, SOUTHWEST SEMINOLE COUNTY (PART 1)



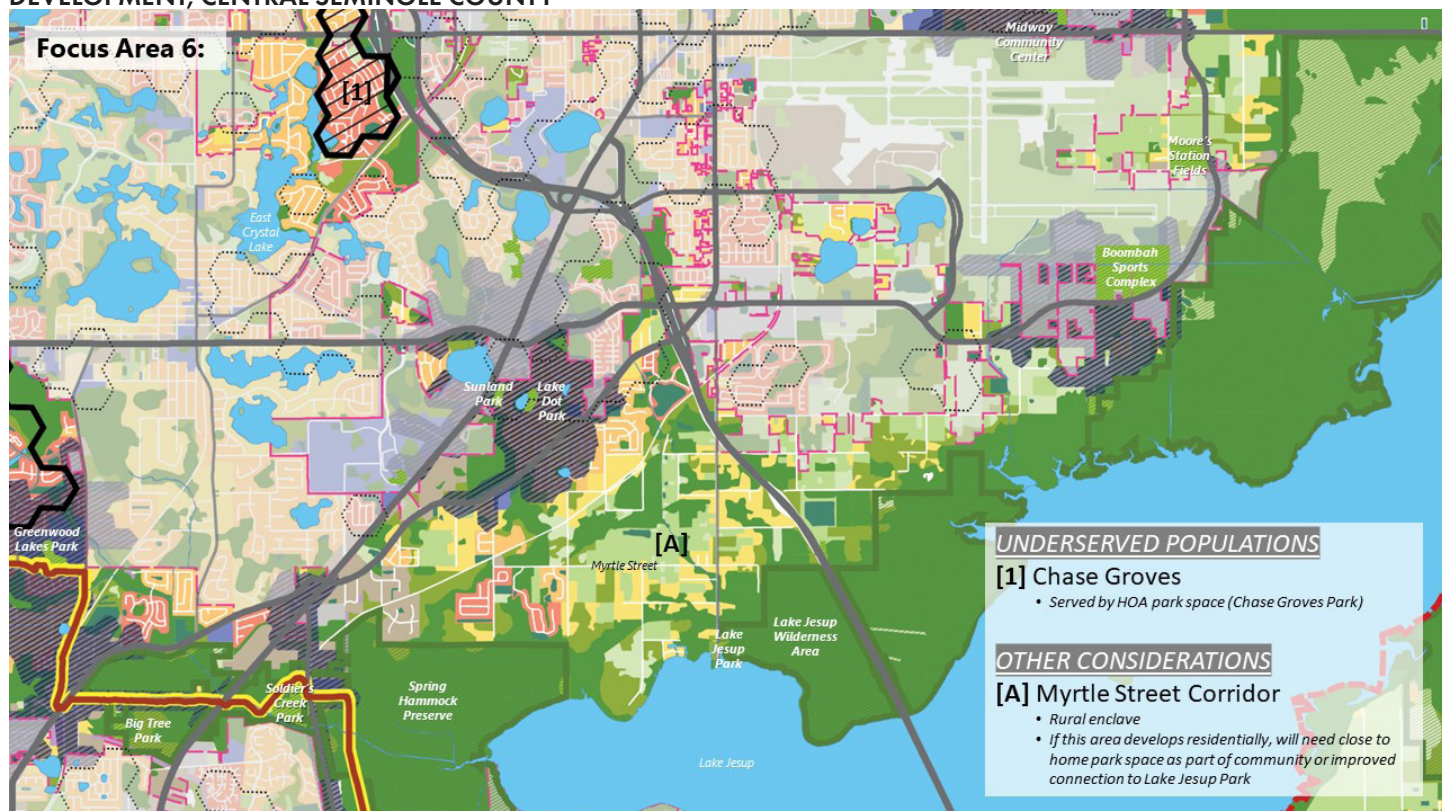
AREA IDENTIFIED TO TARGET NEW NEIGHBORHOOD PARK SERVICE, SOUTHWEST SEMINOLE COUNTY (PART 2)



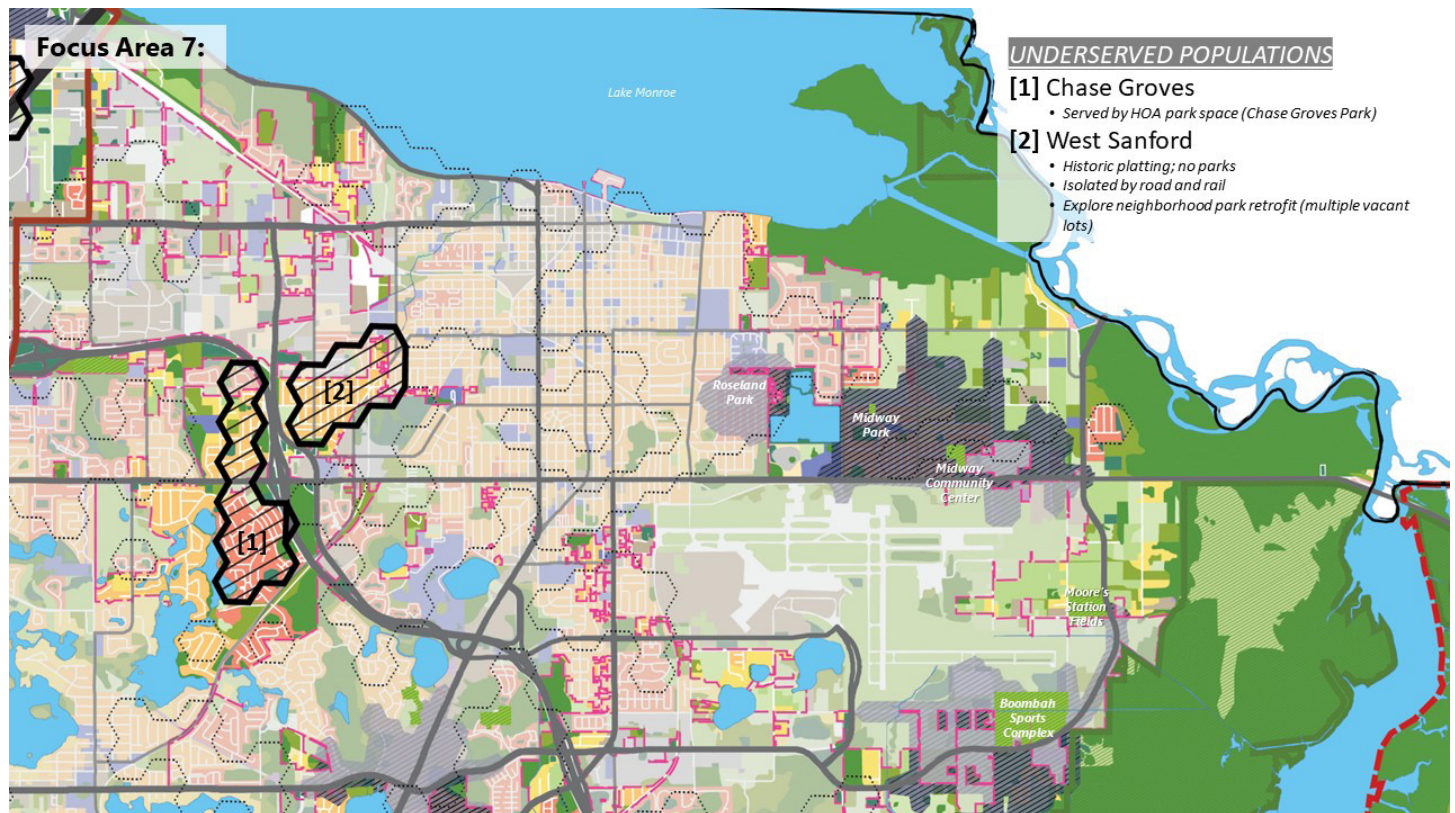
AREA IDENTIFIED TO TARGET NEW NEIGHBORHOOD PARK SERVICE AND NEW NEIGHBORHOOD PARK CONCURRENT WITH DEVELOPMENT, SOUTH SEMINOLE COUNTY



AREA IDENTIFIED TO TARGET NEW NEIGHBORHOOD PARK CONCURRENT WITH DEVELOPMENT, CENTRAL SEMINOLE COUNTY



AREA IDENTIFIED TO TARGET NEW NEIGHBORHOOD PARK SERVICE, NORTH SEMINOLE COUNTY



Page intentionally left blank.



GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, Florida 32801
(407) 423-839