



Deer Run Park Update and Conceptual Master Plan

Community Presentation

September 30, 2024



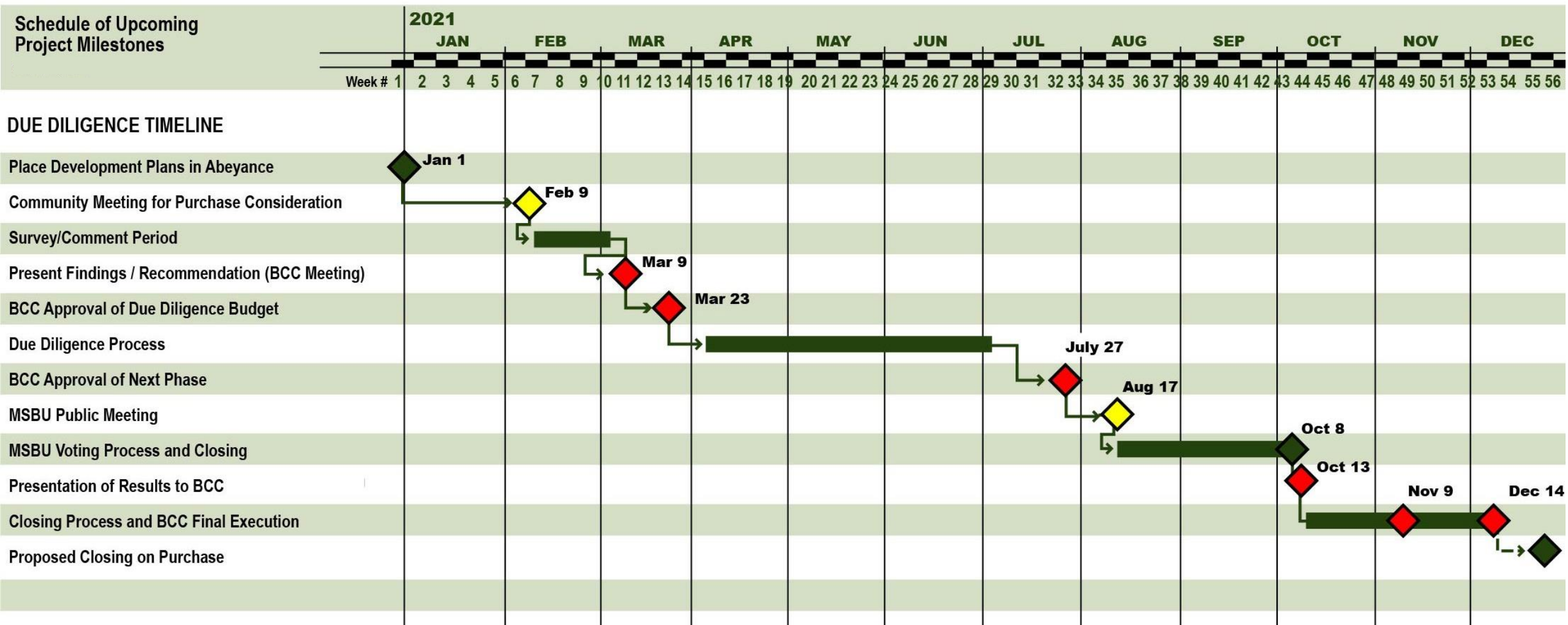


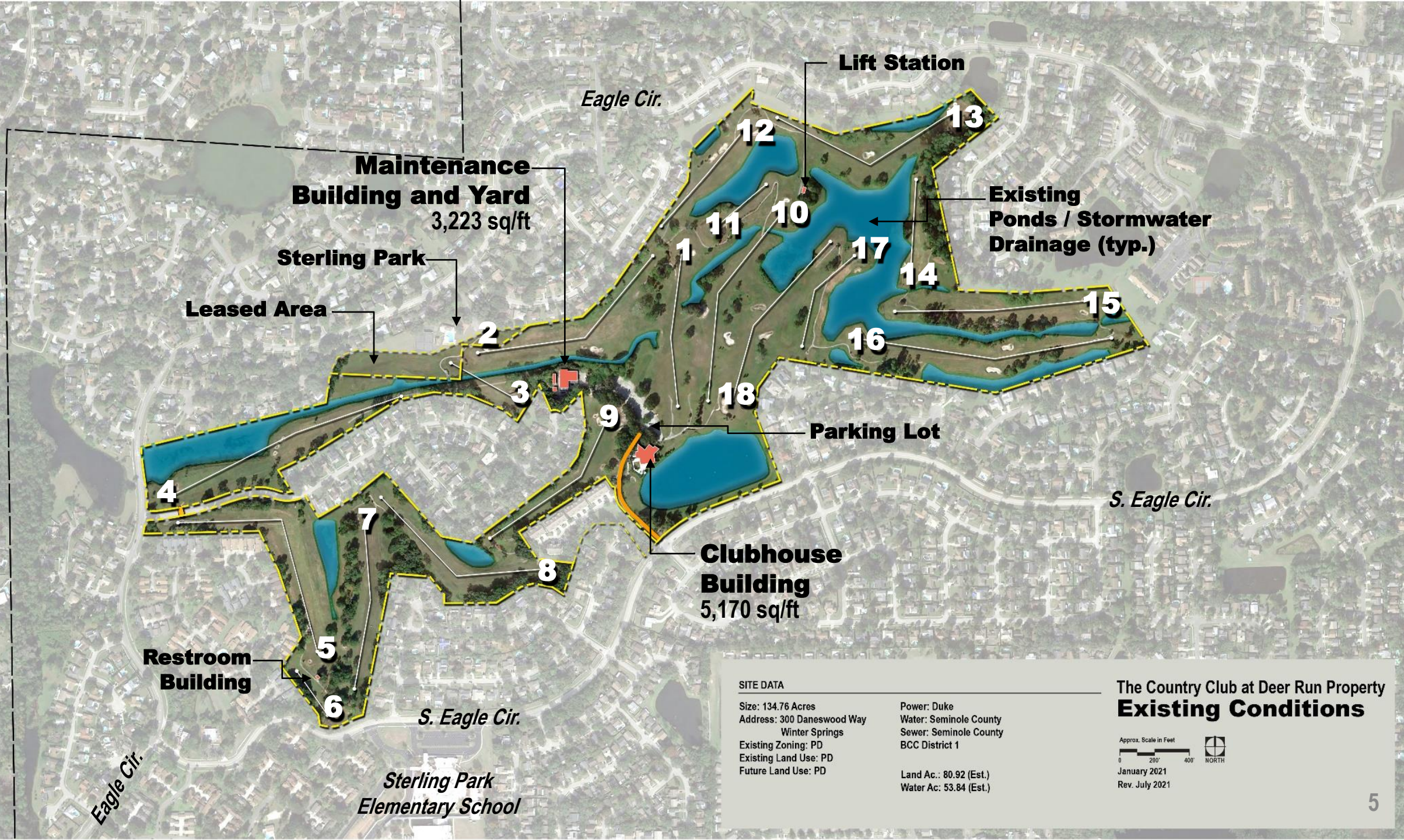
Agenda

- 1. History / Overview**
- 2. Master Plan Review**
- 3. Next Steps**



Deer Run Acquisition – Major Milestones





SITE DATA

Size: 134.76 Acres
Address: 300 Daneswood Way
Winter Springs
Existing Zoning: PD
Existing Land Use: PD
Future Land Use: PD

Power: Duke
Water: Seminole County
Sewer: Seminole County
BCC District 1

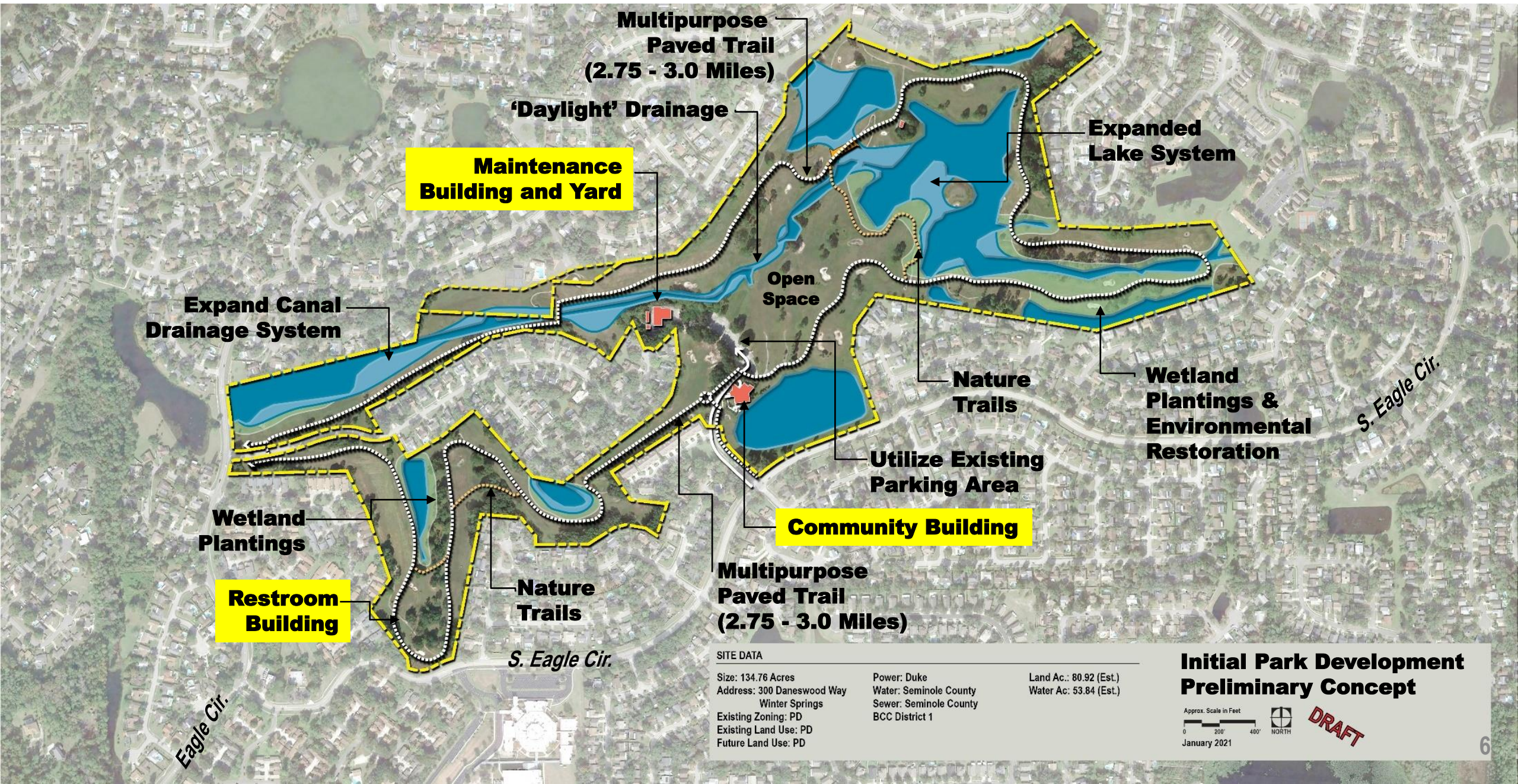
Land Ac.: 80.92 (Est.)
Water Ac: 53.84 (Est.)

The Country Club at Deer Run Property Existing Conditions

Approx. Scale in Feet
0 200' 400'
January 2021
Rev. July 2021



Potential Phase One: Park and Stormwater



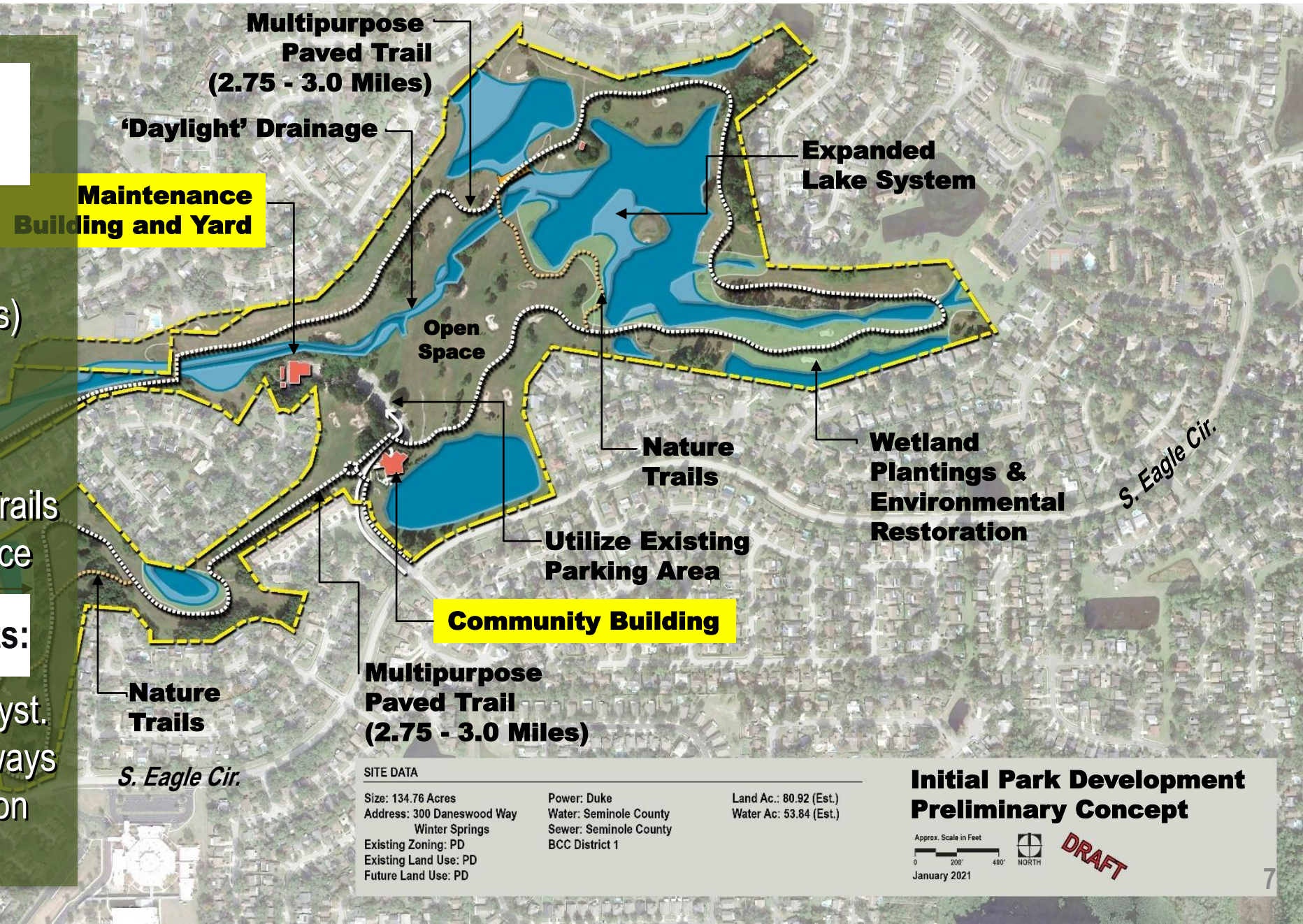
Potential Phase One: Park and Stormwater

Potential Park Development Program:

1. Property Stabilization
2. Multipurpose Trail (Approx. 2.75 - 3.0 Miles)
3. Pedestrian Bridges
4. Community Building
5. Maintenance Area
6. Picnic Areas & Nature Trails
7. Multipurpose Open Space

Stormwater Improvements:

1. Stormwater Treatment Syst.
2. Expanded Lakes/Waterways
3. Environmental Restoration
4. Misc. Improvements



Potential Phase One: Park and Stormwater



After Ian 9/29/2022



Deer Run Property

Completed:

- Required remediation
- Safety issues resolution
- Structures assessment
- Infrastructure review
- Vegetation cleanup
- Limited pond cleanup
- ADA assessment
- Clubhouse, structures stabilization

Ongoing Maintenance:

- Mowing, Grounds Management
- Lake Management

Master Plan & Vision:

- RFP for Park Designers



Project Timeline *Updated*

March 7, 2023

Kick Off Meeting

April 28, 2023

Topographic and Vegetative Survey Completed

- *Site Evaluations begins*
- *Wetlands flagged*

May 15, 2023

Interactive Web Site Launched

May 25, 2023

General Public Meeting

- *Magnitude of scope presented*
- *Web site introduced*
- *Comment and opinion gathering*

July 17, 2023

Stakeholder Meeting 1

- *Scope review and listening exercise*
- *Comment and opinion gathering*
- *Planning in earnest begins*

November 29, 2023

Stakeholder Meeting 2

- *Conceptual plan presented*
- *Plan updated per comments*

December 18, 2023

Roof structure investigation

December 22, 2023

Meeting with Audubon

January 3, 2024

Senior Staff Review + BOCC Master Plan Presentation

September 30, 2024

Final Master Plan Summary with Community

Public Meetings

2023: May 25; July 17; November 29 // BOCC Jan 23, 2024



We need your input!

The background of the slide is a photograph of a park. In the foreground, there is a green lawn. In the middle ground, there is a calm pond reflecting the sky and trees. In the background, there are several tall trees, including palm trees on the left and large deciduous trees on the right. The sky is a clear, light blue.

DEER RUN PARK

Home

Project Overview

Vision

More

www.deerruncommunitypark.com

Public Input Summary

Information was gathered in several ways that included:

- In person surveys filled out at public meetings (18)
- Forms emailed into County Staff (+/- 12)
- Web page respondents (201)

Desired activities

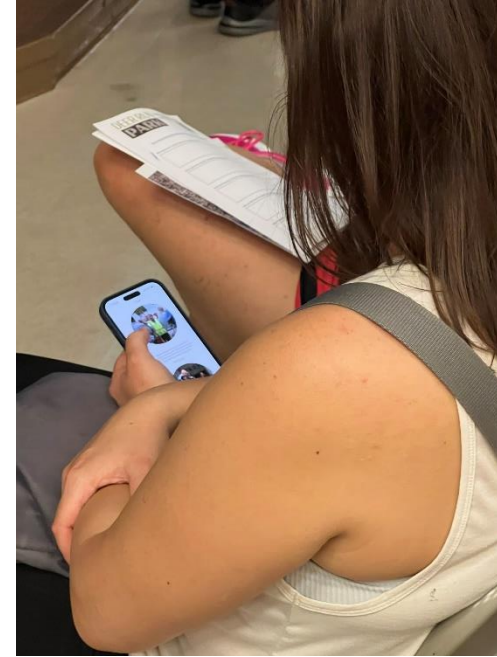
- Walking Trails
- Bike Paths
- Dog Park – *removed at stake holder meeting #2*
- Picnicking
- Playground
- Community Center
- Water (Quality and Volume)

Undesirable activities

- Organized Sports Fields
- Bright Lights
- Dark Areas (use CPTED)
- Large Parking Lots

Summary of preferred characteristics

- Open Clean Natural Green Quiet Family



Program Consideration:

Distinctly Florida environmental settings



Program Consideration:

A restorative sanctuary for healthy ecosystems



Program Consideration:

A place to learn. A place to teach.



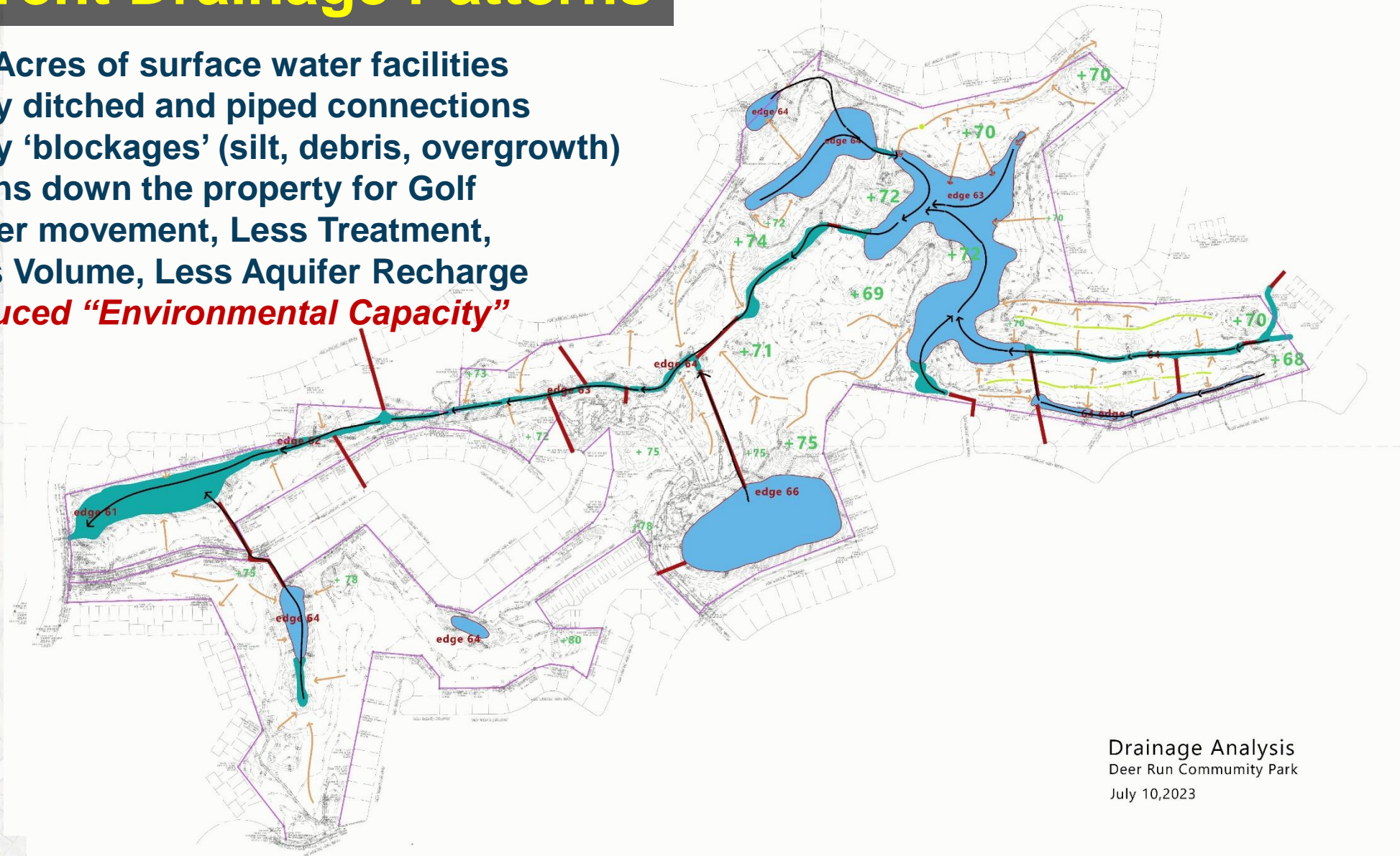
Program Consideration:

Casual recreational experiences



Current Drainage Patterns

- ~30 Acres of surface water facilities
- Many ditched and piped connections
- Many 'blockages' (silt, debris, overgrowth)
- Drains down the property for Golf
- Faster movement, Less Treatment,
- Less Volume, Less Aquifer Recharge
- **Reduced "Environmental Capacity"**

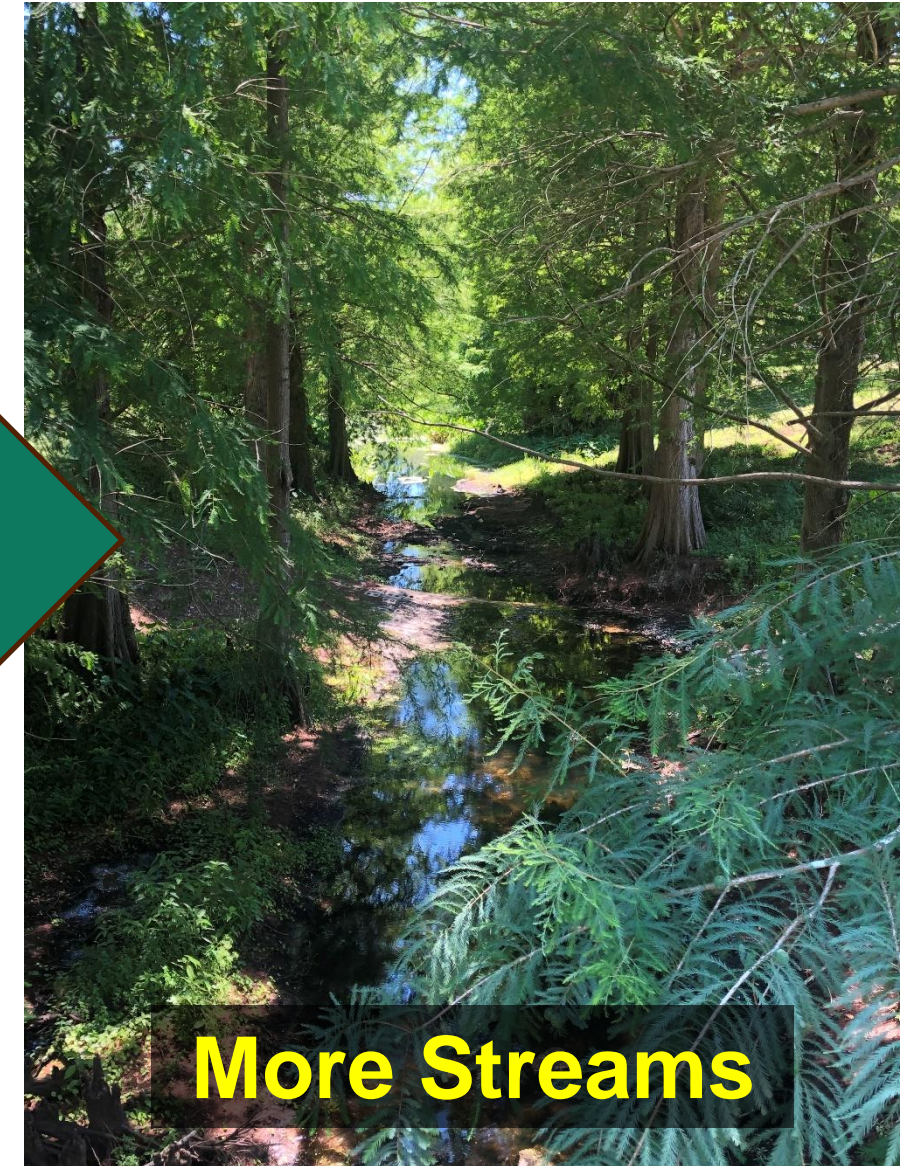


Drainage Analysis
Deer Run Community Park
July 10, 2023

Case Study: Greenwood Urban Wetland at Lake Haven



From Grey Infrastructure to
Green Infrastructure



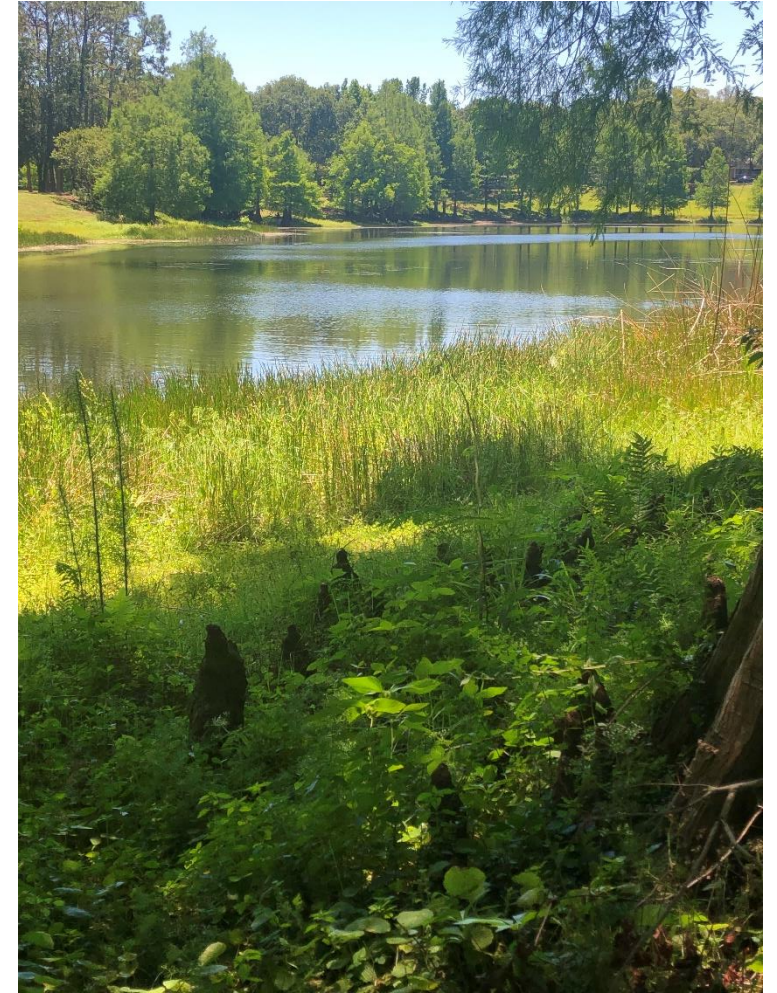
Case Study: Greenwood Urban Wetland at Lake Haven



Man-made Pond

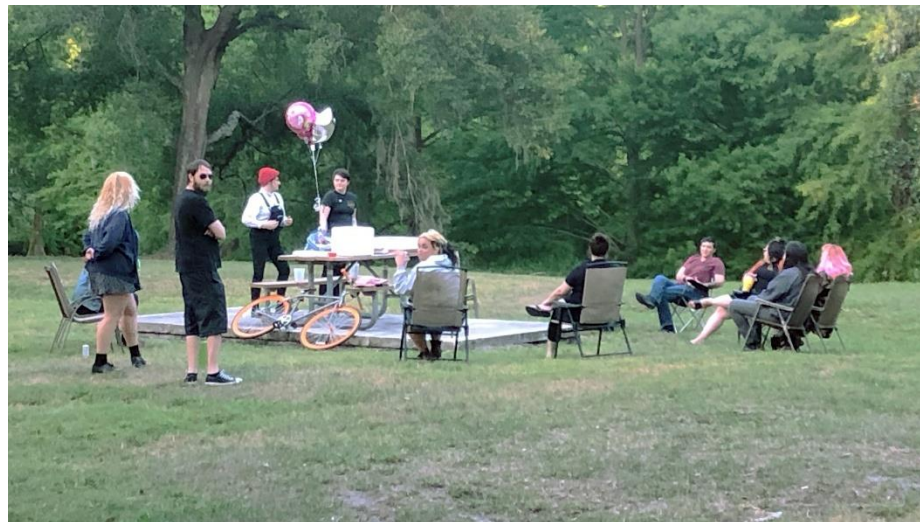
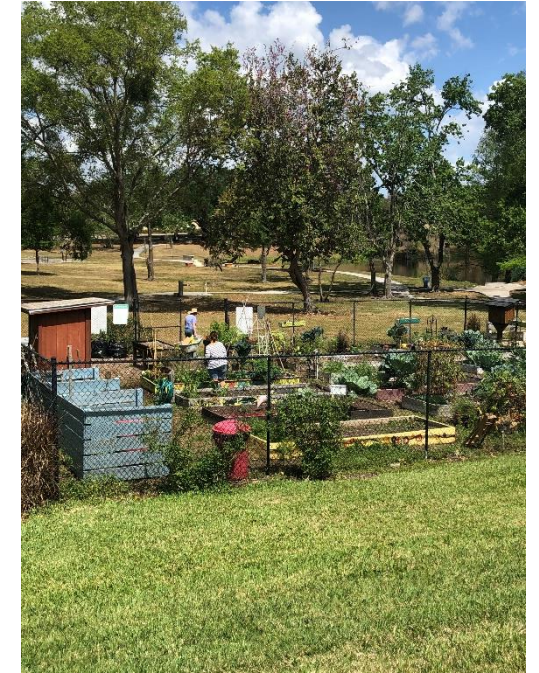


Stream & Weir



Natural Lake

Case Study: Greenwood Urban Wetland at Lake Haven



Case Study: Greenwood Urban Wetland at Lake Haven



Seasonal Change in Streams, Connections and Lake Edges

Updated Conceptual Master Plan

January 3, 2024

SHARE THE ROAD
TRAIL CONNECTION

HOWELL CHANNEL

EAGLE'S COVE

MYSTIC OAK

SOUTH BEND

QUEEN'S LANDING

CHIPPY PUTT
AREA

KING'S COVE

THE PLAINS

RIVER'S EDGE

THE GREAT LAKES

NORTH BEND

WHISPERING
WOODS

PINE GROVE

Eagle Circle
Pedestrian Improvements



Main Entrance

- Open-up closed drainage
- Re-route entrance drive around parking area
- Chip and Putt to acknowledge past
- Bridge into main park
- Trail system connecting to Eagle Circle



Center of Park

- Unstructured open play area
- Playground
- Shade Structures
- Limited parking
- Boardwalks to park
- Expanded lake and environmental swales
- Picnic areas



Secondary Playground

- Close adjacency to school
- Secondary playground
- Additional que area for school pick-up
- Pedestrian connection to school for outdoor education
- Landscape buffers between existing residences.

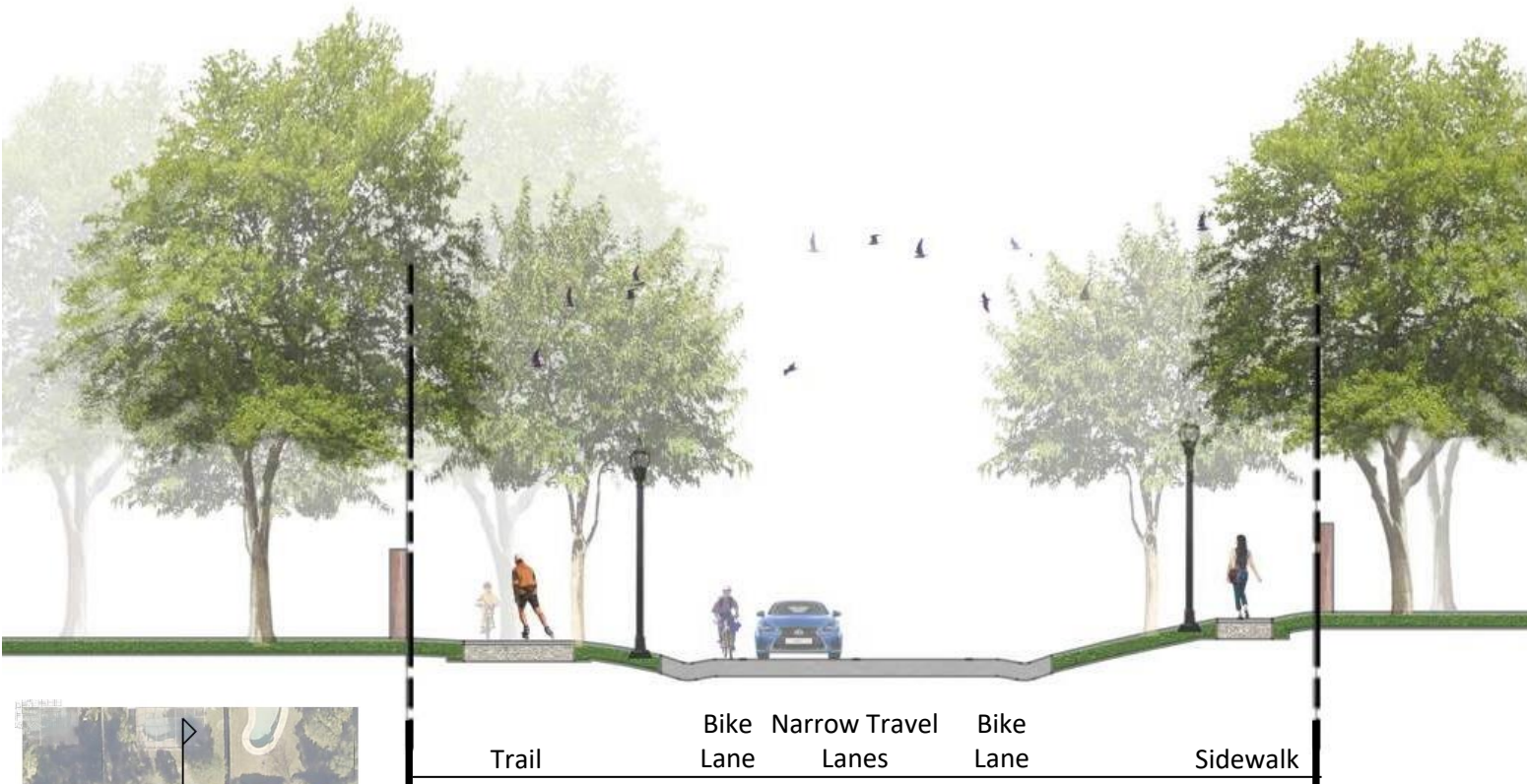


Environmental Swale

- Improve water quality
- Increase wildlife habitat
- Connecting all water bodies
- Pedestrian connection to northern neighborhoods
- Improved vehicular access
- Limited on-street parking
- “Entrance” to residential area
- Boardwalks and overlooks

Eagle Circle Pedestrian Improvements

- Multipurpose trail (where feasible)
- Sidewalk improvements
- Narrow travel lanes
- Improved crosswalks



Trail

Bike
Lane

Narrow Travel
Lanes

Bike
Lane

Sidewalk

**Eagle Circle
Existing Right of Way**





Cost Considerations

INSERT ESTIMATED TOTALS HERE

1. Phase One is included on DRAFT 4th Gen. Sales Tax list.
2. Adopted MSBU funding has not been spent to-date.
3. Grant opportunities regarding major infrastructure improvements across County Departments to be pursued.



Next Steps

1. BCC Accepted Master Plan 1.23.24 (as revised per community input)
2. Team meets with Stakeholders to finish Master Plan process (tonite)
3. Establish Phase One project budget with review and approval coming through budget process

Deer Run Park
Seminole County, FL



0 100 200 400

Master Plan

Deer Run Property: Current Activities & Next Steps



Projects Completed:

1. Required remediation
2. Vegetation cleanup
3. Pond/drainage cleanup
4. ADA assessment
5. Reroofing the Clubhouse

Projects in Process:

1. Additional clubhouse building repairs and stabilization
2. Select demolition of pool structure, outdoor freezer, etc.
3. Installation of entry pond fountain
4. Lighting of clubhouse parking lot

Upcoming Projects:

1. Conversion of Clubhouse for Public Use
2. Maintenance Yard renovations

Please Stay in Touch!

DEER RUN PARK

Home

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Vision

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www.deerruncommunitypark.com

<https://www.seminolecountyfl.gov/departments-services/parks-recreation/projects/deer-run.stml>

<https://www.seminolecountyfl.gov/departments-services/resource-management/municipal-service-benefit-unit-msbu-pr/>









Let's follow this path together!



gai consultants

**COMMUNITY
SOLUTIONS
GROUP**