

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Soldiers Creek Master Plan

DEPARTMENT: Library & Leisure Services **DIVISION:** Parks & Recreation

AUTHORIZED BY: *J. Williams* **CONTACT:** J. Suzy Goldman **EXT.** 1605

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| Agenda Date <u>10/25/05</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/> |
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MOTION/RECOMMENDATION:

Approve concept for master planning of Soldier's Creek Park.

BACKGROUND:

During FY 2005/06 budget work sessions in August 2005, staff was directed to proceed with the master planning for a major renovation of Soldier's Creek Park, as well as to further explore partnership opportunities with the cities.

Staff has met several times with representatives of the City of Longwood to discuss a possible partnership. Also, City of Winter Springs staff has had discussions with the Joint City/County Advisory Committee's Parks Technical Subcommittee. Outlined below is a brief overview on the status of preliminary discussions with the cities, as well as other possible partnerships.

City of Longwood

Discussions to date with City of Longwood staff have focused on the relocation of the City's current baseball activities from Candyland to Soldier's Creek Park. This proposal assumes that Soldier's Creek would be renovated/rebuilt with a mix of "little league" and full size fields to accommodate practice, league and tournament play. Specifics related to funding the master plan, development and operation were not discussed.

City of Winter Springs

The City of Winter Springs staff has discussed three (3) conceptual plans with members of the Joint City/County Advisory Committee's Parks Technical Subcommittee. These include baseball competitive play with a stadium, baseball adult recreational play, and an extreme sports complex.

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| Reviewed by: Co Atty: _____ DFS: _____ Other: _____ DCM: _____ CM: <u><i>JSG</i></u> File No. <u>BLLP01</u> |
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Other Possible Partners

A proposal has been received from a private firm to partner with the County on improvements to, and operations of, the current baseball fields and facilities on-site, as well as the possible conversion of the entire site to a baseball only complex.

Trailhead

On March 23, 2004 the Board approved a conceptual plan for improvements to Soldier's Creek Park and funding for site engineering for these improvements in conjunction with the design of the trailhead to be located immediately north of the park. The current trail alignment bisects the park. In order to maximize the use of the property for active recreation, the trail alignment should be moved to the north. The master plan for Soldier's Creek Park should include revisions to the trailhead design and related trail alignment.

Master Plan

In order to proceed with the master planning process, staff recommends that one of the planning consultants under contract with the County develop a master plan that may be completed in phases. The master plan is projected to require 120 days from release of the work order for completion.

Phase 1

Baseball field improvements
Restroom renovation
Concession building and surrounding area renovation
Signage replacement
Parking improvements
Lighting fixtures for softball fields
Playground equipment and benches
Trailhead design and related trail alignment

Development of Phase 1 would proceed based upon the current budget for the project of \$500,000.

Phase 2

Two options will be developed. These are:

- Conversion to a baseball only complex with softball fields relocating to another site
- Softball fields remaining at the site

The master plan will include cost estimates for development and address all environmental limitations.

Request for Proposal – Public/Private Partnership

In that public and private entities have demonstrated an interest in the Park, staff recommends that a partner be selected based upon a competitive RFP (Request for Proposal) process. Financial participation in both development and operation is preferred. The RFP process will allow the cities, private firms, as well as Seminole Baseball, Inc. to submit proposals and be considered. An average RFP process requires 90 days.

SOLDIERS CREEK PARK





NORTH

Possible Alternate
Trail Alignment

Environmental
Studies
Center

0 150 300 450



1 INCH EQUALS 300 FEET

SCALE IN FEET



SEMINOLE COUNTY ENGINEERING DIVISION

520 West Lake Mary Boulevard, Suite 200
Sanford, Florida 32773

Phone (407) 865-5674 Fax (407) 865-5789

SOLDIER'S CREEK PARK