



Deer Run Park Update and Conceptual Master Plan

BCC Presentation

January 23, 2024





Agenda

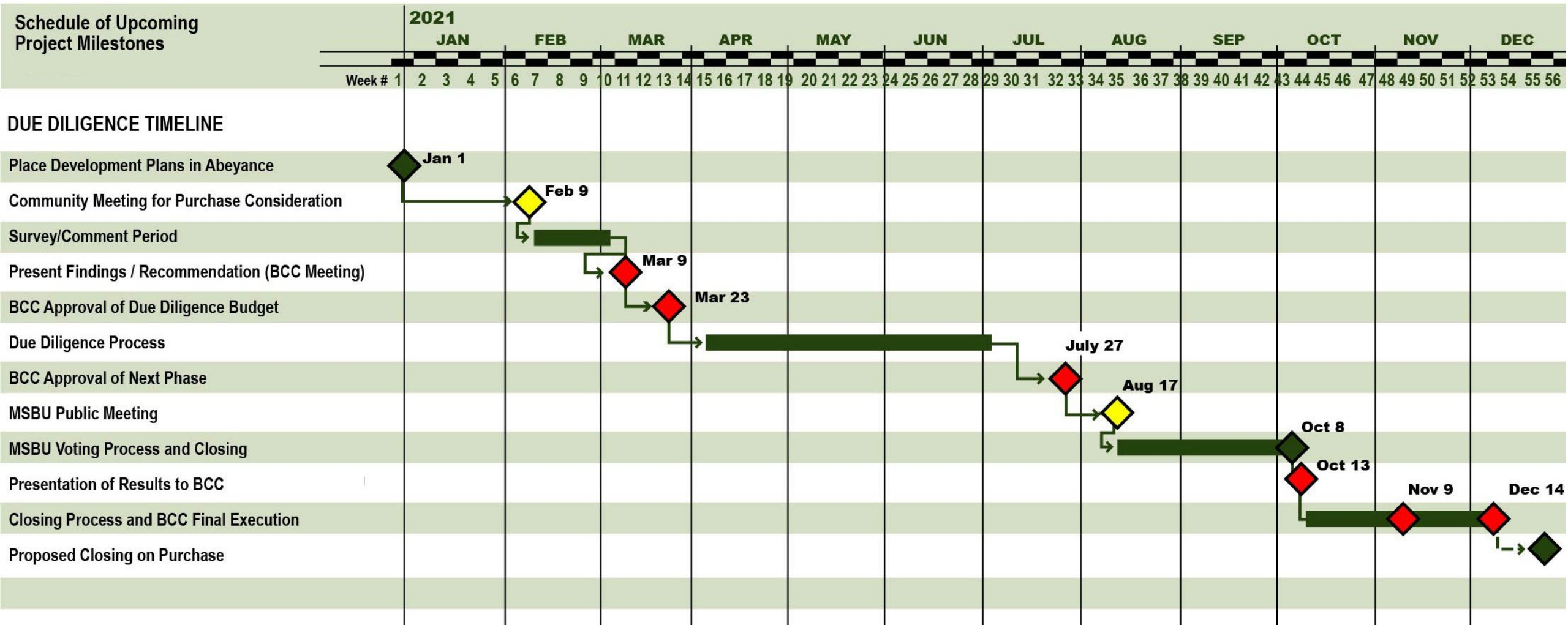
1. History / Overview

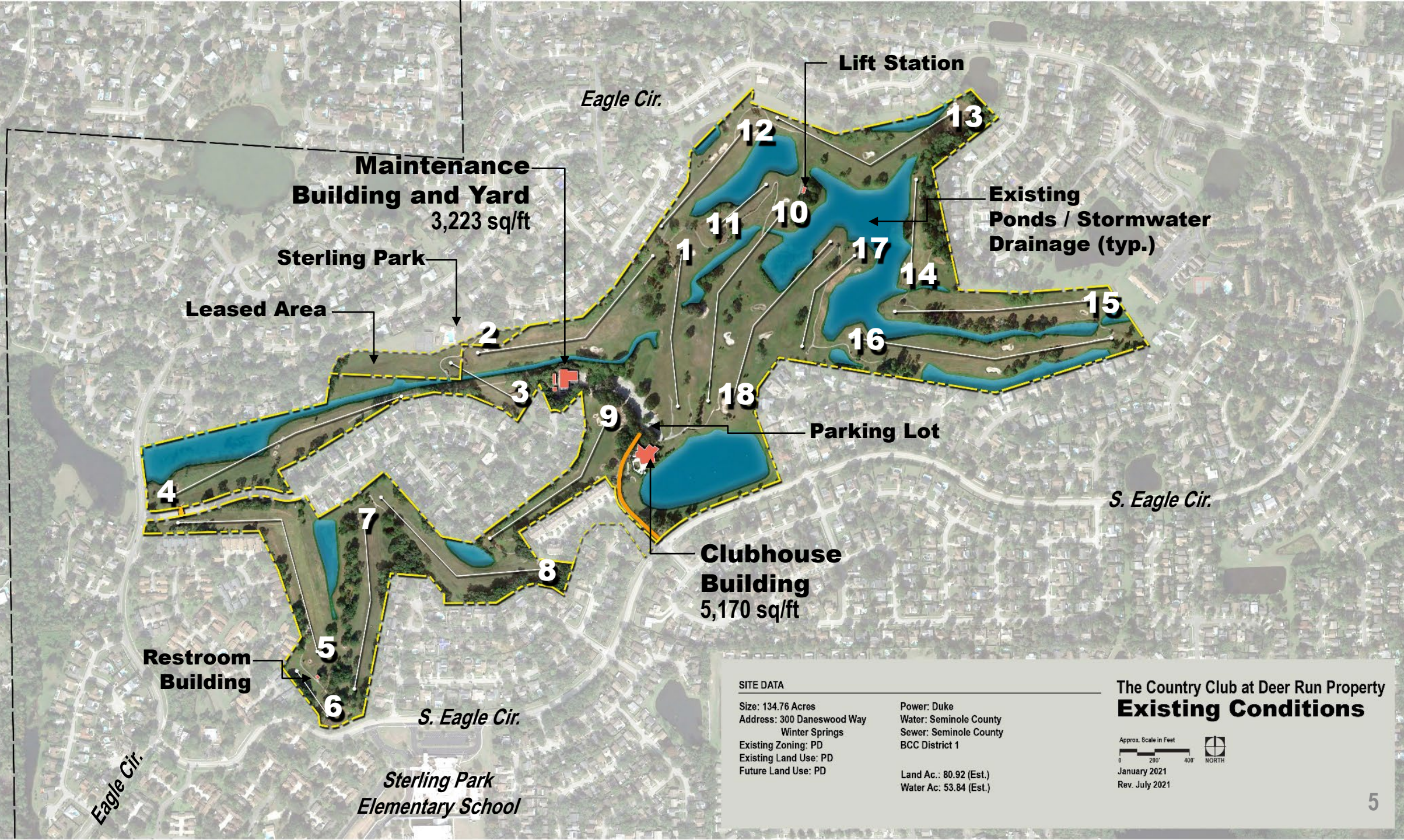
2. Master Plan Review

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

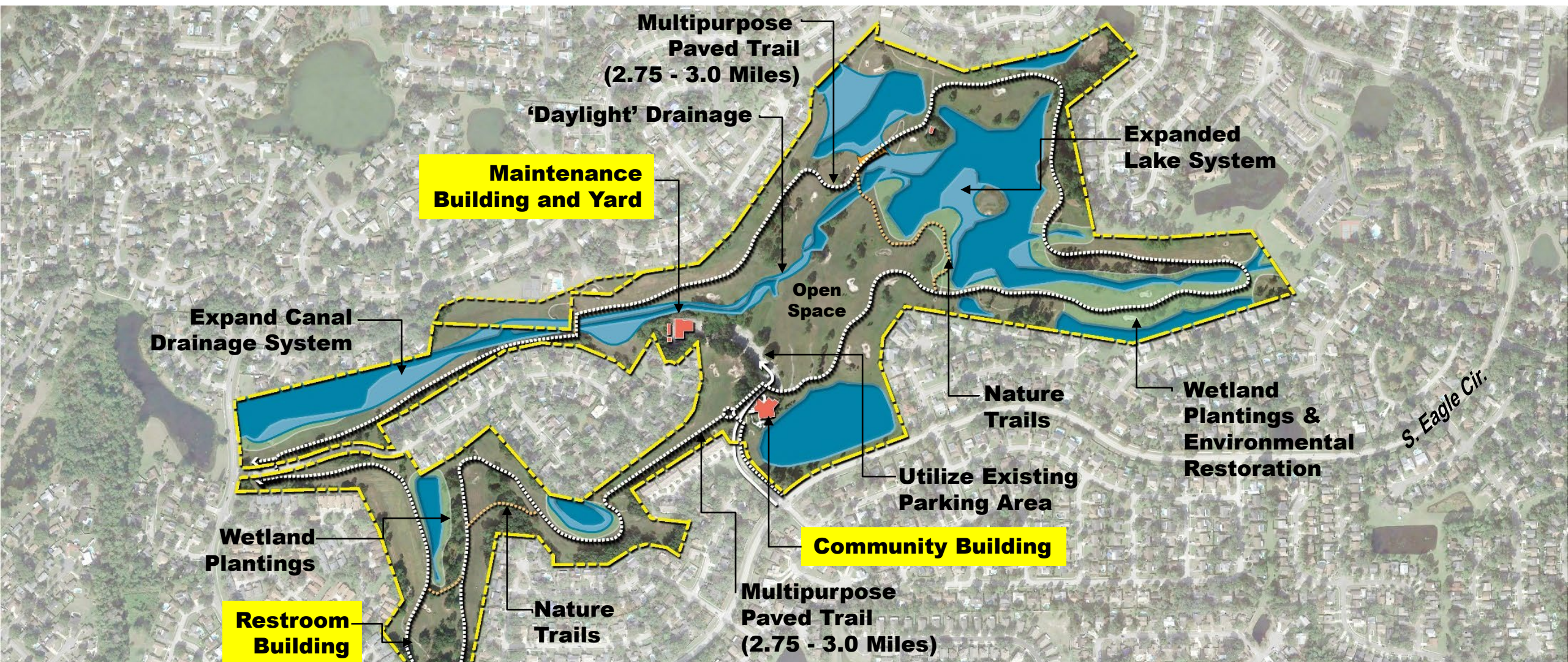
Power: Duke
 Water: Seminole County
 Sewer: Seminole County
 BCC District 1

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'
 NORTH
 January 2021
 Rev. July 2021

Potential Phase One: Park and Stormwater



Expand Canal Drainage System

Maintenance Building and Yard

Multipurpose Paved Trail (2.75 - 3.0 Miles)

'Daylight' Drainage

Expanded Lake System

Open Space

Nature Trails

Wetland Plantings & Environmental Restoration

Wetland Plantings

Utilize Existing Parking Area

Community Building

Restroom Building

Nature Trails

Multipurpose Paved Trail (2.75 - 3.0 Miles)

Eagle Cir.

S. Eagle Cir.

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Initial Park Development Preliminary Concept

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

DRAFT

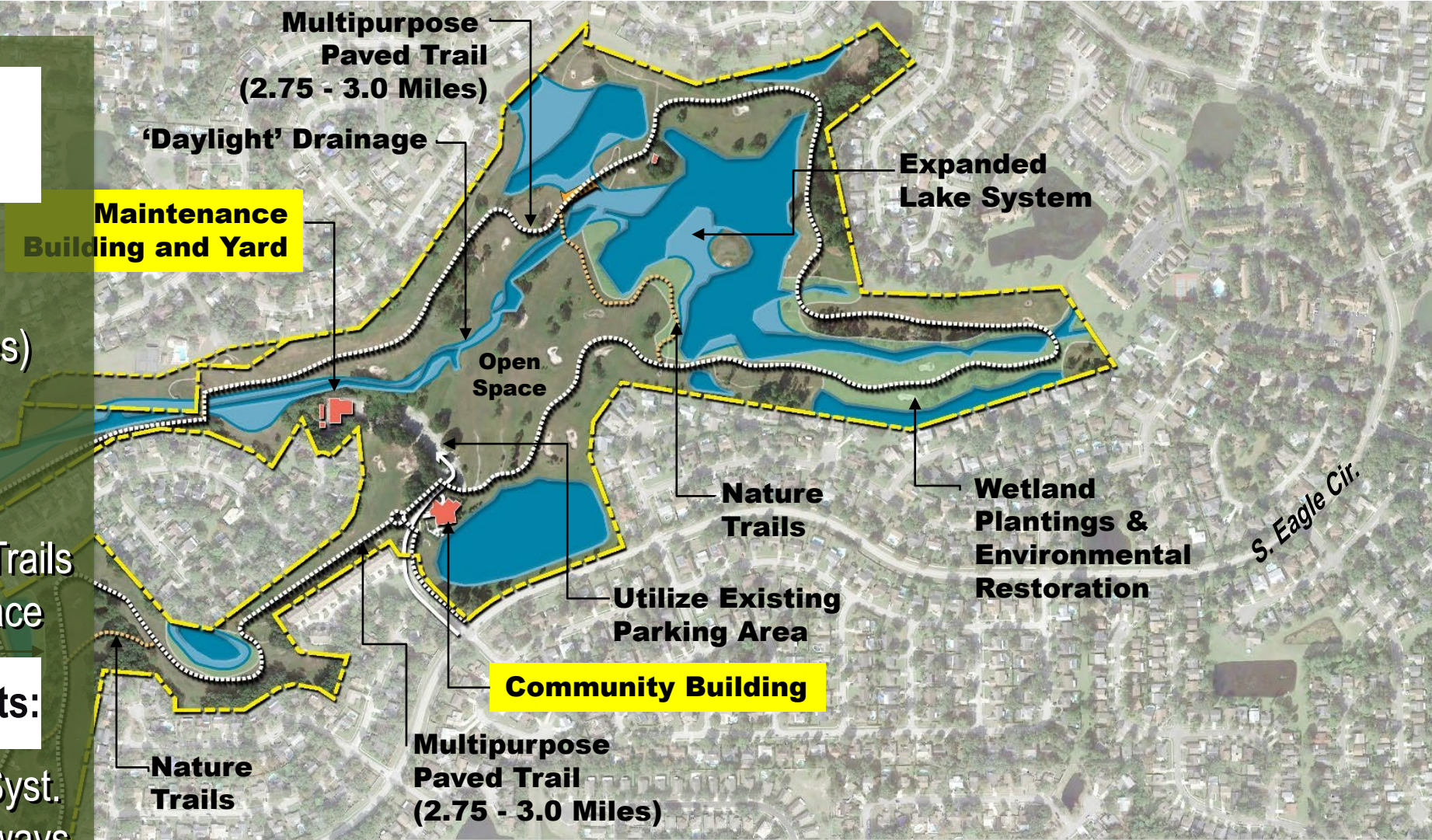
Potential Phase One: Park and Stormwater

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



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Initial Park Development Preliminary Concept



DRAFT

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

Public Meetings

May 25th July 17th November 29th



Your Chance to Participate!



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

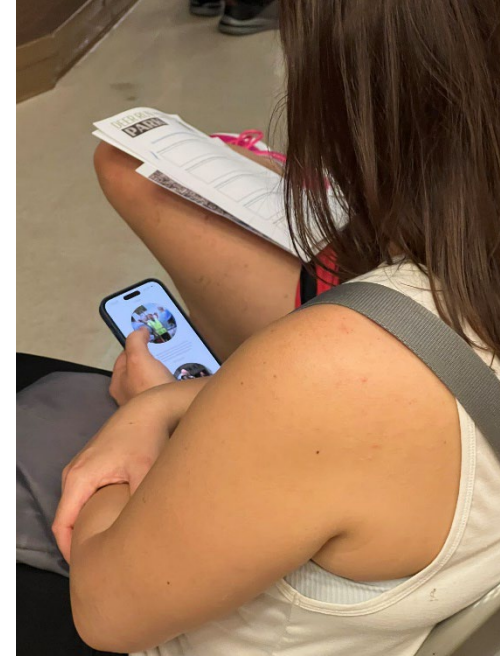
- Walking Trails
- Bike Paths
- Dog Park – *removed at stake holder meeting #2*
- Picnicking
- Playground
- Community Center
- Water (Quality and Volume)

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



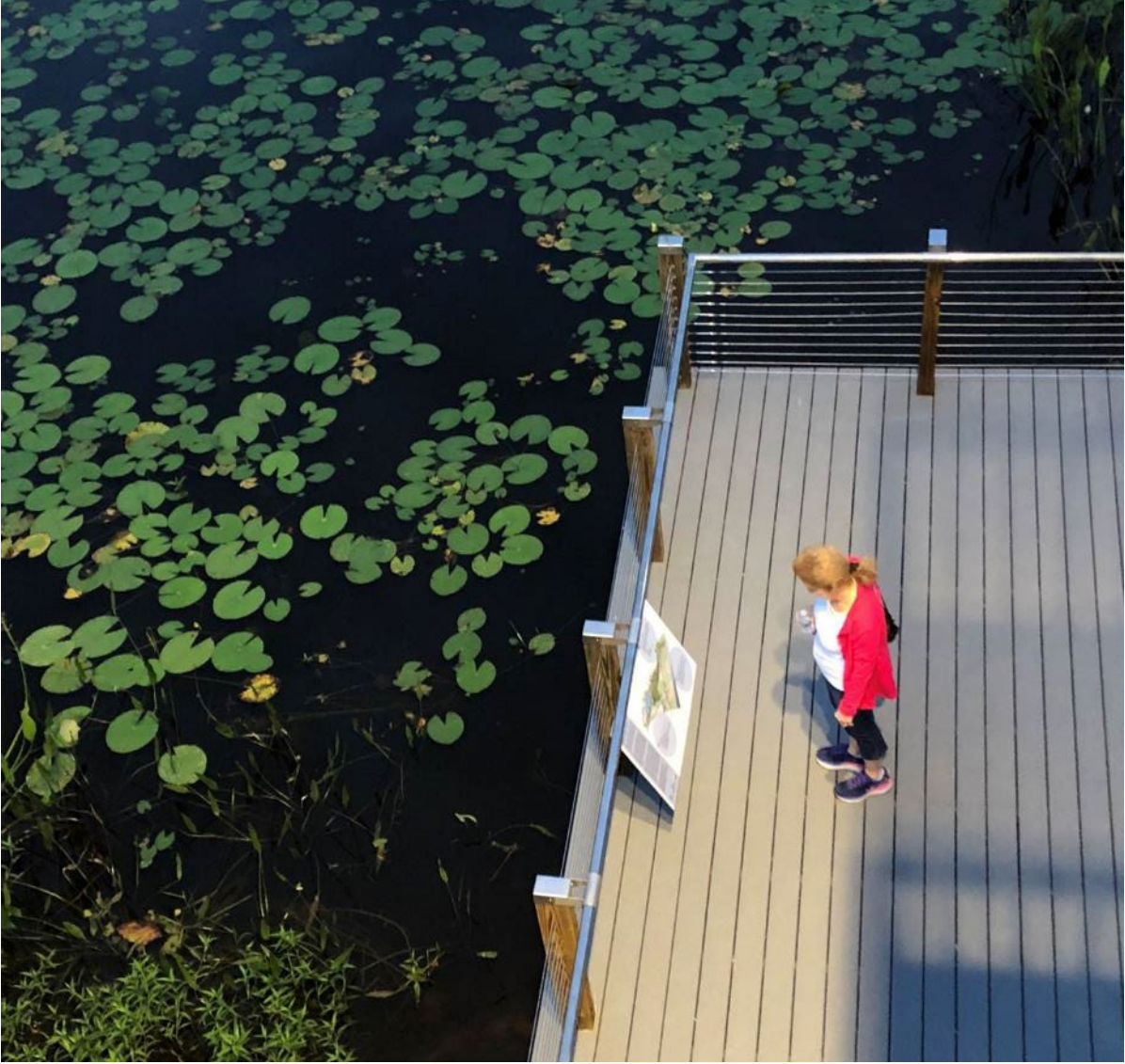
Program Consideration:

A restorative sanctuary for healthy ecosystems



Program Consideration:

A place to learn. A place to teach.



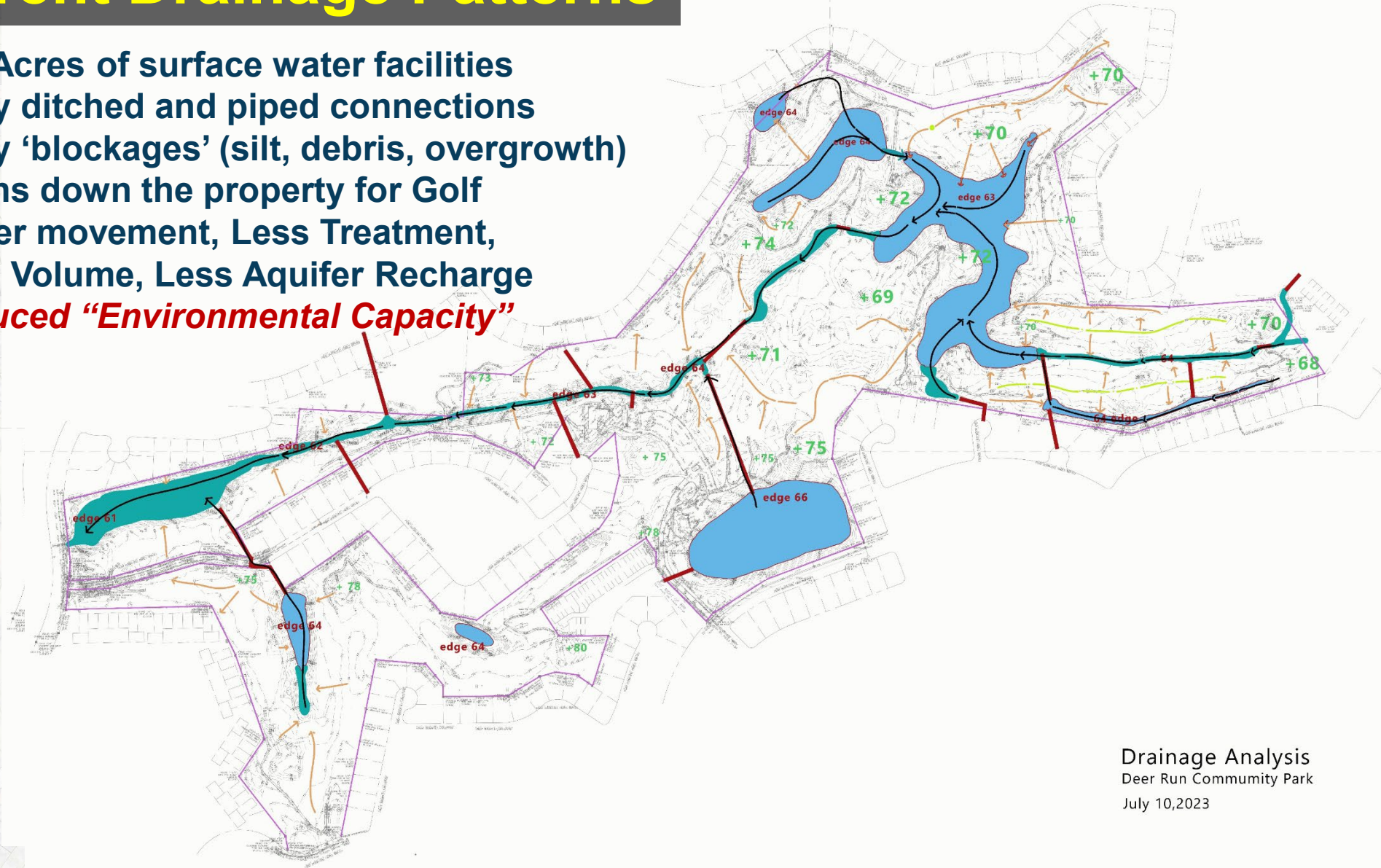
Program Consideration:

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"**



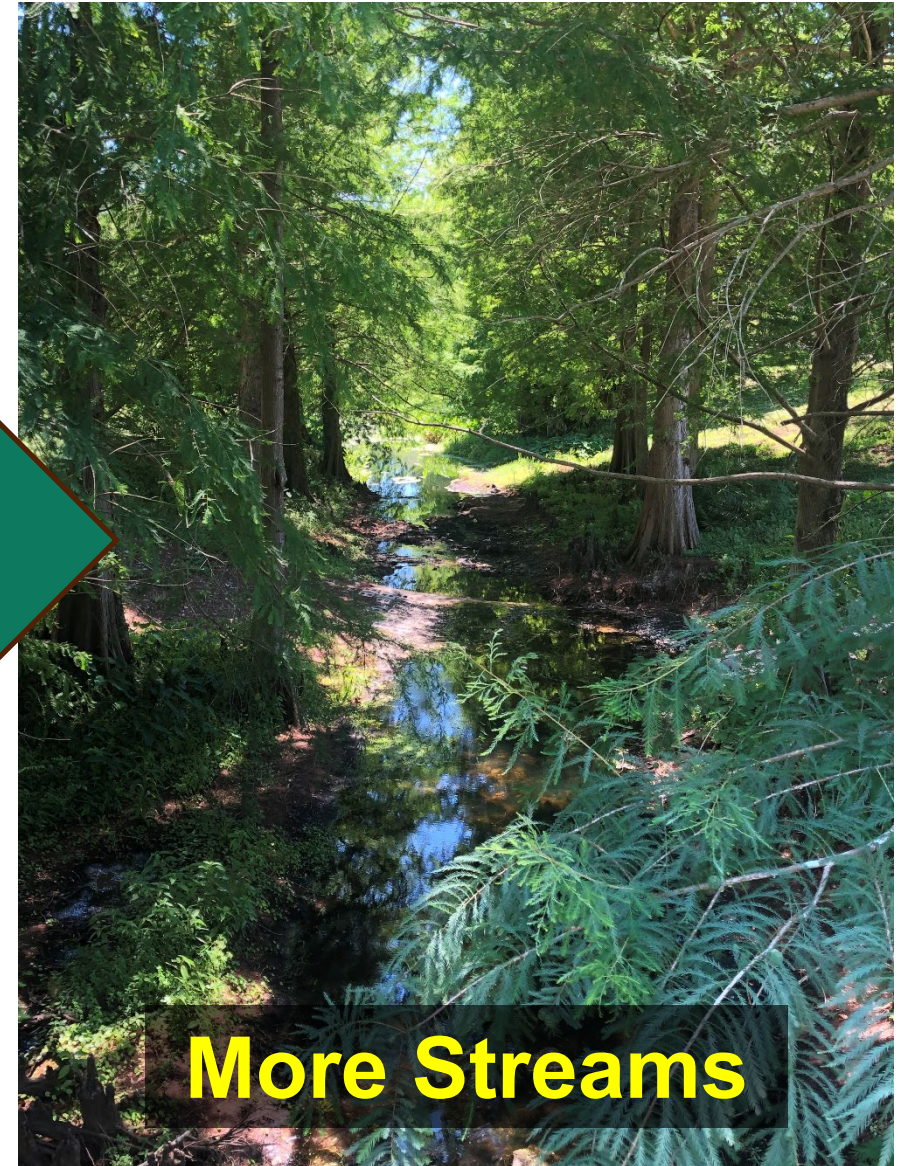
Drainage Analysis
Deer Run Community Park
July 10, 2023

Case Study: Greenwood Urban Wetland at Lake Haven



Less Pipes

From Grey Infrastructure to
Green Infrastructure



More Streams

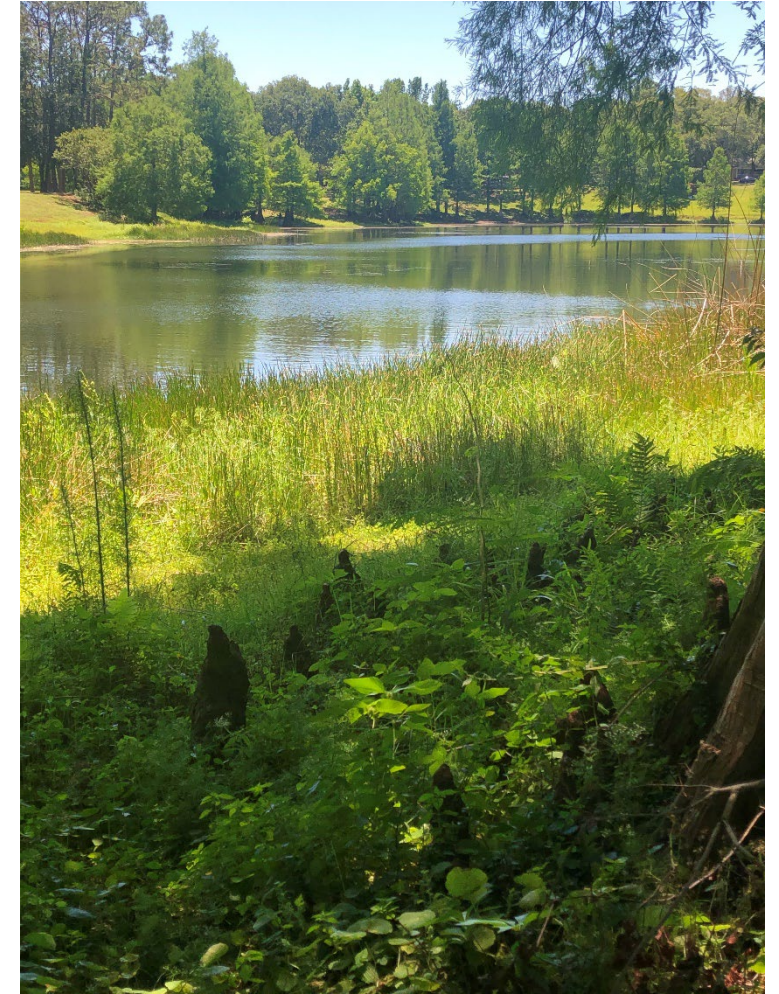
Case Study: Greenwood Urban Wetland at Lake Haven



Man-made Pond

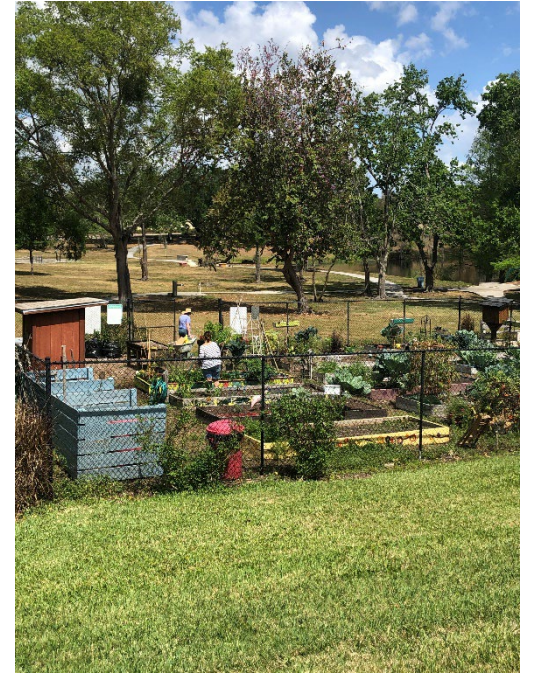
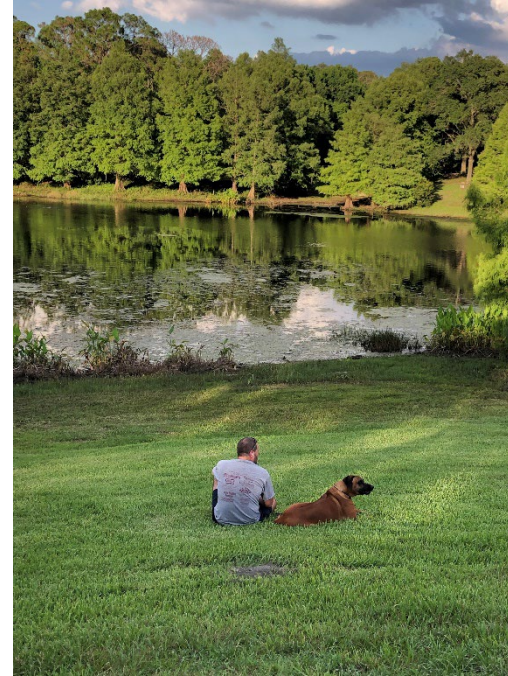


Stream & Weir



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

Conceptual Master Plan

January 3, 2024

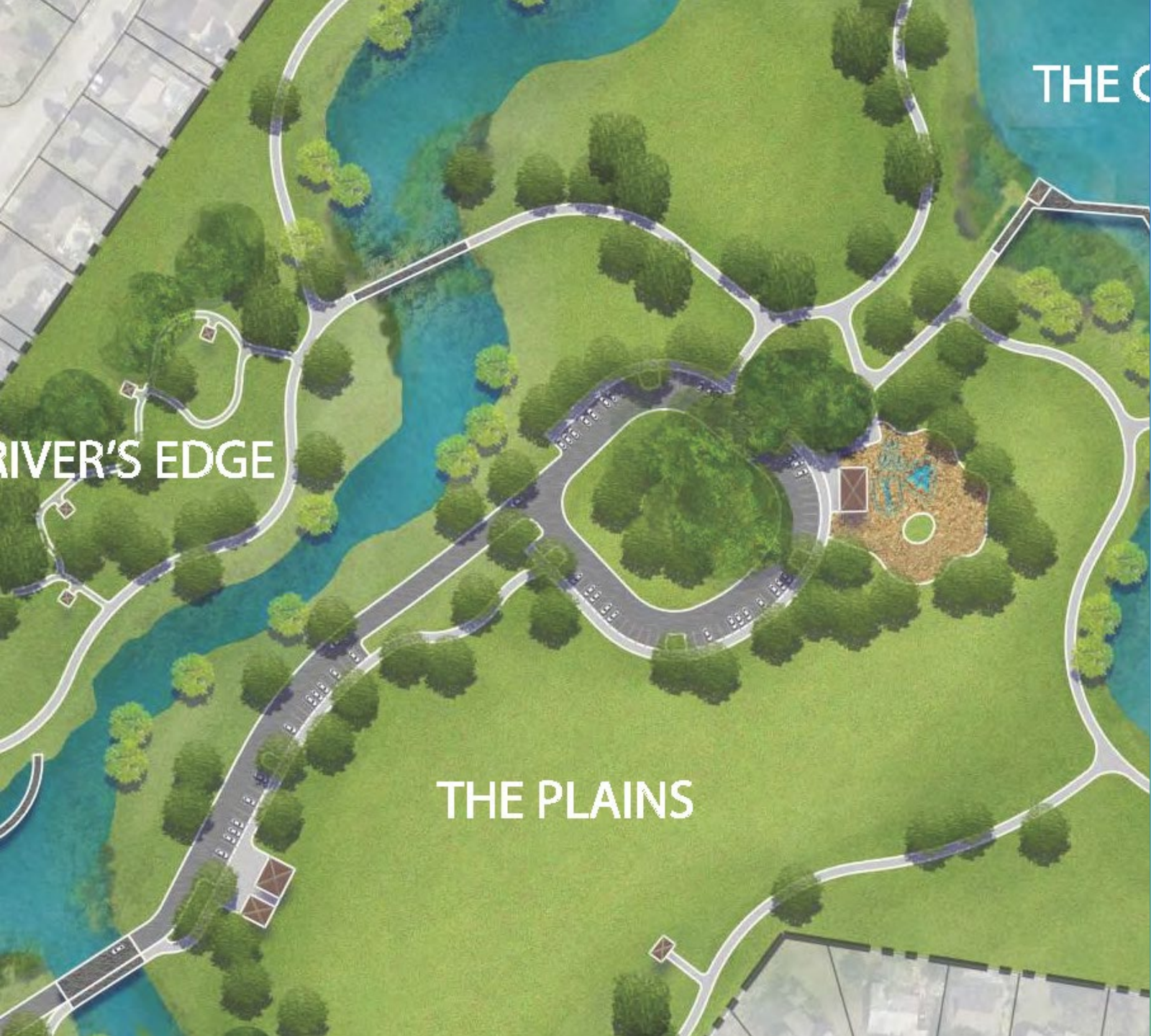
SHARE THE ROAD TRAIL CONNECTION





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.

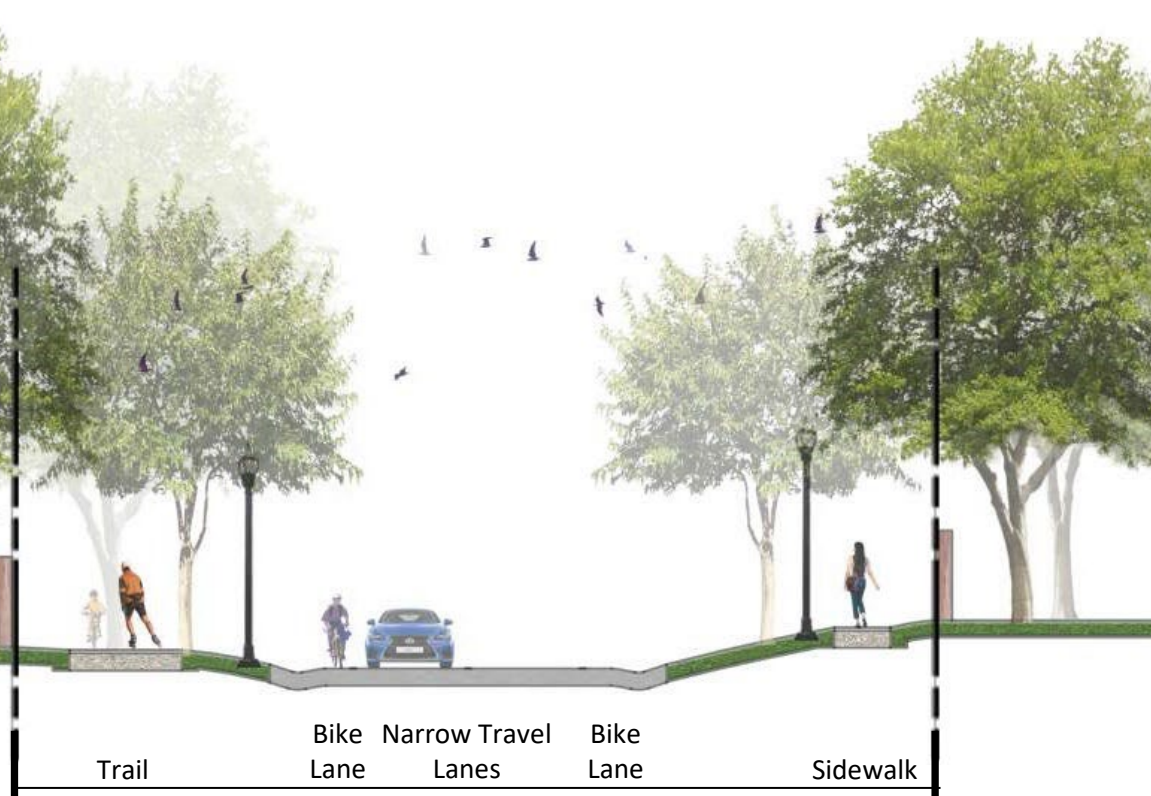


Environmental Swale

- 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

Conceptual Master Plan
Estimate Total: **\$14,154,936**

1. Adopted MSBU funding has not been spent to-date.
2. Grant opportunities regarding major infrastructure improvements across County Departments to be pursued.



Next Steps

1. BCC Acceptance of Master Plan.
2. Team will meet with Stakeholders to conclude Master Plan process.
3. Proceed with building stabilization and programming.
4. Establish Phase One project budget with review and approval coming through budget process.