



# City of Port St. Lucie **10-Year Parks and Recreation System Master Plan**

July 2019 (Revised February 2021)

 **Barth Associates**  
PUBLIC REALM PLANNING, DESIGN, AND FACILITATION



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# ACKNOWLEDGMENTS

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# SECTION 1: INTRODUCTION

## 1.1 The Port St. Lucie Parks and Recreation System

The City of Port St. Lucie was created by the General Development Corporation (GDC) in 1961 to fulfill many retirees' dreams of living the ultimate Florida life – a place where leisure, sun, and fun could be experienced in the midst of a tropical paradise. Originally touted as a place to “enjoy your favorite outdoor sport – raise tropical fruits, vegetables, and gorgeous, exotic flowers throughout the year,”<sup>1</sup> the city was no doubt located in a beautiful landscape. However, the “country club type development with a new twist”<sup>2</sup> centered around a golf course, clubhouse, and not much more. Low-density, single family residences predominated as developers paid little heed to supplying other support services.

As Port St. Lucie grew exponentially from a fledgling retirement community of 250 homes to a bonafide city (today home to 190,000 people), the burdens of suburban planning – which forced residents to work and find shopping and entertainment elsewhere – became more apparent. Populations never envisioned by GDC to live in significant numbers in Port St. Lucie – namely families with young children, as well as those from varying economic brackets and social backgrounds – began calling the city home. With the influx of these new populations, the lack of City services and amenities became a greater challenge, including open space provision. Critical to residents' quality of life, parks and recreation opportunities “[help] to keep a happy community,”<sup>3</sup> according to one local resident; another remarked that culture, nature, and fun activities – often commensurate with open space amenities - “allow residents to relieve the stress from their everyday lives.”<sup>4</sup> It has been shown that vibrant parks and recreation systems not only help existing populations remain content, but also help attract new people and businesses.

Over the decades, successive planning efforts have sought to make Port St. Lucie more livable and sustainable. Its most recent Future Land Use Plan, for example, with a horizon year of 2035, envisions open space accounting for 11% (8,283 acres) of the total land area (a dramatic increase from even 2011, when open space accounted for only 4.2%/3,075 acres of city land). Substantial financial investment is also helping to make this goal reality: between 2002 and 2009, the City has invested over \$13.4 million in its parks and recreation infrastructure, resulting in the construction of new parks and expansion and improvement of facilities.<sup>5</sup> Today's parks and recreation system includes over 46 parks encompassing 1,516 acres of parkland, which equates to 1 park for every 3,913 residents.

While amenities have been markedly upgraded over the past several years, work remains to be done. Major initiatives such as funding and implementing the Riverwalk Plan, completing the Winterlakes Neighborhood Park, and making improvements to McCarty Ranch Preserve all promise to increase offerings across the city. Likewise, access to local parks could be improved so that all residents can equally reap the benefits of open

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<sup>1</sup> “Life in Port St. Lucie, Florida” real estate ad, <http://www.pslhistory.org/virtual3.html>

<sup>2</sup> “Port St. Lucie in Operation,” Palm Beach Post, May 12, 1961

<sup>3</sup> #IamPSL Citizen Summit, 2018

<sup>4</sup> #IamPSL Citizen Summit, 2018

<sup>5</sup> Recreation and Open Space Element, City of Port St. Lucie Comprehensive Plan

space, and recreation centers and services could be expanded to appeal to a broader range of people. This master plan builds on the momentum established by such projects to create a vision for a future parks system that is not only expanded, but that is continually responsive to the needs of its current and future residents – younger, more active, and more diverse than its original founders ever imagined.

## 1.2 Purpose of this Study

The City’s Request for Proposal (RFP) for a 10-year Master Plan for Parks & Recreation states that the purpose of the plan is to create:

“a coordinated municipal parks and recreation system that accounts for accessibility, availability of Parks & Recreation facilities, and open space areas within the City of Port St. Lucie. The Plan shall account for the impact of parks and recreation facilities on ecological systems, future community park and recreation needs, current inventory, and the physical condition assessment of existing Parks & Recreation buildings and structures. The Plan shall also include community health/wellness activities and community education opportunities. Additionally, as part of the data gathering process, community engagement in the form of public meetings, surveys and facility needs assessments are expected.

The final product will be a comprehensive Parks, Recreation, and Open Space Master Plan that will be consistent with the policies found in the City’s Strategic Plan. The document will include a narrative, maps, charts, photos, graphics, and GIS data generated in association with plan recommendations, to help guide staff in future site planning.”

A broader purpose of the Parks and Recreation Master Plan is to help implement the goals of the City’s Strategic Plan. Communities are becoming increasingly aware of the potential for parks and “the public realm” (streets, trails, stormwater facilities, civic spaces, natural areas, and other publicly-owned lands) to generate multiple economic, social, and environmental benefits. The City’s parks and recreation system can help meet all of the City’s strategic goals listed in the chart below.

**Figure 1.1 - City of Port St. Lucie Strategic Plan Goals**



## 1.3 Guiding Principles and Trends Analysis

There are no state or national standards that define the “most appropriate” vision for the public realm or response to residents’ needs and priorities; each community must decide what facilities and programs to provide based on community values, ideology, preferences, and finances. In the absence of standards, best practices and guiding principles can form the foundation for the City’s parks and recreation system. Following are several examples from national experts:

### The Excellent City Parks System

First, Peter Harnik of the Trust for Public Land stated that there are seven measures of an excellent city park system:

- A clear expression of purpose
- Ongoing planning and community involvement
- Sufficient assets in land, staffing, and equipment to meet the system’s goals
- Equitable access
- User satisfaction
- Safety from physical hazards and crime
- Benefits for the city beyond the boundaries of the parks ([http://cloud.tpl.org/pubs/ccpe\\_excellentcityparks\\_2006.pdf](http://cloud.tpl.org/pubs/ccpe_excellentcityparks_2006.pdf))

## The Integrated Public Realm

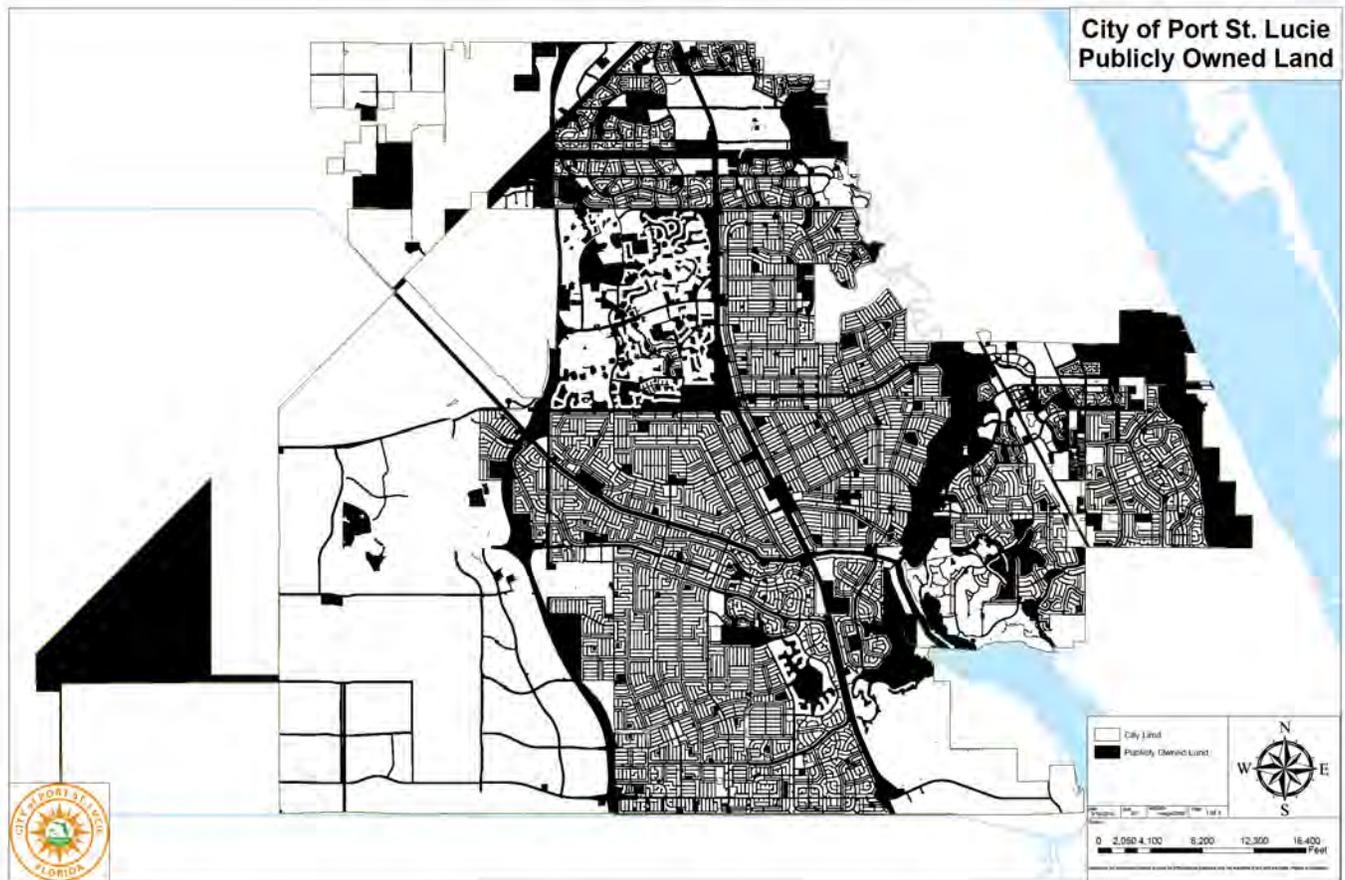
Second, a parks system should be planned within the context of the larger public realm, rather than as stand-alone sites. Parks, greenways, civic spaces, natural areas, and historic and cultural areas should be connected by complete streets, trails, and sidewalks. Utility corridors and drainage swales should be designed to accommodate bicyclists and pedestrians as part of an interconnected network. Stormwater treatment ponds should also be designed as public parks. Yale University's Alexander Garvin notes that "the public realm is our common property. It is the fundamental element in any community – the framework around which everything grows" (Garvin, 2013, p. 14). Figure 1.2 is a schematic diagram illustrating a typical community public realm system.

**Figure 1.2 - The Public Realm**



Figure 1.3 below illustrates that approximately 35% of the City is in the public realm (shown in black), totaling approximately 41 square miles.

**Figure 1.3 - City of Port St. Lucie Publicly Owned Land**



Texas A&M researcher John Crompton lists 19 communitywide benefits that could potentially be delivered by the public realm, which all relate closely to community livability, sustainability and resiliency:

**ECONOMIC PROSPERITY**

- Attracting tourists
- Attracting businesses
- Attracting retirees
- Enhancing real estate values
- Reducing taxes
- Stimulation of equipment sales

## **ENVIRONMENTAL SUSTAINABILITY**

- Protecting drinking water
- Controlling flooding
- Cleaning air
- Reducing traffic congestion
- Reducing energy costs
- Preserving biological diversity

## **ALLEVIATING SOCIAL PROBLEMS**

- Reducing environmental stress
- Community regeneration
- Cultural and historic preservation
- Facilitating healthy lifestyles
- Alleviating deviant youth behavior
- Raising levels of education attainment
- Alleviating unemployment distress

## High Performance Public Spaces

These communitywide benefits can be realized in part by planning and designing every public space within the parks and recreation system as a “High Performance Public Space” (HPPS). Dr. David Barth’s research at the University of Florida identified 25 criteria for an HPPS:

### **ECONOMIC CRITERIA**

- The space creates and facilitates revenue-generating opportunities for the public and/or the private sectors
- The space creates meaningful and desirable employment
- The space indirectly creates or sustains good, living wage jobs
- The space sustains or increases property values
- The space catalyzes infill development and/or the re-use of obsolete or under-used buildings or spaces
- The space attracts new residents
- The space attracts new businesses

- The space generates increased business and tax revenues
- The space optimizes operations and maintenance costs (compared to other similar spaces)

### **ENVIRONMENTAL CRITERIA**

- The space uses energy, water, and material resources efficiently
- The space improves water quality of both surface and ground water
- The space serves as a net carbon sink
- The space enhances, preserves, promotes, or contributes to biological diversity
- Hardscape materials are selected based on longevity of service, social/cultural/ historical sustainability, regional availability, low carbon footprint, and/or other related criteria
- The space provides opportunities to enhance environmental awareness and knowledge
- The space serves as an interconnected node within larger scale ecological corridors and natural habitat

### **SOCIAL CRITERIA**

- The space improves the neighborhood
- The space improves social and physical mobility through multi-modal connectivity – auto, transit, bike, pedestrian
- The space encourages the health and fitness of residents and visitors
- The space provides relief from urban congestion and stressors such as social confrontation, noise pollution, and air pollution
- The space provides places for formal and informal social gathering, art, performances, and community or civic events
- The space provides opportunities for individual, group, passive, and active recreation
- The space facilitates shared experiences among different groups of people
- The space attracts diverse populations
- The space promotes creative and constructive social interaction (Barth, 2015)

Similarly, parks should be designed and programmed to provide visitors with at least 10 things to do, consistent with the Project for Public Spaces (PPS) “Power of 10+”: “The idea behind this concept is that places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet. Ideally, some of these activities will be unique to that particular place, reflecting the culture and history of the surrounding community. Local residents who use this space most regularly will be the best source of ideas for which uses will work best. Further, when cities contain at least 10 of these destinations or districts, their public

perception begins to shift amongst both locals and tourists, and urban centers can become better equipped for generating resilience and innovation.” (<https://www.pps.org/article/the-power-of-10>)

**Figure 1.4 - The Power of Ten+**

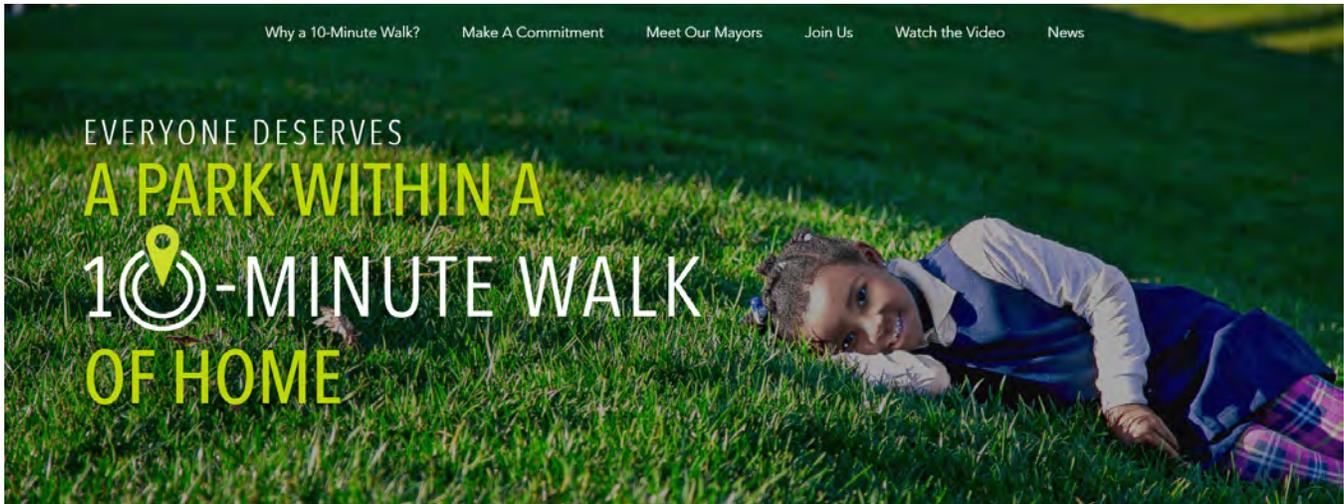


*Source: The Project for Public Spaces*

### Equity - The Ten-Minute Walk

The Trust for Public Land, in partnership with the National Recreation and Park Association and the Urban Land Institute, created the 10-minute walk initiative to ensure “there’s a great park within a 10-minute walk of every person, in every neighborhood, in every city across America.” Local Parks are “those that serve mainly local needs and can be replicated in small and easily accessible units in every part of the Region” (Hise & Deverell). Typical facilities include a multi-purpose lawn/play field, walking path, playground, play courts, picnic shelters, restrooms, splashpad, and limited parking. Communities are accomplishing this goal by developing new local and community parks to “fill the gaps” within the existing City limits, and by updating land development regulations to require developers of new residential communities to also meet the 10-minute walk goal.

**Figure 1.5 - NRPA/ULI 10-Minute Walk Initiative**



## Healthy Communities

There is broad consensus – and compelling research and scientific evidence – that a well-planned and maintained public realm contributes to healthier communities. Various organizations have established specific principles and policies for designing communities to generate health benefits. For example, the American Planning Association’s Healthy Communities Policy Guide states that the design of a community “has a direct effect on the health of its residents. Land development patterns, zoning ordinances, and land use classifications impact walkability, access to key services like healthy food, and access to transportation options. An understanding of how the built environment affects public health is a vital component in the creation of vibrant, active spaces, and places that have a strong positive impact on an individual’s health. It is also critical for planners to use this understanding, and the guide generally, as the standard for creation of good public policy.”<sup>6</sup> Specific healthy community policy outcomes related to parks, recreation, and the public realm include:

- Compact urban areas and complete neighborhoods that meet the daily needs of all people within comfortable walking or bicycling distance of their homes.
- Redevelopment of suburban areas to make them more walkable and bikeable through plans, regulations, and incentives that encourage more compact development forms.
- Communities designed so that physical activity is a part of everyday activities and is the easy choice.
- Prioritization of funding for infrastructure that helps communities build more compact, walkable neighborhoods, and provides robust transit and active transportation options.
- Engagement of local residents in planning for more walkable and bikeable urban environments, including place-based health strategies that facilitate the design of healthy communities and healthy housing for people of all ages and abilities.

<sup>6</sup> American Planning Association. (2017). *Healthy Communities Policy Guide*. Retrieved from <https://www.planning.org/policy/guides/adopted/healthycommunities/>

- Development of trail systems and other publicly accessible community amenities in urban, suburban, and rural areas that enable residents to participate in robust exercise.
- Adoption of placemaking strategies and policies that advance equitable, healthy designs for public spaces in order to create safe and comfortable places with a sense of community for people of all ages and abilities, regardless of their mode of transportation choice.
- Development of effective and efficient public transportation networks at the local and regional scale that are supported by location-efficient development practices, such as Transit Oriented Development, affordable housing, and functional public space.
- Policies that provide options to all people, especially those at higher risk for poor health outcomes, for access to: affordable housing; safe and convenient transportation; safe and healthy places for work, life, and play; a healthy environment, especially clean air and water; health care; social interaction; and opportunities for inclusion and culture.
- Incentives to attract other organizations to provide community recreation facilities in areas not served by public recreation centers in order to improve opportunities for physical activity in underserved communities.

## 1.4 Scope of Work

Initiated in July 2018, the year-long parks and recreation planning process includes five phases:

1. Preliminary Implementation Framework
2. Existing Conditions Analysis
3. Needs and Priorities Assessment
4. Visioning
5. Implementation Strategy and Final Master Plan

The purpose of the first phase of the project, the Preliminary Implementation Framework, was to review previously-prepared documents with implications for the Master Plan, and identify available resources to implement the plan once it's completed. Resources include various funding sources, partnerships, grants, donations, development regulations, and others. The preliminary implementation framework allowed the planning team to establish realistic expectations for the Master Plan from the very beginning of the process.

The second phase of the project, the Existing Conditions Analysis, began in September 2018 when parks planners and landscape architects from the City and the consulting team visited and evaluated all of the City's parks. This phase of work also included an analysis of existing and projected demographics and trends; an assessment of current parks and recreation levels-of-service including the amount of park acreage, and equitable access to parks and recreation facilities; and "benchmarking" the City's parks and recreation system against other communities.

The purpose of the Needs and Priorities Assessment, the third phase of the planning process, was to determine the gaps between existing and desired conditions. Also initiated in September 2018, the needs assessment used a “triangulated” approach to identify needs from different perspectives. Qualitative and quantitative needs assessment techniques included a steering committee kick-off meeting; two public workshops; interviews and focus group meetings; a statistically-representative mail survey; and an on-line survey. Findings from the various techniques were compiled and compared to determine residents' top priorities for parks and recreation improvements.

The purpose of the Visioning phase of the project was to develop a long-range, 10-year Vision for the City's parks and recreation system based on available resources, existing conditions, residents' priorities, and current “best practices” in parks and recreation planning. The Vision includes general recommendations for improvements to the existing parks system, as well as recommendations for additional parks, trails, and recreation facilities. The planning team also estimated the costs to build and maintain the proposed improvements identified in the Vision, and – based on the available and projected resources identified in the first phase of the project – developed a recommended phasing, funding, and implementation strategy for consideration by the City Council.

## **Vision**

The Port St. Lucie Parks & Recreation facilities are dynamic destinations. Numerous special events consistently meet the diverse community needs and shape the character of our City. Citizens encounter natural areas and waters that endure and captivate, as well as recreational programs which inspire personal growth, healthy lifestyles and a sense of community. All guests are assured that our facilities and parks are a safe place to play, celebrate, contemplate and recreate.

## **Mission**

To strengthen our community by offering exceptional leisure, cultural and innovative recreational opportunities.

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# SECTION 2: EXISTING CONDITIONS ASSESSMENT

The Barth Associates (BA) team reviewed existing documents; analyzed demographics and trends; inventoried the existing parks system; visited and evaluated parks and park structures; conducted a Level-of-Service (LOS) Analysis; and benchmarked the City of Port St. Lucie’s parks system against other systems in order to assess existing conditions. Following are findings and implications from the existing conditions assessment.

## 2.1 Demographics Analysis and Trends

The purpose of the demographic analysis is to gain a better understanding of both existing and future populations within the City of Port St. Lucie and identify potential recreation trends and needs. The analysis includes the City’s population, population density, age distribution, ethnicity, race, education, income, and housing characteristics. The City’s demographics are also compared to St. Lucie County and the State of Florida’s demographics.

### Population

Figure 2.1 below compares the past, existing, and projected population and population growth of the City of Port St. Lucie to St. Lucie County and the State of Florida.

**Figure 2.1 - Population and Population Growth**

	2000*	2010*	2000-2010 % Increase	2016**	2017**	2020^	2025^	2017-2025 % Increase
<b>City of Port St. Lucie</b>	88,769	156,392	76%	178,091	181,278	192,380	212,403	17%
<b>St. Lucie County</b>	192,695	277,789	44%	293,136	297,634	314,995	342,548	15%
<b>State of Florida</b>	15,982,378	18,801,310	18%	19,934,451	20,484,142	21,526,547	23,061,892	13%

\*Source: US Census

\*\*Source: American Community Survey

^Source: University of Florida Bureau of Economic and Business Research (BEBR)

As represented in the chart, the City of Port St. Lucie added approximately 67,000 new residents and enjoyed a population growth rate of 76 percent between the years 2000 and 2010. This growth rate was substantially higher than the County and State. Between 2017 and 2025, the City of Port St. Lucie is projected to increase by 17 percent, which is higher than the County and State projected growth. As the population grows, there may be a need for more park acreage, facilities, amenities, programs, and resources to maintain the quality of life that residents currently enjoy.

## Population Density

Population density is an important factor to consider in parks system planning because it impacts lifestyles and the manner by which residents enjoy parks and recreation services. Higher density populations create a larger demand for parks, recreation facilities, and programs within a given area.

Figure 2.2 below shows the major differences in population density between the City, County, and State. Throughout the years, the City of Port St. Lucie has maintained a higher population density than the County and the State and is projected to continue that trend through 2025.

**Figure 2.2 - Population Density**

Population per Acre						
	2000	2010	2016	2017	2020	2025
<b>City of Port St. Lucie</b>	1.15	2.03	2.31	2.35	2.49	2.75
<b>St. Lucie County</b>	0.44	0.63	0.67	0.68	0.72	0.78
<b>State of Florida</b>	0.38	0.45	0.47	0.49	0.51	0.55

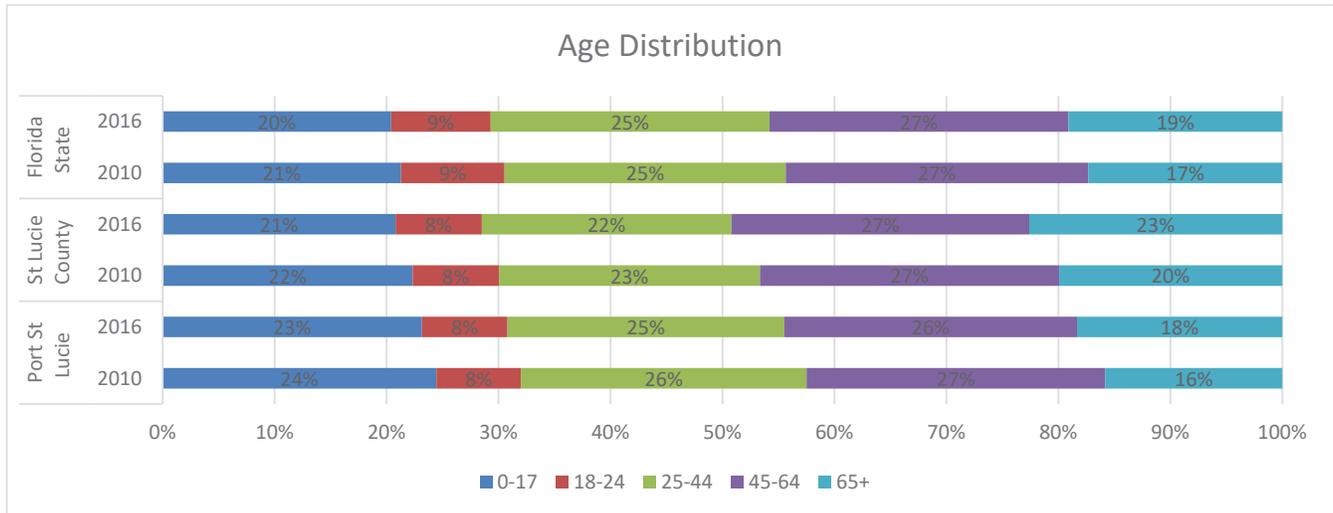
## Population Density Implications

While the City has a higher population density than the County or State, the population density is relatively low compared to urban areas. The majority of the City is comprised of single-family homes with relatively large lots. These lots may address the everyday, close-to-home recreational needs of typical families such as access to a playground in the backyard, a lawn to play catch, a community garden, or a confined space for a dog to run around without a leash. However, low population densities may also suggest a need for neighborhood and community gathering spaces with facilities and amenities that encourage social and physical interactions.

## Age Distribution

Figure 2.3 below illustrates the age distribution between 2010 and 2016 for the City, County, and State. The data suggests that the City has relatively equal distribution of young and middle-aged population. However, similar to the County and the State, the age distribution appears to be getting older with less children under the age of 17 and more adults over the age of 65 in 2016 versus 2010.

**Figure 2.3 - Age Distribution**



## Age Distribution Implications

The City's relatively equal distribution of children and adult suggest a need for a diverse array of parks, recreation facilities, and programs. However, given that almost 70 percent of the city's population is over the age of 25, there may be a need to focus on providing additional adult, senior, and family parks and recreation facilities and programs.

## Race and Ethnicity

Race and ethnicity can indicate potential preferences for certain types of recreation facilities, such as cricket fields, soccer fields, and spaces for large family gatherings. However, any preconceptions based on race or ethnicity need to be validated through the needs assessment process.

Figure 2.4 on the following page demonstrates the racial distribution of the City, County, and State between 2010 and 2016. The data reveals that, similar to the County and the State, the City maintained its racial homogeneity with a consistent 74 percent White population between the years 2010 and 2016. Additionally, the City saw a slight increase in Black residents.

**Figure 2.4 - Race Distribution**

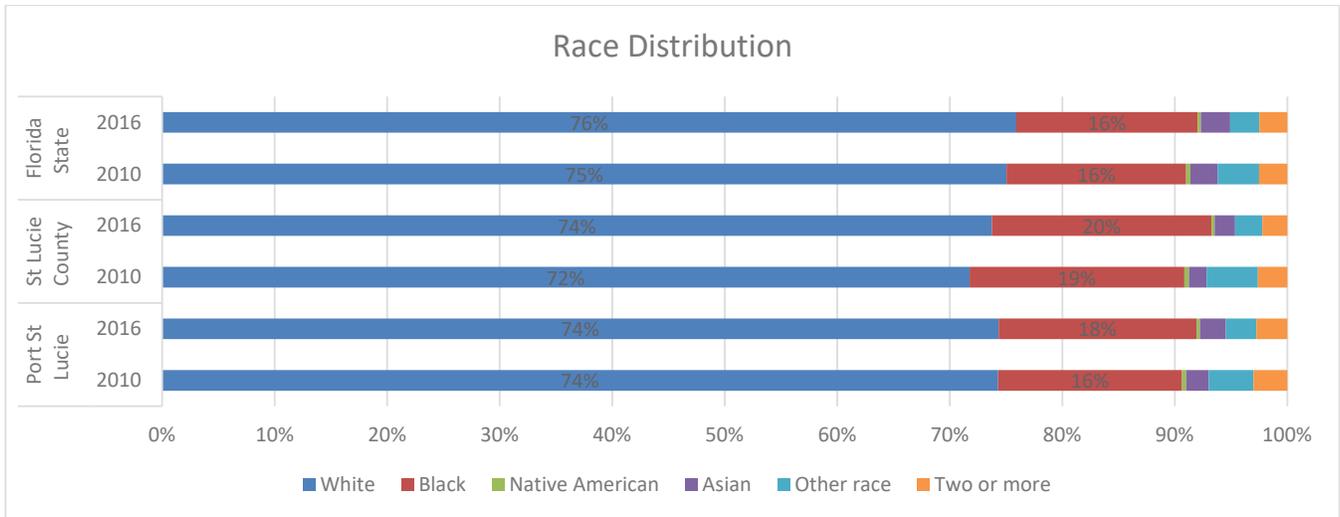
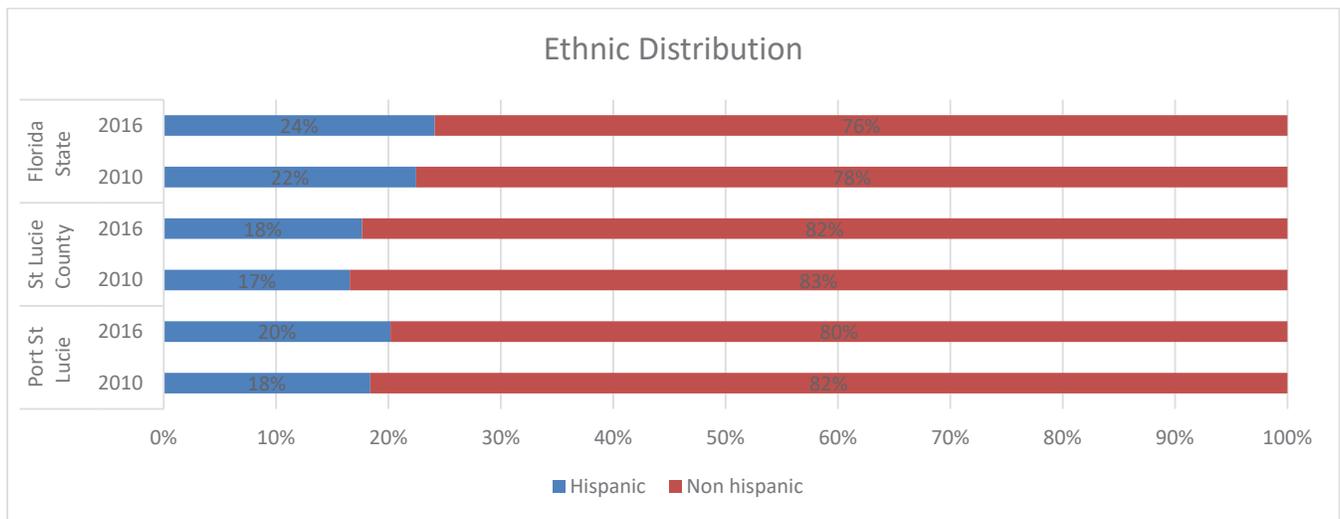


Figure 2.5 below demonstrates the ethnic distribution of the City, County, and State between 2010 and 2016.

**Figure 2.5 - Ethnic Distribution**



The data suggests that, consistent with the County and the State, the Hispanic population in the City is increasing, but is still low compared to the Non-Hispanic City population.

### Race and Ethnicity Implications

The increasing diversity of the City may indicate the need for new types of recreation facilities and programs, as mentioned above. The City may also need to provide multi-lingual signage, wayfinding, print, and digital parks and recreation materials.

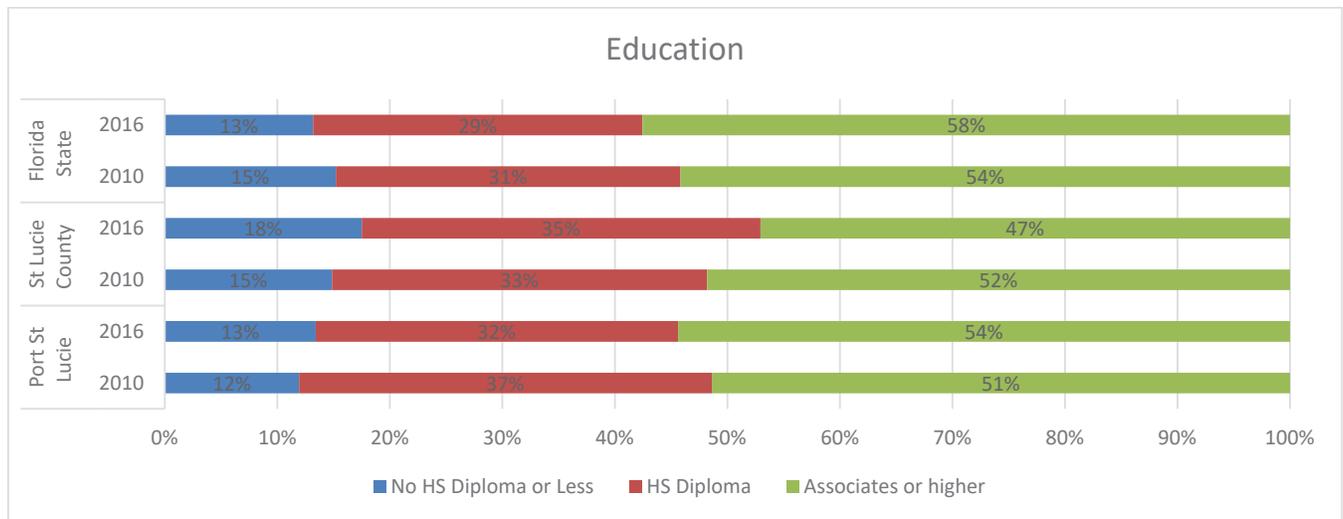
## Education

Education is an important factor when considering the economic health of a community. Studies have shown that higher levels of education tend to be associated with higher wages. Higher wages may lead to more disposable income, which may facilitate spending in parks and recreation activities and programs.

Lower levels of education, on the other hand, tend to be associated with lower wages. Additionally, those without a college degree or higher education have the highest unemployment rates over time, and the unemployment rate increases as education decreases. This may suggest limited funds to spend in leisure activities and, in some instances, a need for affordable and/or free parks, recreation, social programs and services as well as social services.

Figure 2.6 below demonstrates the education levels of City, County, and State residents between 2010 and 2016.

**Figure 2.6 - Education**



While the percentage of the City's population with an Associates Degree or Higher is lagging behind, when compared to the State of Florida, the percentage of residents with an Associates Degree or Higher increased by 3 percent between 2010 and 2016 and is higher than the County. This suggests that the City's population is becoming more educated. Consistent with this finding was that the percentage of the population with a High School Diploma decreased by 5 percent between 2010 and 2016. There was however, a slight increase in the percentage of the population with No High School Diploma or Less.

## Education Implications

The increase in educational attainment may suggest the possibility of available disposable income for parks and recreation activities and programs. However, the large percentage of residents with a High School Diploma or less may suggest that certain residents may have a need for tools and social services that could further their overall quality of life and education in order to improve their employment potential.

The City may be able to offer programs to assist these residents with social services or adult continuing education opportunities for degree/trade certification or evening college preparatory courses. Youth

programs can also help supplement education for grade-school students who may be at-risk, and provide services that promote the attainment of a high school diploma and advanced education opportunities.

## Income and Poverty

Similar to educational attainment, income levels provide a glimpse of the purchasing power of city residents. Simply stated, the higher the household income, the greater the potential that residents have disposable income to spend on fee-based leisure programs and activities. The lower the household income, the more residents may rely on local government to provide affordable and/or free parks, recreation, and social programs and services. This is particularly true for families living under the poverty threshold.

Figure 2.7 illustrates the median income and poverty rate in the City, County, and State during the year 2016.

**Figure 2.7 - Median Income and Poverty**

	City of Port St. Lucie		St. Lucie County		Florida State	
	2010	2016	2010	2016	2010	2016
Median household income	49,657	50,829	45,196	44,140	47,661	48,900
Percentage of families in poverty	-	14.1%	-	17.9%	-	16.1%

The data reveals that the City of Port St. Lucie’s median household income increased between 2010 and 2016 and is at a higher level than the County and the State. This is consistent with the education findings that saw an increase in residents with an Associates Degree or higher. The data also shows that the City has a lower percentage of families living in poverty in comparison to the County and the State.

## Income and Poverty Implications

An increasing median household income in the City of Port St. Lucie that is higher than the County and the State could suggest that some City residents may have disposable income to spend on fee-based leisure programs and activities. This is consistent with the increasing levels of educational attainment.

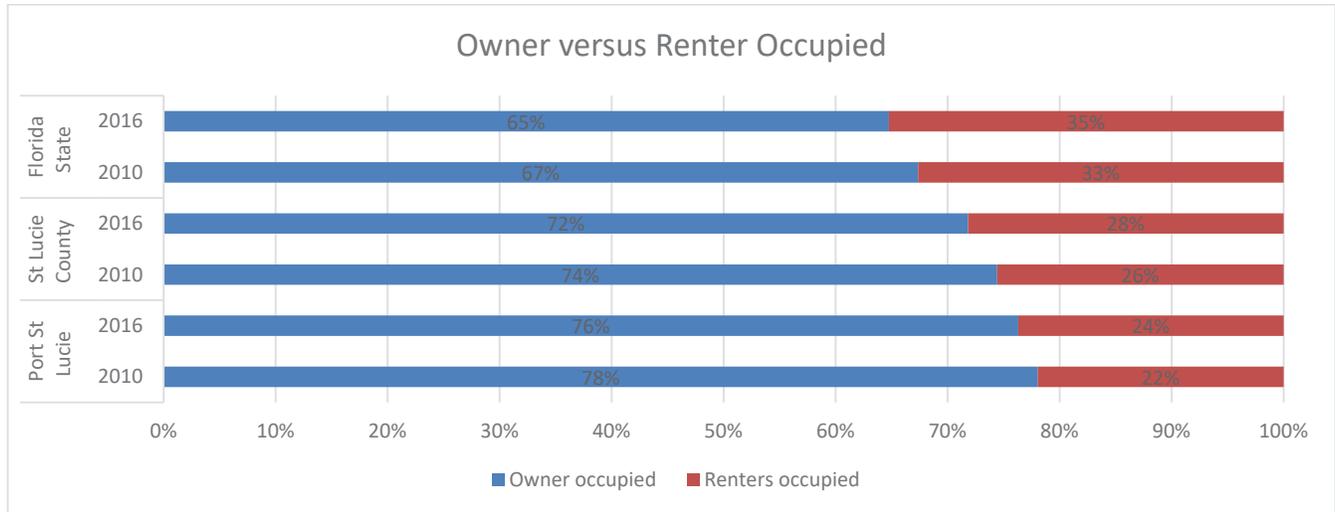
However, there appears to be other residents in the City that may not have the ability to pay for leisure programs and activities, specifically those residents that live near and under the poverty line. These residents may rely more heavily on reduced cost/free services, such as youth development, after school activities, adult continuing education opportunities, and other social, recreational, cultural, or educational needs.

## Housing Characteristics

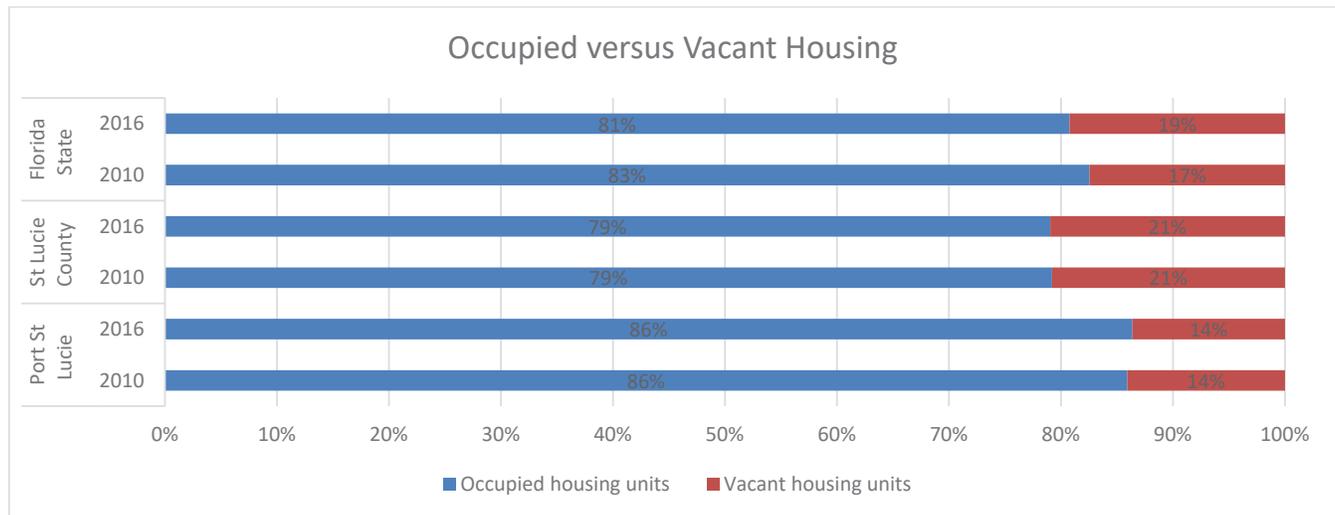
Analysis of housing characteristics can provide further insights into a city’s population. For example, high percentages of homeownership typically suggest stable populations and economies while high percentages of rental and vacant properties may suggest transient and, at times, less stable populations and economies.

Figure 2.8 below illustrates the home ownership versus rental and Figure 2.9 illustrates vacant versus occupied housing for the City, County, and the State between 2010 and 2016.

**Figure 2.8 - Housing Characteristics - Owner versus Renter Occupied**



**Figure 2.9 - Housing Characteristics - Occupied versus Vacant Housing**



The data reveals that the City of Port St. Lucie has a higher percentage of owner-occupied housing and occupied housing than the County and the State. The data also reveals that the number of renter-occupied housing increased between 2010 to 2016 while the number of vacant housing units remained the same.

## Housing Characteristic Implications

The City's high percentage of home-owner occupied housing may suggest a degree of community stability with limited neighborhood turnover and where people may be more invested in their homes and communities as a whole. However, an increasing number of renter-occupied housing may suggest that there are areas with new residents that are just coming into the community. Both scenarios may provide an opportunity to enhance the sense of community in these areas. This can be partially accomplished through an investment in community amenities, programs, and special events where people can gather and community ties can be strengthened.

## Demographic Analysis Summary

The demographics analysis revealed that the City's population is increasing, which may suggest a need for more park acreage, facilities, amenities, programs, and resources to maintain the quality of life that residents currently enjoy.

The City's low population density suggests a majority of single-family homes with large front and back yards where residents may be able to address every day, close-to-home recreational needs. This may also suggest a need for large neighborhood and community gathering areas with facilities and amenities that encourage social, physical, and mental interaction with large groups. Given the City's relatively equal distribution of children, adults, and seniors, facilities, amenities, and programs in parks should address the needs of these varied age groups and even provide opportunities for multi-age play and interactions. This would be particularly helpful in areas that are experiencing an increase in renter-occupied housing where neighborhood turnover and new residents may be prevalent.

An increasing Hispanic population may suggest a need to provide parks, recreation facilities, and programs that cater to these residents. This may include providing signage, wayfinding, print, and digital parks and recreation materials in multiple languages as well as including program instructors and staff that speak Spanish.

The City's increasing median household income and educational attainment suggest that there may be an opportunity for unique fee-based leisure programs and activities. However, the presence of families living near and under poverty may suggest the need to balance fee-based programs with reduced cost/free programs and social services. These implications will be further analyzed during the needs assessment phase of the project.

## 2.2 Inventory and Proposed Parks and Recreation System Improvements Base Map

The City of Port St. Lucie's existing parks and recreation system is comprised of 49 parks. The system totals 3,960 acres and is organized into the following park types, as outlined in the City's Comprehensive Plan:

- Small Neighborhood Parks (passive spaces under 5 acres meant to serve local populations);
- Large Neighborhood Parks (designed for more active uses such as ball fields but still relatively small at 6-14 acres);
- Community Parks (larger spaces comprising more than 15 acres with more substantial facilities and lit ball field or court areas);
- Citywide/Regional Park or Facility (one-of-a-kind facilities such as an auditorium or large natural open space catering to populations within a half-hour drive);
- Specialized Facility (facilities which vary in size that serve a particular function such as a swimming pool or golf course); and
- Preservation Areas (spaces to be retained largely in their natural state and which are restricted from development by zoning).

An additional 700 acres is available for public outdoor recreation at the City's McCarty Ranch Preserve, including +/- 370 acres of water impoundment areas. The City also owns approximately 250 acres of undeveloped parkland, and approximately 521 acres of additional parkland will be provided through future development.

Other public and private recreational resources are located in the City of Port St. Lucie. These include facilities provided by the State of Florida, Martin County, Martin County School Board, Boys and Girls Club, YMCA, private apartment complexes, and homeowner associations. Figure 2.10 maps the City's parks and recreation system.

Various apartment complexes and homeowner associations within the City of Port St. Lucie also provide their residents with access to private recreational facilities. Typical facilities include swimming pools, tennis courts, and playgrounds. While these facilities may address some specialized recreation needs, they typically do not address the community's larger recreational needs such as multipurpose trails, natural areas, dog parks, and sports fields.

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# Community Inventory - a listing of Port Saint Lucie's cultural assets and resources.

## Nonprofit Community Agencies

Name of Agency	Phone	URL or Email	Name of Facility at the Agency	Address of Facility	Location in the City/County	Services
Council on Aging	772-465-5220	<a href="http://www.coasl.com">http://www.coasl.com</a>	Council on Aging of Port St. Lucie	2501 SW Bayshore Blvd, Port St. Lucie, FL 34984	City	Transportation, Recreation Activities, Programs, Nutrition, Care Management
Port St. Lucie Historical Society	contact@pslhistory.org	<a href="https://pslhistory.org">https://pslhistory.org</a>	Port St. Lucie Historical Society future museum	2410 SE Westmoreland Blvd, Port St. Lucie, FL 34952	City	Cultural and Historical Preservation
CHILDREN'S SERVICES COUNCIL OF FLORIDA, INC	772-408-1100	<a href="http://www.cscslc.org">http://www.cscslc.org</a>	Children's Services Council	546 NW University Blvd #201, Port St. Lucie, FL 34986	City	Programming, Funding
Area Agency On Aging	772-467-0008	<a href="https://www.youragingresourcecenter.org">https://www.youragingresourcecenter.org</a>	Area Agency On Aging	1100 St Lucie W Blvd #103, Port St. Lucie, FL 34986	City	Programs, Nutrition, Care Management, Events
YMCA of the Treasure Coast	772- 878-7337	<a href="http://www.ymcatreasurecoast.org/port-st-lucie">http://www.ymcatreasurecoast.org/port-st-lucie</a>	Village Green Elementary	1700 SE Lennard Rd, Port St. Lucie, FL 34952	City	Camp and After School
YMCA of the Treasure Coast - Bayshore	772-878-7337	<a href="http://www.ymcatreasurecoast.org">http://www.ymcatreasurecoast.org</a>	YMCA of the Treasure Coast - Bayshore	1301 SW Bayshore Blvd, Port St. Lucie, FL 34983	City	Camp and After School
Boys & Girls Club of America of St. Lucie County	772-249- 4173	<a href="https://bgcofslc.org">https://bgcofslc.org</a>	Clubhouse	198 NW Marion Ave, Port St. Lucie, FL 34983	City	Youth Club
Boys & Girls Clubs Ken Pruitt Unit	772-398-0028	<a href="http://www.bgcofslc.org">http://www.bgcofslc.org</a>	Ken Pruitt Unit	10673 SE Lennard Rd, Port St. Lucie, FL 34952	City	Youth Organization
Roundtable of St. Lucie County	772-871-5880	<a href="http://www.roundtableslc.com">http://www.roundtableslc.com</a>	Roundtable of St. Lucie County	546 NW University Blvd # 204, Port St. Lucie, FL 34986	City	Youth Organization, Funding, Training, Programs, Events

## Parks

Name of Park Facilitator	Phone	URL or Email	Name of Park	Address of Facility	Location in the City/County	Services
St. Lucie County	772-462-2110	<a href="http://www.stlucieco.gov/Home/Components/FacilityDirectory/FacilityDirectory/144/683">http://www.stlucieco.gov/Home/Components/FacilityDirectory/FacilityDirectory/144/683</a>	River Park Marina	500 E Prima Vista Blvd, Port St. Lucie, FL 34983	City	Boat Ramp, Fishing, Trails, Pavillion Rentals, Playground
Florida State	772-398-2779	<a href="https://www.floridastateparks.org/parks-and-trails/savannas-preserve-state-park">https://www.floridastateparks.org/parks-and-trails/savannas-preserve-state-park</a>	Savannas Preserve State Park Environmental Education Center	2541 SE Walton Rd, Port St. Lucie, FL 34952	City	Fishing, Hiking, Education, Events

St. Lucie County	772-462-2526	<a href="https://www.stlucieo.gov">https://www.stlucieo.gov</a>	Spruce Bluff Preserve	611 Dar Ln, Port St. Lucie, FL 34984	City	Hiking trails, observation, historical
Florida Department of Environmental Protection	772-429-2995	<a href="http://www.dep.state.fl.us/coastal/sites/northfork">http://www.dep.state.fl.us/coastal/sites/northfork</a>	North Fork St. Lucie River Aquatic Preserve	Port St. Lucie, FL 34952	Aquatic Preserve in PSL	Ecosystem Conservation, canoeing, kayaking, observation
St. Lucie County	772-462-2526	<a href="http://www.stlucieo.gov/departments-services/a-z/environmental-resources/preserve-listing/steven-j-fousek-natural-area/paleo-hammock-preserve">http://www.stlucieo.gov/departments-services/a-z/environmental-resources/preserve-listing/steven-j-fousek-natural-area/paleo-hammock-preserve</a>	Paleo Hammock Preserve	8551 Carlton Rd, Port St. Lucie, FL 34987	City	Hiking trails, observation, historical
St. Lucie County	772-785-5833	<a href="https://www.stlucieo.gov/departments-services/a-z/oxbow-eco-center">https://www.stlucieo.gov/departments-services/a-z/oxbow-eco-center</a>	Oxbow Eco-Center	5400 NE St James Dr, Port St. Lucie, FL 34983	City	Trails, conservation, education, Programs, events

### Private Entities

Name of Business	Phone	URL or Email		Address of Facility	Location in the City/County	Services
Dance 4 Life Academy	772-224-6645	<a href="https://www.dance4lifeacademy.com">https://www.dance4lifeacademy.com</a>		600 SW Darwin Blvd, Port St. Lucie, FL 34953	City	Dance Studio
Kaizen Karate and Fitness Dojo	772-340-3148	<a href="https://kaizenkarateandfitnessdojo.com">https://kaizenkarateandfitnessdojo.com</a>		275 SW Port St Lucie Blvd, Port St. Lucie, FL 34984	City	Martial Arts Studio
St Lucie Dance Theatre	772-577-8191	<a href="http://www.stluciedance.com">http://www.stluciedance.com</a>		751 NW Enterprise Dr Suite 103, Port St. Lucie, FL 34986	City	Dance Studio
Ballet Fest Dance Academy	772-209-8424	<a href="https://www.floridaballetfestivalcompany.com">https://www.floridaballetfestivalcompany.com</a>		466 SW Port St Lucie Blvd #118, Port St. Lucie, FL 34953	City	Dance Studio
Amazing Grace School of Dance	772-343-7377	<a href="http://amazinggraceschoolofdance.com">http://amazinggraceschoolofdance.com</a>		675 SW Whitmore Dr, Port St. Lucie, FL 34984	City	Dance Studio
True Crew Dance Co.	772-879-2739	<a href="https://truecrew.org">https://truecrew.org</a>		1912 SW Biltmore St # 1918, Port St. Lucie, FL 34984	City	Dance Studio
St. Lucie Ballet	772-708-0800	<a href="https://st-lucie-ballet.com">https://st-lucie-ballet.com</a>		1725 SW Biltmore St, Port St. Lucie, FL 34984	City	Dance Studio
South Florida Dance Company	772-336-1450	<a href="https://www.southfloridadance.com">https://www.southfloridadance.com</a>		529 NW Prima Vista Blvd #309, Port St. Lucie, FL 34983	City	Dance Studio
Mrs P's Dance & Acrobatic Studios	772-871-1777	<a href="https://www.mrspsdancepsl.com">https://www.mrspsdancepsl.com</a>		660 NW Enterprise Dr, Port St. Lucie, FL 34986	City	Dance Studio

Ultimate Allstars	772-215-5739	<a href="http://www.ultimateallstars.net">http://www.ultimateallstars.net</a>		577 NW Interpark Pl, Port St. Lucie, FL 34986	City	Athletic Club, Cheerleading, Gymnastics
All Around Gymnastics	772-337-3000	<a href="http://www.allaroundgymnasticsacademy.us">http://www.allaroundgymnasticsacademy.us</a>		1013 SE Holbrook Cir, Port St. Lucie, FL 34952	City	Gymnastics Center, rentals, programs, camps, after school
DEFY Port Saint Lucie	772-236-0970	<a href="https://defy.com/locations/defy-port-saint-lucie">https://defy.com/locations/defy-port-saint-lucie</a>		440 NW Peacock Blvd, Port St. Lucie, FL 34986	City	Recreation Center, Trampoline Park
Kyokushin of Port St Lucie	772-621-7373	<a href="http://www.karatepsl.com">http://www.karatepsl.com</a>		133 SW Cashmere Blvd, Port St. Lucie, FL 34986	City	Karate School
GC Indoor Sports & Recreation, LLC	772-200-4770	<a href="https://gcindoorsports.com">https://gcindoorsports.com</a>		750 NW Enterprise Dr Bay 106, Port St. Lucie, FL 34986	City	Sports Complex
Club Med Sandpiper	772-398-5100	<a href="https://www.clubmed.us/r/Sandpiper-Bay">https://www.clubmed.us/r/Sandpiper-Bay</a>		4500 SE Pine Valley St, Port St. Lucie, FL 34952	City	Golf Course, venu, events, sports and leisure rentals
The Champion Turf Club at St. James	772-336-4653	<a href="http://www.championturfclub-stjames.com">http://www.championturfclub-stjames.com</a>		7900 NW Selvitz Rd, Port St. Lucie, FL 34983	City	Golf Course
St. Lucie Trail Golf Club	772-340-1444	<a href="http://www.stlucietrail.com">http://www.stlucietrail.com</a>		951 SW Country Club Dr, Port St. Lucie, FL 34986	City	Golf Course
PGA Golf Club at PGA Village	800-800-4653	<a href="http://www.pgavillage.com">http://www.pgavillage.com</a>		1916 Perfect Dr, Port St. Lucie, FL 34986	City	Golf Course
Club Pure	772-429-0031	<a href="https://clubpure.org">https://clubpure.org</a>		10280 US-1, Port St. Lucie, FL 34952	City	Preschool, Camp, Afterschool Programs
Urban Air Adventure Park Port St. Lucie	772-408-9349	<a href="https://www.urbanairtrampolinepark.com">https://www.urbanairtrampolinepark.com</a>		9020 S US Hwy 1, Port St. Lucie, FL 34952	City	Indoor Playground, Amusement Center
KC Chung Tae Kwon Do	772-871-1888	<a href="https://kcchungtaekwondo.com">https://kcchungtaekwondo.com</a>		4019 SW Port St Lucie Blvd # 112, Port St. Lucie, FL 34953	City	Martial Arts Studio
Southeast Martial Arts Academy	561-376-5036	<a href="http://www.onestruheart.com">http://www.onestruheart.com</a>		6574 NW Selvitz Rd, Port St. Lucie, FL 34983	City	Karate Studio
Brazilian Vale Tudo	772-626-6500	<a href="http://www.bvtps.com">http://www.bvtps.com</a>		1055 SE Holbrook Cir #7, Port St. Lucie, FL 34952	City	Karate Studio
Kid Space	772-340-2140	<a href="http://www.kidspacerocks.com">http://www.kidspacerocks.com</a>		462 SW Port St Lucie Blvd, Port St. Lucie, FL 34953	City	Preschool. After School Programs, Camps

### Other Public Entities

Name of Facility	Phone	URL or Email	Name of Facilitator	Address of Facility	Location in the City/County	Services
Ravenswood Pool	772-871-2183	<a href="https://www.stlucieo.gov">https://www.stlucieo.gov</a>	St. Lucie County	400 SW Ravenswood Ln, Port St. Lucie, FL 34983	City	Community Pool and Splash Pad with Lessons and Programs
Clover Park & Tradition Field Complex	678-977-5200	<a href="https://www.stlucieo.gov">https://www.stlucieo.gov</a>	St. Lucie County	525 NW Peacock Blvd, Port St. Lucie, FL 34986	City	Sports Complex, Festivals, Concerts, Tournaments

## Little League Baseball/Softball

	Program Name and Age	Name of Agency	Phone	URL or Email	Name of Facility	Address of Facility	Location in the City/County	Operator	Price
<b>Southwestern PSL Little League</b>									
Baseball/softball	T-Ball ages 4-5	Southwestern PSL Little League	772-626-2565	eteamz.com/swpsll	Whispering Pines Park	800 SW Darwin Blvd	City	Private/Non-Profit	\$145
	C-League ages 6-8	Southwestern PSL Little League	772-626-2565	eteamz.com/swpsll	Whispering Pines Park	800 SW Darwin Blvd	City	Private/Non-Profit	\$145
	B-League ages 9-12	Southwestern PSL Little League	772-626-2565	eteamz.com/swpsll	Whispering Pines Park	800 SW Darwin Blvd	City	Private/Non-Profit	\$145
	A-League ages 9-12	Southwestern PSL Little League	772-626-2565	eteamz.com/swpsll	Whispering Pines Park	800 SW Darwin Blvd	City	Private/Non-Profit	\$145
	Junior League ages 13-14	Southwestern PSL Little League	772-626-2565	eteamz.com/swpsll	Whispering Pines Park	800 SW Darwin Blvd	City	Private/Non-Profit	\$145
<b>National PSL Little League</b>									
Baseball/softball	T-Ball ages 4-5	National PSL Little League	N/A	pslnationallittleleague.com	Sportsman's Park	201 NW Prima Vista Blvd	City	Private/Non-Profit	\$50
	C-League ages 6-8	National PSL Little League	N/A	pslnationallittleleague.com	Sportsman's Park	201 NW Prima Vista Blvd	City	Private/Non-Profit	\$80
	B-League ages 9-12	National PSL Little League	N/A	pslnationallittleleague.com	Sportsman's Park	201 NW Prima Vista Blvd	City	Private/Non-Profit	\$80
	A-League ages 9-12	National PSL Little League	N/A	pslnationallittleleague.com	Sportsman's Park	201 NW Prima Vista Blvd	City	Private/Non-Profit	\$80
	Junior League ages 13-14	National PSL Little League	N/A	pslnationallittleleague.com	Sportsman's Park	201 NW Prima Vista Blvd	City	Private/Non-Profit	\$80
<b>PSL American Little League (ALL)</b>									
Softball/Baseball	T-Ball ages 4-5	PSL American Little League	772-335-0510	americanlittleleague.com	Lyngate Park	1301 SE Lyngate Dr	City	Private/Non-Profit	\$60
	C-League ages 6-8	PSL American Little League	772-335-0510	americanlittleleague.com	Lyngate Park	1301 SE Lyngate Dr	City	Private/Non-Profit	\$60
	B-League ages 9-12	PSL American Little League	772-335-0510	americanlittleleague.com	Lyngate Park	1301 SE Lyngate Dr	City	Private/Non-Profit	\$60
	A-League ages 9-12	PSL American Little League	772-335-0510	americanlittleleague.com	Lyngate Park	1301 SE Lyngate Dr	City	Private/Non-Profit	\$60
	50-70 ages 12-13	PSL American Little League	772-335-0510	americanlittleleague.com	Lyngate Park	1301 SE Lyngate Dr	City	Private/Non-Profit	\$60
	Senior League ages 13-16	PSL American Little League	772-335-0510	americanlittleleague.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private/Non-Profit	\$60
	Girls Softball ages 4-16	Port St. Lucie Little League Softball	772-249-2810	pslls.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$70

## Football and Cheerleading

	Program Name and Age	Name of Agency	Phone	URL or Email	Name of Facility	Address of Facility	Location in the City/County	Operator	Price
Youth Football and Cheerleading Leagues	Tiny Mite ages 5-7	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Mitey Mite ages 7-9	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Jr. Pee Wee ages 8-10	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Pee Wee ages 10-12	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Jr. Midget ages 10-12	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Midget ages 12-14	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
	Unlimited ages 11-14	Greater PSL Football & Cheerleading	772-370-1082	eteamz.com/pslpirates	Whisper Pines Park	800 SW Darwin Blvd	City	Private	\$240, \$225
Port St. Lucie Athletic Association	Flag Football & Cheerleading ages 4-7	Port St. Lucie Athletic Association	N/A	pslaa.com	Sportsman's Park West	220 NW Irving St.	City	Private	\$125
	Lower Tackle ages 7-10	Port St. Lucie Athletic Association	N/A	pslaa.com	Sportsman's Park West	220 NW Irving St.	City	Private	\$225
	Middle Tackle ages 10-12	Port St. Lucie Athletic Association	N/A	pslaa.com	Sportsman's Park West	220 NW Irving St.	City	Private	\$225
	Upper Tackle ages 13-15	Port St. Lucie Athletic Association	N/A	pslaa.com	Sportsman's Park West	220 NW Irving St.	City	Private	\$225
NFL Flag Football	Lowers ages 5-7	Treasure Coast Renegades	772-777-8186	tcenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Mid ages 8-10	Treasure Coast Renegades	772-777-8186	tcenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Upper ages 11-14	Treasure Coast Renegades	772-777-8186	tcenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
Tackle Football	Jr. Rookie age 7	Treasure Coast Renegades	772-777-8186	tcenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225

	Rookie age 8	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
	Mighty Mite age 9	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
	Pee Wee age 10	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
	Bantam age 11	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
	Juniors age 12	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
	Seniors ages 13-14	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	\$225
Cheerleading	Jr. Rookie age 7	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Rookie age 8	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Mighty Mite age 9	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Pee Wee age 10	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Bantam age 11	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Juniors age 12	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted
	Seniors ages 13-15	Treasure Coast Renegades	772-777-8186	tcrenegades.com	Jessica Clinton Park	3200 Southbend Blvd	City	Private	Not posted

## Youth Soccer

	Program Name and Age	Name of Agency	Phone	URL or Email	Name of Facility	Address of Facility	Location in the City/County	Operator	Price
Youth Soccer Leagues									
Port St. Lucie Soccer Club	U4 thru U6 ages 4-6	Port St. Lucie Soccer Club	772-249-5131	pslsoccerclub.com	Swan Park	700 SW Carmelite St	City	Private	\$150
	U8 thru U14 ages 8-14	Port St. Lucie Soccer Club	772-249-5131	pslsoccerclub.com	Swan Park	700 SW Carmelite St	City	Private	\$150
	High School ages 15-18	Port St. Lucie Soccer Club	772-249-5131	pslsoccerclub.com	Swan Park	700 SW Carmelite St	City	Private	\$150
	Competition U10-18 ages 10-18	Port St. Lucie Soccer Club	772-249-5131	pslsoccerclub.com	Swan Park	700 SW Carmelite St	City	Private	\$150
Mako Soccer Club									
	U4 thru U6 ages 4-5	Mako Soccer Club	772-873-6256	<a href="mailto:info@makosoccer.com">info@makosoccer.com</a>	McChesney Park	1585 SW Cashmere Blvd	City	Private	\$100
	U6 & U7 ages 6-7	Mako Soccer Club	772-873-6256	<a href="mailto:info@makosoccer.com">info@makosoccer.com</a>	McChesney Park	1585 SW Cashmere Blvd	City	Private	\$100
	U8 age 8	Mako Soccer Club	772-873-6256	<a href="mailto:info@makosoccer.com">info@makosoccer.com</a>	McChesney Park	1585 SW Cashmere Blvd	City	Private	\$125
	U10 age 10	Mako Soccer Club	772-873-6256	<a href="mailto:info@makosoccer.com">info@makosoccer.com</a>	McChesney Park	1585 SW Cashmere Blvd	City	Private	\$125
	U12, 14, 16 ages 12-16	Mako Soccer Club	772-873-6256	<a href="mailto:info@makosoccer.com">info@makosoccer.com</a>	McChesney Park	1585 SW Cashmere Blvd	City	Private	\$125

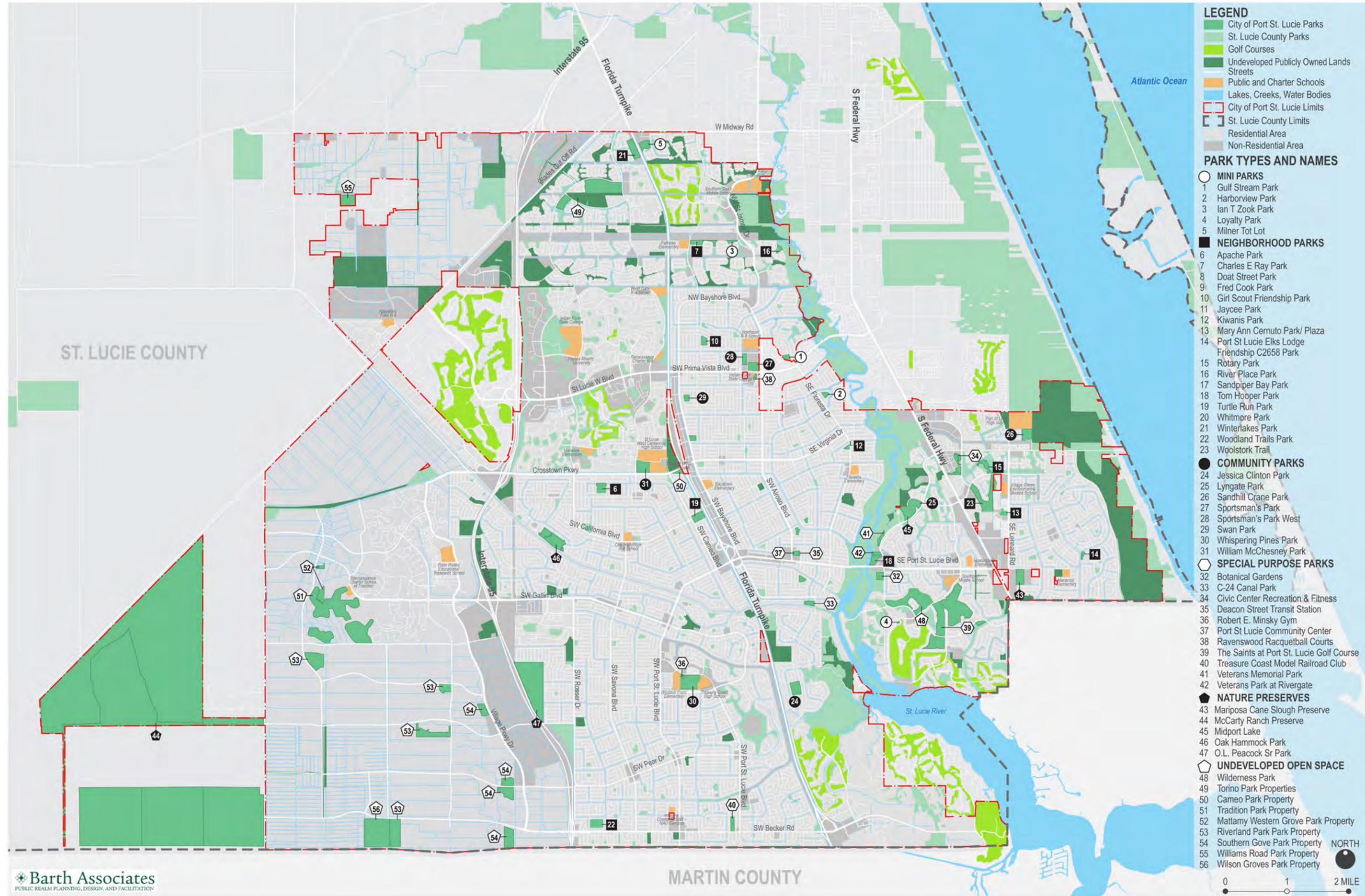
**Boys and Girls Clubs athletic fields**

	Program Name and Age	Name of Agency	Phone	URL or email	Name of Facility	Address of Facility	Location in the City/County	Operator	Price
BGCA Sports Programs									
Triple play	All Ages, Health & Wellness	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/triple-play">https://www.bgca.org/programs/sports-recreation/triple-play</a>	Boys and Girls Clubs athletic fields	1501 SE Floresta Dr.	County	Non-profit	varies
Baseball	All ages	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/play-ball">https://www.bgca.org/programs/sports-recreation/play-ball</a>	Boys and Girls Clubs athletic fields	1501 SE Floresta Dr.	County	Non-profit	\$30
Fast pitch softball/RBI	13 thru 18	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/rbi">https://www.bgca.org/programs/sports-recreation/rbi</a>	Boys and Girls Clubs athletic fields	1501 SE Floresta Dr.	County	Non-profit	\$30
Flag football	6 thru 18	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/all-stars">https://www.bgca.org/programs/sports-recreation/all-stars</a>	Boys and Girls Clubs athletic fields	1501 SE Floresta Dr.	County	Non-profit	\$30
Soccer	6 thru 18	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/all-stars">https://www.bgca.org/programs/sports-recreation/all-stars</a>	Boys and Girls Clubs athletic fields	1501 SE Floresta Dr.	County	Non-profit	\$30
Jr. RBI	5 thru 12	Boys and Girls Club	772-249-4173	<a href="https://www.bgca.org/programs/sports-recreation/jr-rbi">https://www.bgca.org/programs/sports-recreation/jr-rbi</a>	Boys and girls club athletic fields	1501 SE Floresta Dr.	County	Non-profit	\$30

**YMCA Treasure**

	Program Name and Age	Name of Agency	Phone	URL or email	Name of Facility	Address of Facility	Location in the City/County	Operator	Price
YMCA Sports Programs									
Archery	7 thru adult	YMCA	772-286-4444	<a href="https://www.ymcatreasurecoast.org/archery/">https://www.ymcatreasurecoast.org/archery/</a>	YMCA Stuart branch	1700 SE Monterey Rd, Stuart, FL 34996	County	Non-profit	\$145
Basketball	4 thru 17	YMCA	772-286-4444	<a href="https://www.ymcatreasurecoast.org/youth-sports-play/">https://www.ymcatreasurecoast.org/youth-sports-play/</a>	YMCA Gymnasium	1700 SE Monterey Rd, Stuart, FL 34996	County	Non-profit	\$99
Flag Football	6 thru 14	YMCA	772-286-4444	<a href="https://www.ymcatreasurecoast.org/youth-sports-play/">https://www.ymcatreasurecoast.org/youth-sports-play/</a>	YMCA Athletic fields	1700 SE Monterey Rd, Stuart, FL 34996	County	Non-profit	\$99
Soccer	4 thru 17	YMCA	772-286-4444	<a href="https://www.ymcatreasurecoast.org/youth-sports-play/">https://www.ymcatreasurecoast.org/youth-sports-play/</a>	YMCA Athletic fields	1700 SE Monterey Rd, Stuart, FL 34996	County	Non-profit	\$99
Volleyball	6 thru 17	YMCA	772-286-4444	<a href="https://www.ymcatreasurecoast.org/youth-sports-play/">https://www.ymcatreasurecoast.org/youth-sports-play/</a>	YMCA Gymnasium	1700 SE Monterey Rd, Stuart, FL 34996	County	Non-profit	\$99

Figure 2.10 - City of Port St. Lucie Parks and Recreation System



- LEGEND**
- City of Port St. Lucie Parks
  - St. Lucie County Parks
  - Golf Courses
  - Undeveloped Publicly Owned Lands
  - Streets
  - Public and Charter Schools
  - Lakes, Creeks, Water Bodies
  - City of Port St. Lucie Limits
  - St. Lucie County Limits
  - Residential Area
  - Non-Residential Area
- PARK TYPES AND NAMES**
- MINI PARKS**
    - 1 Gulf Stream Park
    - 2 Harborview Park
    - 3 Ian T Zook Park
    - 4 Loyalty Park
    - 5 Milner Tot Lot
  - NEIGHBORHOOD PARKS**
    - 6 Apache Park
    - 7 Charles E Ray Park
    - 8 Doat Street Park
    - 9 Fred Cook Park
    - 10 Girl Scout Friendship Park
    - 11 Jaycee Park
    - 12 Kiwanis Park
    - 13 Mary Ann Cernuto Park/ Plaza
    - 14 Port St Lucie Elks Lodge Friendship C2658 Park
    - 15 Rotary Park
    - 16 River Place Park
    - 17 Sandpiper Bay Park
    - 18 Tom Hooper Park
    - 19 Turtle Run Park
    - 20 Whitmore Park
    - 21 Winterlakes Park
    - 22 Woodland Trails Park
    - 23 Woolstork Trail
  - COMMUNITY PARKS**
    - 24 Jessica Clinton Park
    - 25 Lyngate Park
    - 26 Sandhill Crane Park
    - 27 Sportsman's Park
    - 28 Sportsman's Park West
    - 29 Swan Park
    - 30 Whispering Pines Park
    - 31 William McChesney Park
  - SPECIAL PURPOSE PARKS**
    - 32 Botanical Gardens
    - 33 C-24 Canal Park
    - 34 Civic Center Recreation & Fitness
    - 35 Deacon Street Transit Station
    - 36 Robert E. Minsky Gym
    - 37 Port St Lucie Community Center
    - 38 Ravenswood Racquetball Courts
    - 39 The Saints at Port St. Lucie Golf Course
    - 40 Treasure Coast Model Railroad Club
    - 41 Veterans Memorial Park
    - 42 Veterans Park at Rivergate
  - NATURE PRESERVES**
    - 43 Mariposa Cane Slough Preserve
    - 44 McCarty Ranch Preserve
    - 45 Midport Lake
    - 46 Oak Hammock Park
    - 47 O.L. Peacock Sr Park
  - UNDEVELOPED OPEN SPACE**
    - 48 Wilderness Park
    - 49 Torino Park Properties
    - 50 Cameo Park Property
    - 51 Tradition Park Property
    - 52 Mattamy Western Grove Park Property
    - 53 Riverland Park Park Property
    - 54 Southern Gove Park Property
    - 55 Williams Road Park Property
    - 56 Wilson Groves Park Property

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## 2.3 Park Evaluations

As discussed in the Guiding Principles, research by park experts has shown that all successful parks and public spaces share common qualities:

- They are easily accessible
- They are comfortable and attractive
- They allow users of all ages to engage in a variety of activities and allow people to gather and meet one another
- They are sustainable – meaning that they help meet existing needs while not compromising the needs of future generations

Considering these qualities, the City of Port St. Lucie’s parks were evaluated based on 4 categories and 26 sub-categories of criteria, including:

### PROXIMITY, ACCESS, AND LINKAGES

- Visibility from a distance
  - » Can one easily see into the park?
- Ease of walking to the park
  - » Can someone walk directly into the park safely and easily?
- Clarity of information/signage
  - » Is there signage that identifies the park, and/or signage that provides additional information for users?
- ADA Compliance
  - » Does the site generally appear to comply with the Americans with Disabilities Act (ADA) laws for accessibility?
- Lighting
  - » Is the park lighted appropriately for use at night? (if applicable)

## COMFORT AND IMAGE

- First impression/overall attractiveness
  - » Is the park attractive at first glance?
- Feeling of safety
  - » Does the park feel safe at the time of the visit?
- Cleanliness/overall quality of maintenance (Exterior/Interior)
  - » Is the park clean and free of litter?
- Comfort of places to sit
  - » Are there comfortable places to sit?
- Protection from bad weather
  - » Is there shelter in case of bad weather?
- Evidence of management/stewardship (Exterior/Interior)
  - » Is there visual evidence of site management?
- Ability to easily supervise and manage the park or facility (interior)
  - » How difficult is it to supervise the park and its facilities?
- Condition and effectiveness of any equipment or operation systems
  - » Is the equipment and/or operating system in good condition?

## USES, ACTIVITIES, AND SOCIABILITY

- Mix of uses/things to do
  - » Are there a variety of things to do given the type of park?
- Level of activity
  - » How active is the park with visitors?
- Sense of pride/ownership
  - » Is there evidence of community pride in the park?
- Programming flexibility
  - » How flexible is the park in accommodating multiple uses?

- Ability of facility to effectively support current organized programming
  - » Is the site meeting the needs of organized programs?
- Marketing or promotional efforts for the facility
  - » Is the site being marketed effectively?

**ENVIRONMENTAL SUSTAINABILITY**

- Stormwater management
  - » Is green infrastructure present to help manage stormwater?
- Multi-modal capacity
  - » Is the park accessible by many modes of transportation?
- Facility energy efficiency
  - » Has the site been updated with energy efficient components?

Parks were evaluated collaboratively by City staff and the Consultant Team using a five-point scale:

<b>Legend</b>	<b>PTS</b>
Needs Improvement	1.0-1.9
	2.0-2.9
Meeting Expectations	3.0-3.9
	4.0-4.9
Exceeding Expectations	5.0

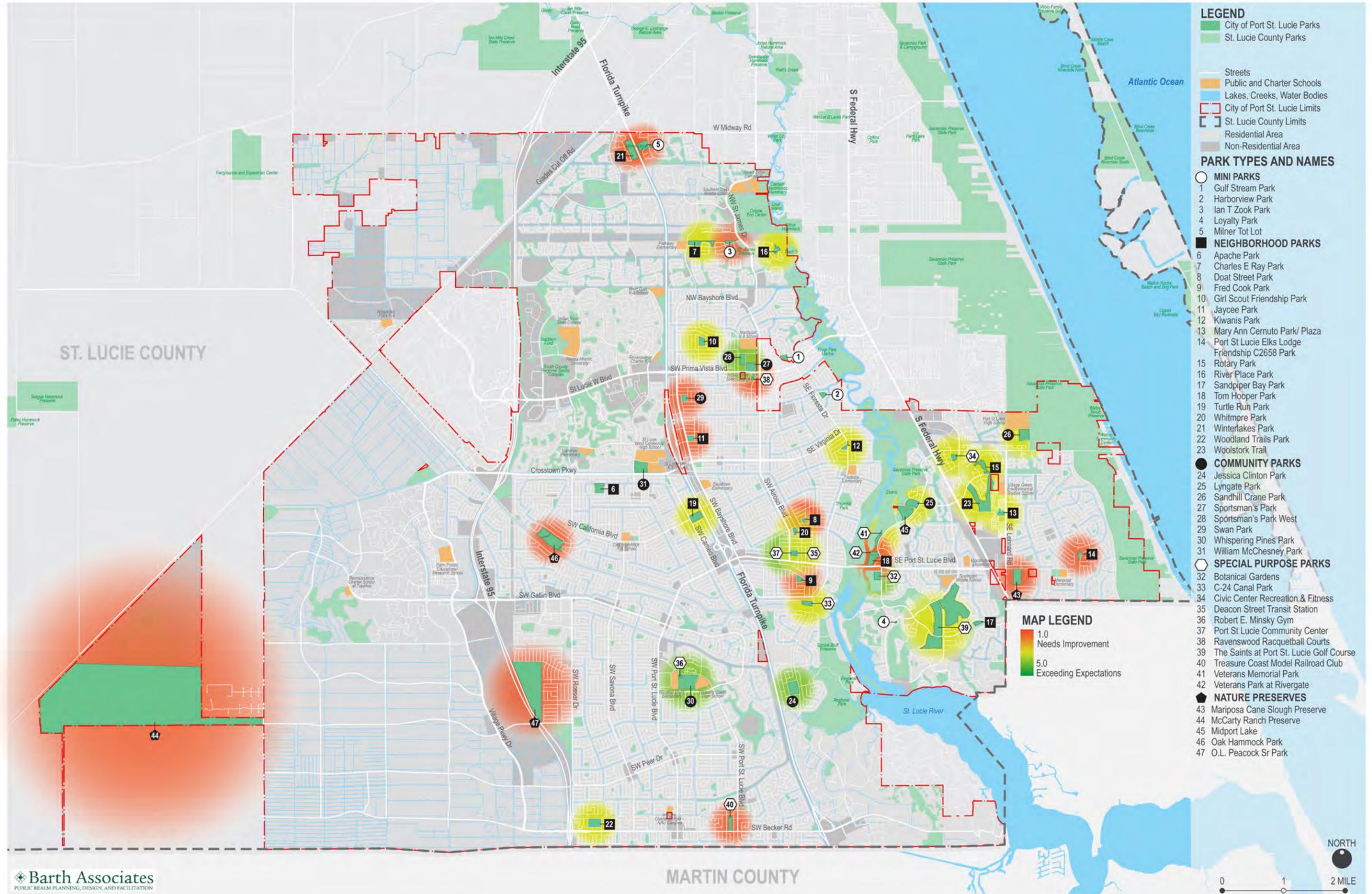
Figure 2.11 illustrates the results of this analysis and Figure 2.12 maps the results.

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Figure 2.11 - Park Evaluations Summary Matrix

LEGEND																															Average												
	Botanical Garden	C-24 Canal Park	Charles E. Ray Park	Civic Center (Recreation and fitness)	Community Center	Deacon Street Transit Station	Doat Street Park	Elks Lodge #2658 Friendship Park	Fred Cook Park	Girl Scout Friendship Park	Ian T. Zook Park	Jaycee Park	Jessica Clinton Park	Kiwanis Park	Lyngate Park and Dog Park	Mariposa Cane Slough Preserve	Mary Ann Cernuto Park	McCarty Ranch Preserve	McChesney Park	Milner Drive Tot Lot	O.L. Peacock Park	Oak Hammock Park	Ravenswood Racquetball Courts	River Place Park	Rotary Park	Sandhill Crane Park	Saints Golf Course	Sportsman's Park	Sportsman's Park West	Swan Park		Tom Hooper Park	Treasure Coast Model Railroad Club	Turtle Run Park	Whispering Pines Park & Tennis Center/Minsky	Veterans Memorial Park	Veterans Memorial Park at Rivergate	Whitmore Park	Winterlakes Park	Woodland Trails Park	Woodstork Trail		
Needs Improvement																																											
Meeting Expectations																																											
Exceeding Expectations																																											
TOTAL SYSTEM AVERAGES	4.1	3.6	3.1	3.5	4.3	3.3	2.7	2.7	2.9	3.2	2.7	2.7	4.1	3.2	3.6	2.3	3.0	2.9	3.2	2.2	2.4	2.9	2.3	3.0	3.1	3.4	3.9	4.2	4.1	2.9	2.5	2.4	3.1	4.4	3.2	2.5	3.7	2.6	3.9	3.3	3.2		
PROXIMITY/ACCESS/LINKAGES	3.8	3.2	2.8	4.0	3.7	3.3	2.8	2.4	3.7	2.6	2.4	2.4	3.7	3.7	3.5	2.0	3.7	1.6	3.3	1.8	1.8	2.3	3.6	2.4	2.8	2.5	3.6	4.7	4.3	3.0	2.3	2.5	2.8	4.3	3.5	2.8	3.2	2.0	3.4	3.0	3.0		
Visibility from a distance	4	5	3	5	4	3	5	3	4	5	3	4	5	4	4	2	5	1	4	4	3	2	5	2	3	2	2	5	5	5	1	3	3	4	4	4	2	5	4	4	4	3.6	
Ease in walking to the park	3	2	3	2	4	3	3	2	5	2	3	2	4	5	4	3	5	1	4	1	1	2	4	4	3	2	3	5	5	2	4	2	4	4	4	4	3	5	2	3	4	3.2	
Transit Access	4	1	1	4	5	5	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	5	1	2	1	5	5	5	1	1	1	1	1	4	1	1	1	1	1	1	1.9	
Clarity of information/signage	4	3	3	4	3	3	3	3	4	2	2	2	4	4	4	2	3	3	3	1	2	2	2	3	2	3	4	5	2	2	1	1	2	5	4	3	4	1	4	3	2.9		
ADA Compliance	4	4	4	5	3	3	2	3	4	3	3	3	4	4	4	2	4	2	4	2	2	4	2	2	4	3	4	3	4	4	4	4	4	4	4	4	4	4	1	2	5	3	3.4
Lighting	4	4	-	4	3	3	3	-	4	-	-	-	4	4	3	-	4	-	4	-	-	3	-	-	-	4	-	5	5	4	3	4	3	4	5	4	4	4	-	2	-	-	3.8
COMFORT & IMAGE:	4.5	3.9	3.1	3.3	4.3	3.0	2.8	3.0	3.2	3.4	3.0	2.6	4.8	3.8	3.8	2.5	2.8	3.3	3.2	2.8	2.3	2.9	2.2	2.9	3.6	3.9	4.2	3.7	3.5	3.1	2.5	2.2	3.1	4.2	3.4	2.9	4.5	2.5	4.0	3.8	3.3		
First Impression / overall attractiveness	5	4	3	3	4	2	3	3	3	4	4	2	5	4	4	3	2	4	3	3	3	3	2	3	4	4	4	4	3	3	4	3	2	3	5	4	3	5	2	4	5	3.4	
Feeling of safety	4	5	3	4	4	3	3	3	4	4	3	3	5	4	4	2	4	3	4	3	3	3	3	3	4	4	5	4	4	4	2	3	4	5	4	2	5	3	5	4	3.7		
Cleanliness/overall quality of maintenance (Exterior Site)	5	4	3	2	4	3	3	3	3	4	3	2	5	4	4	3	2	3	4	3	3	3	3	3	4	5	5	4	4	4	3	2	3	5	4	3	5	3	5	4	3.6		
Cleanliness/overall quality of maintenance (Facilities Interior)	5	3	3	4	4	-	-	3	3	3	-	3	5	4	3	-	-	-	3	-	-	3	-	3	3	3	4	3	3	3	-	3	3	3	3	3	3	-	-	3	3	3.3	
Comfort of places to sit	5	4	3	2	4	3	3	3	3	3	3	2	4	4	4	2	3	3	3	3	1	2	1	2	3	3	3	4	4	2	3	1	2	4	4	3	4	2	4	3	3	3.0	
Protection from bad weather	5	3	4	3	5	4	2	3	3	3	2	3	5	4	4	2	4	2	2	2	1	3	1	3	4	3	5	4	4	1	1	1	4	4	1	3	3	2	4	4	3.0		
Evidence of management /stewardship (Exterior Site)	5	4	3	3	5	3	3	3	4	4	3	2	5	4	4	3	2	5	4	3	3	3	3	3	4	4	5	5	4	4	3	3	3	3	5	5	3	5	3	5	5	3.8	
Evidence of management /stewardship (Facility(ies) Interior)	5	3	3	4	5	-	-	3	3	3	-	3	4	3	3	-	-	-	3	-	-	3	-	3	3	5	4	4	3	3	-	3	3	3	3	3	3	-	-	3	3	3.4	
Ability to Easily Supervise and Manage the Park or Facility (Interior)	2	-	-	4	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	-	-	1	-	4	-	-	-	-	-	-	-	3.0	
Condition and Effectiveness of any Equipment or Operating Systems	4	5	3	4	4	-	-	3	3	3	-	3	5	3	4	-	-	-	3	-	-	3	-	3	3	4	4	3	3	3	-	3	3	4	3	3	-	-	3	3	3	3.4	
USES AND ACTIVITIES & SOCIABILITY	4.3	2.8	3.3	3.3	4.8	2.7	2.3	2.8	2.5	3.7	2.2	2.7	4.0	2.8	4.0	1.8	2.3	3.3	3.0	2.2	2.8	3.5	1.8	3.3	3.0	3.7	3.5	3.8	4.7	3.3	2.2	2.0	3.7	4.7	3.0	2.2	3.0	2.7	4.5	3.2	3.1		
Mix of uses/things to do	4	2	4	2	5	2	2	3	2	3	2	2	4	3	4	2	2	2	2	2	2	3	1	4	4	4	3	4	5	2	3	1	4	5	1	2	3	2	5	3	2.9		
Level of activity	2	2	3	2	5	3	2	3	2	4	2	3	4	3	3	1	2	2	3	2	2	4	1	3	3	4	4	3	5	4	2	1	4	5	1	2	3	2	5	4	2.9		
Sense of pride/ownership	5	4	3	4	5	3	3	3	3	5	3	2	5	3	4	2	2	4	3	3	3	4	1	3	3	4	4	4	4	4	3	4	4	5	5	3	4	3	5	4	3.6		
Programming Flexibility	5	3	4	4	5	2	2	3	3	4	2	3	4	3	5	2	3	5	4	2	4	3	3	4	3	4	4	4	5	3	1	1	4	4	3	3	3	4	5	3	3.4		
Ability of Facility to Effectively Support Current Organized Programming	5	3	4	4	5	3	3	3	3	4	2	4	4	3	5	2	3	5	3	2	4	4	3	4	3	4	3	4	5	4	3	3	4	5	5	2	3	3	5	3	3.6		
Marketing or Promotional Efforts for the Facility or Activities	5	3	2	4	4	3	2	2	2	2	2	2	3	2	3	2	2	2	3	2	2	3	2	2	2	2	3	4	4	3	1	2	2	4	3	1	2	2	2	2	2	2.5	
ENVIRONMENTAL SUSTAINABILITY	3.7	4.3	3.0	3.3	4.3	4.0	3.0	2.7	2.0	3.0	3.0	3.0	4.0	2.3	3.0	3.0	3.0	3.5	3.3	2.0	2.5	2.7	1.7	3.3	3.0	3.3	4.3	4.7	3.7	2.0	3.0	2.7	2.7	4.3	2.7	2.0	4.0	3.0	3.7	3.3	3.2		
Stormwater Management	4	5	4	3	4	3	4	3	2	4	4	4	4	2	3	4	3	5	3	3	4	4	3	4	3	4	5	4	2	3	3	4	3	4	2	1	4	4	4	4	3.5		
Multi-modal Capacity	3	3	2	4	5	5	2	2	1	2	2	2	4	1	3	2	4	2	3	1	1	2	1	3	3	2	4	5	5	1	3	1	2	5	3	3	4	2	4	3	2.8		
Facility Energy Efficiency	4	5	3	3	4	-	3	3	3	3	-	3	4	4	3	-	2	-	4	-	-	2	1	3	3	4	4	5	4	2	-	3	3	4	3	2	-	-	3	3	3.2		

Figure 2.12 - Park Evaluations Summary Map



- LEGEND**
- City of Port St. Lucie Parks
  - St. Lucie County Parks
  - Streets
  - Public and Charter Schools
  - Lakes, Creeks, Water Bodies
  - City of Port St. Lucie Limits
  - St. Lucie County Limits
  - Residential Area
  - Non-Residential Area
- PARK TYPES AND NAMES**
- MINI PARKS**
    - 1 Gulf Stream Park
    - 2 Harborview Park
    - 3 Ian T Zook Park
    - 4 Loyalty Park
    - 5 Milner Tot Lot
  - NEIGHBORHOOD PARKS**
    - 6 Apache Park
    - 7 Charles E Ray Park
    - 8 Doat Street Park
    - 9 Fred Cook Park
    - 10 Girl Scout Friendship Park
    - 11 Jaycee Park
    - 12 Kiwanis Park
    - 13 Mary Ann Cernuto Park/ Plaza
    - 14 Port St Lucie Elks Lodge Friendship C2658 Park
    - 15 Rotary Park
    - 16 River Place Park
    - 17 Sandpiper Bay Park
    - 18 Tom Hooper Park
    - 19 Turtle Run Park
    - 20 Whitmore Park
    - 21 Winterlakes Park
    - 22 Woodland Trails Park
    - 23 Woolstork Trail
  - COMMUNITY PARKS**
    - 24 Jessica Clinton Park
    - 25 Lyngate Park
    - 26 Sandhill Crane Park
    - 27 Sportsman's Park
    - 28 Sportsman's Park West
    - 29 Swan Park
    - 30 Whispering Pines Park
    - 31 William McChesney Park
  - SPECIAL PURPOSE PARKS**
    - 32 Botanical Gardens
    - 33 C-24 Canal Park
    - 34 Civic Center Recreation & Fitness
    - 35 Deacon Street Transit Station
    - 36 Robert E. Minsky Gym
    - 37 Port St Lucie Community Center
    - 38 Ravenswood Racquetball Courts
    - 39 The Saints at Port St. Lucie Golf Course
    - 40 Treasure Coast Model Railroad Club
    - 41 Veterans Memorial Park
    - 42 Veterans Park at Rivergate
  - NATURE PRESERVES**
    - 43 Mariposa Cane Slough Preserve
    - 44 McCarty Ranch Preserve
    - 45 Midport Lake
    - 46 Oak Hammock Park
    - 47 O.L. Peacock Sr Park

## Park Evaluations Summary Findings

Based on the evaluation of the City of Port St. Lucie's parks and recreation system using the criteria previously described, it appears that the City's parks and recreation system is meeting expectations with an overall score of 3.2. The system displayed a variety of strengths and opportunities that the City should build on and improve wherever possible.

### PROXIMITY, ACCESS, AND LINKAGES

#### Strengths

- Many of the City's parks provide adequate visibility into the park from at least one or two sides with clear site lines into the park. Doat Street Park, Girl Scout Park, and Swan Park are three great examples of parks that have clear visibility into the park from all of the park's four sides.



*Swan Park*



*Girl Scout Friendship Park*

- Many of the City's parks offer users the opportunity to walk to the park along sidewalks or low traffic streets that connect the park to the surrounding neighborhood. A great example are the sidewalks along SE Tiffany Avenue that connect Rotary Park to the surrounding neighborhood. Low traffic and low stress streets that surround Doat Street Park are another good example of streets that may not require sidewalks due to their calm nature and allow users to walk along the street to get to the park.
- Many of the City's parks provide adequate ADA access for users.
- Many of the City's parks are adequately lit to allow users opportunities to enjoy park amenities after dusk, including providing safety lights in parks where after dusk activities are not appropriate.



*Sidewalks along SE Tiffany Avenue that connect Rotary Park to the surrounding neighborhood*



*Low stress streets around Doat Street Park that allow residents to walk on the street to get to the park*

## Opportunities

- While many of the City's parks are connected to the surrounding neighborhood with sidewalks, many of these sidewalks do not include shade trees, which makes walking to the park during hot Florida days unpleasant. Additionally, some of the sidewalks are located directly adjacent to fast moving traffic and lack a buffer to separate pedestrians from the traffic. For example, sidewalks along SE Becker Road near Treasure Coast Model Railroad Club don't provide residents with the most ideal walking experience.



*Sidewalks along SE Becker Road without shade and that lack separation from fast moving traffic*

- Most of the City's parks lack connections to transit, which limits access for residents. A great example of a transit connection that the City should include in more parks is located in Ravenswood Racquetball Courts. A transit stop with a shelter is located adjacent to the park and has a sidewalk that connects to the park.



*Transit stop adjacent to Ravenswood Racquetball Courts*

- While many of the City's parks contain gateway and regulatory signs, they lack a hierarchy of signage options to inform and educate users. Additional signage opportunities include a park system location map, park amenity location map and amenity directional signage (depending on the size and complexity of the park), amenity signs, and educational interpretive signs. Additionally, some of the parks have different styles and colors of gateway and regulatory signs. Below are examples of various types of park signs.



## COMFORT AND IMAGE

### Strengths

- First impressions and overall attractiveness of the City's parks are mostly adequate with some parks exhibiting higher degrees of design and maintenance standards than others. The Botanical Gardens, Jessica Clinton Park, Whispering Pines Park and Tennis Center, Whitmore Park, Woodland Trails Park, and Woodstork Trail are examples that stand out from the rest.



*The Botanical Gardens entrance demonstrates a good first impression and overall attractiveness*



*The entrance to Jessica Clinton Park is well-kept and welcoming*

- Many of the City's parks exhibit great cleanliness and overall quality of maintenance, management, and stewardship in the exterior and interior of the park buildings. These qualities also help with fostering a sense of safety and pride in the City's parks. The Botanical Gardens, Community Center, Jessica Clinton Park, Sandhill Crane Park, Saints Golf Course, Whispering Pines Park and Tennis Center, Whitmore Park, and Woodland Trails and Woodstork Trail are examples that stand out from the rest.



*Clean and well-maintained Community Center room*



*The grounds of the Botanical Gardens are kept pristine*



*Well-maintained and clean restroom in Sandhill Crane Park*



*Well maintained beach volleyball court in Sandhill Crane Park*

- Most of the City's parks include inviting, neat, and clean places to sit that are located in pleasant areas to sit. Many of these areas are included in shelters that provide park users with adequate refuge from inclement weather.



*Whispering Pines sitting area*



*Inviting, clean, and pleasantly located sitting areas in Oak Hammock Park*

## Opportunities

- While many of the City's parks are well maintained, clean, and provide a great overall first impression, others don't exhibit the same type of quality standards. Jaycee Park, Mary Ann Cernuto Park, and Treasure Coast Model Railroad Club are examples of parks that appear to need improvement.



*Poor maintenance and appearance of the pavers and landscaping in Mary Ann Cernuto Park*

- While most of the City's parks include inviting, neat, and clean places to sit, much of the seating is fixed, which does not allow users to move chairs or benches. There are also many parks that don't provide shade or shelters for refuge during inclement weather. This is particularly true for many playgrounds that don't have shade.



*Playground in Charles E. Ray Park without a shade structure*

## USES, ACTIVITIES, AND SOCIABILITY

### Strengths

- Many of the City's parks exhibit a high level of pride and ownership and display limited to no signs of litter, vandalism, misuse of facilities, lack of maintenance, and upkeep. The Botanical Gardens, Community Center, Girl Scout Friendship Park, Jessica Clinton Park, Whispering Pines Park and Tennis Center, Veterans Memorial Park, and Woodland Trails Park are great examples of parks that exhibit high levels of pride and ownership.



*People who love their parks take care of their parks, as seen at Whispering Pines*



*Signs of ownership at Girl Scout Friendship Park*



*High level of pride and ownership at Woodland Trails Park*

- Many of the City's parks are adequately planned and spatially programmed to facilitate organized programming due to the proper size and location of facilities and amenities.
- Many of the City's parks provide opportunities for multi-use and flexible use due to the presence of flat, large, multi-purpose open spaces.

## Opportunities

- Most of the City's parks lack a mix of things to do for a variety of users including children, adults, and seniors. This is particularly important for parks in Port St. Lucie given the City's relatively equal distribution of children, adults, and seniors. Parks that provide an adequate mix of things to do for users of all ages include the Community Center, Sportsman's Park West, Whispering Pines Park and Tennis Center, and Woodland Trails Park.



*Bike rental and playground at Whispering Pines*

- Due to the limited mix of things to do in many of the City's parks, most of the City's parks appear to lack high levels of activity.
- Most of the City's parks lack marketing and promotional efforts to make residents aware of the park, and its recreation facilities and activities. The only park that exhibits a high level of marketing and promotional efforts is the City's Botanical Gardens.

## ENVIRONMENTAL SUSTAINABILITY

### Strengths

- Most of the City's park do a good job of treating stormwater on-site through means of retention/detention with bio-swales, wetlands, previous paving, and other similar Best Management Practices (BMPs).
- Many of the City's parks have been improved to include energy efficient elements such as LED light fixtures, solar powered emergency light fixtures, water conserving faucets, auto-flush toilets and urinals, etc.

### Opportunities

- While most of the City's parks do a good job of treating stormwater on-site through (BMPs), there is an opportunity to improve the appearance and functionality of the BMPs through vegetation. The dry detention area in the Deacon Street Transit Station and the wet retention pond in Woodstork Trail are great examples.



*Dry detention area in Deacon Street Transit Station with vegetation*



*Wet retention pond in Woodstork Trail with littoral and pond bank vegetation*

- Multi-modal access to many of the City's parks is limited. A few of the parks provide bike share stations, which should be provided throughout the park system, especially in the City's larger parks.
- While many of the City's parks have been improved to include energy efficient elements, the City should continue to expand the use of energy efficient elements throughout the City's entire park system.



*Bike share station at Whispering Pines Park and Tennis Center*

## 2.4 Architectural Evaluations Summary

Buildings in City of Port St. Lucie’s parks and recreation system, including restrooms, were also evaluated during the park site evaluations. They were evaluated based on eight sub-categories:

### BUILDINGS AND ARCHITECTURE

- Image and aesthetics
  - » Is the building attractive?
- Clarity of entry and connection to the park
  - » Is the building integrated into its surroundings?
- Interior layout
  - » Is the layout functional?
- Interior finishes, furniture, and equipment
  - » Are the furnishings and equipment inside the building of good condition and quality?
- Functioning dimensions of spaces
  - » Does the organization of space support the building’s intended function?
- Building enclosure
  - » Is there any obvious need for repairs to the building shell?
- Building systems
  - » Are all the mechanical, electrical, and plumbing systems in working order?
- Energy and sustainability
  - » Is there evidence that the building is energy efficient?

Similar to parks, buildings were evaluated collaboratively by City staff and the Consultant Team using a five-point scale:

<b>Legend</b>	<b>PTS</b>
Needs Improvement	1.0-1.9
	2.0-2.9
Meeting Expectations	3.0-3.9
	4.0-4.9
Exceeding Expectations	5.0

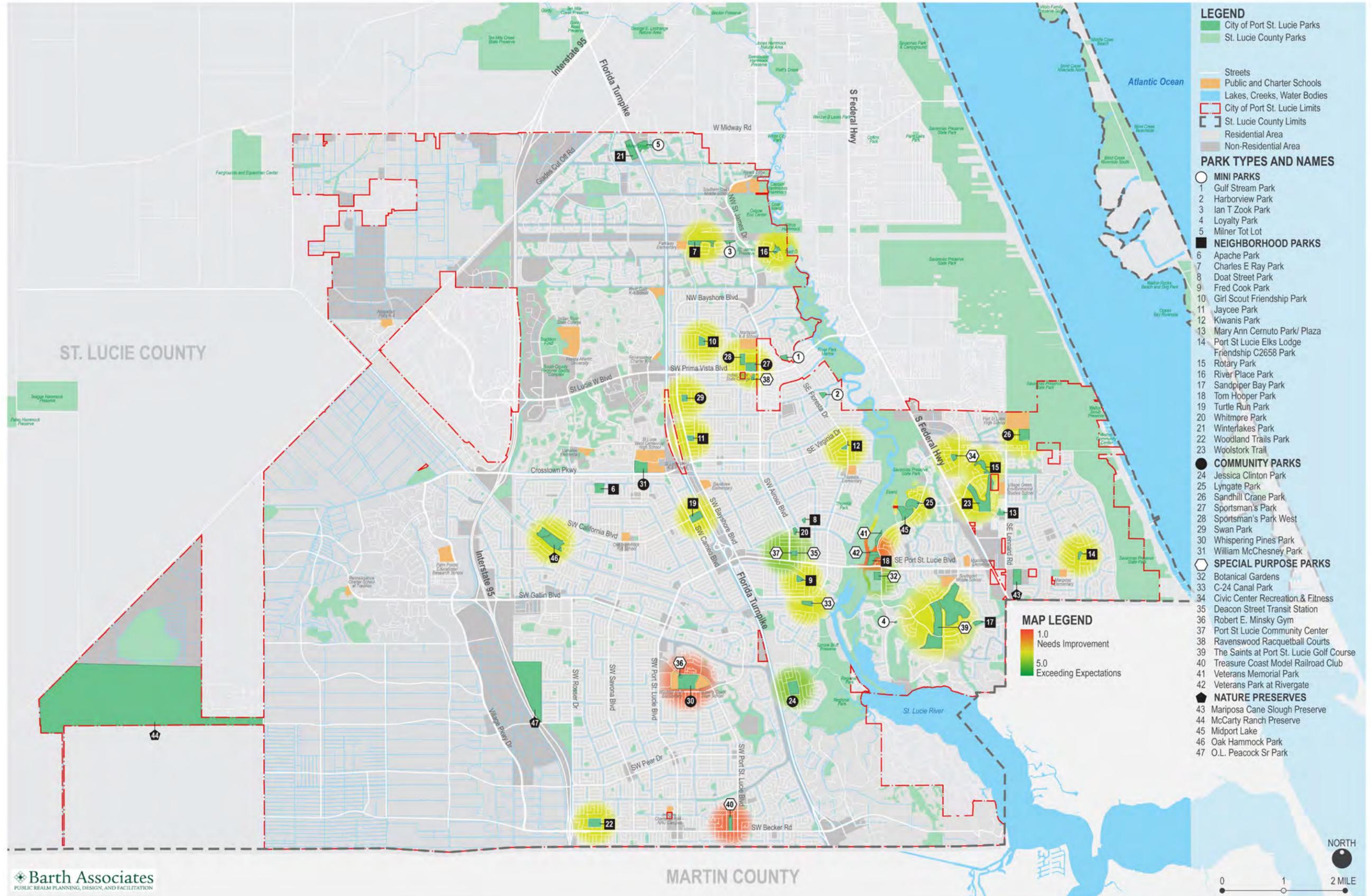
Figure 2.13 illustrates the results of this analysis and Figure 2.14 maps the results.

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Figure 2.13 - Park Buildings and Architecture Evaluations Summary Matrix

LEGEND																																									
	Needs Improvement	1.0-1.9		2.0-2.9		Meeting Expectations		3.0-3.9		4.0-4.9		Exceeding Expectations		5.0																											
	Botanical Garden	C-24 Canal Park	Charles E. Ray Park	Civic Center (Recreation and fitness)	Community Center	Deacon Street Transit Station	Doat Street Park	Elks Lodge #2658 Friendship Park	Fred Cook Park	Girl Scout Friendship Park	Ian T. Zook Park	Jaycee Park	Jessica Clinton Park	Kiwanis Park	Lyngate Park and Dog Park	Mariposa Cane Slough Preserve	Mary Ann Cernuto Park	McCarty Ranch Preserve	McChesney Park	Milner Drive Tot Lot	O.L. Peacock Park	Oak Hammock Park	Ravenswood Racquetball Courts	River Place Park	Rotary Park	Sandhill Crane Park	Saints Golf Course	Sportsman's Park	Sportsman's Park West	Swan Park	Tom Hooper Park	Treasure Coast Model Railroad Club	Turtle Run Park	Whispering Pines Park & Tennis Center/Minsky Gym	Veterans Memorial Park	Veterans Memorial Park at Rivergate	Whitmore Park	Winterlakes Park	Woodland Trails Park	Woodstork Trail	Average
TOTAL SYSTEM AVERAGES (With Building Averages)	4.4	3.9	3.0	3.7	4.3	-	-	3.1	3.1	3.1	-	3.1	4.3	3.1	3.0	-	-	-	3.1	-	-	3.3	-	3.0	3.1	3.9	3.7	3.6	3.1	3.0	-	2.8	3.1	2.6	3.2	2.4	-	-	3.1	3.1	3.3
BUILDINGS AND ARCHITECTURE:	4.4	3.9	3.0	3.7	4.3	-	-	3.1	3.1	3.1	-	3.1	4.3	3.1	3.0	-	-	-	3.1	-	-	3.3	-	3.0	3.1	3.9	3.7	3.6	3.1	3.0	-	2.8	3.1	2.6	3.2	2.4	-	-	3.1	3.1	3.3
Image and Aesthetics	4	4	3	4	4	-	-	1	1	1	-	1	4	1	3	-	-	-	3	-	-	3	-	3	1	4	3	4	3	3	-	1	1	3	1	1	-	-	1	1	2.4
Clarity of Entry and Connections to Park	4	4	3	4	5	-	-	3	3	3	-	3	4	3	4	-	-	-	4	-	-	3	-	3	3	3	4	4	4	3	-	2	3	4	3	3	-	-	3	3	3.4
Interior Layout	5	3	3	4	4	-	-	3	3	3	-	3	4	3	2	-	-	-	3	-	-	3	-	3	3	3	4	4	3	3	-	3	3	3	3	2	-	-	3	3	3.2
Interior Finishes and Furniture and Equipment	5	4	3	3	4	-	-	3	3	3	-	3	4	3	2	-	-	-	3	-	-	3	-	3	3	5	3	3	3	3	-	3	3	2	3	2	-	-	3	3	3.1
Functioning Dimensions of spaces	3	4	3	4	4	-	-	3	3	3	-	3	4	3	2	-	-	-	3	-	-	3	-	3	3	4	3	3	3	3	-	3	3	2	3	2	-	-	3	3	3.1
Structural Integrity	5	4	3	4	5	-	-	4	4	4	-	4	5	4	4	-	-	-	3	-	-	4	-	3	4	4	4	4	3	3	-	4	4	3	4	4	-	-	4	4	3.9
Building Enclosure	5	4	3	3	5	-	-	4	4	4	-	4	5	4	4	-	-	-	3	-	-	4	-	3	4	4	4	4	3	3	-	3	4	2	4	3	-	-	4	4	3.7
Building Systems	5	4	3	4	4	-	-	4	4	4	-	4	5	4	3	-	-	-	3	-	-	4	-	3	4	4	4	4	3	3	-	3	4	2	4	3	-	-	4	4	3.7
Energy and Sustainability	4	4	3	3	4	-	-	3	3	3	-	3	4	3	3	-	-	-	3	-	-	3	-	3	3	4	4	4	3	3	-	3	3	2	4	2	-	-	3	3	3.2

Figure 2.14 - Park Buildings and Architecture Evaluations Summary Map



## Park Buildings Evaluation Summary Findings

Based on the evaluation of the City of Port St. Lucie's parks and recreation system using the criteria previously described, it appears that the City's parks and recreation buildings are meeting expectations with an overall score of 3.4. The system's buildings and architecture displayed a variety of strengths and opportunities that the City should build on and improve wherever possible.

### Strengths

- None of the City's park buildings displayed visible signs of structural or building enclosure weaknesses.
- Many of the City's park buildings contained systems that were in good operating conditions and elements that conserved energy and promoted sustainability such as LED light fixtures, solar powered emergency light fixtures, water conserving faucets, auto-flush toilets and urinals, etc.
- Many of the City's park buildings have well-organized, efficient, and functioning interior layouts, finishes, furnishings, and equipment. Additionally, entries and building orientations are clearly defined and facilitate intuitive access and circulation. The restroom buildings that the City uses in many of its park are good examples of buildings that have well-organized and efficient interiors.



*Efficient and well-organized interior layout of the City's park system restrooms*

## Opportunities

- While the restroom buildings that the City uses in many of its parks are efficient and utilitarian, they do very little aesthetically to contribute to the vernacular context of the park or the neighborhood. Civic buildings, including restroom buildings, can be used to enhance their surrounding environment. The City's Civic Center is an example of a building that contributes to the aesthetics of the City. The City should strive to enhance the architectural style of all its buildings, including restrooms.



*Civic Center architecture that positively contributes to its surroundings*

- As noted previously, while many of the City's park buildings have been improved to include energy efficient elements, the City should continue to expand the use of energy efficient elements throughout the City's entire park buildings.

## 2.5 Minsky Gym and Saints Golf Course Building Evaluations

Barth Associates' sub-consultant CPZ Architects, Inc. conducted a more detailed facility assessment of Minsky Gym at Whispering Pines Park, and the clubhouse and golf cart storage building at the Saints Golf Course. The evaluation reports, including specific recommendations for improvements, are included in Appendix B.

## 2.6 Relevant Planning Documents

Barth Associates reviewed the following planning documents, studies, and surveys provided by the City that may influence the development of the parks master plan:

1. City of Port St. Lucie Strategic Plan
2. ULI Planning Advisory Services Panel Report
3. Parks and Recreation Department 2016 -17 Annual Report
4. 2018-19 Resource Road Map - Agenda for Sustainable Community Revitalization
5. 2018 List of Parks & Facilities
6. FY 2018-2019 Parks & Recreation Performance Measures
7. 2012- 2035 Comprehensive Plan, Recreation and Open Space Element
8. Parks and Recreation Department FY 2018-2020 Strategic Business Plan
9. 2018 City Council Strategic Planning Retreat Report
10. Port St. Lucie Livability Dashboard
11. Riverwalk at Port St. Lucie Master Plan
12. Chapter 96 Code of Ordinances
13. Parks and Recreation Department Work Flow
14. May 8, 2018 Citizen Summit Data Report
15. Citizen Summit Inventory of Ideas Appendix
16. 2005 Woodstork Trail System Master Plan
17. 2018 National Citizen Survey Report
18. St. Lucie TPO Plans
19. St. Lucie County Proposed Greenways Trails Plan
20. 2017 MLL Needs Assessment Report
21. 2017 City Manager’s Annual Report
22. Summary Overview and Progress Report on the Strategic Plan
23. CRA Master Plan, CRA Master Plan Expansion

Following is a brief summary of each document and its relevance to the parks master plan.

### 1. City of Port St. Lucie Strategic Plan

The City of Port St. Lucie’s Strategic Plan defines the vision for the City – based on input from community residents and businesses - and lays out actions necessary to achieve the vision. Several goals and actions relate to the City’s parks and recreation planning effort. One aim is to continually beautify PSL, first by assessing landscaping needs in areas including parks and also by planting one tree per resident (185,000 total trees) as part of the PSL Tree Challenge. Residents have also expressed the need for improved sidewalks, bike paths, and trails, and have overwhelmingly responded in the 2018 Citizen Survey that they would support a sales tax increase to install sidewalks city-wide; the City’s Sidewalk Master Plan, therefore, continues to be implemented and funded to provide greater and improved mobility.

An explicit goal of the plan, however, is “To enhance and showcase Port St. Lucie as a unique place with cultural, natural, and recreational activities and amenities.” Already, the City is making huge strides to

accomplish this goal: according to the 2018 Citizen Survey, 74% of residents rated City Parks as “good” or “excellent,” and 63% of residents rated recreation centers as good or excellent. Both rankings are similar to cities nationwide and both have increased since 2009. Ratings for recreational opportunities have increased by 22% since 2009. Plans to keep improving the city’s amenities are recommended to be delineated through a 10-year Parks & Recreation Master Plan, to include the following projects:

- Fund and implement the Riverwalk Plan in the near future, developing 2,000 linear feet of a new, ADA compliant boardwalk along the North Fork of the St. Lucie River from Westmoreland Middle Tract to just south of Port St. Lucie Boulevard, including a pedestrian pathway to Bridge Plaza, with further plans to create more connections and parkland along its length
- Implement plans for Winterlakes Neighborhood Park to provide additional recreational facilities and services in the northern quadrant of the city
- Develop plans and fund the BMX/Skate Adventure Park to include bicycle and skate facilities
- Explore expanded camping opportunities at McCarty Ranch Preserve

## 2. ULI Planning Advisory Services Panel Report

Written in 2004 by a panel of outside planning and design experts, this document presents a long-range, comprehensive development strategy and policy framework for the western annexation area of Port St. Lucie. Poised at the precipice of exponential population growth and development, the study was initially intended to look solely at the 42 square mile annexation area (more than 26,000 acres) along Interstate 95. However, the panelists argued for a whole-systems approach to their investigation and enveloped the existing eastern portion of the city into their recommendations. As such, the study makes recommendations pertaining to market opportunities, community design, transportation and circulation, and community development strategies for the entire city. Of particular relevance to this report are the following:

- The recommendation of the development of at least one major community/recreational center in the annexation area in addition to standard park requirements (to be promulgated through an open space/parks plan for the city).
- Existing eastern neighborhoods lack adequate sidewalks, bicycle trails, and facilities within walking distance of most residents. The report suggests reorganizing this part of the city into a hierarchy of neighborhoods/villages/communities, with adequate amenities/centers featuring retail, schools, public facilities, and parks. Major components of retrofitting the east side are the addition of pocket parks, ideally within ¼ mile walking distance of all residents; the development of enhanced street networks not only for cars but pedestrians, with adequate sidewalks, street trees, and landscaping; and unique signage for each neighborhood.
- The need for improved east-west connections is emphasized to help gel the old and the new, physically as well as psychologically. Major arterials are to be further enhanced, as are pedestrian and bicycle networks. At the neighborhood level, streets can be used for this purpose, whereas at the village and community levels, separate bike lanes and dedicated pedestrian paths should be created.
- A parks and recreation master plan is needed to help define a hierarchy of park spaces as well as increase variety across the city.

- The creation of a landscaped/wildlife/transportation greenway corridor (300-1,000 feet wide) is recommended along Range Line Road to demarcate the edge of urban development and to provide circulation for residents (and wildlife) in this area. It should connect to the rest of the community via a trail system.
- The panel recommends “using parks and water, in multiple forms, to create a palette of experiences for the city,” not only to benefit residents’ quality of life but for economic development as well (36). A major aquatics center is recommended in the heart of the city to serve as a point of civic pride as well as a driver of economic development. Water features – both passive and active – should be installed in as many public spaces as possible to help further mold the identity of the city. The concept of water connecting the city should move beyond Riverwalk.
- Ultimately, the report states that the City must commit to a greenways master plan to connect parks, recreation, and open space to improve its livability and image.

### 3. Parks and Recreation Department 2016 -17 Annual Report

The City’s Annual Report provides a snapshot of the Parks and Recreation Department itself (its organization and the number of amenities it manages), accomplishments for the year (such as improvements to the Civic Center, Minsky Gym, Botanical Gardens, and recreation and fitness events attendance numbers), and general promotion of recreation activities. Funding and expenditures are also discussed. Sources of revenue (outside of the Saints Golf Course) were primarily derived from recreation program fees (69%, or nearly \$1 million) and rentals (16%, roughly \$225,000), with other monies coming from vending, sponsorships, contributions, and other fees. The Saints Golf Course contributed another \$1.6 million in revenue, bringing the total revenue for all facilities to \$3 million. During the 2016-17 fiscal year, construction to improve parks amenities were made possible through Capital Outlay, Neighborhood Stabilization Program (NSP), and the Community Development Block Grant (CDBG) funding sources. Nearly \$2 million was allocated for facility improvements. Notable statistics cited in the report include the fact that Port St. Lucie has 1 park for every 3,913 residents, which is lower than the national average of 1 park for every 2,266 residents (per NRPA), and that PSL has 4.95 full-time equivalent positions dedicated to parks & recreation per 10,000 residents versus the national ratio of 5.7 FTE’s per 10,000 residents. The report notes that the City continues to grow their parkland inventory and add new employees in an effort to at least match national averages.

### 4. 2018-19 Resource Road Map - Agenda for Sustainable Community Revitalization

Sustainable Strategies DC met with the Mayor and other City officials in February 2018 to understand the vision and development aims for Port St. Lucie in order to prepare a “road map” to enhance the City’s competitiveness for future public, private, and philanthropic funding. Parks & Recreation is one of the top nine priority areas analyzed for funding. Community parks (such as Winterlakes Park and the BMX skate park), the Riverwalk Plan and Westmoreland area, and the City’s tree planting initiative are top revitalization plans. Funding streams are also discussed for other priority areas relevant to this plan, including Water Infrastructure & Resilience, which speaks to the need for stormwater upgrades and riverfront and shoreline restoration across the area, and Neighborhood Improvement & Community Engagement, whereby the City is making strides to bolster neighborhood identity through signage, benches, and/or artistic embellishments. Best practice examples for riverfront revitalization are presented at the end of the document.

The Road Map suggests pursuing the following funding sources in particular to advance Parks & Recreation projects: Outdoor Recreation Legacy Partnership Program; Land and Water Conservation Fund; Florida Recreational Trails Program; Section 305 Parks Impact Fee; Florida Recreation Development Assistance Program (FRDAP); Florida Urban Forestry Grant; Community Forest and Open Space Conservation Program; Keep America Beautiful/UPS Foundation Tree Planting Grant; National Parks Service Rivers, Trails, and Conservation Assistance; Historic Preservation Tax Credit; Florida Historical Resources Special Category Grant; Florida Historical Resources Small Matching Grant; Kaboom! Build It Yourself & Creative Play Grants; and Florida Inland Navigation District Waterway Assistance Program.

## 5. 2018 List of Parks & Facilities

The list provides a comprehensive inventory of the amenities at each Port St. Lucie park and facility, such as the presence of pavilions, ball fields and courts, playgrounds, natural areas, tables, trash cans, benches, parking, restrooms, and public art. Other information contained in the list includes park/facility addresses, hours of operation, sizes, years established, the permissibility of dogs, and the presence of Thorguard Lightning "Prediction Systems." A map of locations of the parks and facilities is also provided. The map and inventory served as the basis for the level-of-service analysis discussed in the next section.

## 6. FY 2018-2019 Parks & Recreation Performance Measures

This document tracks performance of Workload, Efficiency, and Effectiveness of Parks & Recreation Department initiatives that align with the City Council's Strategic Goal 6: Culture, Nature & Fun Activities from 2015 to the current fiscal year. The department is reported to be generally on target to achieve the majority of Workload measures (such as visitors to Botanical Gardens; acres maintained; paid park reservations; recreation program and facility users; recreation revenue; fitness center members; recreational rentals), based on the prior fiscal year's numbers. New measures are presented to track online park pavilion rentals and number of nights reserved by campers at McCarty Ranch Preserve. Based on new, increased target numbers for 2018/19, strides are being made to attract a greater number of fitness center members and users. It follows, then, that Efficiency targets for the number of fitness center members per FTE and recreation program participants per FTE have markedly increased for FY 2018/19 as well. In regard to Effectiveness, Park Reservations is targeted to achieve a 99% satisfaction rating in FY 2018/19.

## 7. 2012- 2035 Comprehensive Plan, Recreation and Open Space Element

The Comprehensive Plan guides growth and development throughout the city and includes measures that help to maintain the quality of life for area residents. The section of the Comprehensive Plan that addresses Recreation and Open Space applies to public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities.

The Recreation and Open Space Element first details park classifications. The classification is a means to inventory and monitor recreation space. Current classifications include Small Neighborhood Parks (passive spaces under 5 acres meant to serve local populations); Large Neighborhood Parks (designed for more active uses such as ball fields but still relatively small at 6-14 acres); Community Parks (larger spaces comprising more than 15 acres with more substantial facilities and lit ball field or court areas); Citywide/Regional Park or Facility

(one-of-a-kind facilities such as an auditorium or large natural open space catering to populations within a half-hour drive); Specialized Facility (facilities which vary in size that serve a particular function such as a swimming pool or golf course); and Preservation Areas (spaces to be retained largely in their natural state and which are restricted from development by zoning). It is important to note that the City may wish to update and simplify its classification system in response to community needs, priorities, and available resources.

An inventory of parks - including each facility's location, acreage and designation - is next provided. In total, there are 828.32 acres of developed City recreation facilities and 1,472 acres of County and State-owned public recreation land. New parkland will be acquired by means such as through the dedication of park and recreation land as part of the annexation agreements for the western annexed lands; through the City's Conservation Trust Fund, which accumulates mitigation fees paid by developers who choose to make this payment in lieu of preserving a portion of their sites as required under the City's Land Development Code; and through annexation agreements with property owners to set aside land for parks and open space.

A discussion of conservation lands, meant to preserve and maintain native habitat, follows. A primary tool for their allocation is the Conservation Trust Fund, described above. Conservation land can also be acquired from the Florida Communities Trust land conservation program. Funding has additionally been obtained from Florida Forever to purchase 32 acres of land along the east shoreline of the North Fork of the St. Lucie River, which ultimately became home to the Botanical Gardens. An inventory of City-owned or acquired conservation lands is provided, totaling 164.1 acres. A note states that, with the exception of the Mariposa Preserve, City-owned conservation areas are not included in the inventory of available public parkland for level of service purposes. Management plans for these sites will be developed as funding becomes available. Public parkland is listed as well, totaling 2,300.32 acres.

Next, LOS standards are described. The adopted LOS of 5.0 acres per 1,000 population of developed parks or recreation focuses on the overall need for public park facilities rather than a service standard for each park type (with the latter approach believed to be too restrictive to align with changing needs and funding source requirements). A table is provided which projects the acreage needed to satisfy the needs of the population through 2035. At the time of writing in 2011, the Comprehensive Plan states that the City exceeds the LOS, providing approximately 14 acres per 1,000 residents.

However, the LOS calculations include non-City owned lands in the parks inventory, such as the County's Oxbow Nature Center and the State's Savannas State Preserve; and doesn't differentiate between "developable" and "undevelopable" lands. The actual acreage of developable parkland needed for athletic fields, community centers, swimming pools, tennis courts, and other user-based recreation facilities is only approximately 643 acres, resulting in a relatively low LOS of 3.38 acres of parkland per 1,000 residents based on the current population of approximately 190,000.

Finally, goals and objectives for the parks and recreation system are outlined. Themes present in the goals and objectives include providing an adequate number and range of facilities and activities within a reasonable distance of all residents (with Policy 7.1.2.8 stating all residents should be within three miles of a park/recreational facility); promotion of the use of funding mechanisms such as park and recreation impact fees and grants to ensure equitable and systematic parkland acquisition; aligning future park needs with the City's Capital Improvements Element and programs; providing enhanced connections from City trail systems to those of the County; ensuring reasonable access to groups such as the elderly, handicapped, and economically disadvantaged; and continued partnerships with the private sector and other public agencies to implement park acquisitions, construction, and maintenance.

## 8. Parks and Recreation Department FY 2018-2020 Strategic Business Plan

The Strategic Business Plan outlines – through a series of five goals – how the Parks and Recreation Department (PRD) supports the City’s mission, particularly in regard to sustaining and improving the city’s natural resources, the Port St. Lucie River, leisure activities, and active lifestyles, but also by helping to foster vibrant neighborhoods, high quality infrastructure and facilities, and helping to keep the City safe beautiful, and clean. These goals define the priorities of the PRD and guide how it delivers services. Each of the goals, listed below, is accompanied by key actions and performance measures to allow the PRD to track its progress. The plan will be reviewed and updated annually.

### PRD Strategic Goals, FY 2018-2020

1. Analyze and strengthen existing parks operations for optimal performance, which includes refining the department mission; evaluating current operations; and implementation.
2. Improve current programs and events to increase the number of visitors and participation in PRD programs, such as by introducing new events and improving existing ones with the help of new partners; improve current programs and attendance at PRD facilities; and increase rentals and reservations.
3. Improve current parks and facilities and effectively plan for future needs, such as by funding the Riverwalk Plan; developing a 10-year Parks & Recreation Master Plan; designing/building Winterlakes Park; developing the BMX/Skate Adventure Park; potentially expanding camping at McCarty Ranch Preserve; increasing security at parks and facilities; and updating facilities through maintenance and improvements.
4. Advance programs, events, and facilities through innovation, such as through developing creative placemaking strategies; increasing access to parks to be within a 10-minute walk of residents through innovative partnerships and planning; developing innovative programs to address health and recreational needs of residents; and improving accessibility of parks, facilities, and events.
5. Invest in human capital, through improving teamwork, morale and camaraderie; supporting further development of PRD team; better utilizing volunteers; and seeking department accreditation.

## 9. 2018 City Council Strategic Planning Retreat Report

This report summarizes notes from a City Council retreat held on March 23, 2018 and responses from a series of Council member interviews (held in advance of the retreat) covering 1) the City’s Vision and measuring its progress; 2) implementing the Vision/prioritizing actions; and 3) updating/strengthening the Strategic Plan. To review the City’s Vision, facilitators asked Council members at the retreat to envision Port St. Lucie in 2050 ranking as one of Money Magazine’s top 10 best places to live – how would the City look different/ what would it be known for? Top answers relevant to this plan included increased entertainment and cultural options, new/improved multi-modal transportation alternatives, and more destinations and venues (such as the Botanical Gardens, Met Stadium, BB&T, Cruz Amphitheater). Next, Council members were asked to review how they track progress of the City’s strategic goals. An exercise was held whereby members had to winnow down existing metrics to three per strategic goal to try to simplify measurements, bearing in mind that indicators chosen should be able to best track annual progress and “measure what we care about.” The results/

refined list of metrics particularly relevant to this plan include increase/decrease the perception of safety, crime, cleanliness and beauty as measured in annual satisfaction survey; increase in percentage of streets with sidewalks (by neighborhood and Citywide); increase percentage of “complete streets” with street trees, sidewalks, bike lanes, and street lights (% completion based on Master Plan); increase/decrease in number of special events (by the City or partners); rankings pertaining to Culture, Nature, and Fun in the Customer (Citizen) Satisfaction Survey; and measure of TDC data.

The prioritization of the City’s 170 actions/sub-actions/projects contained within the Strategic Plan was then tackled. Priorities relating to this plan include Goal 1: Safe, Clean, Beautiful (including “Be the Safest Large City in Florida”; “Keep Port St. Lucie Beautiful and Clean”; and create and implement plans for landscaping beautification along roadways, in parks); completing a series of neighborhood improvement projects (from Goal 2: Vibrant Neighborhoods); and all of Goal 6: Culture, Nature and Fun Activities (including funding and implementing the Riverwalk Plan and developing a 10-Year Parks & Recreation Master Plan).

## 10. Port St. Lucie Livability Dashboard

As stated on the Dashboard’s website, “The Port St. Lucie Livability Dashboard is an interactive version of the National Citizen Survey (NCS), which assesses the “livability” of Port St. Lucie through the voice of its residents” (<https://dashboards.mysidewalk.com/port-st-lucie-livability-dashboard-draft/about>). Three hundred twenty-three (323) Port St. Lucie residents were questioned about eight facets of community livability: safety, mobility, natural environment, built environment, economy, recreation and wellness, education and enrichment, and community engagement. Findings pertinent to this plan include:

- **General Findings:** Overall, residents of Port St. Lucie are happy with their quality of life (with 76% reporting positively), and think of the City as a good place to live (82%) with good neighborhoods (84%). Only 57% are happy with the City’s image, however, despite 72% reporting they are happy with its overall appearance. Overwhelmingly, people responded that Port St. Lucie is a good place to raise children (70%) and retire (81%). All indices are markedly increased from the last survey taken in 2009, showing the City has made great strides in providing services.
- **Natural Environment:** 69% of residents said the quality of the natural environment was Excellent or Good. Older residents (35-54 and 55+) responded more favorably, however, than younger, with only 50% of those ages 18-34 responding positively. Results across gender and housing tenure were relatively equal. Maps are provided of Outstanding Waters and Natural Preserves in and around the City (nearly all of the Port St. Lucie River within the city is designated as “Outstanding Florida Waters” by the State) and flood zones.
- **Recreation & Wellness:** 67% of residents rated health and wellness opportunities within the city as Excellent or Good. Interestingly, those who rent were markedly more positive about these opportunities than those who own (82% versus 63%, respectively). Responses across age groups and gender were relatively equal. The survey also found that Port St. Lucie residents are more likely to be living with a disability than the national average (0.14 people per capita in Port St. Lucie versus 0.12 in the U.S.), making completing daily tasks or maintaining a healthy, active lifestyle more challenging. A map is provided which shows the highest concentrations of those with a disability living in the central and eastern parts of the city. Access to parks is also covered. According to the survey, “Over

61,000 residents (roughly 1/3 of the population) live within a 10-minute walk (or 1/2 mile radius) of a park. However, residents who live within walking distance of a park may have limited access to that park due to missing sidewalks or streets that are unsafe for pedestrians. Generally speaking, Council Districts 1 and 2 have more, smaller parks. Council Districts 3 and 4 have fewer but larger parks." 74% of residents are positive about City parks. An impressive 82% report that they participate in moderate or vigorous physical activity, data points to this activity taking place outside or in private homes or businesses, as only 51% used City recreation centers or their services. Tellingly, only 55% responded favorably about the recreational opportunities available.

- Safety: 83% of residents feel safety in the city is Excellent or Good. Pedestrian safety, however, is concerning: "despite making up less than 0.5% of commuters," reports the survey, "pedestrians make up nearly one-third of traffic fatalities. This may have some influence on the desire for investments in sidewalks, street lighting, and other pedestrian safety facilities."
- Mobility: The survey reports "A consistent theme from the survey is the strong public desire for investments and improvements in pedestrian safety, despite the fact that currently, only 1% of commuters walk or bike to work. Residents face real challenges to walking and biking as means of getting around. There are less than half as many miles of sidewalks in Port St. Lucie as miles of roadway." Indeed, the city's walkability index is only 7.44, out of a possible 20. Maps are provided to show the walkability of each district, and other nearby cities' (considerably higher) walkability scores are provided. Only half of respondents said sidewalks were in good repair. Not surprisingly, the vast majority of people surveyed support half-cent (89%) or one-cent (85%) sales taxes to install sidewalks.
- Community Engagement: Only 46% of people surveyed said community engagement was Excellent or Good. Young people (18-34) felt particularly disengaged, with only 31% responding positively about feeling a sense of community. Hispanics and/or other races are more likely to feel a part of the community, with 57% responding positively, as opposed to white people (39% positive). Results across gender and housing tenure were roughly equal. Interestingly, although many reported there are many opportunities to volunteer (70%), only 32% reported to actually volunteer. Only 48% responded favorably about social events and activities and 58% about opportunities to participate in community matters.

## 11. Riverwalk at Port St. Lucie Master Plan

This document illustrates the development vision for the Riverwalk at Port St. Lucie, encompassing the area along the North Fork of the Port St. Lucie River from Westmoreland Road just west of Port St. Lucie Boulevard to Midport Road, terminating at River Green Villas. A mangrove buffer is shown to follow the river, punctuated by pavilions and lined with boardwalks that will allow visitors to access the water. More intense development is envisioned closer to the roadways. The plan shows the preferred locations for such attractions as wildlife and nature preserves, parks (featuring varying uses - from open fields to ball courts to boat ramps to festival lawns), plazas, and trails, as well as a hospitality center on Westmoreland Road (to include a hotel, conference center, and retail), Riverview Village (a mixed-use development featuring commercial, residential, and entertainment uses), and an Eco-Tourism Center (with bed and breakfast, shops, bookstores, and galleries).

## 12. Chapter 96 Code of Ordinances

This chapter of the Code of Ordinances outlines the rules and regulations for Port St. Lucie parks and recreation facilities. Topics covered include when and how to apply for permits, the treatment of park property, and traffic in parks. Rules regarding recreational activities are described, including those related to bicycles and cycling, bathing and swimming in parks, boating, fishing, hunting, picnicking, camping, athletic games, horseback riding, and golfing. Alcohol, drugs, and fireworks are not permitted. Rules regarding domestic animals in parks are also outlined.

## 13. Parks and Recreation Department Work Flow

The responsibilities of the Parks & Recreation Department are described in this document. Departments and roles include:

- Administration – payroll, invoicing, personnel issues, investigations and reports, management of department
- Parks Division (including the Turf Crew) – park maintenance, reservations, project management of parks, staff training, monitor service contracts (e.g. aquatics, landscaping), conduct public meetings, Emergency Management Coordinator for Department, budgeting
- Recreation Division (including the Fitness Unit, Minsky Gym, Community Center, P&R Civic Center, and Recreation Services/Special Events) – across all sub-divisions: maintenance, membership sales, budgeting, reporting, training, management of special programs; Recreation Services facilitates planning, budgeting, and implementation of special events and camp programs
- Saints Golf Course – coordinate leagues and groups and tournaments, maintenance, develop and implement instructional programs, advertising/marketing of facility, daily reconciliation of monies and receipts

## 14. May 8, 2018 Citizen Summit Data Report

This report provides a summary and analysis of feedback received from nearly 400 residents who attended the City's first #IamPSL Citizens' Summit on May 8, 2018. The innovative public meeting sought feedback from residents regarding topics relating to the City's strategic goals, including city safety, cleanliness, and beauty; vibrancy of neighborhoods; education; employment and economy; infrastructure and facilities; cultural, natural, and fun activities; and City governance. Priorities for residents particularly relevant to this report include the desire for:

- Further development of sidewalks;
- Increased number of outdoor concerts (and outdoor amphitheaters);
- Greater volunteer opportunities; and
- Smaller weekday events, family fun events, and cultural events.

When asked how they would allocate “Citizen Summit Dollars” to the City’s eight strategic goals, safety was the top priority, while cultural, natural, and fun activities ranked second, and keeping the City clean and beautiful ranked fourth.

## 15. Citizen Summit Inventory of Ideas Appendix

The Inventory of Ideas Appendix summarizes feedback from two of the City’s major outreach campaigns, the Citizen Survey and the Online Survey, to gauge overall community perceptions of how well the City’s strategic goals are being accomplished. In addition to community feedback summarized above from the Port St. Lucie Livability Dashboard and Citizen Summit Data Report, as well as from the National Citizen Survey below, the following findings are particularly relevant to this plan:

- Sidewalks, Trails, and Walking – people overwhelmingly (85%) supported a one cent over 10 year tax to install more sidewalks, and 270 commented online that they want more sidewalks. Less than 40% of people rated the availability of existing trails or ease of walking positively.
- Dog Parks – more than 30 people requested more dog parks.
- Bike Lanes and Biking – fewer people bike in Port St. Lucie as an alternative to driving versus the national benchmark, but adding more bike lanes and/or bike parking was requested more than 50 times. Less than 1/3 of residents were positive about the ease of traveling by bike around the city.
- Beach Access – online, citizens requested better access to the beach, specifically via bridges, more than 25 times.
- Concerts and Cultural Activities – around 40% of residents responded positively about opportunities to attend concerts and other arts/music events held in the city; over 50 comments were left online stating people would like to see more of them.
- Water Park – over 20 people commented that they would like a citywide water park.
- Riverwalk – roughly 75% of residents support a half-cent sales tax to help develop the Riverwalk.
- Regional City Parks – roughly 65% of residents support a half-cent sales tax increase to upgrade Regional City Parks in the Torino and Tradition areas to include multi-purpose fields. A one-cent tax increase was supported by around 60% of residents to develop nature paths in these parks.
- Natural Areas/Green Spaces – 24 people commented they would like to have more natural areas/ green spaces with programs in town.

## 16. 2005 Woodstork Trail System Master Plan

This document is the development guide for the Woodstork Trail System (Greenway/Blueway), the proposed formal open space network within the city’s 1,700-acre Community Redevelopment Area (CRA). A goal of the Woodstork Trail System will be to take advantage of opportunities presented by the existing informal open space/stormwater network area currently running north-south along Walton Road within the CRA. A large part of the CRA, once a citrus grove, is now being developed into a mixed-use neighborhood with parks and interconnected waterways and paths. Proposed to cover 3.5 miles and nearly 150 acres, the greenway/

blueway is envisioned to consist of a linear park with a dedicated trail and waterway to connect opposite ends of US 1 Corridor for bicycle and pedestrian use. The greenway/blueway is intended to enhance stormwater drainage and quality; help restore native vegetation and habitat; provide an opportunity for environmental education; support urban rather than suburban development; and positively impact the quality of life for residents and visitors of Port St. Lucie. General enhancements proposed include sidewalks, lighting, boardwalks, overlooks, pocket parks, urban parks, surface water management control restructuring, fences, art, vegetative plantings, and trailheads. Distinct design solutions for 10 greenway neighborhood districts/basins are described within the plan. Total construction cost is estimated to be roughly \$16.7 million. Potential funding sources are suggested at the end of the plan.

## 17. 2018 National Citizen Survey Community Livability Report

This document “captures residents’ opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement)” (1). In particular, the report summarizes findings from a survey of 323 Port St. Lucie residents regarding their quality of life and provides benchmarks against national averages. Key findings include:

- About three-quarters of residents rated the quality of life in Port St. Lucie as excellent or good, which was higher than ratings in 2009.
- 82% rated the city as an excellent or good place to live, up 19 percentage points from scores given in 2009. Respondents’ ratings of Port St. Lucie as a place to live were similar to ratings in other communities across the nation.
- About 8 in 10 respondents gave high marks to Port St. Lucie as a place to retire, which was higher than comparison communities.
- Port St. Lucie respondents awarded positive scores to aspects of Natural Environment, with at least 7 in 10 respondents rating each aspect as excellent or good.
- Recreation and Wellness and Community Engagement received favorable ratings from about half to two-thirds of respondents.
- Within Mobility, resident’s ratings of alternative modes (walking, biking, and public transit) were lower than car travel in general and lower than the national average.
- Residents were particularly engaged in green initiatives, such as conserving water or recycling, and reported high levels of neighborliness, reading or watching local news and voting behaviors
- Respondents rated their level of support or opposition to a possible ballot measure regarding a sales tax increase that would provide funding for several City projects. In one scenario, whereby a sales tax increase of one-half cent on the dollar (on purchases up to \$5,000) would take place over 20 years, the following percentages indicate “strong support” for the measure: installing sidewalks city-wide (55%); developing Riverfront Park (45%); upgrading Regional City Parks in the Tradition and Torino areas (38% - the lowest ranking of all projects surveyed). Another scenario, whereby a sales tax

increase of one cent over 10 years would take place, yielded similar support, although more people also took the opposite stance and “strongly opposed” these projects under this scenario.

- About one-third of residents preferred the City website for their news, while about 2 in 10 preferred the mail.
- The City also provided residents with the option to write in three services they would like to see Port St. Lucie provide and 136 respondents chose to provide a response, totaling 297 total responses. Nearly half of the responses provided by residents indicated a desire for the City to provide a service related to mobility, including more or new sidewalks, road repair and widening and public transportation. About 2 in 10 cited a safety service (such as improving street lighting, police patrols and presence and crime prevention), and likewise around 20% said public amenities, activities, or recreation.

## 18. St. Lucie TPO Plans

The St. Lucie Transportation Planning Organization (TPO) is a Countywide Metropolitan Planning Organization (MPO) agency responsible for transportation planning, programming, and financing of State and Federal Transportation Funds for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village and unincorporated areas of St. Lucie County. Fifteen bicycle and pedestrian plans and one waterways plan relevant to this master plan have been published by the TPO, as follows:

- St. Lucie Bicycle/Pedestrian Corridor Study Area of Interest Analysis (February 2012) – This study shows the preferred alternative for a portion of the Bicycle/Pedestrian Corridor (a corridor that may act as the north/south spine for the greenways network system within the St. Lucie TPO area) known as Section 4, Buchanan/Walton Road Trail. The area of interest is located between Walton Road and Midway Road and encompasses the Savannas Preserve State Park and the Savannas residential community. According to the plan, the proposed trail “connects all jurisdictions, is located in a populated area likely to attract trail users, provides a potential link to the Florida East Coast Greenway and represents an ‘early win’ project for greenways implementation in the St. Lucie TPO area.”
- Bike Rack Plan (September 2015) – The plan identifies general locations for bicycle racks in public right-of-ways adjacent to bus stops in residential and commercial activity centers, including municipal and school bus stops. The types of bike racks that can be installed were evaluated in the plan. Appendices A, B, and C contain tables with addresses and recommendations for each location that were identified as a need in the plan. The plan recommendations may be incorporated into local jurisdictional plans, project design plans, and the TPO Priority Project Lists.
- East Coast Greenway Implementation Plan (September 2012) – Projects are presented in this plan to help complete a trail through St. Lucie County to be put forward as part of the Florida East Coast Greenway (FECG) network. Though much of the trail is complete within the City of Port St. Lucie, as of the study’s completion in 2012, a section of Midway Road south almost to Reserve Road was still under development.
- Florida Scenic Highways Program 2014 Annual Report – The Treasure Coast Scenic Highway follows the Indian River Lagoon south to the county line. This document summarizes the program’s reach as well as its accomplishments.

- Go2040 Long Range Transportation Plan (February 2016) – This plan outlines needs and funding sources for road, transit, and bike/walk projects. Of particular relevance to this plan, sidewalk gaps are listed on pages 3-9 - 3-11, and a map showing locations of needed sidewalks or bike lanes is shown on page 3-13.
- Pedestrian Facility Inventory Program – The TPO’s website states that “The TPO will develop and implement an Inventory Program of pedestrian facilities within the MPA. The inventory will be used for monitoring the progress toward implementation of the 2035 Bicycle, Pedestrian, Greenways and Trails Vision, for the completion of Safe Routes to Schools (SRTS) and other grant applications, and for the future addition to interactive online mapping systems.” No plan is currently presented.
- St. Lucie Bicycle/Pedestrian Corridor Study – Only a brief description of the study is presented on the TPO’s website, stating in brief that “The plan defines a corridor that may act as the north/south spine for the greenways network system within St. Lucie County.” No plan is currently presented.
- St. Lucie Bicycle/Pedestrian Systems Analysis (June 2007) - The purpose of this report is “(1) to provide necessary data to the MPO for coordinating with the Florida Department of Transportation (FDOT) regarding spending box funds dedicated to bicycle and pedestrian improvements and (2) to serve as input to the Greenways and Trails Master Plan. Data collected include presence of existing bicycle and pedestrian facilities, shouldertype, bicycle and pedestrian trip information, and bicycle and pedestrian crash analysis. The data collected focuses on roadway data that can be used to evaluate on-road bicycle and pedestrian improvements (bike lanes and sidewalks) that are typically eligible for transportation funding.” Figures presented in the report include existing sidewalks, number/location of marked and unmarked bicycle lanes, location of buildable shoulders, bicycle and pedestrian trips per census tract, walking percentage by census tract, bicycle and pedestrian crash locations (including severity of crash), and recommendations for sidewalk improvements around schools.
- St. Lucie Bicycle Facilities Map – This map shows locations of bike lanes on roads, wide sidewalk/paths, and paved shoulders on roads within the context of amenities such as parks, schools, libraries, beach access points, and restrooms.
- Transportation Connectivity Study – This report identifies connectivity and access gaps by analyzing issues such as lack of sidewalks and proximity of corridors to low-income/majority minority populations and other vulnerable groups such as children and seniors. Connectivity gaps are prioritized as follows: Port St. Lucie Blvd, South of Gatlin Blvd; St. Lucie Blvd from N. 25th Street to Kings Highway; Crosstown Parkway; Port St. Lucie Blvd at Veterans Memorial Pkwy/Westmoreland Blvd; and SR A1A - South Hutchinson Island. Strategies for improvement include the development of complete streets at this points.
- Treasure Coast Scenic Highway 5-Year Corridor Management Plan Update (October 2011) – This report describes amenities along the TCSH and outlines a vision for the future. It states that the TCSH “is a unique river to sea experience that encompasses exceptional natural, scenic, cultural, archeological, historical, educational and recreational resources. It runs through St. Lucie County and joins Florida’s East Coast Greenway to Indian River County in the north with the Scenic & Historic A1A Scenic Highway.” The report notes that the vision for the TCSH of “Old Florida rural beach atmosphere, historical preservation, Coastal Greenways, and beach recreational access” is being maintained. Of particular interest to this report, the A1A portion of the TCSH in south St. Lucie County is proposed to become a “21 mile portion of what is known as the ‘Treasure Coast Loop Trail (TCLP).’ The TCLP is a

cost-feasible 44 mile long loop trail proposed in the 2035 Joint Martin/St. Lucie Regional Long Range Transportation Plan.

- US-1 Corridor Intersections Pedestrian Safety Study (October 2011) – Pedestrian safety analysis is presented for two intersections within the city: US1/Tiffany Avenue and US1/Port St. Lucie Boulevard. Each had only one bike incident in five years and no pedestrian crashes. Pedestrian LOS was A during both AM and PM periods at each intersection. However, the segment between Tiffany Avenue and Port St. Lucie Boulevard scored LOS D. Recommendations such as crosswalk improvements are suggested.
- Unified Planning Work Program (FY 2018-2019 – FY 2019/2020) - the UPWP for the St. Lucie Transportation Planning Organization (TPO) identifies the transportation planning budget, the priorities to be carried out, and the activities to be undertaken in the Metropolitan Planning Area (MPA) in fiscal years 2018/19 and 2019/20. Projects to be undertaken particularly relevant to this plan include Bicycle Facilities Map Update; St. Lucie Walk-Bike Network Updates; Local coordination/support and project review and prioritization including assisting agencies with sidewalk inventories, gap studies, etc. to support their compliance with ADA requirements; East Coast Greenway (ECG)/ Florida SUN Trail coordination and implementation; Treasure Coast Scenic Highway (TCSHP) program implementation and support; and Complete Street Action Plans.
- Walton Road Multimodal Feasibility Study (August 2016) - This preliminary feasibility study evaluates multimodal improvements to the Walton Road corridor from Lennard Road to Indian River Drive. Included in the study area are Savannas Preserve State Park, Woodstork Trail, existing off-road shared use paths, and the National East Coast Greenway trail. Improvements to sidewalks, bike lanes, and multi-use paths along the length of Walton Road are suggested, as well as potential kayak crossings under the roadway.
- 2014 Martin and St. Lucie Regional Waterways Plan – This plan identifies and prioritizes “waterway access needs and facilities of the regional waterways system to promote and maximize its economic vitality and public benefit. Consistent with the MPO and TPO work programs, the plan explores strategies to leverage the economic benefit of the waterways both as a recreation resource and as part of a multi-modal system for the movement of people and freight.” Chapter 5 discusses the myriad water-born recreation activities available in the Port St. Lucie area, and provides a list of recommendations pertaining to parks and riverwalks, campgrounds, paddling, boating, fishing, water safety, environmental awareness, and the Treasure Coast Water Sports Industry Cluster.

## 19. St. Lucie County Proposed Greenways Trails Plan

The proposed greenways map, produced by St. Lucie County, illustrates a network of proposed multi-purpose trails connecting various public lands. According to its website, “St. Lucie County has a planned system of over 85 miles of trails intended to tie together the natural areas and communities providing an alternate mode of transportation as well as recreation” (<https://www.stlucieco.gov/departments-services/a-z/environmental-resources/greenways-paddling-trails>). Proposed trails connect major parks and facilities such as Avalon State Park, Ft. Pierce Inlet State Park, SLC Airport, Savanna Rec Area and Preserves State Park, Ten Mile Creek, Oxbow Eco-Center, Pinelands Preserve, Steven J. Fousek (Paleo) Preserve, and Bluefield Ranch Preserve. The trails

system also links to the North Fork of the St. Lucie River and another western canal of the waterway. The trails follow Midway Road from the coast and pass through the developed portion of the city, eventually traveling down the length of Ridge Line Road to the west. The Bicycle, Pedestrian, Greenways and Trails Master Plan shows on a finer grain how the multi-purpose trail system connects to a series of proposed sidewalks, bicycle lanes, greenways, nature trails, and recreation trails within the City of Port St. Lucie. Notably, McCarty Ranch is not connected to the system.

## 20. 2017 MLL Needs Assessment Report

The consultant, Management Learning Laboratories (MLL), conducted a survey of adults and youth pertaining to their leisure needs. Major findings are summarized in this document as follows:

### Youth Survey (top 3 ranked responses)

- Top Recreation Interests: Special events, sports & athletics, travel & tourism; additionally, a note is provided which states that youth respondents have a strong interest in water-based activities, including a need for an aquatics center
- Top Needs: More activities for teens, aquatics center/water park, special events
- Top Reasons for Non-Use: Lack of information, lack of transportation, inconvenient location
- Top Ways to Keep Informed: Street banners, flyers coming home from school, presence on YouTube

Additional surveying was performed to understand youth leisure needs with greater specificity (*Inter-office Memo: Results – “Drill Down”- Youth Leisure Needs Survey*. Conrad, Sherman. November 28, 2017). Eight hundred seventy-nine (879) teens, ages 13-20, responded, primarily Caucasian, with approximately a 60/40% split male/female. All teens were extremely interested in transportation using a City shuttle for transportation, presumably to and from facilities. Other conclusions were:

- #1 interest: Aquatics and Swimming
- #1 sport teens are interested in playing: Flag Football (with rock climbing a not-too-distant second)
- Most desired outdoor activities: Outdoor Concerts, Outdoor Movie Nights, Baseball, and Lap Swimming
- Most desired indoor activities: Indoor Movie Night, Kick Boxing, and Cooking Classes
- Field trips: Teens overwhelming said they would attend and be willing to pay up to \$50 for the experience, with horseback riding being the top pick for a trip and kayaking a close second

### Adult Survey (top 3 ranked responses)

- Top Recreation Interests: Special events, self-improvement, performing arts; additionally, a note is provided which states that adult respondents have a strong interest and need for trails, which combines with an interest in nature
- Top Needs: Concerts in park, walking trails, nature areas

- Top Reasons for Non-Use: Lack of information, inconvenient location, lack of adult programming
- Top Ways to Keep Informed: Direct mail of PSLPRD Leisure Time, internet/email (City website), Facebook page for the City

Adult opinion survey responses are also provided. Respondents overwhelmingly (75-85%) were happy with the maintenance of parks, reported that in general the facilities they visit satisfy their needs, and that they would be willing to pay reasonable users fees for new recreation opportunities. Other popular opinions (50-74%) were the preference of neighborhood parks over a large centralized park; the feeling of safety in parks; more programs needed for families and older cohorts (55+); and the impression that most parks are conveniently located.

## 21. 2017 City Manager’s Annual Report

This document summarizes the City’s annual accomplishments. Of particular relevance to this report are:

- Recreation improvements – from new outdoor fitness stations to the creation of a primitive campground at McCarty Ranch Preserve – supported by over \$882,000 received in funding set aside for substantial deferred maintenance issues that have lingered since the Great Recession.
- Site plans approved for the new 10-acre riverfront park featuring a children’s play area, historic structures, stage, floating docks, and the future extension of the Riverfront Boardwalk.
- Construction of the City’s first new neighborhood park since 2005 – the 13-acre Woodland Trails Park – completely funded through recycling revenues.
- As part of a pilot program, outdoor areas at Bayshore Elementary opening to the public to provide additional open space fields, sports courts, and playground areas for residents to enjoy during the evening, on the weekends, and during holidays.
- The adoption of the 10-year resurfacing and sidewalk master plans, which focuses on construction of sidewalks on roads surrounding schools, major roadways, and roads connecting to already existing sidewalks. Repaving focuses primarily on local streets.
- The launch of the Neighborhood Improvement and Community Engagement (NICE) program, including a naming campaign for the riverfront park and 27 neighborhoods; in 2018, a new campaign “New Year, New Name” will begin to expedite the naming process. After all names are finalized, Community Improvement Plans will be drafted to include elements such as parks, entry signs, fitness stations, and street trees.
- Reinstatement of the Public Art Advisory Board, responsible for generating a public art master plan to make recommendations on specific public art projects.
- The groundbreaking for the Crosstown Parkway Extension over the North Fork of the St. Lucie River, a six-lane divided highway that will serve not only automobiles and transit but bicyclists and pedestrians. Several investments were also made in parkland projects around the city to offset its construction impacts.

## 22. Progress Report on the Strategic Plan

The Progress Report on the Strategic Plan summarizes the City's accomplishments in relation to the goals outlined in the Strategic Plan. The following are of particular relevance to this plan:

- Safe, Clean, and Beautiful accomplishments: 67% of beautification projects complete. More than doubled the number of Keep Port St. Lucie Beautiful community events. 10,723 total trees planted to date Citywide through the PSL Tree Challenge.
- Vibrant Neighborhoods: 17 neighborhoods named. Entry signs and short-term projects underway.
- High Quality Infrastructure and Facilities: City's Sidewalk Master Plan annual targets on schedule.
- Culture, Nature, and Fun Activities: Riverwalk Project design and planning is underway (progress includes the construction of entryway improvements to provide access to the Park, Botanical Gardens, and future historic village and boardwalk, and relocation of the 1917 Peacock House and 1952 Peacock Lodge to the site to comprise the Park's historic village). Work is underway to prepare for the permitting and construction of Phase II of the Riverwalk which will begin in January. Historic homes have been relocated to Westmoreland Park. Woodland Trails Park completed. Parks and Recreation Master Plan underway. Winterlakes Neighborhood Park design/build underway. Skate/BMX Adventure Park design underway. Utilities is currently completing water modeling at McCarty Ranch, a necessary step to complete prior to the expanded camping prioritized by the Council. The City was also able to respond to the community's request for additional special events and concerts expressed through the Citizen Survey and Citizen Summit.

## 23. CRA Master Plan, CRA Master Plan Expansion

A Community Redevelopment Area (CRA) was developed in eastern Port St. Lucie to implement community development activities, namely the creation of a commercial town center along U.S. 1 and a series of mixed-use pedestrian and transit-friendly districts. The CRA Master Plan, written in 2001, describes the redevelopment of the designated 1700-acre area straddling U.S. 1 between Village Green Drive and the City limits in the south for a 20-year planning timeframe. Of particular relevance to this plan is the CRA Master Plan's proposed open space network and public realm improvements. The central development move – the creation of the Village Green, a new "old downtown" – will connect to a greenspace that provides alternative internal circulation routes on the interior of the CRA. It is proposed that Village Green have connections between it and the surrounding land uses through interior streets, sidewalks, bicycle lanes, and the open space network.

The Master Plan also proposes several districts (such as for arts and technology, retail and shopping, mixed-use neighborhood, commercial development, etc.) adjacent to Village Green. One district is dedicated to recreation. The plan states, "This recreation district not only functions as a connector between districts, but it also serves as a public recreational amenity, a buffer between uses, and a drainage way for the CRA. East of the town center, the open space and buffer areas help define the edge of the town center, enhance the aesthetics of Village Green Drive, and serve as a non-vehicular connection from other districts and residential areas to the town center. The recreation district corridor runs the entire length of the CRA and connects the northeast and northwest portions to the south. The corridor also provides pedestrian access from residential areas to

the elementary school and church located on Lennard Road” (60). It is proposed that the drainage system be designed to help fulfill open space and recreation needs of the CRA.

In 2006, the City expanded the CRA master plan area across Port St. Lucie Boulevard to the North Fork of the St. Lucie River in an effort to develop an economically viable riverfront area to complement a downtown or central business district. Three character districts make up the CRA expansion area: the Port St. Lucie Boulevard Gateway District (using the boulevard as a central axis for the redevelopment area), the Riverwalk South District (mixed-use, primarily residential development with a recreation/entertainment element at the river), and the Riverwalk North District (lower-density residential and more sensitive/passive recreation and entertainment options at the river due to the proximity of existing mangrove swamp). Hallmarks of each district include improved aesthetics, increased pedestrian and bicycle safety and comfort (through the addition of bike lanes, improved crosswalks, and widened, shaded sidewalks), and additional recreation and open space. See the *Riverwalk at Port St. Lucie Master Plan* description above for further details regarding the Riverwalk itself.

# SECTION 3: NEEDS AND PRIORITIES ASSESSMENT

## 3.1 Methodology

The purpose of a Needs and Priorities Assessment is to determine the gaps between existing and desired conditions. Public agencies use needs assessments and Level-of-Service (LOS) standards to plan and monitor the quality of services provided to their constituents. For example, transportation planners use roadway LOS to categorize traffic flow and assign "grades" to roadways (e.g., A, B, C, etc.) based on speed, density, and other performance measures. Similarly, utility departments and agencies use LOS standards to characterize the performance of various levels of potable water and wastewater systems. In contrast, planning for parks and other elements of the public realm has historically been more art than science. Unlike other elements of the public realm, there are no nationally accepted standards for identifying residents' needs and determining ideal levels of service for parks, indoor recreation centers, athletic fields, trails, and other recreation facilities.

The last set of national guidelines published by the National Recreation and Park Association (NRPA) in 1996 encouraged communities to develop their own LOS standards rather than rely on any national standards: "A standard for parks and recreation cannot be universal, nor can one city be compared with another even though they are similar in many respects.". Each city or county must determine the appropriate needs assessment techniques and LOS level-of-service standards LOS required to identify and meet the specific needs of its residents.

Barth Associates used a *mixed-methods, triangulated* approach to the City of Port St. Lucie's needs assessment. Mixed-methods research combines the use of primary data collected through the planning process, and secondary data from other sources such as census data and previous reports; the primary data is collected through both quantitative and qualitative research techniques and data.

The term *triangulation* refers to the comparison of findings from the various techniques to identify consistent themes and top priorities. For example, the findings from the mail/telephone survey – the most statistically-valid, quantitative technique available – are compared to the findings from the other techniques – such as public workshops, interviews, focus group meetings, and level-of-service analysis – to identify consistent priorities.

The chart below outlines the specific techniques used for the City of Port St. Lucie needs assessment, and the types of data collected from each source (quantitative vs. qualitative):

**Figure 3.1 - Research Techniques for Port St. Lucie Needs Assessment**

● = Predominant  
● = Minor

	Quantitative Data	Qualitative Data
<b>Primary Source</b>		
Statistically-Representative Mail/Telephone Survey	●	●
Level-of-Service Analysis	●	●
On-line Survey	●	●
Site Evaluations	●	●
Interviews	●	●
Focus Groups	●	●
Public Meetings	●	●
<b>Secondary Source</b>		
Census Data	●	
Comprehensive Plans	●	●
Previous Studies	●	●

Findings from secondary sources are discussed in Section 2; following is a summary of the findings from each of the primary needs assessment sources.

## 3.2 Statistically-Representative Survey

### Overview

Barth Associates' sub-consultant, ETC Institute, administered a community interest and opinion survey for the City of Port St. Lucie to help establish priorities for parks, trails, and sports facilities as well as recreational, social and cultural programs and services within the community. The survey is the most statistically-representative needs assessment technique, based on a random sample of City residents. The full 100-page report is available under separate cover; following is an executive summary of the survey findings.

### Methodology

ETC Institute mailed a survey packet to a random sample of households in the City of Port St. Lucie. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it on-line at [www.PortStLucieSurvey.org](http://www.PortStLucieSurvey.org).

Ten days after the surveys were mailed, ETC Institute sent emails and placed phone calls to the households that received the survey to encourage participation. The emails contained a link to the on-line version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the City of Port St. Lucie from participating, everyone who completed the survey on-line was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered on-line with the addresses that were originally selected for the random sample. If the address from a survey completed on-line did not match one of the addresses selected for the sample, the on-line survey was not counted.

A total of 442 residents completed the survey. The overall results for the sample of 442 households have a precision of at least +/-4.66% at the 95% level of confidence.

The survey report contains the following:

- Charts showing the overall results of the survey
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs
- Benchmarking analysis comparing the City's results to national results
- Tabular data showing the overall results for all questions on the survey
- A copy of the survey instrument

Following is a summary of the major findings.

## Facility Use and Ratings

Respondents were asked to indicate all the parks operated by the City of Port St. Lucie Parks and Recreation Department (PSLPRD) that they have visited during the past year. The following parks were used most by respondents:

- 42% of respondents have visited the Botanical Gardens
- 38% have visited the Civic Center-Recreation and Fitness
- 35% have visited the Community Center
- 35% have visited Jessica Clinton Park

Whispering Pines Park, Jessica Clinton Park, Lyngate Park and Dog Park, and the Botanical Gardens were the parks that were used most often by respondents during the past year.

Most respondents indicated they visit parks operated by PSLPRD a few times per month (30%) or a few times per year (27%). Twenty-one percent (21%) of respondents indicated they visit parks operated by the PSLPRD at least once per week, 9% visit almost daily, and 14% visit seldom or never. However, 83% of respondents indicated that it is either “very important” (52%) or “somewhat important” (31%) to have a small park within walking distance to their home.

## Program Participation and Ratings

Fitness centers and/or fitness classes (18%) were the most attended programs offered by the City of Port St. Lucie over the past five years. Eleven percent (11%) of respondents indicated they have participated in youth soccer leagues, 9% participated in youth baseball leagues, and 7% indicated they participated in other recreation programs offered by the City during the past five years. Overall, 63% of respondents who participated in a program over the past five years gave either a “very satisfied” (20%) or “satisfied” (43%) when asked to rate their satisfaction with the programs offered by the PSLPRD.

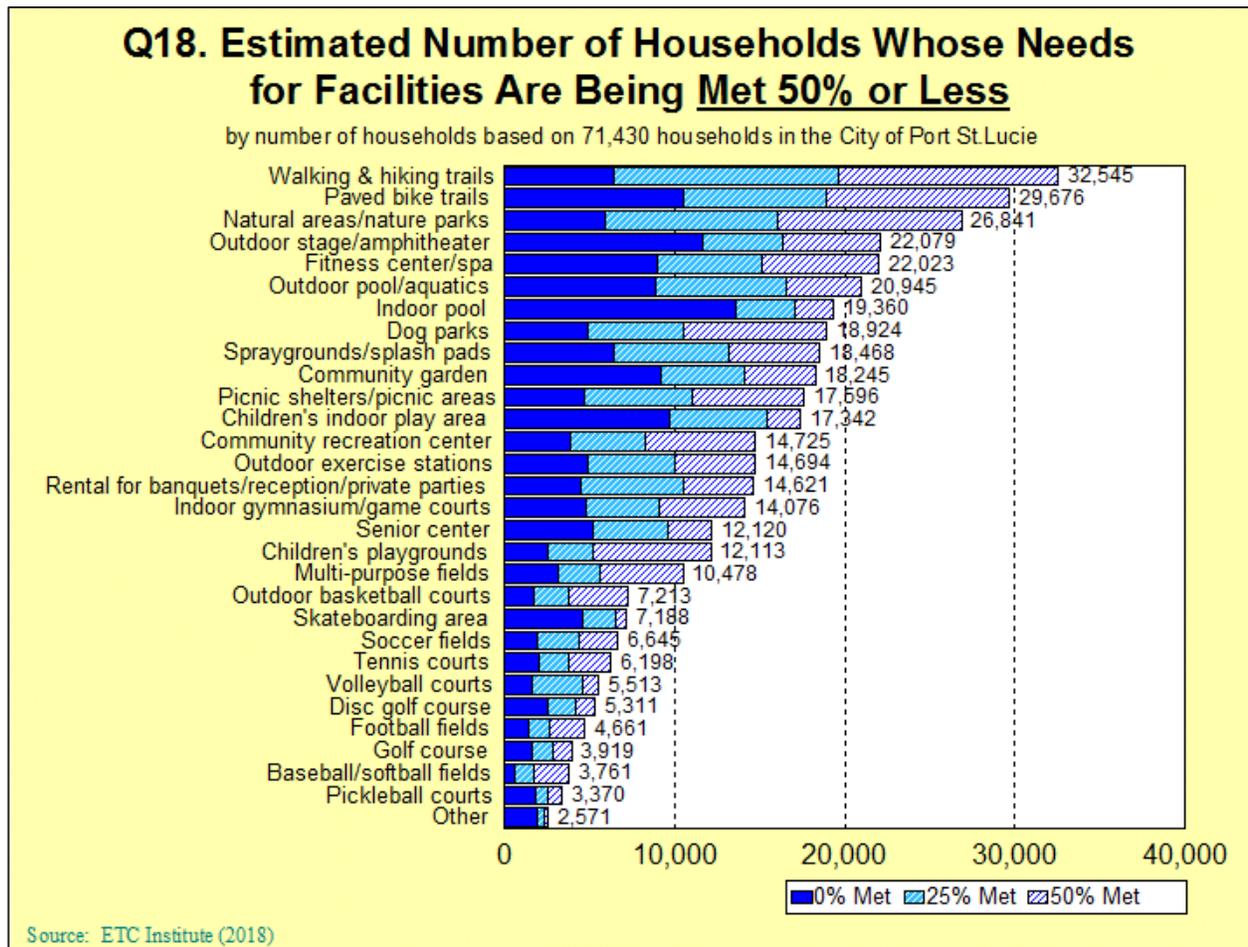
## Facility Needs and Priorities

**Facility Needs:** Respondents were asked to identify if their household had a need for 30 different recreation facilities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities.

The four recreation facilities with the highest percentage of households that have an unmet need were:

1. Walking and hiking trails – 32,545 households,
2. Paved bike trails – 29,676 households,
3. Natural areas/nature parks – 26,841 households, and
4. Outdoor stage/amphitheater – 22,079 households.

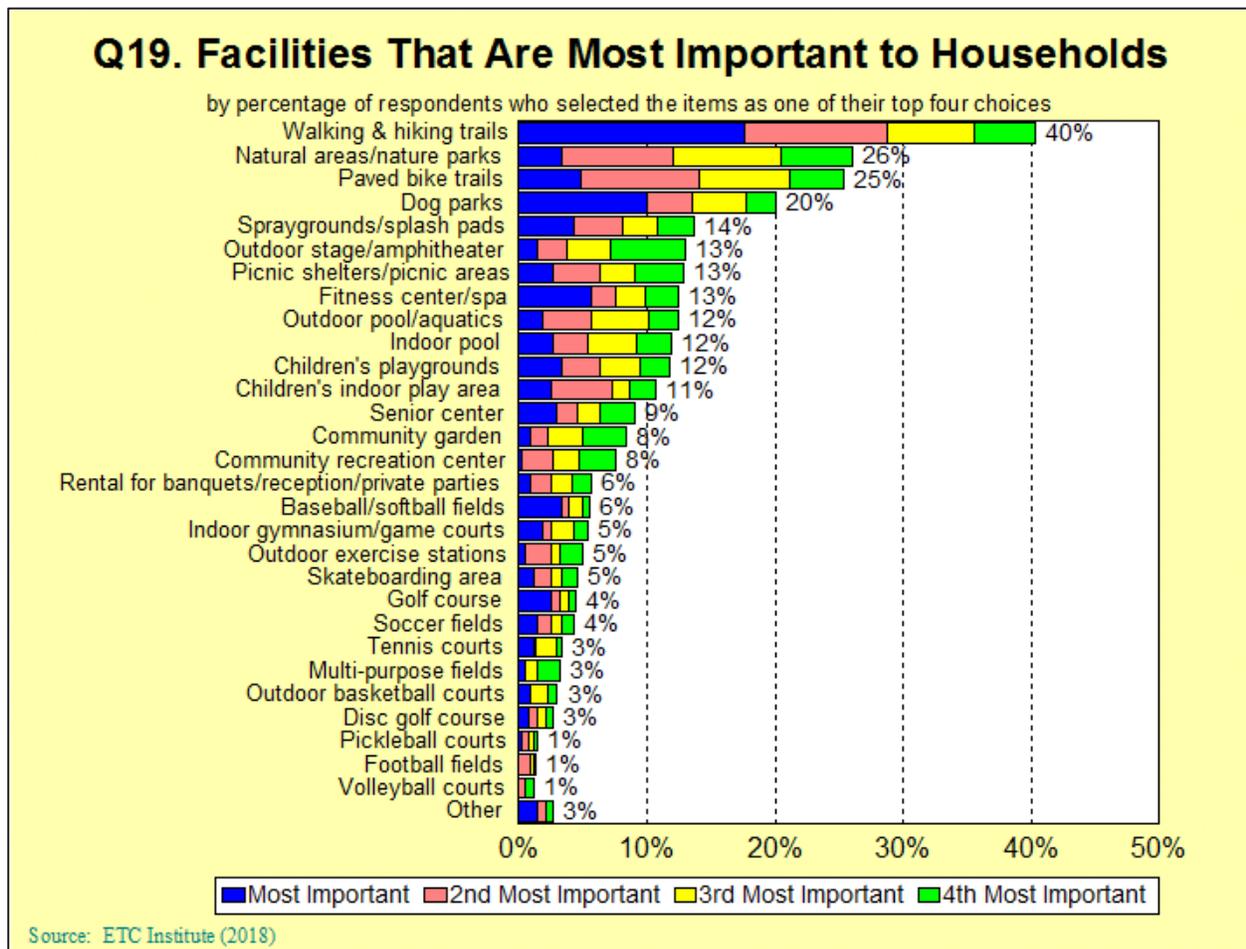
The estimated number of households that have unmet needs for each of the 30 facilities that were assessed is shown in the chart below.



**Facility Importance:** In addition to assessing the needs for each facility, ETC Institute also assessed the importance that residents placed on each facility. Based on the sum of respondents' top four choices, the three most important facilities to residents were:

1. Walking and hiking trails (40%),
2. Natural areas/nature parks (26%), and
3. Paved bike trails (25%).

The percentage of residents who selected each facility as one of their top four choices is shown in the chart below.

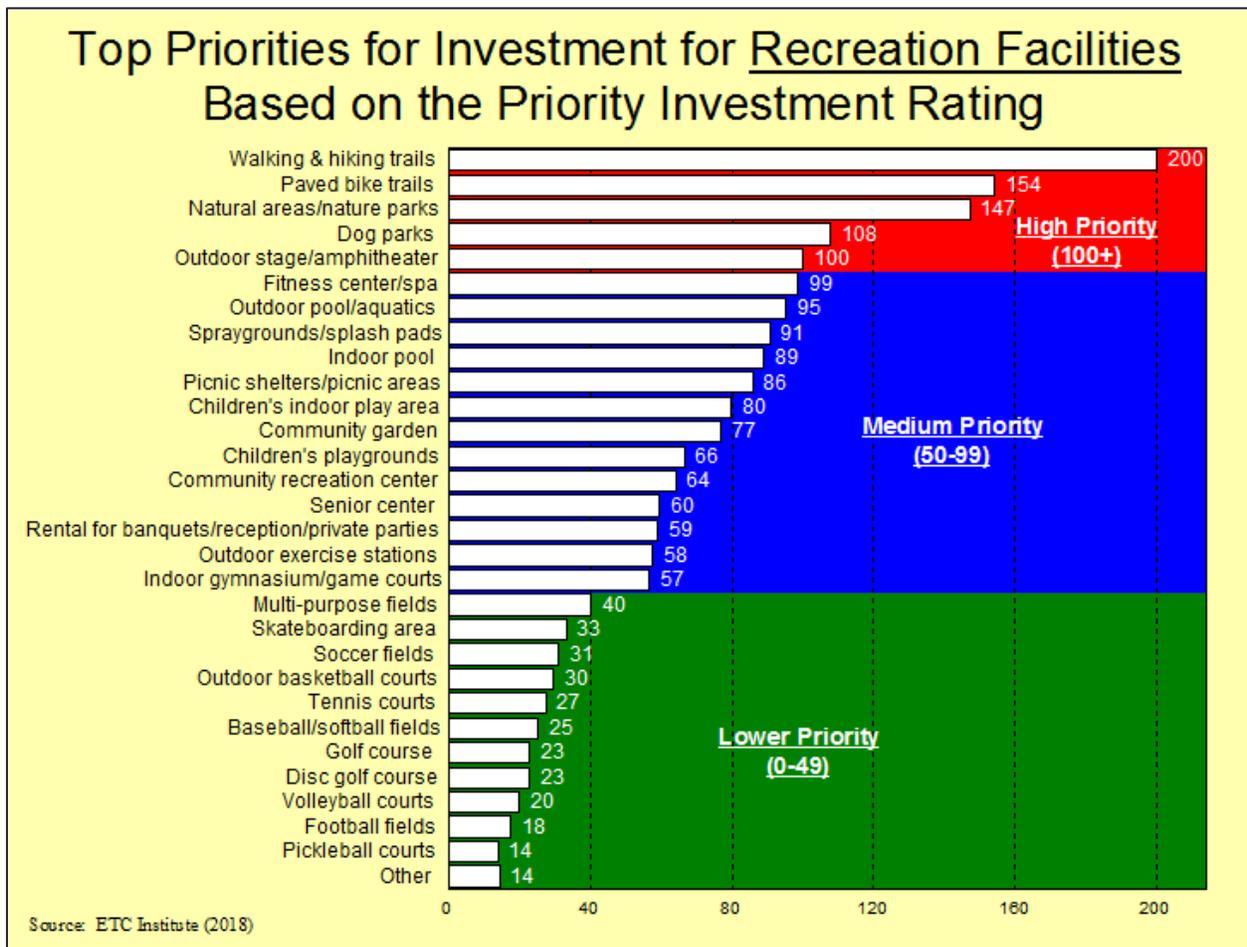


**Priorities for Facility Investments:** The **Priority Investment Rating (PIR)** was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on recreation and parks investments. The Priority Investment Rating (PIR) equally weighs (1) the importance that residents place on facilities and (2) how many residents have unmet needs for the facility. (Details regarding the methodology for this analysis are provided in Section 2 of the report.)

Based on the Priority Investment Rating (PIR), the following five facilities were rated as high priorities for investment:

- Walking and hiking trails (PIR=200)
- Paved bike trails (PIR=154)
- Natural areas/nature parks (PIR=147)
- Dog parks (PIR=108)
- Outdoor stage/amphitheater (PIR=100)

The chart below shows the Priority Investment Rating for each of the 25 facilities/amenities that were assessed on the survey.



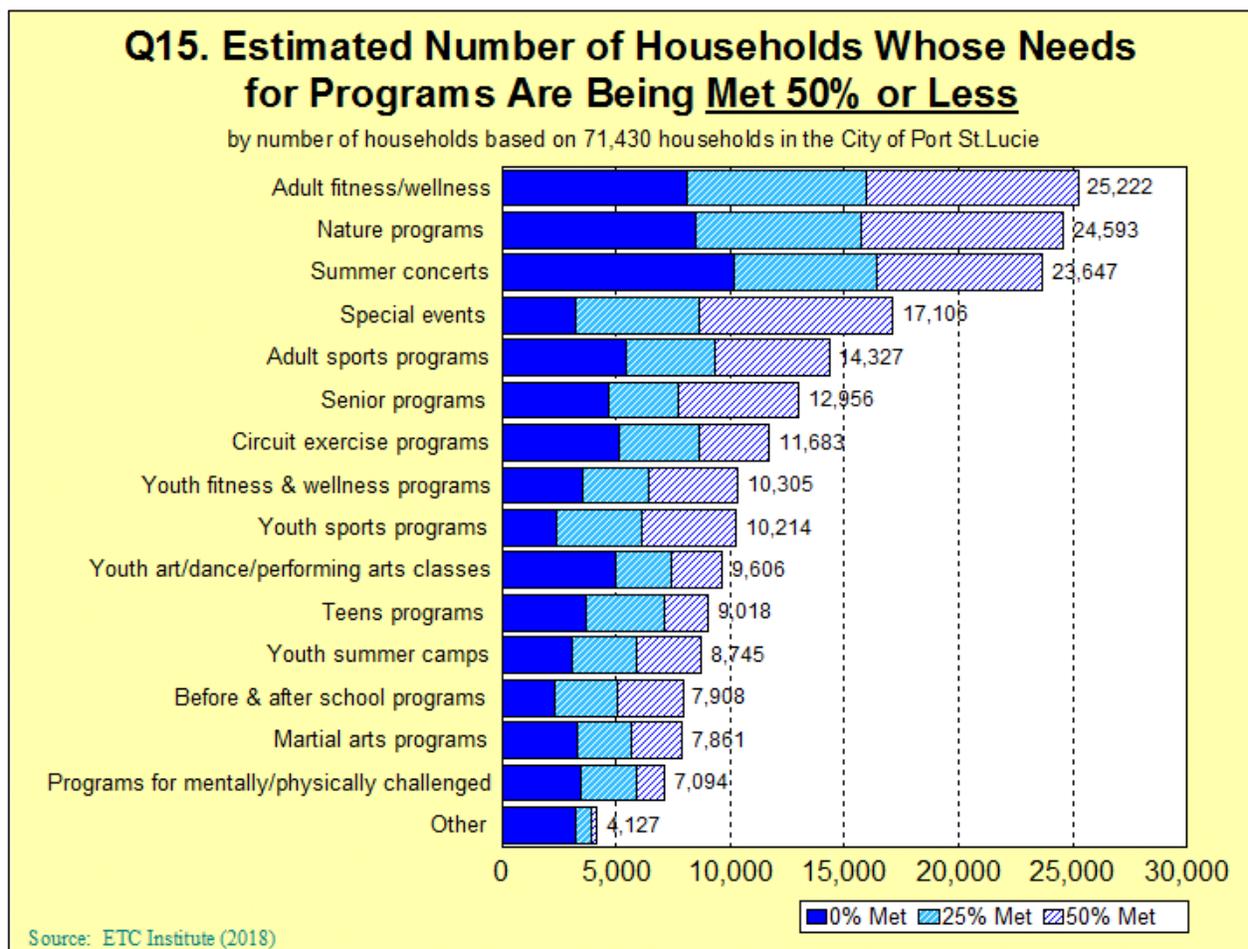
## Programming Needs and Priorities

**Programming Needs:** Respondents were also asked to identify if their household had a need for 27 recreational programs and to rate how well their needs for each program were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each program.

The four recreation programs with the highest percentage of households that have an unmet need were:

1. Adult fitness and wellness programs – 25,222 households,
2. Nature programs – 24,593 households,
3. Summer concerts – 23,647 households, and
4. Special events – 17,106 households.

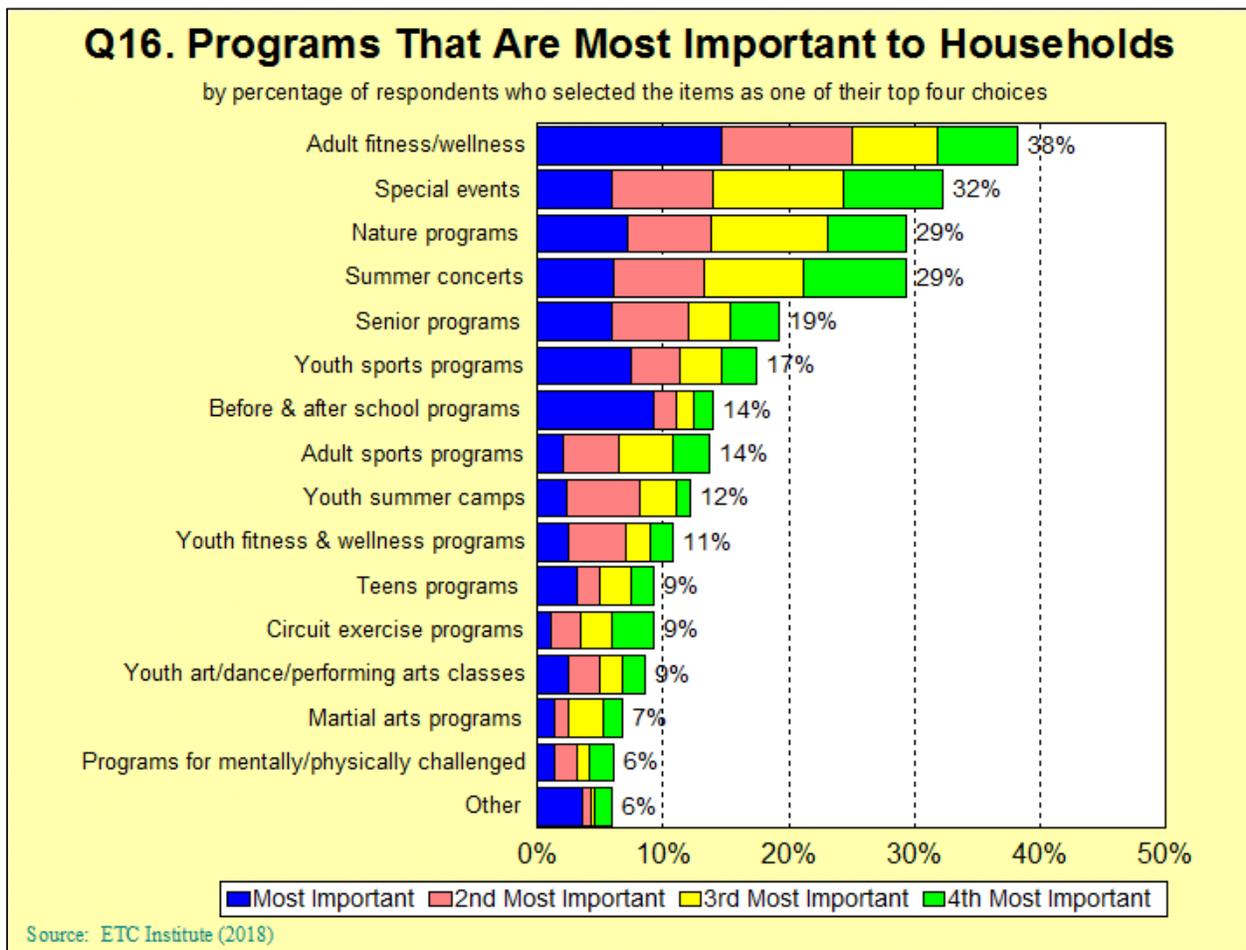
The estimated number of households that have unmet needs for each of the 16 programs that were assessed is shown in the chart below.



**Program Importance:** In addition to assessing the needs for each program, ETC Institute also assessed the importance of each program. Based on the sum of respondents' top four choices, the four most important programs to residents were:

1. Adult fitness and wellness programs (38%),
2. Special events (32%),
3. Nature programs (29%), and
4. Summer concerts (29%)

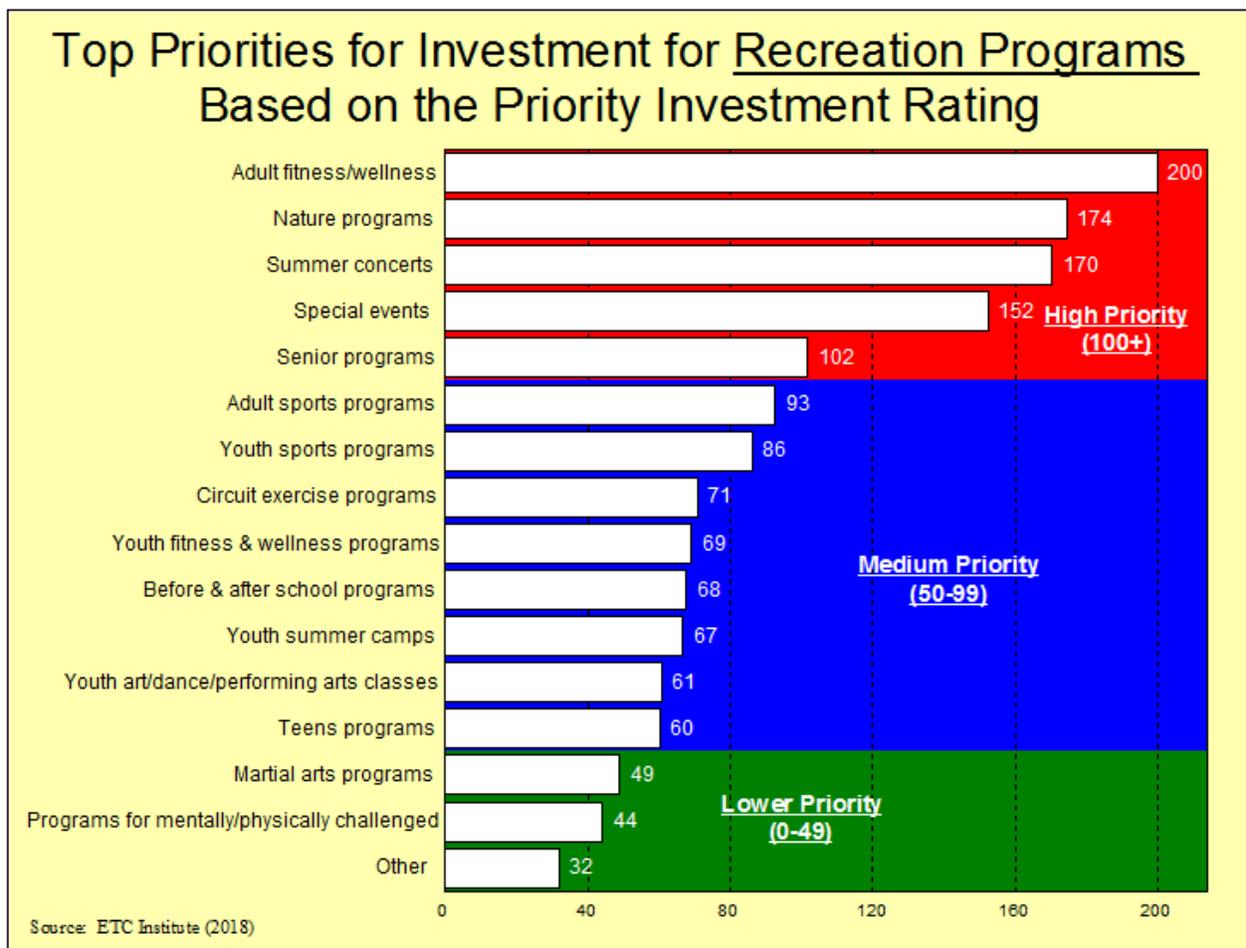
The percentage of residents who selected each program as one of their top four choices is shown in the chart below.



**Priorities for Programming Investments:** Based the priority investment rating (PIR), the following five programs were rated as “high priorities” for investment:

- Adult fitness and wellness programs (PIR=200)
- Nature programs (PIR=174)
- Summer concerts (PIR=170)
- Special events (PIR=152)
- Senior programs (PIR=102)

The chart below shows the Priority Investment Rating (PIR) for each of the 16 programs that were rated.



## Barriers to Program Participation

Thirty-four percent (34%) of respondents indicated they don't know what is offered/available as a factor that prevents them from using PLSPRD Parks and Recreation programs more frequently. Nineteen percent (19%) indicated program times/facility hours are not convenient, 18% indicated they are not interested/too busy, 15% indicated the program or facilities they are interested in is not offered, 12% indicated the fees are too high, and 10% indicated there is a lack of quality programs.

## Support for Potential Actions

Respondents were given a list of 16 potential actions the City of Port St. Lucie could take to improve the Parks and Recreation system. For each potential action, respondents were asked to rate their level of support on a scale of 1 to 4, where 4 means "very supportive" and 1 means "not supportive." The following five actions received the highest levels of support based upon the sum of "very supportive" and "somewhat supportive" responses:

1. Renovating and making improvements to existing parks and recreation facilities (88%)
2. Offering more programs and special events that bring families together (88%)
3. Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas (87%)
4. Developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity (87%)
5. Developing new parks and recreation facilities to meet resident needs and priorities (84%)

Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas and developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity were the two actions that are most important to households.

## Additional Findings

- 46% of respondents indicated they attended the Festival of Lights, 33% attended Freedomfest, and 33% attended the PSL Fall Festival.
- 74% of respondents were either "very satisfied" (23%) or "satisfied" (51%) with the events provided by the PSLPRD.
- 24% of respondents indicated the City of PSL website is their primary source of information for PSLPRD related events and programs, 21% indicated word of mouth, and 16% indicated they use the City's Facebook page.
- 39% of respondents indicated the use St. Lucie County for recreation programs and facilities, 34% use churches or other religious organizations, and 32% use private clubs/fitness centers.
- 22% of respondents indicated they use Planet Fitness, and 21% of respondents use L.A. Fitness.
- 95% of respondents agree that it is important to connect parks and public green spaces through a system of trails and pathways.

## Conclusions and Recommendations

Overall, 69% of respondents are either “very satisfied” (29%) or “satisfied” (40%) with the parks provided by the PSLRPD. Over 90% of respondents indicated they agree that PSLRPD Parks enhance the quality of life for residents and increase property values in the City. To ensure the City of Port St. Lucie continues to meet the needs and expectations of the community, ETC Institute recommends that the Parks and Recreation Department sustain and/or improve the performance in areas that were identified as “high priorities” by the Priority Investment Rating (PIR). The facilities and programs with the highest PIR ratings are listed below.

### FACILITY PRIORITIES

- Walking and hiking trails (PIR=200)
- Paved bike trails (PIR=154)
- Natural areas/nature parks (PIR=147)
- Dog parks (PIR=108)
- Outdoor stage/amphitheater (PIR=100)

### PROGRAMMING PRIORITIES

- Adult fitness and wellness programs (PIR=200)
- Nature programs (PIR=174)
- Summer concerts (PIR=170)
- Special events (PIR=152)
- Senior programs (PIR=102)

## 3.3 On-line Survey

The City conducted an on-line survey during November 2018, completed by 684 respondents. Unlike the mail survey, the on-line survey is not based on a random sample of residents, and may not be statistically-representative. Also, some respondents may be non-City residents.

A copy of the findings from the on-line survey are included in Appendix D . Following are highlights of the survey findings directly related to the parks and recreation needs assessment:

- The top ten most visited parks in the City (in order of popularity) are the Botanical Gardens, Civic Center- Recreation and Fitness, Community Center, Veterans Memorial Park, Lyngate Park and Dog Park, Jessica Clinton Park, Veterans Park at Rivergate, Whispering Pines Park, Sportsman’s Park, and Oak Hammock
- Approximately 70% of respondents are satisfied or very satisfied with the City’s parks; approximately 20% are “neutral”
- Over 80% of respondents say that is very important or somewhat important to have a small park within walking distance of their home
- The top five most attended special events (in order of popularity) are the Festival of Lights, Fall Festival, Freedomfest, Oktoberfest, and Veteran’s Day Service
- 37% of respondents receive information about parks and programs from the City’s website, followed by “other” (15%), the PSL Facebook page (14%), word-of-mouth (13%), and the PSL Parks and Recreation Department Leisure Time brochure (14%)

- 26% of residents say that “they don’t know what’s offered/available” as the prime factor that prevent them from using the City’s programs more frequently
- Approximately 90% of residents agree or strongly agree with the statements that “PSL Parks enhance the quality of life for residents in the community”; “PSL Parks increase property values in the community”; and “It is important to connect parks and public green spaces through a system of trails and pathways”.
- The top ten facilities that residents indicated a “need for more of” included paved bike trails (82%), walking and hiking trails (77%), natural areas/ nature parks (72%), outdoor pool/aquatics (70%), outdoor stage/ amphitheater (69%), indoor pool (68%), spraygrounds/ splashpads (67%), dog parks (57%), picnic shelters/ picnic areas (59%), and children’ indoor play area (59%)
- The top five programs respondents indicated a “need for more of” included summer concerts (74%), nature programs (71%), programs for mentally and physically challenged (69%), teen programs (66%), and special events (62%)
- While respondents are very or somewhat supportive for a variety of actions that could be taken by the City to improve the parks and recreation system, they are most supportive of “Developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity”; “Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas”; “Acquiring land to develop more greenways and trails”; “Acquiring land for developing parks”; and “Developing new parks and recreation facilities to meet resident needs and priorities”

### 3.4 Existing Level of Service (LOS) Analysis and Benchmarking

Using the inventory provided by the City and data researched by BA, BA analyzed existing LOS for the following elements:

- Acreage – Measures acreage in a ratio to the community’s population (acres per 1,000).
- Facilities – Measures facility capacity in a ratio to the community’s population.
- Access – Measures travel distances to parks and individual facilities such as playgrounds, athletic fields, recreation centers, etc.
- Funding – Measures operations and maintenance spending per capita, capital spending per capita, and total parks and recreation spending per capita.
- Staffing - Measures number of staff per 10,000 residents.

The Acreage, Facilities, Funding, and Staffing LOS were benchmarked against five comparable cities, National Recreation Parks Association (NRPA) Park Metrics data, and State of Florida Comprehensive Outdoor Recreation Plan (SCORP). The five comparable Florida cities, suggested in interviews with City Council members, included the cities of Cape Coral, Clearwater, Ft. Lauderdale, Palm Bay, and Tallahassee.

#### Acreage LOS

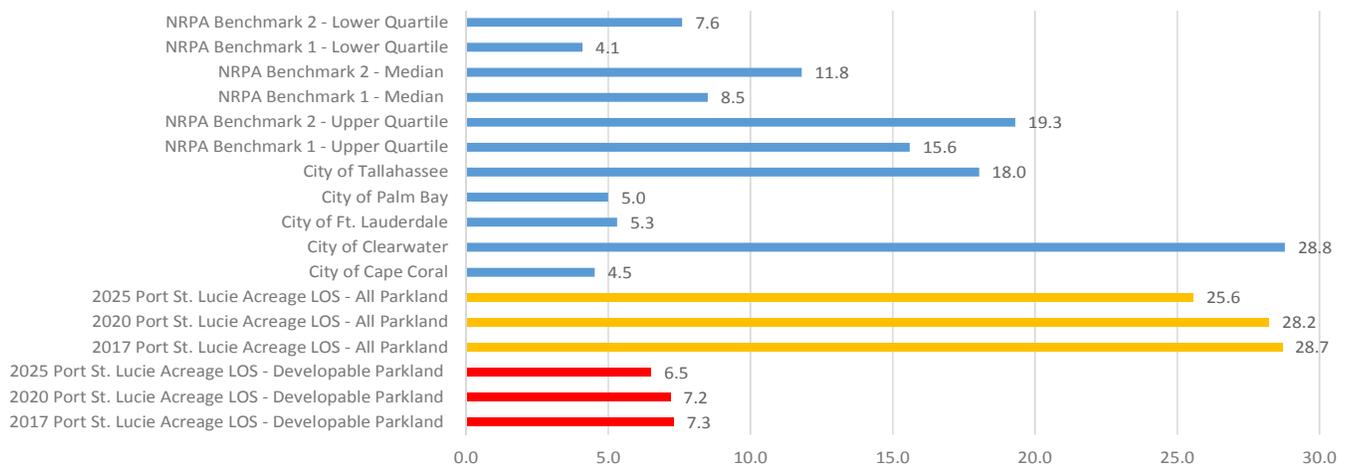
Acreage LOS is expressed as Acres/1,000 population, measured by dividing the City’s park acreage by its population. The City of Port St. Lucie’s 2012-2035 Recreation and Open Space Element of the Comprehensive Plan established an Acreage LOS target of 5 acres per 1,000 population for the City.

There is no agreed-upon methodology regarding what should be “counted” to calculate the LOS. The LOS calculations in the Comprehensive Plan include non-City-owned lands such as the County’s Oxbow Nature Center and the State’s Savannas State Preserve. Barth Associates advocates only counting City-owned land, and distinguishing between “developable” and “undevelopable” park lands to clarify the actual amount of land available to meet residents’ needs for athletic fields, dog parks, recreation centers, aquatics centers, and/or other recreation facilities desired by residents. Park Acreage LOS was analyzed using the population estimates for the years 2017, 2020, and 2025 included in Section 3.1 Demographics and Trends and acreage estimates provided by the City for both developed and undeveloped parkland.

As mentioned previously, the City currently owns and manages approximately 3,960 acres of parkland including the golf course, preserves, and other open space. An additional 700 acres is available for public outdoor recreation at the City’s McCarty Ranch Preserve, 53% of which is water. The City also owns 250 acres of undeveloped parkland, and an additional +/- 521 acres of parkland that will be provided through future developments. This equates to a total Acreage LOS of approximately 28.2 acres per 1,000 residents, based on an estimated 2020 population of 192,380.

However, the LOS for **developable** parkland is only approximately 7.2 acres per 1,000 residents based on the estimated 2020 population. If no additional parkland is acquired, this will decrease to only about 3.8 acres per 1,000 residents by the time the City reaches its total estimated total population of 360,000 (source: *2017 Update to the Water Supply Facility Work Plan Update*). Therefore, additional parkland will be needed to meet

**Figure 3.2 - Acreage LOS Analyses and Benchmarking**



residents’ needs, particularly in some of the older areas of the City where many residents do not have access to a park within walking or bicycling distance of their homes.

Figure 3.2 illustrates the findings from this analysis, as well as comparisons to benchmark data from the National Recreation and Park Association (NRPA) ParkMetrics database and five comparison cities. The NRPA data includes cities with a similar population to the City of Port St. Lucie (NRPA Benchmark 1) and cities with a similar population density (NRPA Benchmark 2).

### Facilities LOS

Facilities LOS is measured by dividing the number of residents by the number of parks and recreation facilities. The higher the number, the less facilities there are per resident, and the more of a need there may be for that particular recreation facility. The lower the number, the more facilities there are per resident, and the less of a need there may be for that particular recreation facility.

The City’s 2012- 2035 Comprehensive Plan, Recreation and Open Space Element does not establish any Facilities LOS targets for the City of Port St. Lucie. Therefore, the City’s inventory of facilities was also benchmarked against the five other cities. Park Facilities LOS were analyzed using the population estimate for the year 2017 included in Section 2.1 - Demographics and Trends and acreage provided by the City. Figure 3.3 shows the findings from this analysis. City of Port St. Lucie recreation facilities that had a higher Facilities LOS number than the comparable Facilities LOS numbers, suggest that there may be a need for those recreation facilities in the City. Additionally, this comparison will inform discussion during the Visioning Phase of the project related to the need for establishing the City’s Facilities LOS targets.

**Figure 3.3 - Facilities LOS Analyses and Benchmarking**

	City of Port St Lucie	Benchmark Cities					NRPA Benchmarks	
	2017 LOS	City of Cape Coral	Clearwater	City of Ft. Lauderdale	City of Palm Bay	City of Tallahassee	NRPA Benchmark 1 Median	NRPA Benchmark 2 Median
Playground	13,525	7,640	4,185	4,093	-	6,368	3,000	5,065
Mult-purpose Fields	31,557	-	5,650	7,765	-	5,163	12,083	14,186
Multipurpose Synthetic Fields	-	-	113,000	-	-	-	28,728	68,514
Soccer Fields	18,934	10,187	-	7,503	-	15,921	11,692	21,639
Football Fields	94,672	30,561	-	178,590	-	-	22,615	54,818
Cricket Field	-	-	-	-	-	-	160,000	109,000
Field Hockey Field	-	-	-	-	-	-	15,757	n/a
Lacrosse Field	-	-	-	-	-	-	22,119	52,478
Baseball Fields (Youth)	-	11,987	10,272	6,158	-	17,368	6,613	13,321
Baseball Fields (Adult)	-	179,804	11,300	59,530	-	63,683	18,140	42,557
Baseball Fields (Total)	18,934	-	-	-	-	12,737	-	-
Softball Fields (Youth)	-	-	-	89,295	-	47,762	9,255	22,728
Softball Fields (Adult)	-	5,288	8,071	35,718	-	13,646	12,083	22,888
Softball Fields (Total)	27,049	-	-	-	-	10,614	-	-
Tee Ball	-	-	-	35,718	-	-	13,045	43,360
Tennis Court	23,668	18,337	2,306	3,601	-	3,474	-	-
Basketball Court	21,038	11,460	8,071	5,002	-	6,588	6,037	9,002
Volleyball Court	21,038	-	-	7,203	-	10,055	-	-
Racquetball Court	18,934	91,683	-	22,509	-	11,941	-	-
Multiuse courts	-	-	8,071	-	-	-	15,214	35,961
Running tracks	-	-	-	-	-	-	-	-
Swimming Pool	-	183,365	28,250	20,008	-	17,368	31,600	61,500
Splash Pad/Play Area	94,672	-	-	-	-	191,049	-	-
Skate Parks	-	-	113,000	-	-	-	-	-
Indoor recreation	-	-	22,600	-	-	-	-	-
Performance Amphitheater	31,557	-	-	-	-	191,049	-	-
Community Garden	189,344	-	-	-	-	191,049	28,605	71,991
Dog Park	94,672	179,804	56,500	-	-	47,762	40,000	81,965
Walking Trails (Hardscape)	-	-	-	-	-	3,323	-	-
Walking Trails (LF or Miles)	54,098	10,786	-	-	-	6,368	-	-
Concessions	-	-	-	-	-	-	-	-
Restrooms	-	-	-	-	-	-	-	-
Pavilions/ Picnic shelters	-	-	-	-	-	-	-	-
Community centers	-	-	-	12,756	-	-	-	-
Maintenance facilities	-	-	-	-	-	-	-	-
Fishing	63,115	-	-	12,005	-	191,049	-	-
Golf	-	-	-	-	-	95,525	-	-
Disc Golf	189,344	-	-	-	-	95,525	-	-
Picnic Area	5,738	-	-	3,601	-	-	-	-
Picnic Table	1,491	528	-	-	-	-	-	-
Grill	5,410	-	-	-	-	-	-	-
Boat Ramp	31,557	26,195	-	-	-	191,049	-	-
Canoe & Kayak Launch	189,344	-	-	-	-	191,049	-	-
Resource based park	-	-	-	-	-	-	-	-
Roller hockey	-	-	-	-	-	-	-	-
Beach access points	-	-	-	-	-	-	-	-
Canoe & Kayak Launch	-	-	-	-	-	-	-	-

This analysis suggests that compared to the benchmarks, the City of Port St. Lucie may have a need for more of the following facilities:

- Playgrounds
- Multi-purpose Fields
- Soccer Fields
- Baseball Fields
- Softball Fields
- Tennis Courts
- Basketball Courts
- Volleyball Courts
- Racquetball Courts
- Community Gardens
- Dog Parks
- Walking Trail
- Disc Golf

Figure 3.4 below benchmarks the City’s outdoor facilities to available Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP) Facilities LOS for agencies in Florida’s Central East Region.

**Figure 3.4 - Outdoor Facilities and SCORP Facilities Benchmarking**

Outdoor Facility Type	Central East Region Resident Participation	Central East Region LOS X/1000 Participants	Number of City of Port St. Lucie Facilities	Need Based on Participants in 2017	Need / Surplus to meet Central East Region LOS
Boat Ramps	21%	0.29	6	11.53	(5.53)
Baseball Fields	15%	1.28	10	36.35	(26.35)
Outdoor Basketball Courts	9%	2.27	9	38.68	(29.68)
Football Fields	6%	0.9	2	10.22	(8.22)
Tennis Courts	13%	1.68	8	41.35	(33.35)
Soccer Fields	9%	0.74	10	12.61	(2.61)
Outdoor Swimming Pools	21%	0.08	0	3.18	(3.18)
Paved Trails (Miles)	41%	0.16	3.5	12.42	(8.92)

This analysis suggests that compared to SCORP Benchmarks, the City of Port St. Lucie may have a need for more of the following facilities:

- Boat Ramps
- Baseball Fields
- Outdoor Basketball Courts
- Football Fields
- Tennis Courts
- Soccer Fields
- Outdoor Swimming Pools
- Paved Trails

This finding is consistent with the need for more developable parkland.

## Access LOS

Access LOS measures the distance residents have to travel to access parks and recreation facilities. It is used to understand how park access varies between different neighborhoods in a city. The distance used in the calculation of LOS is important; for example, should a City aim for all residents to have a park within 1 mile of their homes, within ½ mile, or even less? Previously completed plans for the City of Port St. Lucie do not establish a Park Access LOS target.

Informed by industry best practices, the following distances were used to analyze Access LOS for the City's park system and key recreational facilities identified in the Statistically-Valid Survey as being a high priority need.

- All City Parks – ½ mile, 1 mile
- City Mini Parks – ½ mile
- City Neighborhood Parks – 1 Mile
- City Community Parks – 3 miles, 5 miles
- Dog Parks – 1 mile, 3 miles, 5 miles
- Fitness Centers – 3 miles, 5 miles
- Nature Preserves – 3 miles, 5 miles

Figures 3.6 - 3.12 illustrate where the gaps appear to be in the City based on the analysis.

Figure 3.5 provides a summary of these findings. Specifically, this summary suggests that while overall, the City may have a need for additional parks, the degree of need may be less based on the Access LOS Analysis distance used. The appropriate Access LOS distance that the City should establish will be further discussed in the Visioning phase of the project.

**Figure 3.5 - Access LOS Summary**

Park Type Analyzed	½ Mile	1 Mile	3 Mile	5 Mile
All City Parks	O	O	-	-
City Mini Parks	O	-	-	-
City Neighborhood Parks	-	O	-	-
City Community Parks	-	-	O	+
Dog Parks	-	O	O	O
Fitness Centers	-	-	O	O
Nature Preserve	-	-	O	O

O Partial Access

+ Full Access

Figure 3.6 - Access LOS – All City Parks | ½ Mile + 1 Mile

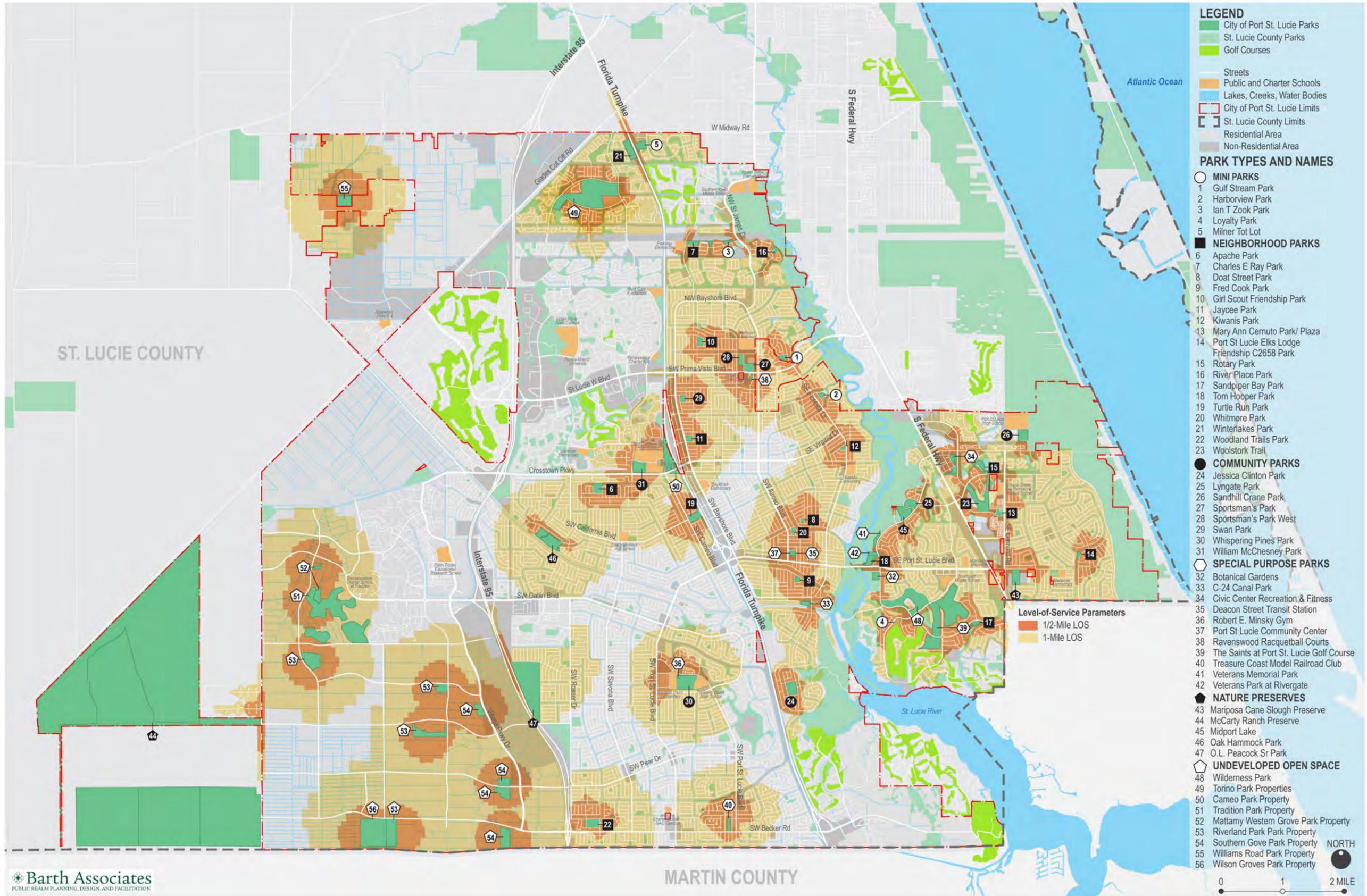


Figure 3.7 - Access LOS – City Mini Parks | ½ Mile

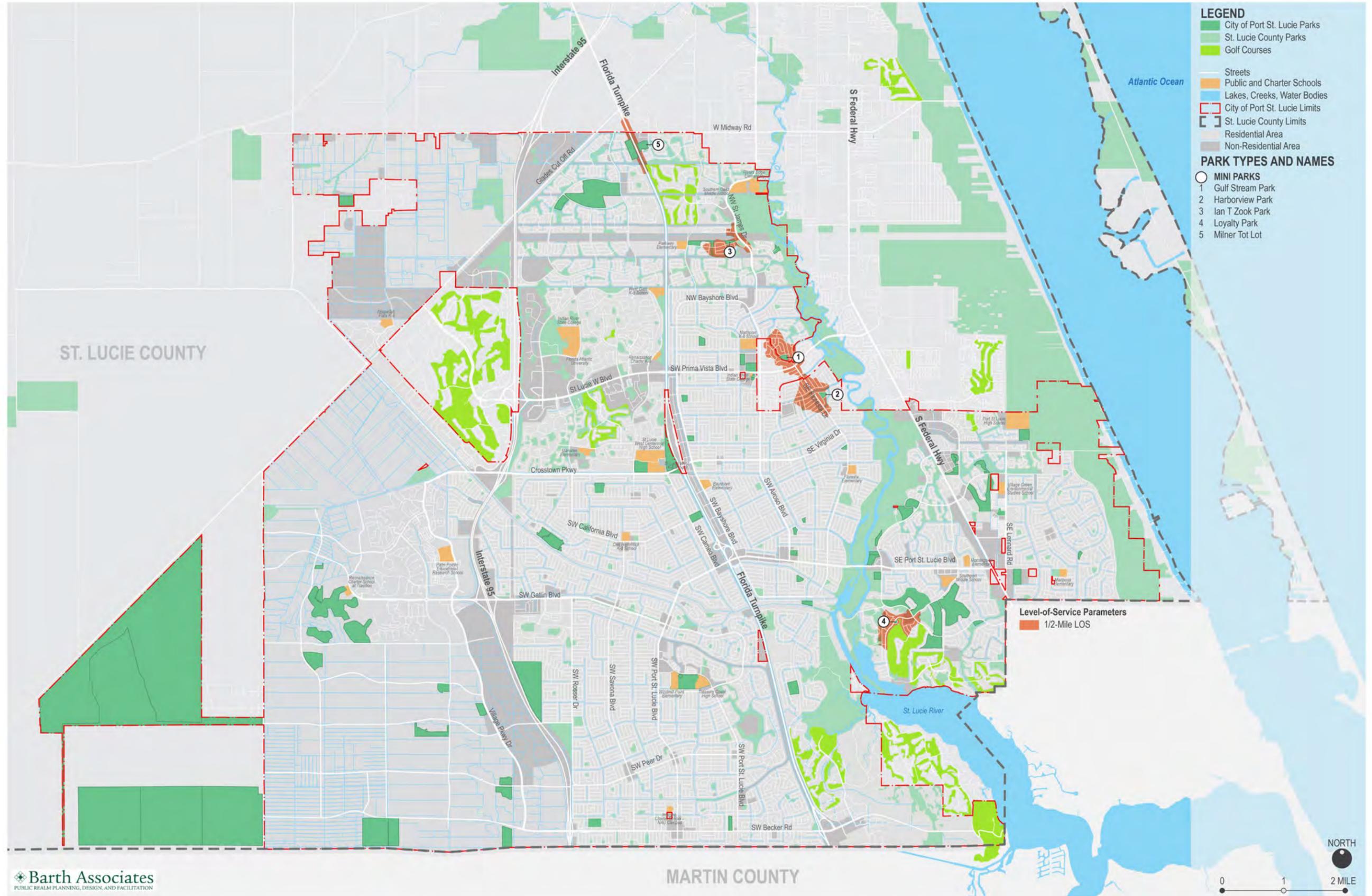


Figure 3.8 - Access LOS – City Neighborhood Parks – 1 Mile

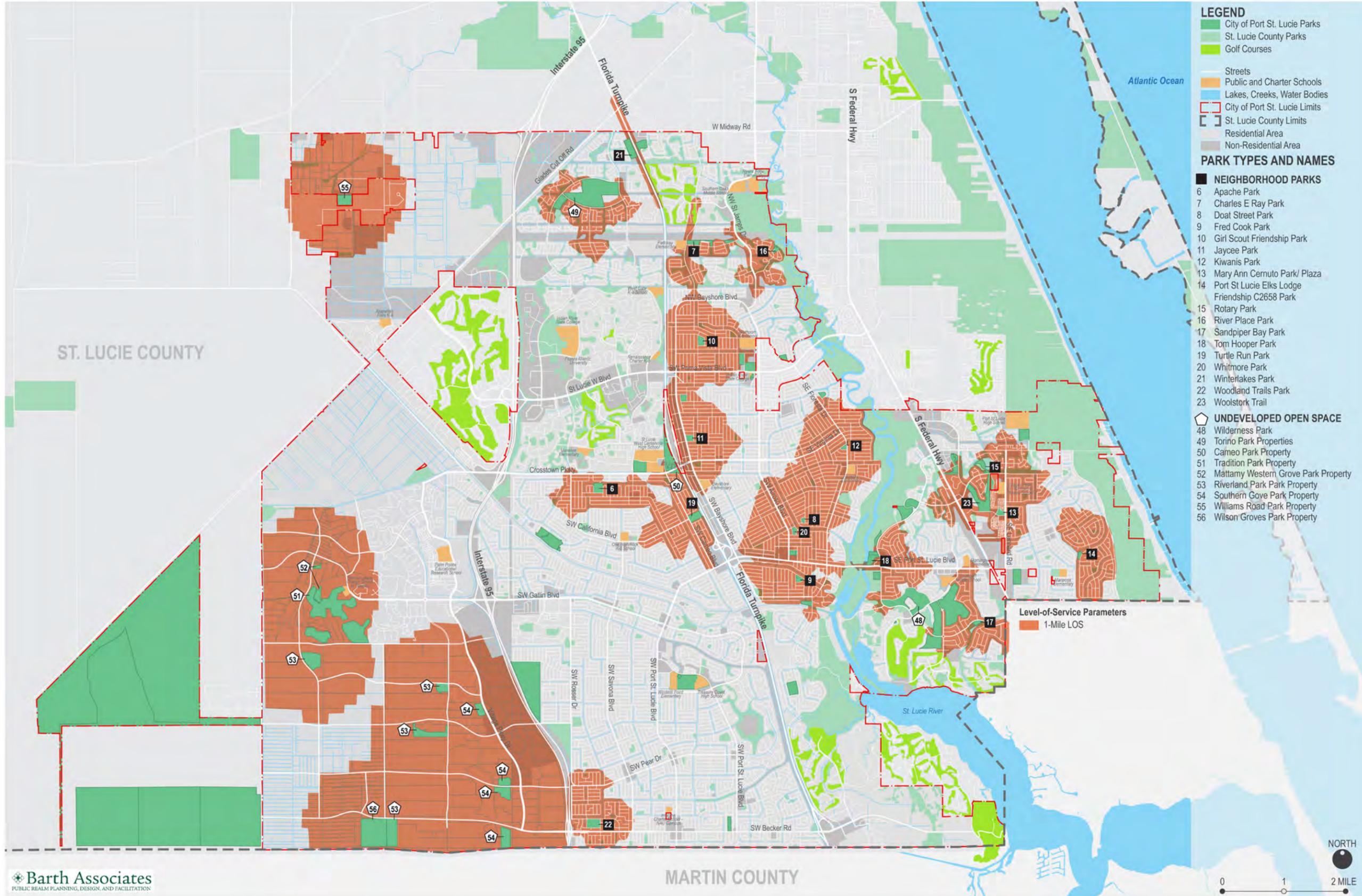




Figure 3.10 - Access LOS – Dog Parks | 1 Miles + 3 Miles + 5 Miles

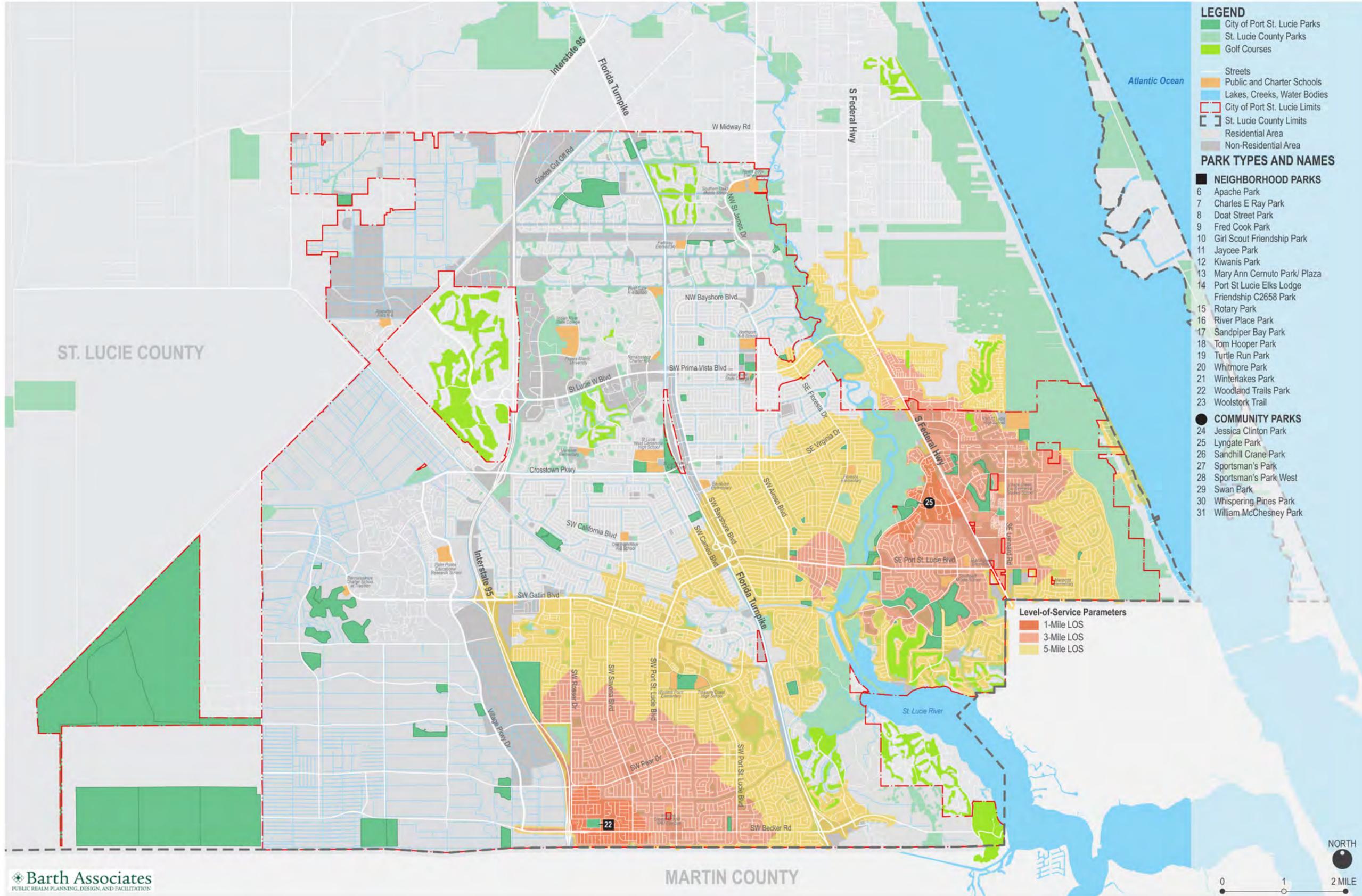


Figure 3.11 - Access LOS – Fitness Centers | 3 Miles + 5 Mile

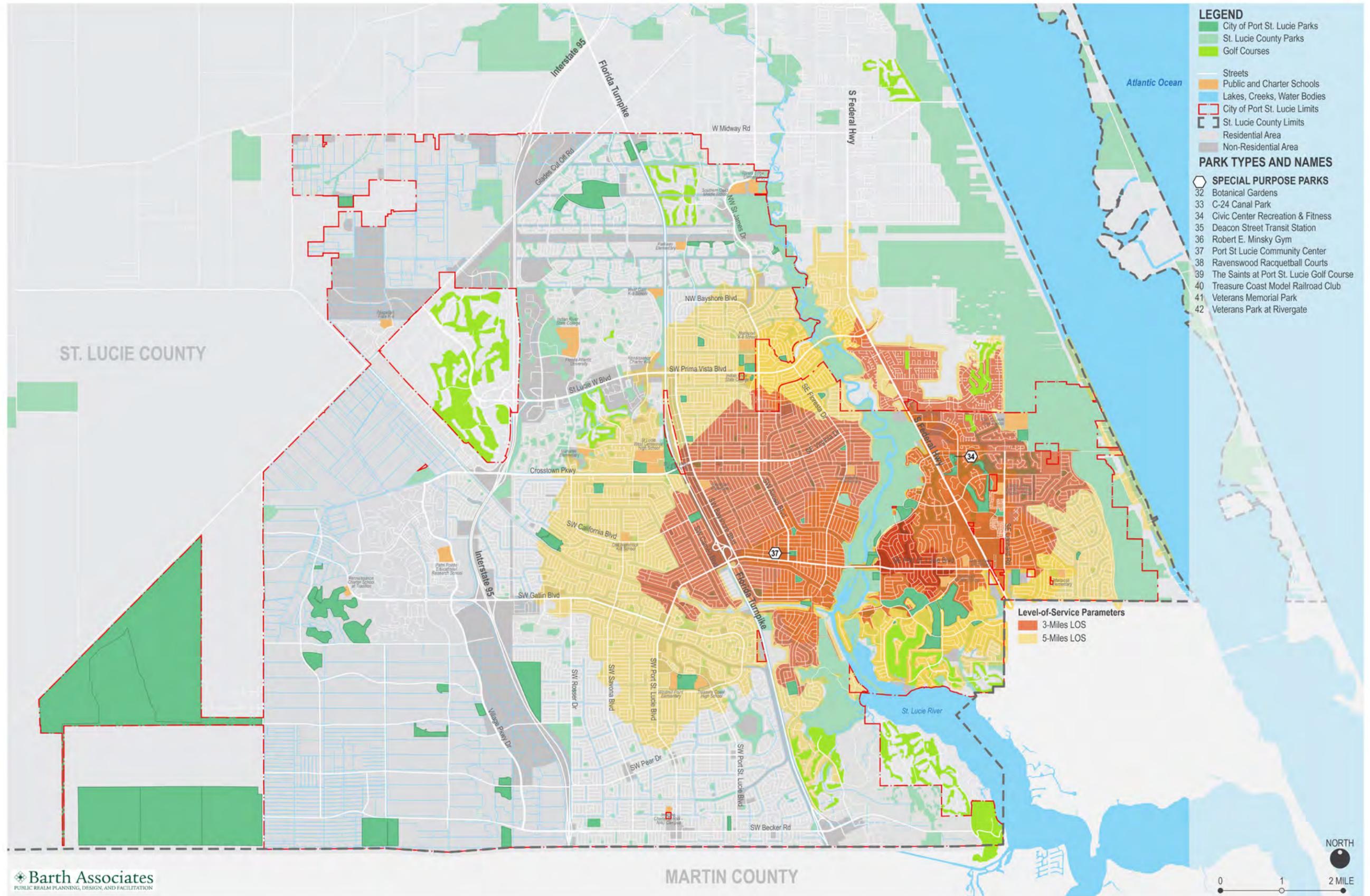
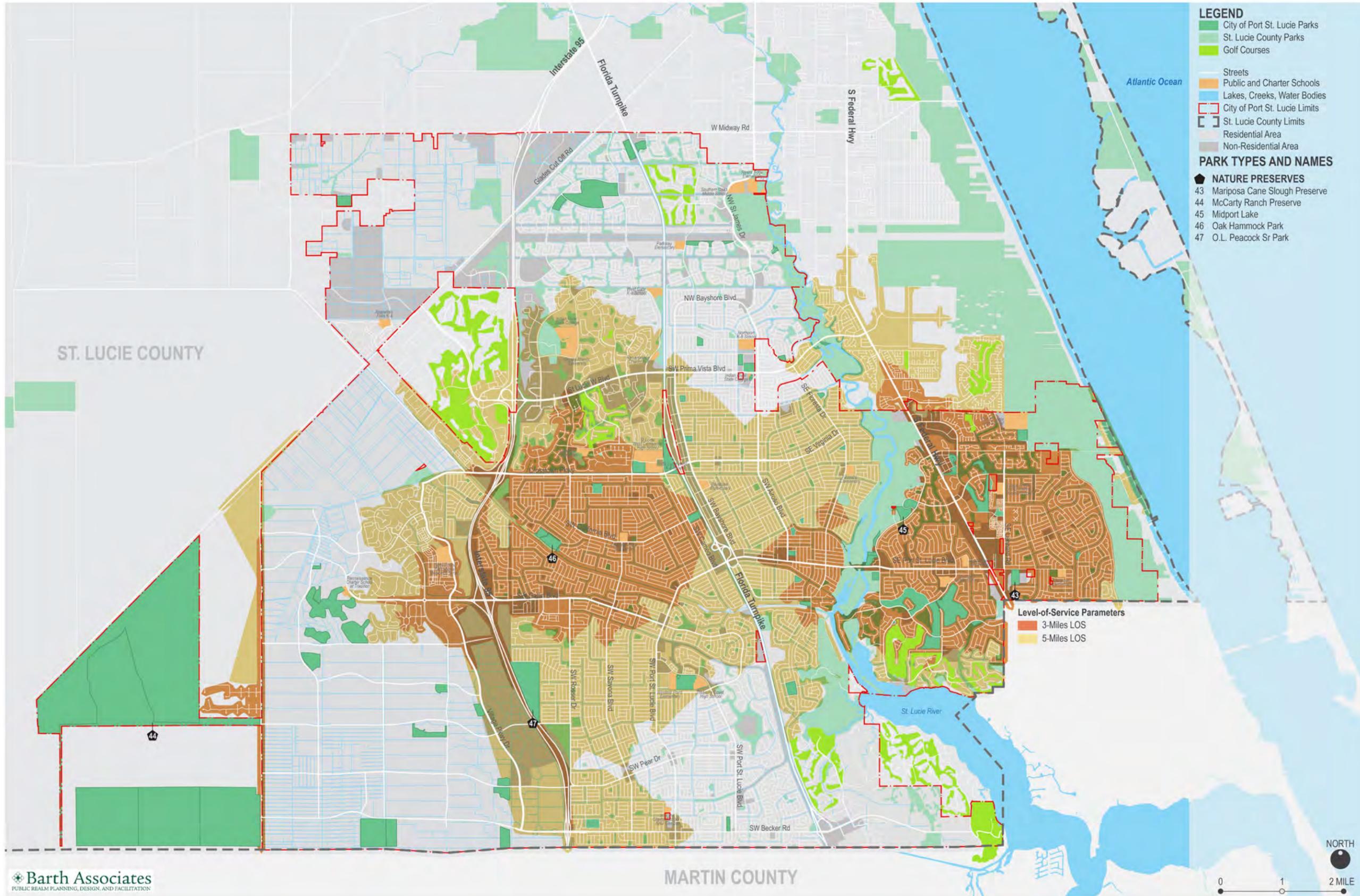


Figure 3.12 - Access LOS – Nature Preserve | 3 Miles + 5 Mile



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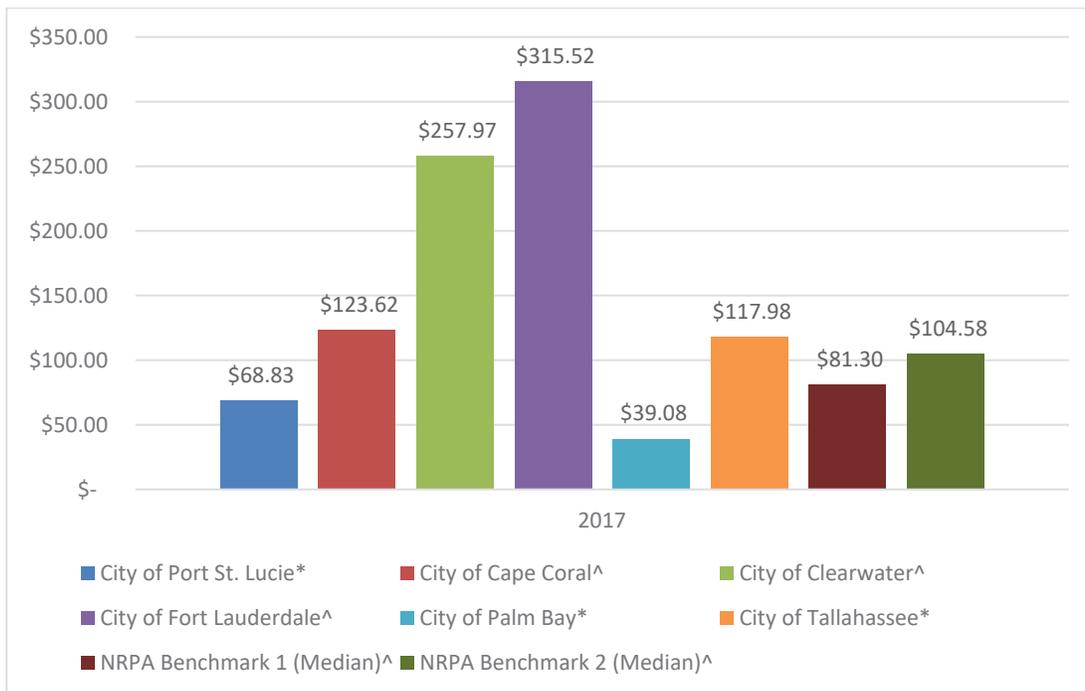
## Funding LOS

Funding LOS metrics used to gauge whether a community is adequately funded to manage their parks and recreation system include:

- Operations and Maintenance Spending Per Capita - the amount of operations and maintenance dollars spent on parks and recreation services per resident
- Capital Spending Per Capita - the amount of capital dollars spent on parks and recreation services per resident
- Total Parks and Recreation Spending per Capita - the amount of operations, maintenance, and capital dollars spent on parks and recreation services per resident

Funding LOS analyses were completed for FY 2017 and compared to the five benchmark cities. Additionally, operations and maintenance spending per capita was compared to NRPA Benchmarks. Figure 3.13 illustrates per capita operations and maintenance spending. Based on this analysis, it appears that after the City of Palm Bay, the City of Port St. Lucie spent the least on parks operations and maintenance per capita in FY 2017. The City also spent less than national NRPA Benchmarks for cities with a similar population and density as the City of Port St. Lucie.

**Figure 3.13 - Operations and Maintenance Per Capita Spending**



Source: ^NRPA Park Metrics, 2017  
\*City Budgets for FY 2017

Figure 3.14 illustrates annual per capita spending for parks and recreation improvements compared to other benchmark cities.

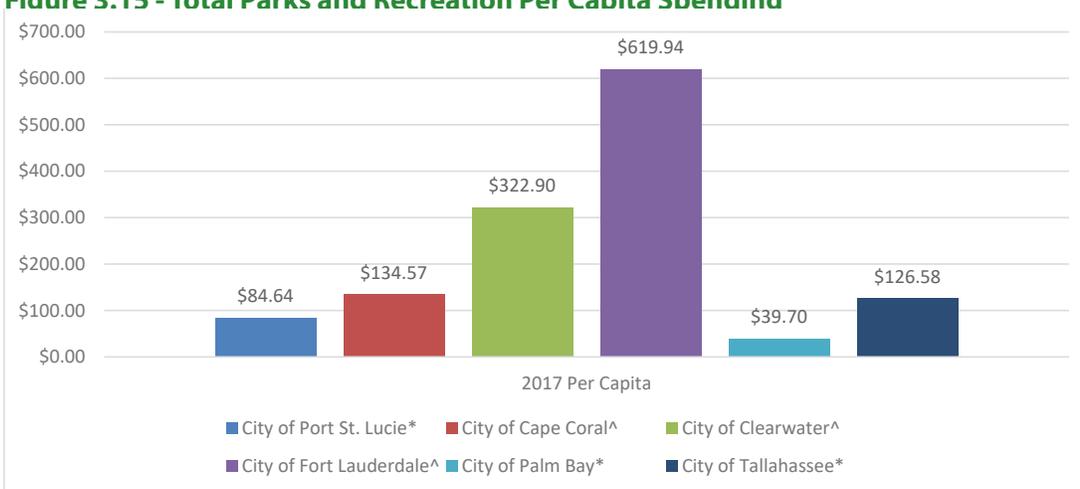
**Figure 3.14 - Capital Per Capita Spending**



Source: ^NRPA Park Metrics, 2017  
\*City Budgets for FY 2017

Figure 3.15 illustrates total parks and recreation spending per capita, including operations and maintenance.

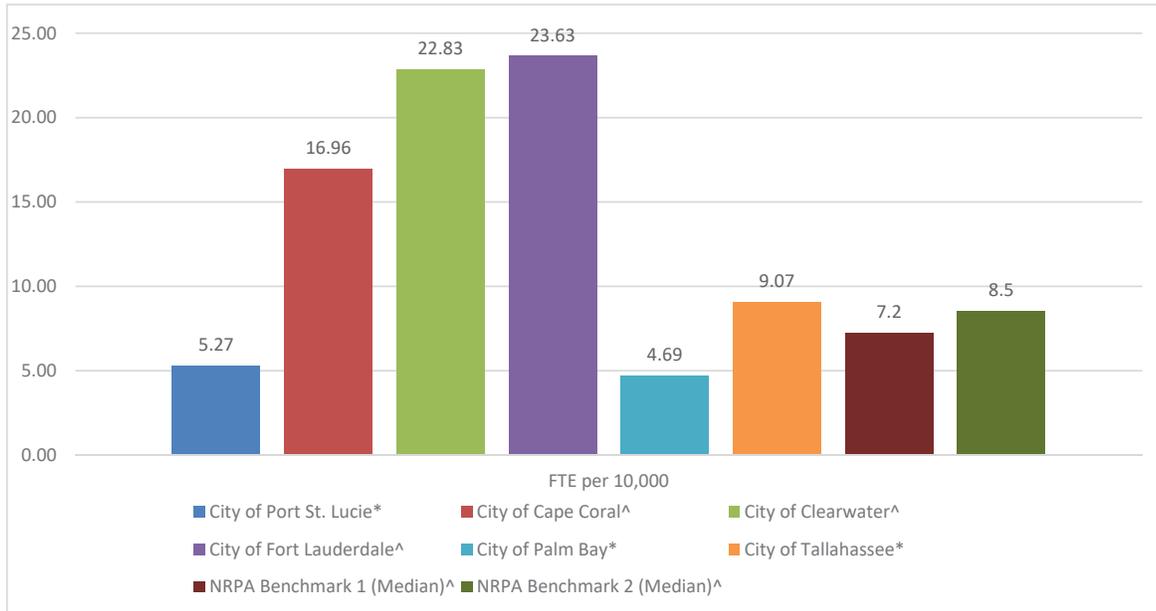
**Figure 3.15 - Total Parks and Recreation Per Capita Spending**



Source: ^NRPA Park Metrics, 2017  
\*City Budgets for FY 2017

In addition to being one of the cities that spends the least on parks and recreation services in comparison to the benchmarks, it appears that the City of Port St. Lucie also has one of the lowest staffing levels. Figure 3.16 illustrates staffing levels per 10,000 population for the City of Port St. Lucie, the five benchmark cities, and the NRPA Benchmarks. The data shows that after the City of Palm Bay, the City of Port St. Lucie had the lowest number of parks and recreation staff per 10,000 population in FY 2017.

**Figure 3.16 - Full-Time Equivalent Staff per 10,000 Population**



Source: ^NRPA Park Metrics, 2017  
 \*City Budgets for FY 2017

## LOS Analysis Summary

Based on the LOS analysis, it appears that the City of Port St. Lucie may have a need for additional parkland and facilities. The Acreage LOS Analysis indicates a need for more developable parkland; the Access LOS Analysis suggests a need for additional parks; and the Facilities LOS Analysis indicates a potential need for more recreation facilities, including:

- Playgrounds
- Multi-purpose Fields
- Soccer Fields
- Tennis Courts
- Basketball Courts
- Volleyball Courts
- Community Gardens
- Dog Parks
- Boat Ramps
- Baseball Fields
- Football Fields
- Outdoor Swimming Pools
- Paved Trails

The Operations and Maintenance analysis also indicates a significant need for additional staffing and funding for operations and maintenance.

### 3.5 Steering Committee Workshop

Nineteen stakeholders attended the first meeting of the Master Plan Steering Committee on September 18, 2018 representing a broad cross-section of City interests including business, education, and youth development. After a brief presentation, attendees participated in three needs assessment exercises:

#### Exercise 1: Spending Priorities

Participants were asked to distribute a “budget” of ten coins between various spending priorities. The top five priorities included:

1. New Waterpark/Aquatics Complex - 29
2. New Trails and Bikeways - 27
3. New Athletic Fields with Lights - 19
4. Improvements to Existing Parks, Recreation Centers, and Athletic Fields - 19
5. New Large, Multi-use Community Parks with Lighted Athletic Fields - 18

#### Exercise 2: Facility and Amenity Needs

Participants were asked to place a “dot” by facilities and amenities that were important to them, but not adequately provided in the City of Port St. Lucie. Top priority facilities included:

1. Walking and Hiking Trails – 11
2. Water Park Slides/ Splash - 9
3. Outdoor Pool/ Aquatics – 9
4. Multi-purpose Fields – 9
5. Baseball/ Softball Fields – 8

#### Exercise 3: Program + Activity Needs

Participants were asked to place a “dot” by recreation programs that were important to them, but not adequately provided in the City of Port St. Lucie. Top priority programs included:

1. Summer Concerts – 11
2. Before and After School Programs – 8
3. Youth Fitness & Wellness Programs - 7
4. Senior Programs – 6
5. Adult Fitness/ Wellness – 7



Steering Committee Workshop

### 3.6 Public Workshops

An estimated total of 30-40 residents attended two public workshops on November 14 and 15, 2018 to provide their input regarding parks and recreation needs and priorities. The City also conducted two separate youth workshops on the afternoons of the 14th and 15th.

Attendees participated in the same three exercises as the Steering Committee workshop, plus they provided input regarding needed improvements to existing parks. They were also asked to provide any other comments related to parks and recreation needs. Following are the findings from the workshops.

#### Exercises 1 – 3: Needs and Priorities

The following chart summarizes the “top 5” priorities from the first three needs assessment exercises:

	Public Workshops	Youth Workshops
<b>Exercise 1: Spending Priorities</b>		
1.	New Waterpark/Aquatics	New Recreation Centers/Gymnasiums
2.	New Trails and Bikeways	Waterpark/Aquatics Complex
3.	New Natural Areas and Nature Parks	Improvements to Existing Parks, Recreation Centers, and Athletic Fields
4.	New and/or Improved Camping Areas	New Athletic Fields
5.	New Indoor Recreation Centers and Gymnasiums	New Playgrounds
<b>Exercise 2: Facility and Amenity Needs</b>		
1.	Natural Areas/Nature Parks	Outdoor Pool/Aquatics
2.	Outdoor Pool/Aquatics	Indoor Gymnasium/Game Courts
3.	Fitness Center/Spa	Outdoor Basketball Courts
4.	Walking and Hiking Trails	Indoor Pool
5.	Dog Parks	Football Fields
<b>Exercise 3: Program and Activity Needs</b>		
1.	Summer Concerts	Martial Arts Programs
2.	Adult Fitness/Wellness	Programs for Mentally/Physically Challenged
3.	Adult Sports Programs	Adult Sports Programs
4.	Youth Sports Programs	Summer Concerts
5.	Teen Programs, Special Events	Youth Sports Programs, Teen Programs, Circuit Exercise Programs

## Exercise 4: Improvements to Existing Parks

The fourth needs assessment exercises asked participants to note proposed improvements to the City's major parks. Participant's notes included:

### LYNGATE PARK:

- Dog area
- Host more neighborhood events in this park
- Water feature pool in dog park
- Beach sand volleyball courts
- Batting cages
- User group conflicts – kids by bats and balls and dogs
- Needs artificial turf and nets need to be raised
- New infield sod needs fine grading
- Shade over bleachers
- Replace light bulbs in score board
- Pitcher's mound is shrinking – too much mulch in the bull pen
- Additional water fountain

### SANDHILL CRANE PARK:

- Need three pavilions
- Better volleyball nets
- More trees
- Shade over bleachers

### MCCHESENEY PARK:

- Bridge feature over pond
- Pavilion 15' x 15'



*Youth Workshop*

### SWAN PARK:

- Need more room
- Look at sharing expansion fields at McChesney
- Port St Lucie Soccer Club
- Remove grass along outside of fence line
- Need a Regional Park
- 10 – 15 fields – soccer, baseball, football
- Track in-circle field
- Remove grass along outside of fence line and pave – as cars park along fence and get stuck when wet
- Revenue for City – host tournaments – bring outside visitors – revenue for hotels and food – chance for club to grow and represent PSL

### JESSICA CLINTON PARK:

- Swimming pool in a small area
- Shade over bleachers
- More access to fields – gates are normally locked
- I like the new solar shades over the parking area
- Drinking fountain near fields
- Concessions
- Splash pads and/or water fountains
- More fitness equipment spread around the path – encourages walking/running
- More doggie bags stations or keep replenishing them – nice job on the solar panels
- Concessions

### TURTLE RUN PARK:

- More water fountains
- Lights
- Basketball court

### WINTERLAKES PARK:

- Track
- Mountain bike course
- Triangle pavilion
- BMX/skateboard park

### SPORTSMAN'S PARK:

- More parking
- Improved grass
- Shade over the bleachers – spring and fall football programs – too hot
- Foul balls end up in parking lot from time to time
- Hard to find parking during baseball season

### WHISPERING PINES PARK:

- Marked hiking trail for walking
- Shade over bleachers



Public Workshop

## Exercise 5: Flip Chart Comments

Participants were asked to record any other comments regarding parks and recreation needs and priorities, which included:

- Woodland Trails Park – Bikeway winding through the pine trees from Calmar to Edinburgh and canopy over playground for sun protection
- Bike path through Oak Hammock or other like parks, connecting to roadways
- Connect bike path Gatlin to Crosstown
- Amusement parks
- Water parks
- Sidewalks on Floresta
- Basketball courts indoors
- Roller hockey rink
- Soccer golf
- Rotary Park – add markers and course map for disc golf
- Add more disc golf courses
- River Nights – have food trucks
- Taste of PSL
- Food truck invasion at Civic Center location
- Shade over bleachers at all baseball fields
- Young adult activities/areas 18 – 25 year olds
- Improve non-vehicular connectivity between parks
- I-95 Boat Ramp Park that uses the C-23 canal and pavilions on the 95 drainage ponds – at least 6 pavilions that are 20' x 30'
- Cover the playground at all parks (like the parks in Stuart) to keep equipment cool to use during midday and keep the UV rays off the children to protect from skin cancer



*Youth Workshop*



*Public Workshop*



Youth Workshop

- Walking trails and paved bike trails on the C-23 Canal Zone 5 area of SFWM ROI zone
- 4-wheeler park and 4 x 4 park (200 acres) of camping like Chrome FL 4-Wheeler Campground
- Young adults sports and social league at all parks that play volleyball, softball, etc. similar to Baltimore Sports and Social League
- Skating rink
- Movies on the lawn – selected parks or Civic Center
- Fitness classes or equipment for my teenager to be able to use without me having to be right by his side
- Indoor/outdoor pool at Civic Center
- Parkline Sail Splash Park with Olympic swimming pools for swim teams – at least 4 pools
- Recreation facilities – Youth programs: year-round core programming, computer lab, gymnastics, sports development – food trucks and music
- RV park
- Sensory activities
- Hurricane shelters

### 3.7 Interviews and Focus Group Meetings

Barth Associates conducted interviews and/or focus group meetings with 14 key stakeholders on September 19th and 20th, 2018. Interview questions included:

1. Do you have any questions about the project scope/ methodology?
2. What do you believe are the top priority parks and recreation needs in the City of Port St. Lucie?
3. Of the needs listed above, what are your top 3 priorities?
4. Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
5. Are there any communities we should try to emulate?
6. Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
7. Is there anything else you would like to discuss?

The full interview and focus group notes are included in Appendix E. Listed below are the parks and recreation priorities that were mentioned as a “top 3” priority (in response to Question #3) more than once; the number in parentheses indicates the number of times each need was listed as a top priority.

- Regional park, multi-purpose sports complex: baseball, softball, football, soccer, lacrosse – with multi-purpose amenities (Tradition or Torino) (8)
- Family-oriented, accessible, community-focused neighborhood-based park, Community Parks, Neighborhood Parks with trees, shade (6)
- BMX/Skatepark, extreme sports (4)
- Special events e.g. Family Fun Days rotating between parks, Octoberfest, parades, holiday celebrations, etc (2)
- Community recreation center (25-30,000 sf) on western part of City (1 per district), Indoor recreation space for pickleball, sports, basketball (2)

### 3.8 Parks and Recreation Department Staff Survey

Thirty-two PSL Parks and Recreation Department staff participated in a needs-assessment survey in late December 2018. The top five priority facilities and amenities included an outdoor pool/aquatics center, walking and hiking trails, paved bike trails, spray-grounds/splashpads, and an indoor pool. Top priority program and amenity needs included programs for mentally/physically challenged, before and after-school programs, senior programs, summer concerts, nature programs, teen programs, and adult sports programs.

### 3.9 Existing Conditions/Needs Assessment Summary

The Needs Assessment Summary Chart (Figure 3.17) on the following page compares the findings from the Statistically-Representative Survey conducted by ETC Institute (Column 1) to the findings from the other needs assessment techniques described in this section. The “dots” in each column indicate the priority needs identified from each technique.

Based on a review of the findings from all of the needs assessment techniques, residents’ top priorities (highlighted in yellow on Figure 3.17) appear to include:

Facility Priorities			
1.	Walking & hiking trails	7.	Outdoor pool/aquatics
2.	Paved bike trails	8.	Spraygrounds/splash pads
3.	Natural areas/nature parks	9.	Indoor pool
4.	Dog parks	10.	Improvements to existing parks, recreation centers, fields
5.	Outdoor stage/amphitheater	11.	Multi-purpose athletic fields
6.	Fitness centers/spa	12.	New neighborhood and community parks

Program Priorities	
1.	Adult fitness/wellness
2.	Nature programs
3.	Summer concerts
4.	Special events
5.	Senior programs

Additional priorities from the Existing Conditions Analysis and Needs Assessment may include:

- Education/job training courses, and social programs, in City recreation centers
- Additional neighborhood and community gathering spaces
- Integration of stormwater facilities and recreation areas
- Better sidewalks and transit access to parks, including bus shelters
- Consistent, graphic signage throughout the parks system
- Movable park furnishings
- Shade trees and/or covers over playgrounds
- Improved architectural design and aesthetics of park buildings, including small restrooms
- More programs, activities, and things to do at existing parks
- Increased marketing and promotion of existing recreation programs

The top two barriers to program participation include:

- 34% of respondents indicated they don’t know what is offered/available
- 19% indicated program times/facility hours are not convenient

**Figure 3.17 - Needs Assessment Summary Chart**

Items in Red are considered <u>high priority</u> needs in the statistically-valid survey; items in Blue are <u>medium priority</u> .	Mail/ Telephone Survey (Top Ten Priorities)	Site Evaluations, LOS Analysis, and Benchmarking	Online Survey (50%+ "need more)	Steering Committee Workshop (Top Five Priorities)	Public Workshops	Interviews and Focus Groups	PSL Parks and Recreation Dept. (Top Five Priorities)
<b>Recreation Facility Priorities:</b>							
1. Walking & hiking trails	●	na	●	●	●		●
2. Paved bike trails	●	na	●	●	●		●
3. Natural areas/nature parks	●	na	●		●		●
4. Dog parks	●	●	●		●		●
5. Outdoor stage/amphitheater	●	●	●				●
6. Fitness centers/spa/indoor rec/ gymnasium	●	●	●		●	●	
7. Outdoor pool/aquatics	●	●	●	●	●		●
8. Spraygrounds/splash pads	●	●	●		●		●
9. Indoor pool	●	●	●	●	●		●
10. Multi-purpose athletic fields		●		●	●	● (Regional park)	
11. Improvements to existing parks, rec centers, fields	na	●	●	●			
12. New neighborhood and community parks	●	●	●		●		
Picnic shelters/picnic areas	●	na	●				●
New and/or improved camping amenities	na			●			
New playgrounds	●			●			
Skatepark/extreme sports	na				●		
<b>Recreation Program Priorities:</b>							
1. Adult fitness/wellness	●		●	●	●		●
2. Nature programs	●		●				●
3. Summer concerts	●		●	●	●		●
4. Special events	●		●		●	●	●
5. Senior programs	●		●	●			●
6. Adult sports programs	●		●		●		●
7. Youth sports programs	●		●		●		●
8. Circuit exercise programs	●		●		●		●
9. Youth fitness & wellness programs	●		●	●	●		●
10. Before & after school programs	●		●	●			●

Items in Red are considered <u>high priority</u> needs in the statistically-valid survey; items in Blue are <u>medium priority</u> .	Mail/ Telephone Survey (Top Ten Priorities)	Site Evaluations, LOS Analysis, and Benchmarking	Online Survey (50%+ "need more")	Steering Committee Workshop (Top Five Priorities)	Public Workshops	Interviews and Focus Groups	PSL Parks and Recreation Dept. (Top Five Priorities)
Teen programs			●		●		●
Martial arts					●		
Programs for mentally/physically challenged			●		●		●
<b>Barriers to Usage (top five):</b>							
Don't know what is offered/available	● 34%						● 26%
Program times/facility hours are not convenient	● 19%						● 26%
Not interested/too busy	● 18%						● 14%
The program or facilities they are interested in is not offered	● 15%						● 19%
The fees are too high	● 12%						● 11%

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## SECTION 4: LONG-RANGE VISION

There are no state or national standards to guide the development of a long-range parks and recreation vision in response to residents' needs; each community must develop its own vision based on its values, priorities, and resources. Therefore, the City hosted a Visioning Workshop on February 28, 2019 to discuss the “appropriate response” to residents’ priority needs. Visioning sessions focused on the following topics:

- Bikeways, trails, and sidewalks
- Aquatics center, amphitheater, and sports complex
- Activation and improvements to existing parks
- Additional programs and marketing
- Nature areas and programs
- Service delivery models & level-of-service standards

Based on these discussions, long-range visions were developed for the following six “subsystems” of the Parks and Recreation System: Bikeways and Trails; Additional Neighborhood, Community, and Special-Purpose Parks; Recreation Centers; Athletic Fields; Improvements to Existing Parks; and Additional Programs and Marketing. Each subsystem has the potential to contribute to the City’s resiliency, sustainability, and quality of life - and to help achieve the City’s strategic goals, including high quality infrastructure; vibrant neighborhoods; high-performing government; safe, clean and beautiful; and culture, nature and fun activities. The parks and recreation system can also contribute to quality education for all residents through its programs and facilities, and diverse economy and employment opportunities by increasing property values, creating jobs, and attracting retirees and new businesses.

# 1. BIKEWAYS AND TRAILS

Walking & hiking trails and paved bike trails are residents' top parks and recreation priorities.

The City has been working to implement its Ten-Year Sidewalk Plan (Figures 4.1 and 4.2), and the recently-approved half-cent sales tax will expedite construction of the sidewalk system. Estimates are that the City will be able to construct approximately 3.5 miles of new sidewalks per year. However, the City has not yet developed a city-wide bikeways and trails plan. Figure 4.3 is a Countywide vision for a bicycle, pedestrian, greenways and trails system plan, developed in 2008, that includes corridors within the City.

**Figure 4.1 - Ten-Year Sidewalk Plan Document**



## Sidewalk Master Plan 2018 Update



Figure 4.2 - Ten-Year Sidewalk Plan

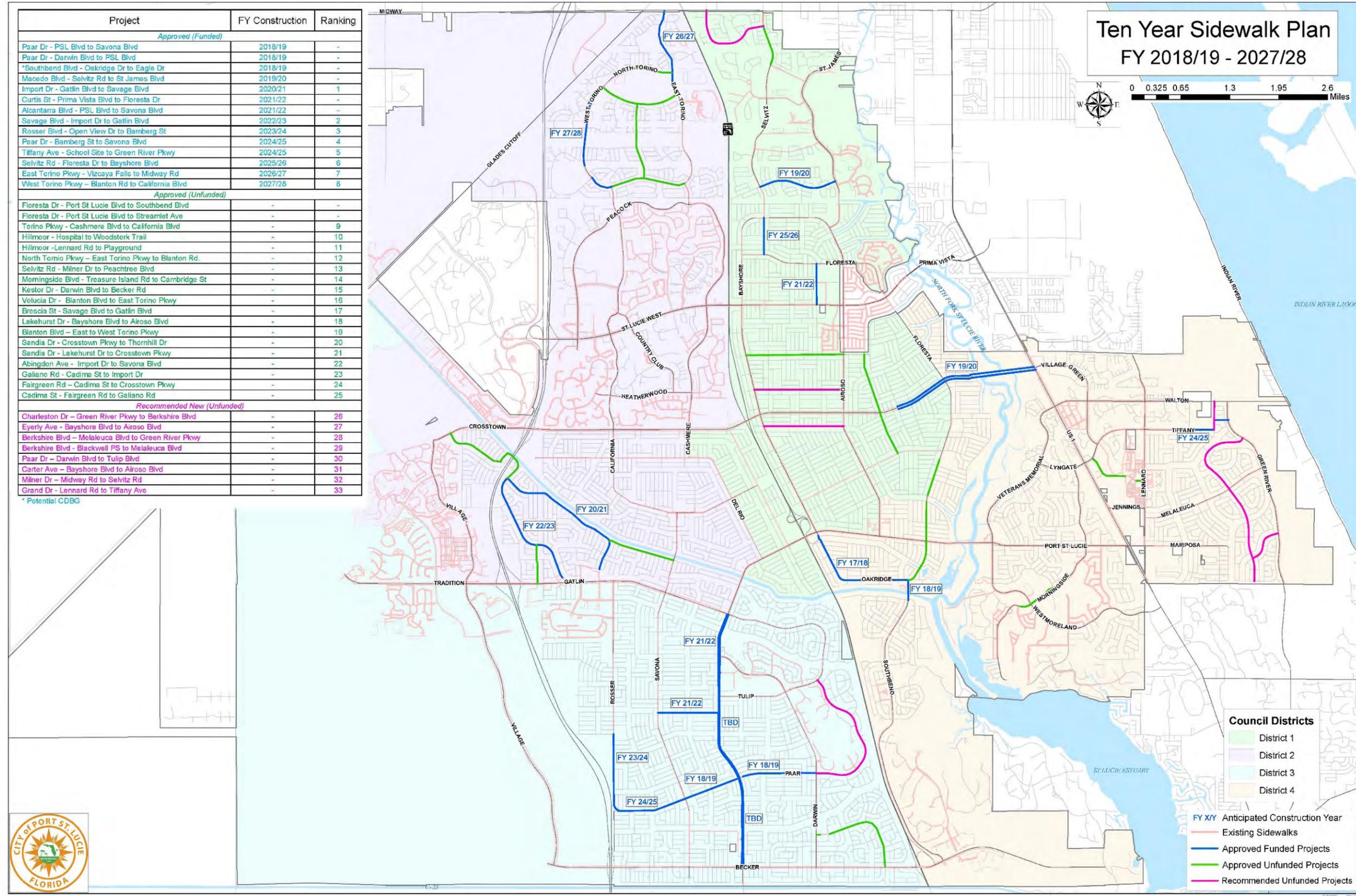
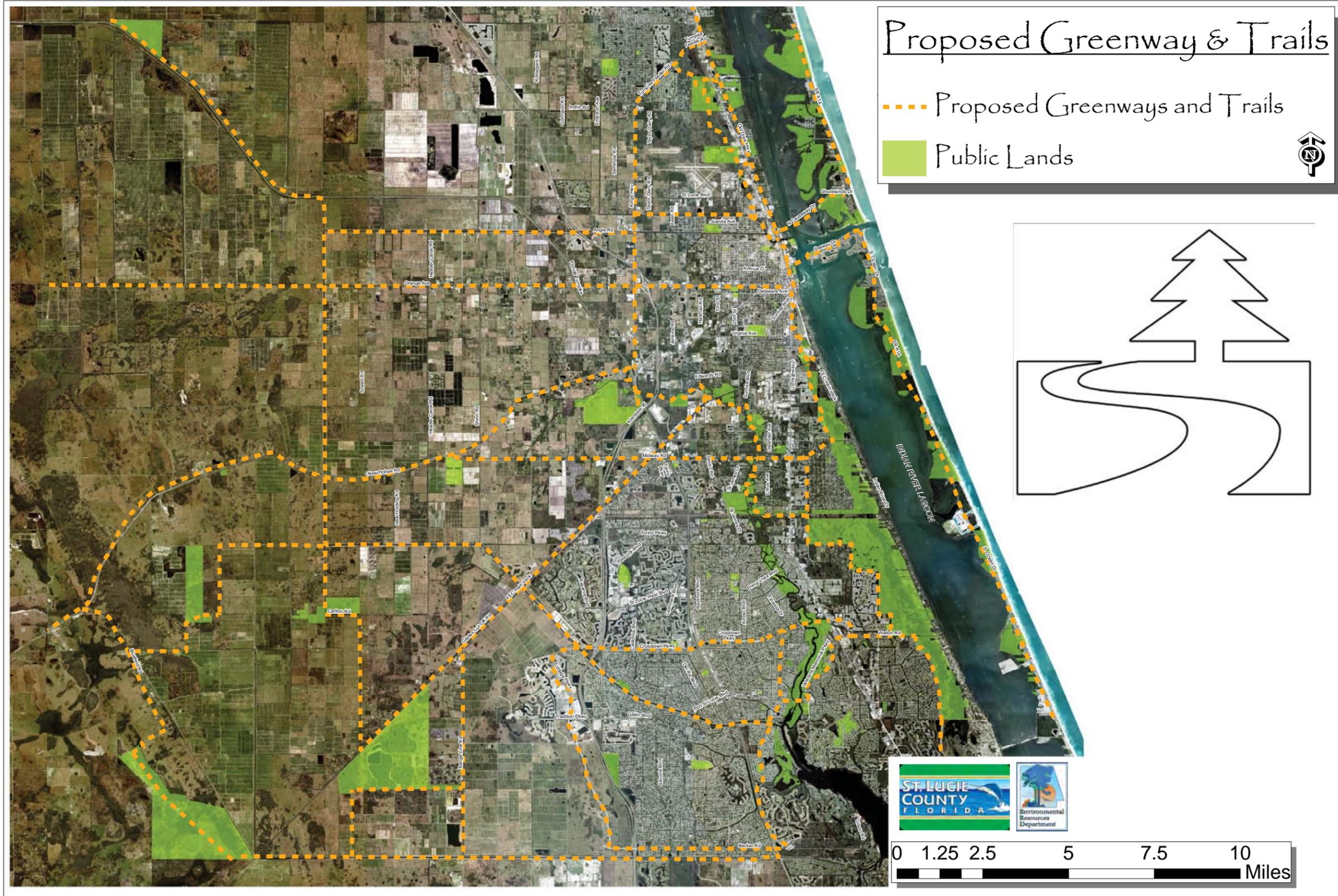


Figure 4.3- Countywide Bicycle, Pedestrian, and Greenways and Trails Master Plan



The City's long-range vision for its Bikeways and Trails System is to develop a safe, comfortable, and enjoyable network of both on-road and off-road bikeways, trails, and sidewalks to meet residents' transportation, recreation, and fitness needs. A key "Indicator of Success" would be the ability to bike or walk safely and comfortably from the East side of the city to the West. Since so much of the network will be constructed with existing roadway rights-of-ways, the long-range vision is to gradually redevelop major corridors as "Complete Streets" (see Figure 4.4) that include wide, paved, multi-purpose paths; street trees and pedestrian-scale lighting; bike lanes; and driving lanes.

**Figure 4.4 - "Complete Streets" Examples**



*Port St. Lucie Multi-purpose Path*



*Doral Bicycle Lanes*



*St. Lucie County Savannas Recreation Area Trail*

The City’s implementation strategy is to first complete the sidewalk network, and then follow up with street trees and other corridor improvements where there is space within the existing ROWs. In areas proposed for new development, such as Southern Grove, the City will require Complete Streets and trails to be constructed as part of the infrastructure.

**Figure 4.5 - Typical Complete Street Section**



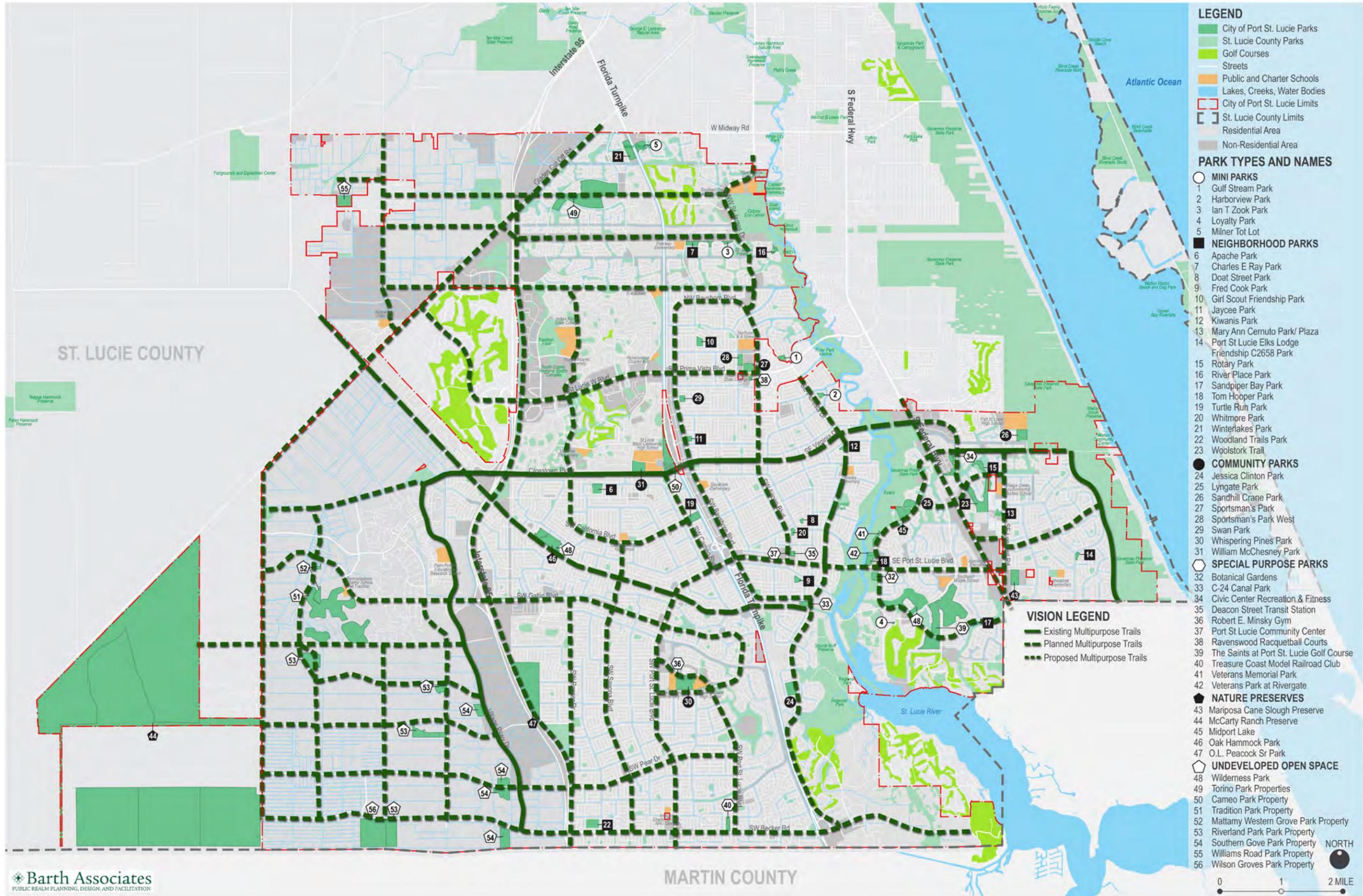
(Source: <https://bouldercolorado.gov/transportation/complete-streets>)

The County is currently focused on constructing the East Coast Greenway and the North Fork Trail, which both pass through Port St. Lucie. Other potential trail corridors within the City include the C-24 & C-23 canals, as well as other drainage ROWs. However, some residents may be resistant to trails being constructed near their backyards. Existing “Green Belts,” such as those in the Torino area, also offer opportunities to construct multi-purpose trails. Another opportunity is to redesign Village Green Drive to provide bicycle/pedestrian connections to the Crosstown Parkway, the Civic Center, and the Woodstork Trail.

A short-term implementation strategy is to promote a walking and bicycling culture within the City by sponsoring “ciclovía events,” which temporarily close certain streets to automobiles for cyclists and pedestrians. Such events, which are held throughout the United States and the world, are highly popular with residents. They also help to create a cycling culture that builds support for bicycle/pedestrian improvements and multi-modal transportation policies.

Figure 4.6 illustrates a conceptual vision for the City’s Bikeways and Trails System. The City should develop a more-detailed Bikeways and Trails Master Plan that includes typical street and trail cross sections; specific locations of both on-road and off-road facilities; estimated costs; and a funding, phasing, and implementation strategy. The Master Plan should include proposed connections and improvements to City parks, many of which could function as trailheads for the Bikeways and Trails System.

Figure 4.6 - Conceptual Vision for a Bikeways and Trails System



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## 2. ADDITIONAL NEIGHBORHOOD, COMMUNITY, AND SPECIAL-PURPOSE PARKS

### Objectives

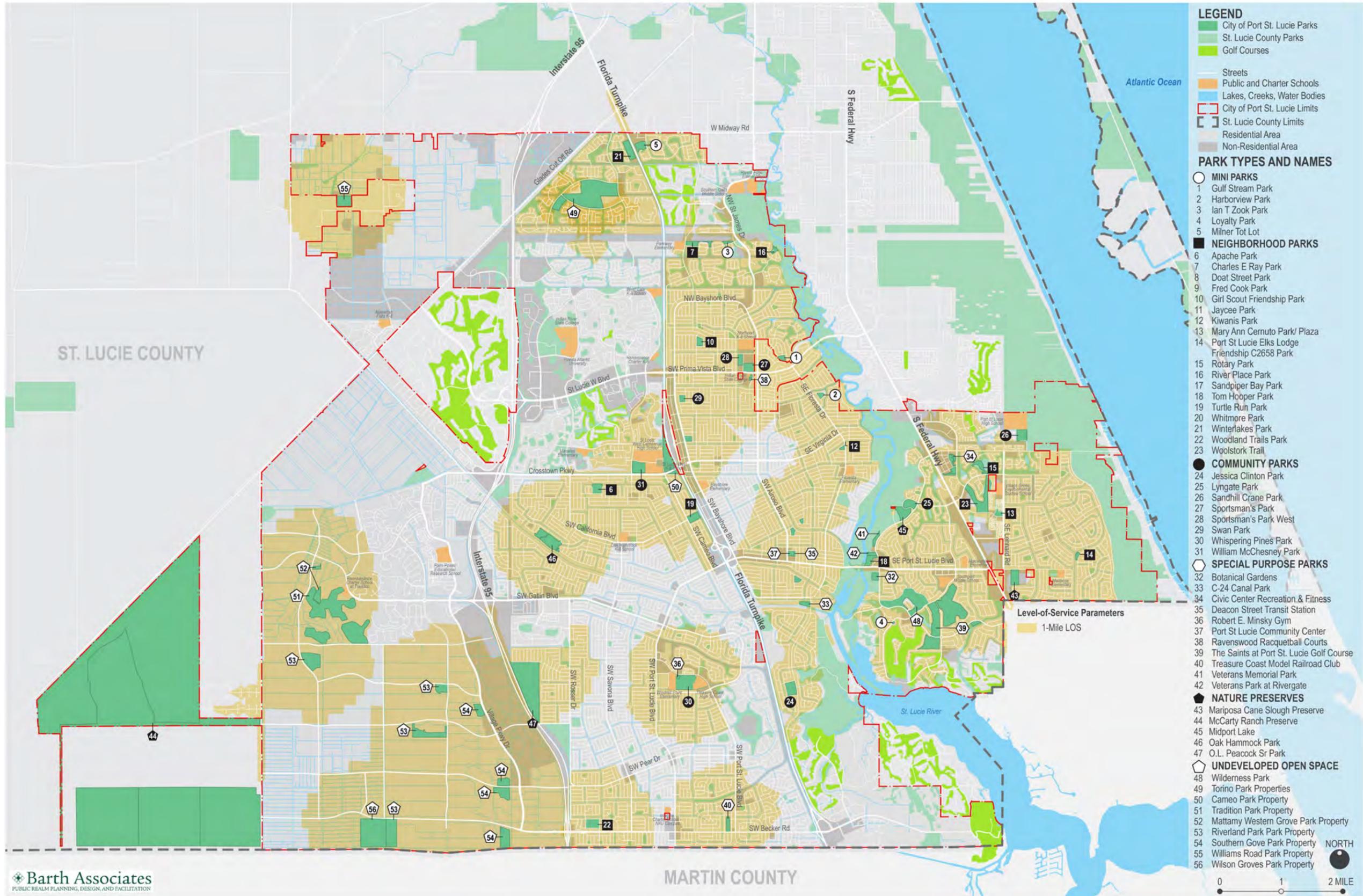
The nationwide 10-Minute Walk initiative led by The Trust for Public Land, in partnership with the National Recreation and Park Association and the Urban Land Institute, encourages cities to ensure “there’s a great park within a 10-minute walk of every person, in every neighborhood, in every city across America.” This is consistent with the City’s strategic goal to provide “high quality infrastructure and facilities” for its residents. However, the level-of-service analysis conducted in the first phase of the project illustrated that many residents do not have access to a park within walking distance (see Figure 4.8).

**Figure 4.7 - The Trust for Public Land’s 10-Minute Walk Initiative**



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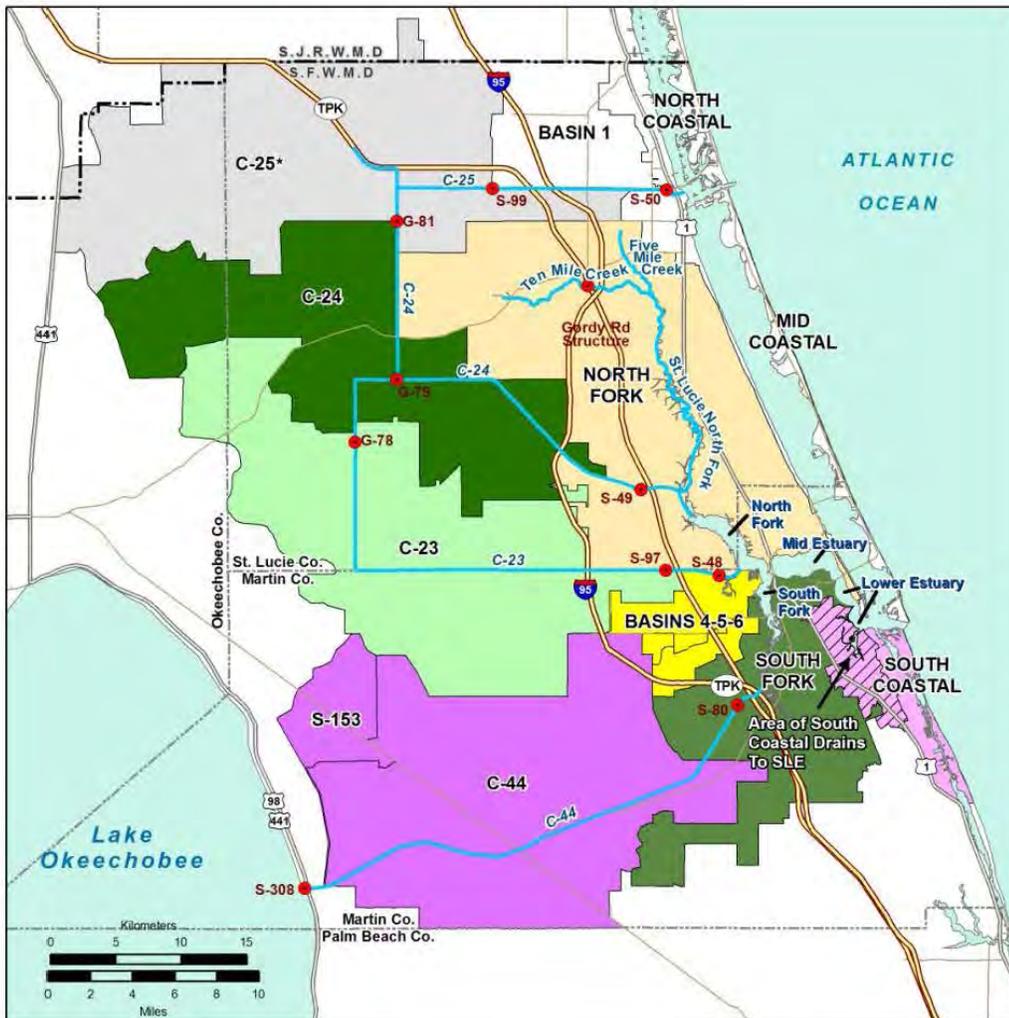
Figure 4.8 - Residents with Access to a Park Within 1 Mile of their Homes (tan color)



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Recently, the City began to discuss another deficiency – inadequate stormwater storage and treatment to reduce damaging discharges to the St. Lucie estuary. Recommendations from the University of Florida Water Institute Report *Options to Reduce High Volume Freshwater Flows to the St. Lucie and Caloosahatchee Estuaries and Move Water from Lake Okeechobee to the Southern Everglades* include “local alternative DWM [dispersed water management] projects developed on private, public, and tribal lands to prevent runoff from reaching the regional drainage system or improve the timing of its delivery.” (<https://waterinstitute.ufl.edu/research/featured-projects/technical-review-of-options-to-move-water-from-lake-okeechobee-to-the-everglades/>)

**Figure 4.9 - St. Lucie River Watershed and Sub-Watersheds (South Florida Water Management District)**



Disclaimer:  
The South Florida Water Management District does not warrant, guarantee, or make any representations regarding the use of information on this map.

St. Lucie River Watershed Protection Plan Sub-Watersheds		Indian River Lagoon Sub-Watersheds	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Basins 4-5-6	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> North Fork	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Basin 1	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Mid Coastal
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> C-23	<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> South Coastal	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> North Coastal	
<span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> C-24	<span style="background-color: darkgreen; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> South Fork		
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> C-44&S-153	<span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> C-25 *		

\* Considered part of the St. Lucie watershed when discharging to the St. Lucie Estuary



The City has the potential to improve water quality – and increase access to parks - through the acquisition of additional park land. While state and federal agencies are focused on providing large, deep storage reservoirs and/or other large stormwater treatment areas, the City’s parks system has the potential to store and treat stormwater through multi-purpose shallow water impoundments, rain gardens, and other dispersed water management techniques.

**Figure 4.10 - Rain Gardens at Kissimmee Lakefront Park**



**Figure 4.11 - Examples of Stormwater Storage and Treatment at Existing City Parks**



*Whitmore Park*



*Thornhill Lake*

A case in point is Atlanta’s 17-acre Historic Fourth Ward Park, “a glistening oasis where there once stood little more than cracked asphalt, trash-strewn fields, and an empty promise of something more.” The park was designed as a stormwater detention basin to increase storm-sewer capacity, reduce the burden on the City’s aging infrastructure, and minimize downstream flooding and property damage. It was also designed as a central gathering space to help stabilize the surrounding neighborhoods. Amenities include open lawns, two playgrounds, a splashpad, an outdoor amphitheater, a “world-class” skatepark, and a large, multi-use athletic field.

As in many transformative projects that increase local sustainability and resiliency, the Historic Fourth Ward Park also serves as a model of collaboration. Public and private partners included the Atlanta BeltLine Partnership, the Atlanta Department of Watershed Management, Georgia Power utility, and BB&T bank. In addition to addressing flooding and stormwater issues, the project has significantly increased surrounding property values; stabilized surrounding neighborhoods; attracted thousands of residents and visitors for fitness, recreation, socialization, and special events; and saved the City more than \$15 million from the original plans to build a traditional, stand-alone stormwater facility. Additionally, on-going irrigation and maintenance costs were reduced through the use of native plants, dynamic soils, and solar panels.

**Figure 4.12 - Atlanta’s Historic Fourth Ward Park**



Figure 4.13 - Atlanta's Historic Fourth Ward Park, April 16, 2016 - 4" Rain Event



Figure 4.14 - Atlanta's Historic Fourth Ward Park, Three Days Later



## Service-Delivery Models

The City of Port St. Lucie currently delivers parks and recreation services through three basic types of parks:

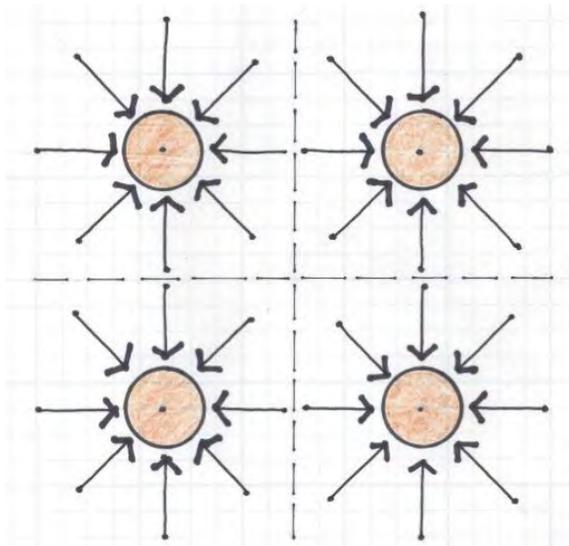
- Neighborhood Parks, defined as “those that serve mainly local needs and can be reduplicated in small and easily accessible units in every part of the City”
- Community Parks, defined as “those that serve mainly community-wide needs, which people can reasonably be expected to travel rather long distances to reach, and which cannot be reduplicated locally”
- Special Purpose Parks, defined as “those designed to meet the specific needs of a particular activity or program.” Existing examples in Port St. Lucie include the Saints Golf Course, the Botanical Gardens, and the Civic Center.

All three park types have the potential to meet residents’ recreation needs and improve water quality.

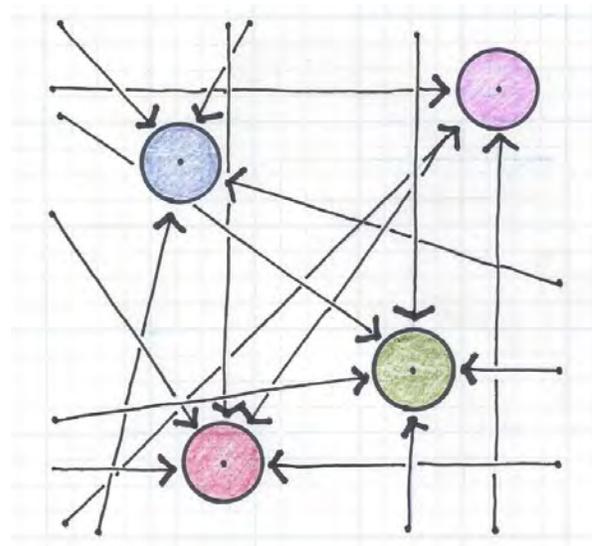
The guiding principle underlying the delivery of both Neighborhood and Community parks is “equitable distribution”: every resident should have equal opportunities to access and participate in high quality Neighborhood and Community Parks. Figure 4.15 illustrates the concept of an “Equity-based” Service Delivery Model for both Neighborhood and Community Parks.

The guiding principle underlying the delivery of Special Purpose Parks is “high-quality”: each Special Purpose Park should be designed as a signature facility to meet the specific needs of its constituents. It is anticipated that residents will travel whatever distance is needed to access each Special Purpose Park, as illustrated by the “Venues” Service Delivery Model, represented in Figure 4.16.

**Figure 4.15 - Equity-based Service-Delivery Model**



**Figure 4.16 - City-wide Venues Service-Delivery Model**



## Neighborhood Parks

Figure 4.18 on the following page shows the potential locations of new neighborhood parks and stormwater treatment facilities, assuming that land is available. The larger circles within the existing, low-density plated areas of the City indicate a potential neighborhood park that would provide access to residents within a mile of the park (approximately a 20-minute walk). The smaller circles within the proposed, higher-density areas of the City indicate a potential park that would provide access to residents within ½ mile.

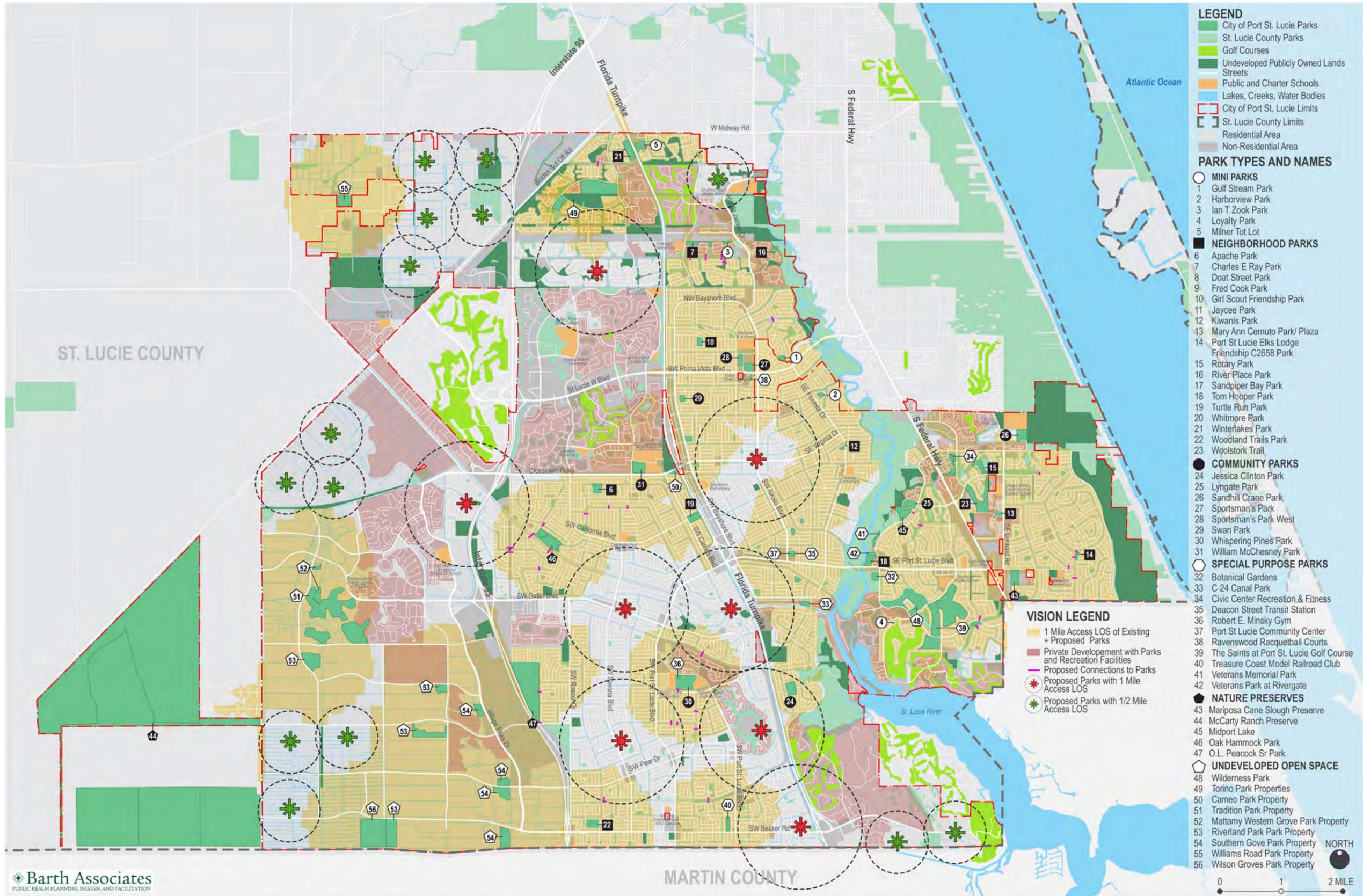
New park sites could potentially include existing undeveloped, publicly-owned stormwater, utility, or other sites (shown in dark green on Figure 4.18 - see legend); existing school sites (shown in orange on Figure 4.18 - see legend); and/or other sites within proposed redevelopment areas. Land development regulations should be updated to require new residential communities to also meet the 10-minute walk goal, incorporating the Neighborhood Park prototype shown in Figure 4.17 below.

**Figure 4.17 - Prototypical Neighborhood Park, Including Multi-purpose Field/ Stormwater Treatment Area**



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Figure 4.18 - Potential Locations of New Neighborhood Parks to Increase Access and Store/Treat Stormwater



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## Community Parks

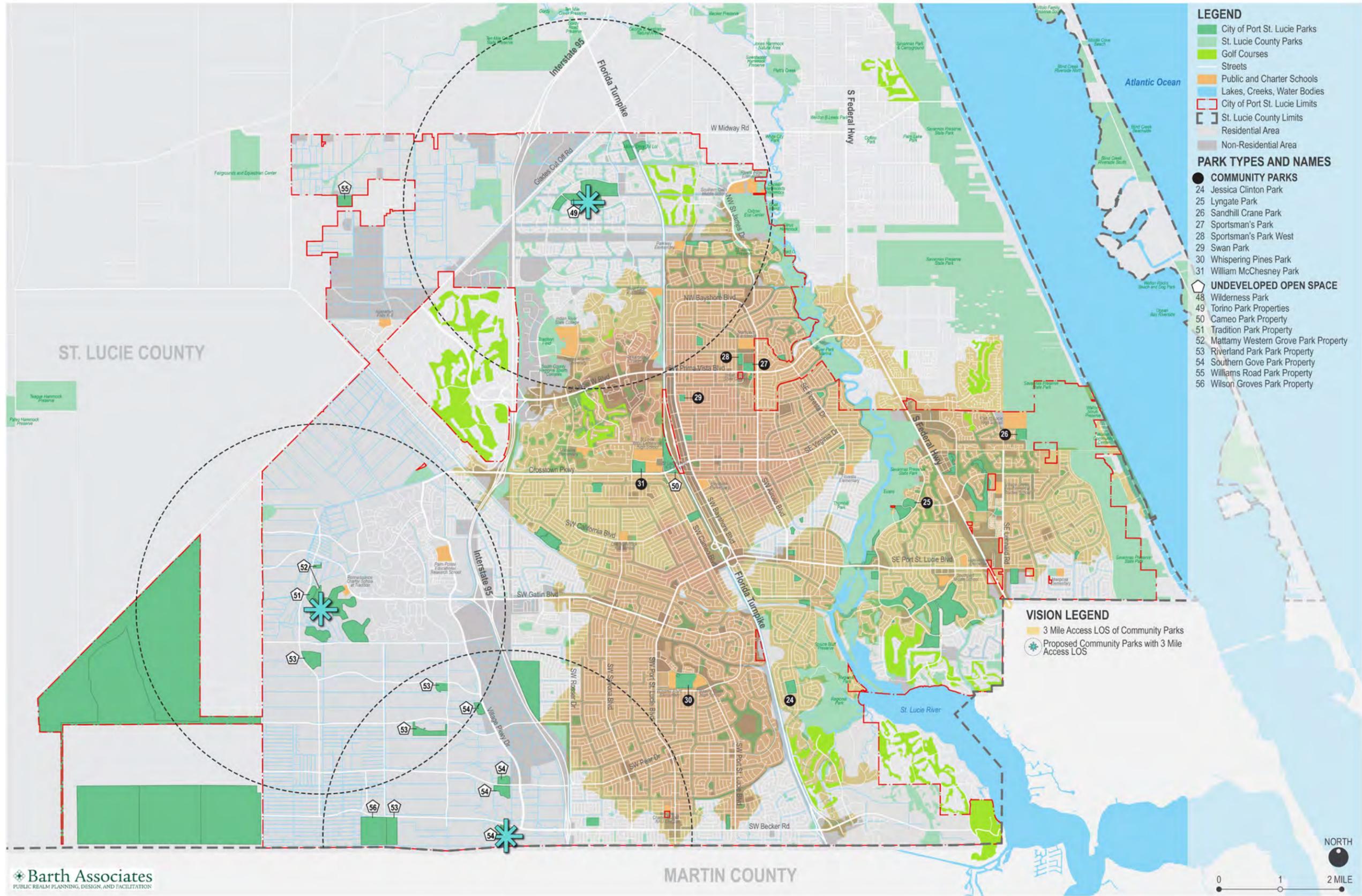
Figure 4.20 on the following page shows the potential locations of new community parks and stormwater treatment facilities, assuming that land is available. New community park sites could also potentially include existing, undeveloped, City-owned park land; existing stormwater or utility sites; existing school sites; and/or sites within proposed redevelopment areas.

**Figure 4.19 - Prototypical Community Park, Including Multi-purpose Field/Stormwater Treatment Area**



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Figure 4.20 - Proposed Community Parks



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## Special-Purpose Parks

Four special-purpose facilities are proposed to meet residents' needs: an outdoor stage/amphitheater; a water park with indoor and outdoor fitness and recreation pools; a regional park and sports complex; and an adventure park. These types of facilities are often associated with sports and cultural tourism, as they attract users far beyond City limits. They also help re-enforce the City's brand as a great place to raise a family.

The City's vision is to meet these needs through public and private partnerships. For example, a developer may provide the public amphitheater within a proposed new residential development, to be operated by the City; a non-profit agency or private contractor may construct, operate, and/or maintain a waterpark or adventure park on City-owned land; and/or a sports association or contractor may operate a sports complex within a new City or County regional park.

Figure 4.21 shows the City's existing Special-Purpose Parks; Figure 4.22 shows the potential locations of each of the four new Special Purpose Parks. The 10–20-acre amphitheater site, proposed to accommodate 3,000 – 5,000 people, is suggested to be constructed within a new residential community in the Tradition area. The regional park and sports complex is proposed to be constructed on one of the City's large, undeveloped park parcels, such as the Torino parcel to the North (as shown), or the Tradition parcel to the West. The centrally-located, City-owned Cameo site is proposed as the location for the adventure course, and the water park is proposed in the City Center area along the US corridor.

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Figure 4.21 - Existing Special Purpose Parks

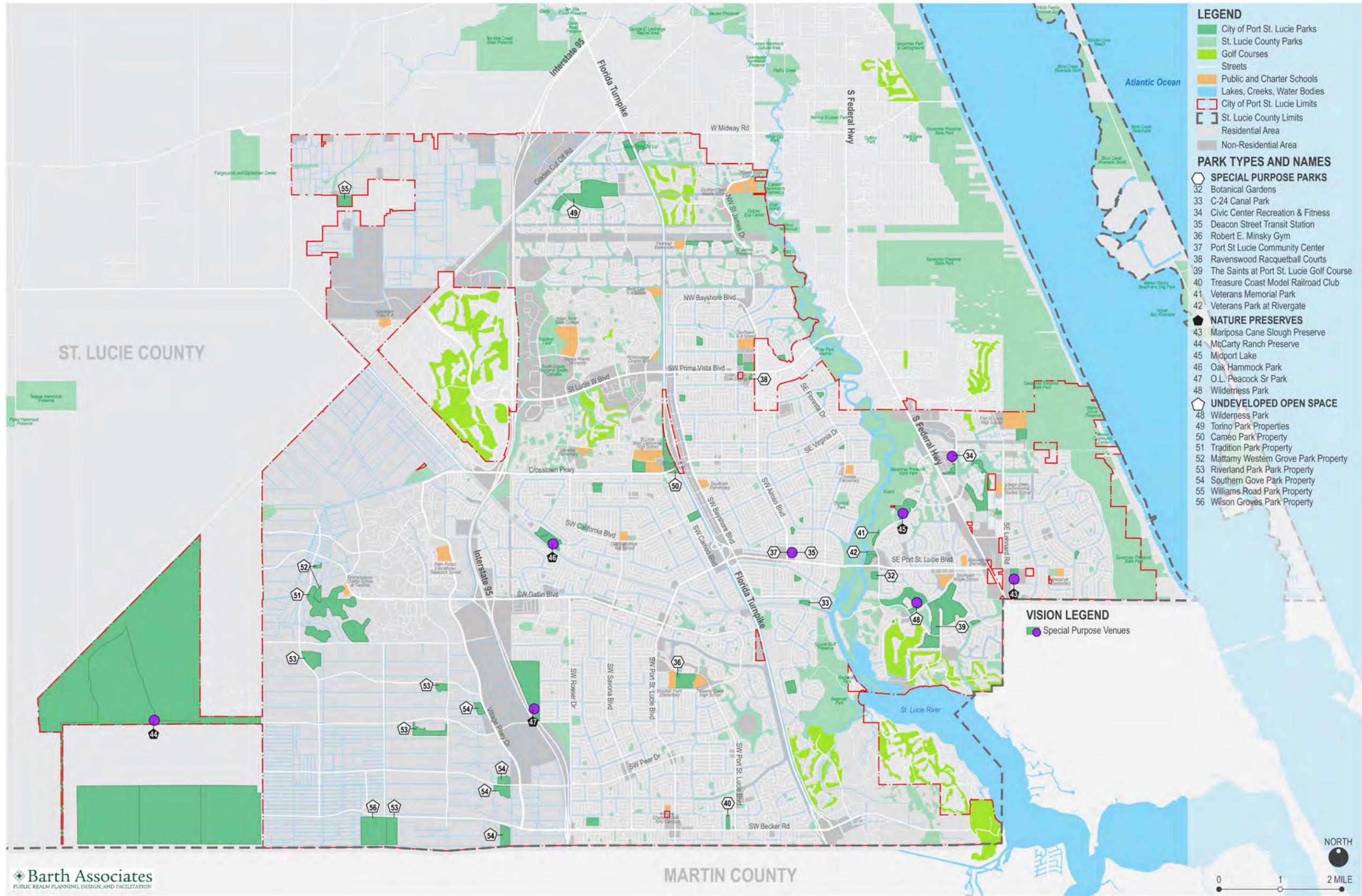
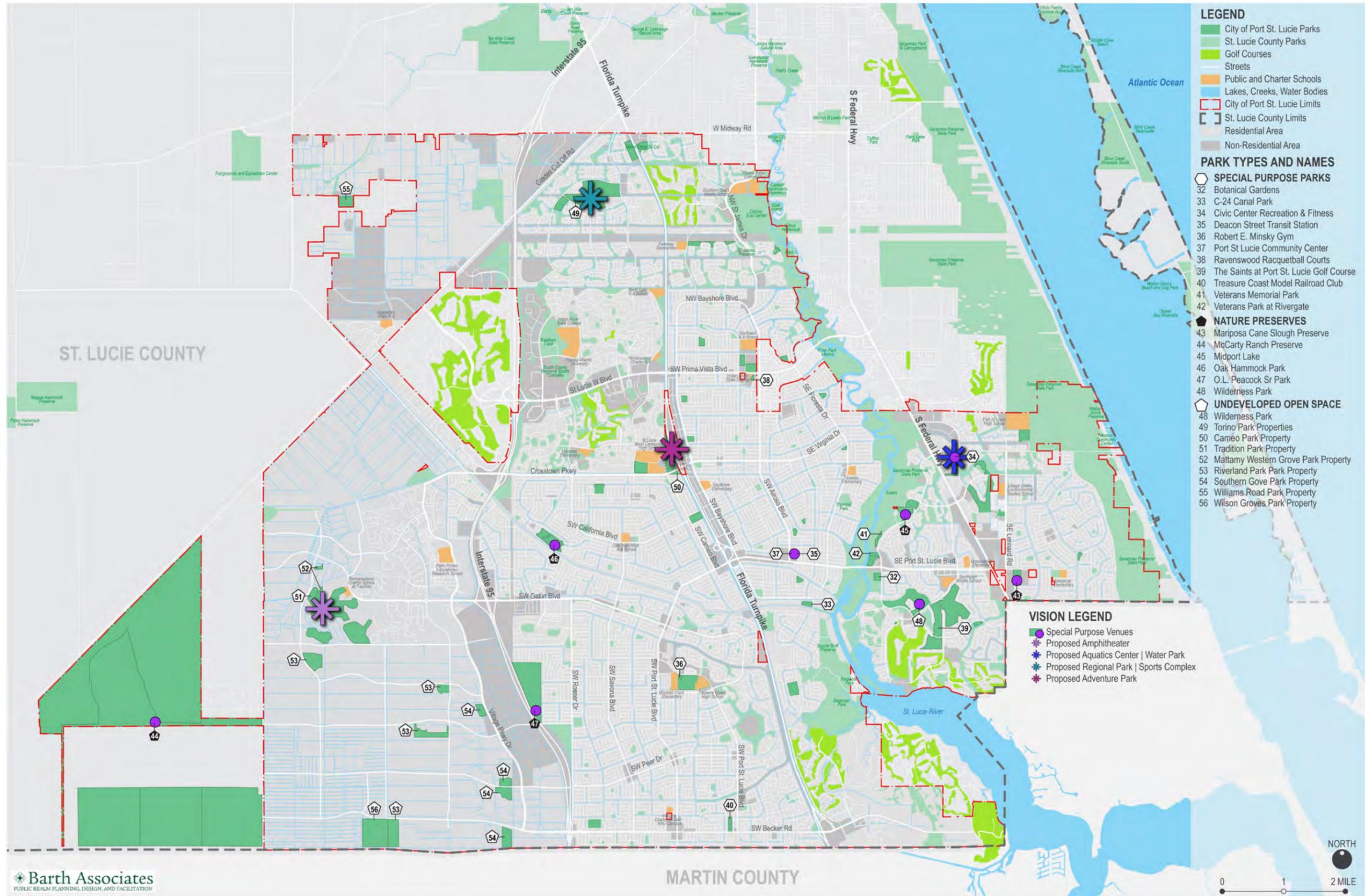


Figure 4.22 - Proposed Special Purpose Parks



**Figure 4.23 - Special Purpose Parks Examples**



*Meyer Amphitheatre, Downtown West Palm Beach*



*Calypso Bay Waterpark, Royal Palm Beach*

**Figure 4.24 - Special Purpose Parks Examples, continued**



*Vista Park Sports Complex, Weston*



*TreeUmph! Adventure Course, Bradenton*

## Increasing Access through Improved Connectivity

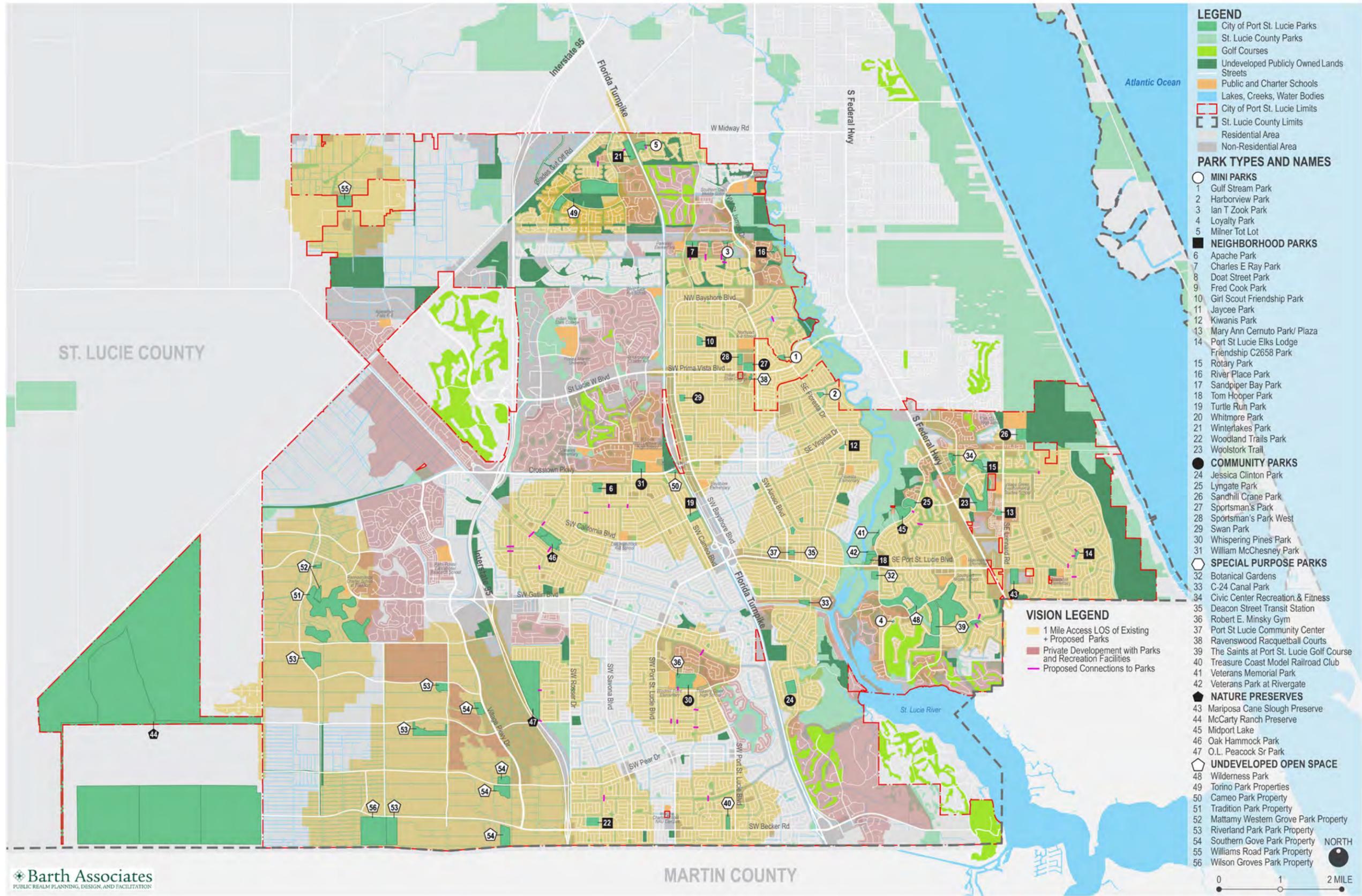
In addition to acquiring additional park land, the City can also increase park access through improved bicycle/pedestrian connectivity. Figure 4.26 on the following page illustrates increased connections through improvements such as the Savona Boulevard Bridge.

**Figure 4.25 - Savona Boulevard Bridge**



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Figure 4.26 - Proposed Connections to Improve Access to Parks



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### 3. RECREATION CENTERS

Indoor recreation and fitness space is another top priority for residents. Existing fitness and recreation centers include the City's Civic Center, Community Center, and Minsky Gym. There are more than 5,000 members of the City's two fitness centers, and indoor space is at a premium.

The City's vision for indoor recreation space is to meet or exceed the industry "rule-of-thumb" of 1-2 square feet (sf) per capita. Meeting this goal may require the construction of an additional 150,000 - 200,000 of additional space over the next 20 - 30 years.

Figure 4.28 on the following page shows that the existing centers primarily serve residents within the southeast quadrant of the City. The existing Community Center and Minsky Gym need to be updated to accommodate demand. Addition of a gymnasium to the Community Center would increase the total square footage to approximately 50,000 - 55,000 sf, comparable to the City of Jupiter's Community Center (Figure 4.26 below). The Minsky Gym will eventually also need to be replaced or expanded to create another +/- 50-60,000 sf center.

Figure 4.29 shows the proposed locations of the additional 3 - 4 new centers needed to serve residents in the North and West areas of the City, including the proposed Torino and Tradition community/regional park sites.

**Figure 4.27 - Jupiter Community Center (+/- 60,000 sf)**



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Figure 4.28 - Existing Community/Recreation Centers

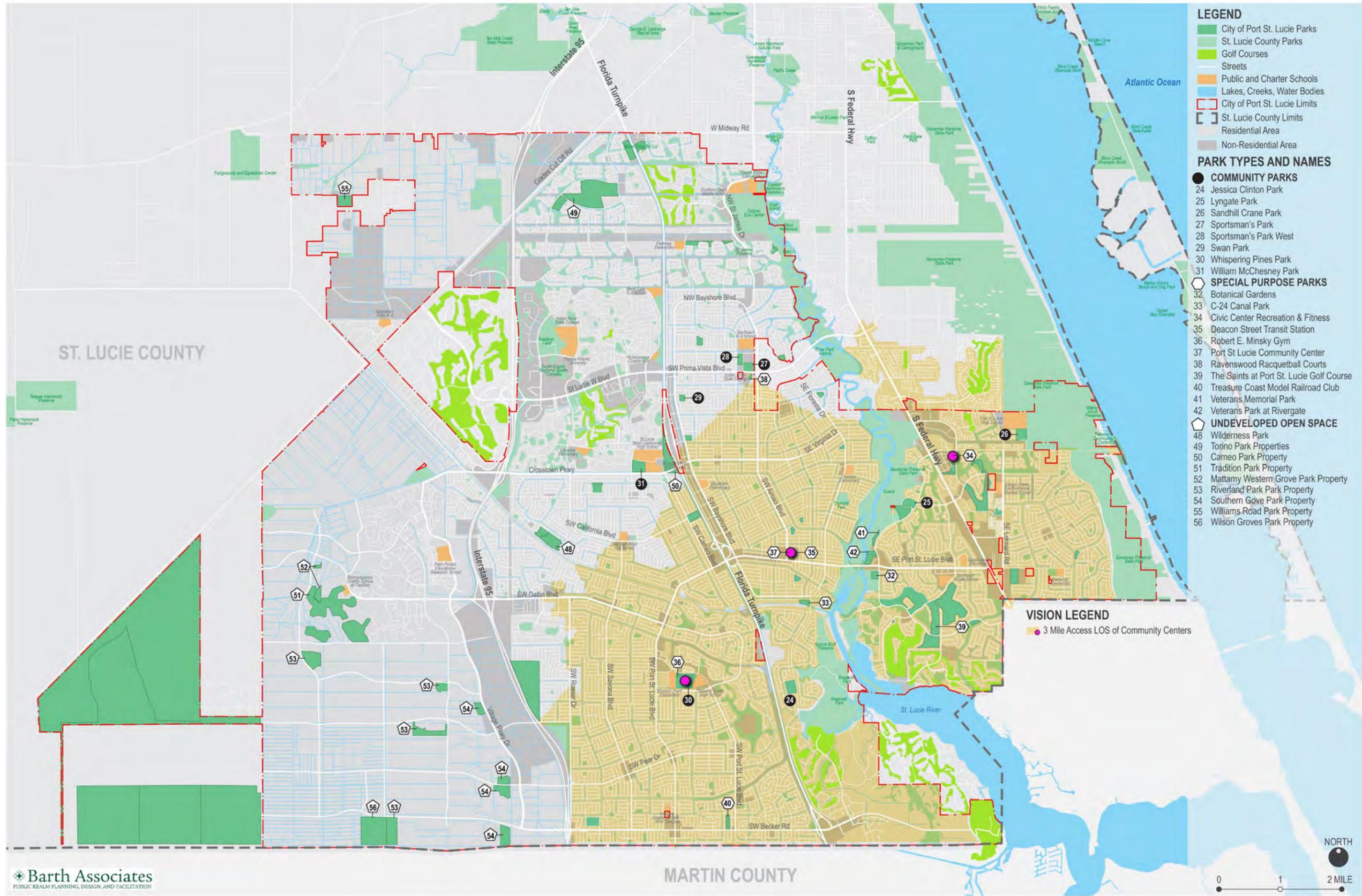
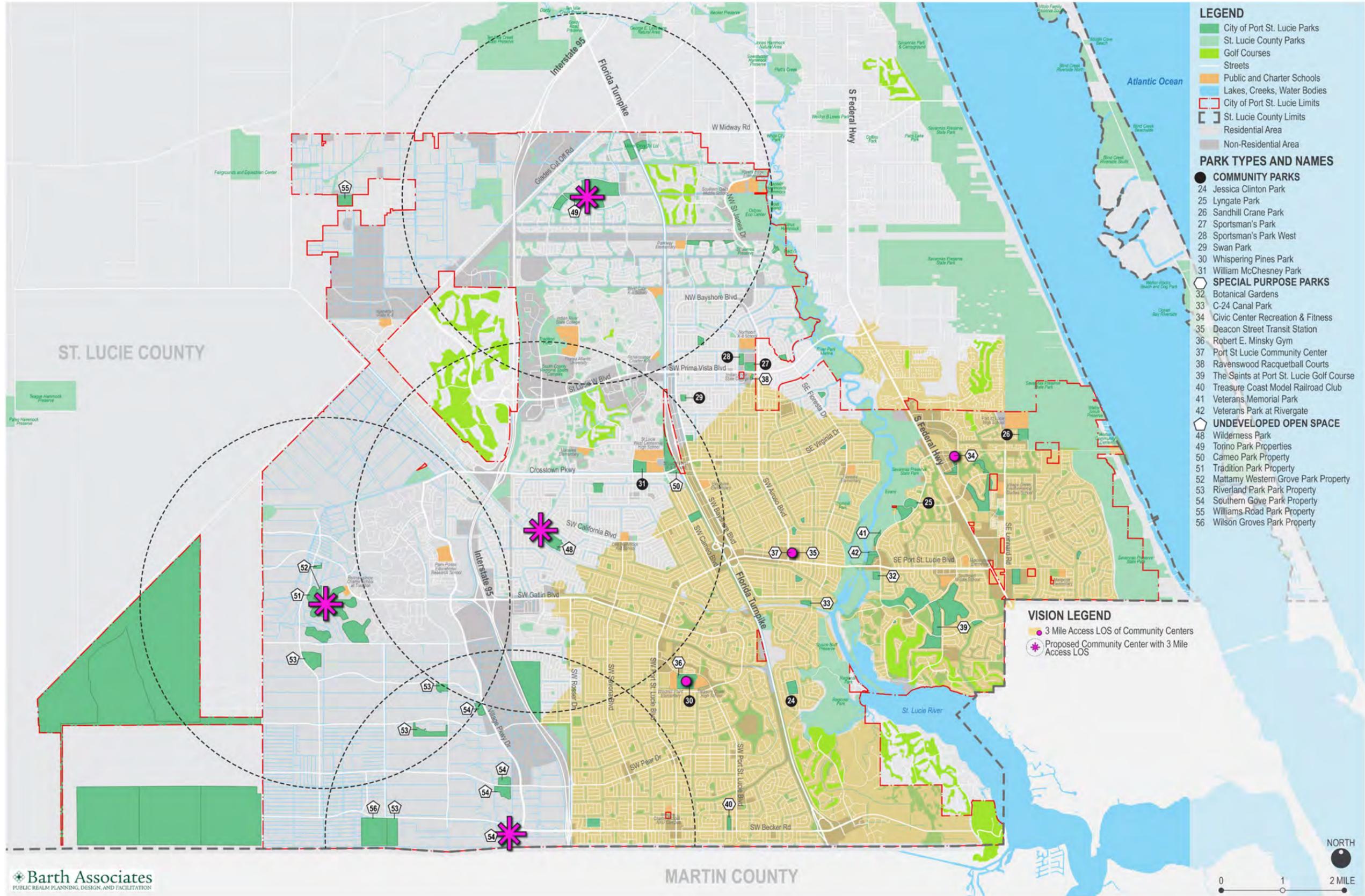


Figure 4.29 - Proposed and/or Expanded Community/Recreation Centers



## 4. ATHLETIC FIELDS

The City has not built any new lighted athletic fields since 2005, and youth sports associations indicated the need for additional capacity. The City's vision is to address the issue in several ways:

- Increase capacity by adding lighting and/or artificial turf to existing fields
- Add new fields to existing parks (where land is available) in each quadrant of the City
- Build a sports complex at the new regional park proposed for the Torino or Tradition site

Figure 4.31 on the following page shows that the Central and Eastern areas of the City have the greatest access to sports fields, while the growing areas to the West are deficient. Figure 4.32 shows the proposed construction of additional fields at the Torino and Tradition sites, as well as other potential areas of the City if land is available.

Figure 4.30 below is a prototype of a regional park and sports complex that could possibly be constructed at the Torino or Tradition sites.

**Figure 4.30 - Prototype of a Regional Park and Sports Complex**



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Figure 4.31 - Existing Service Areas of Athletics Fields

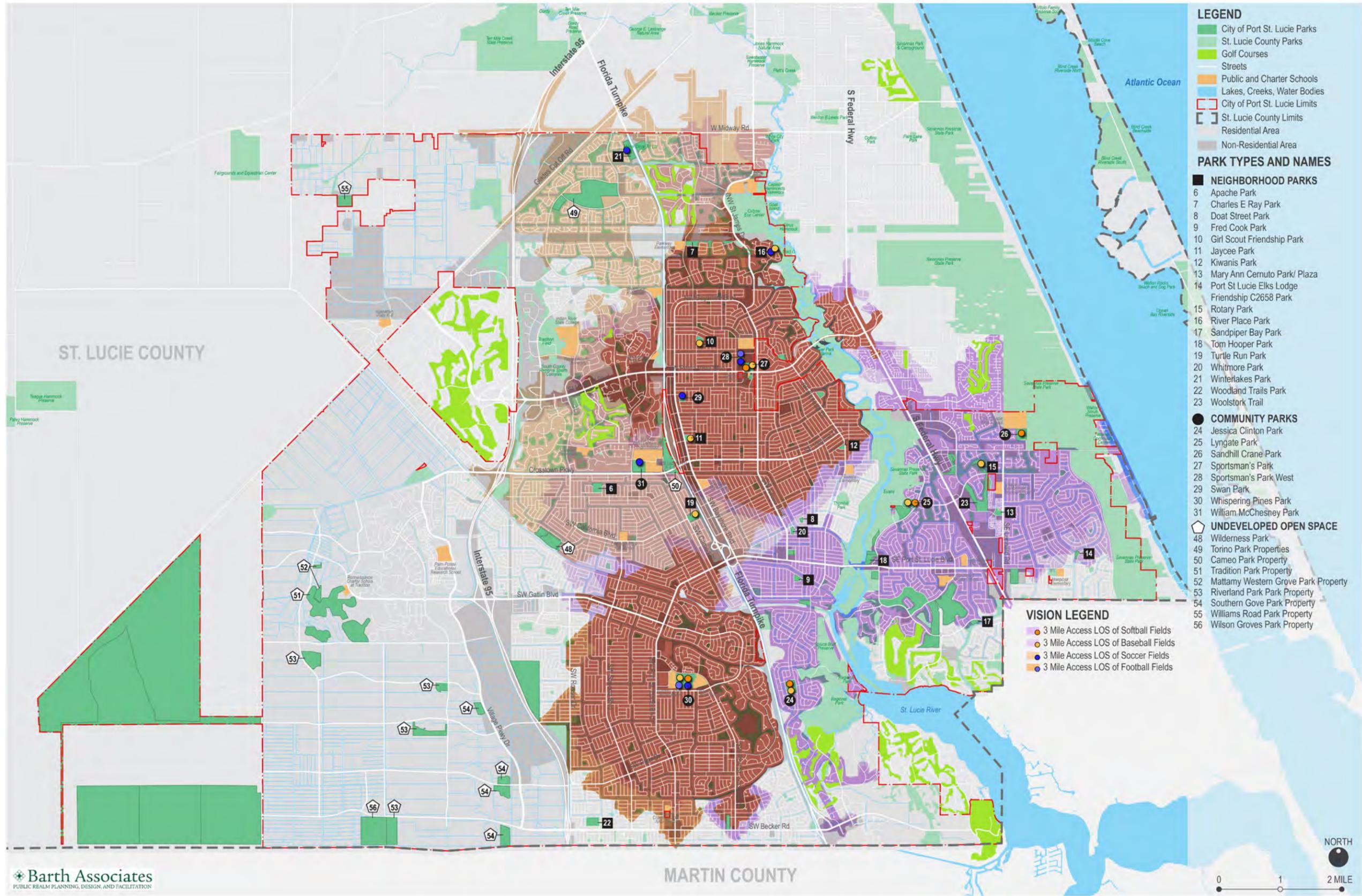
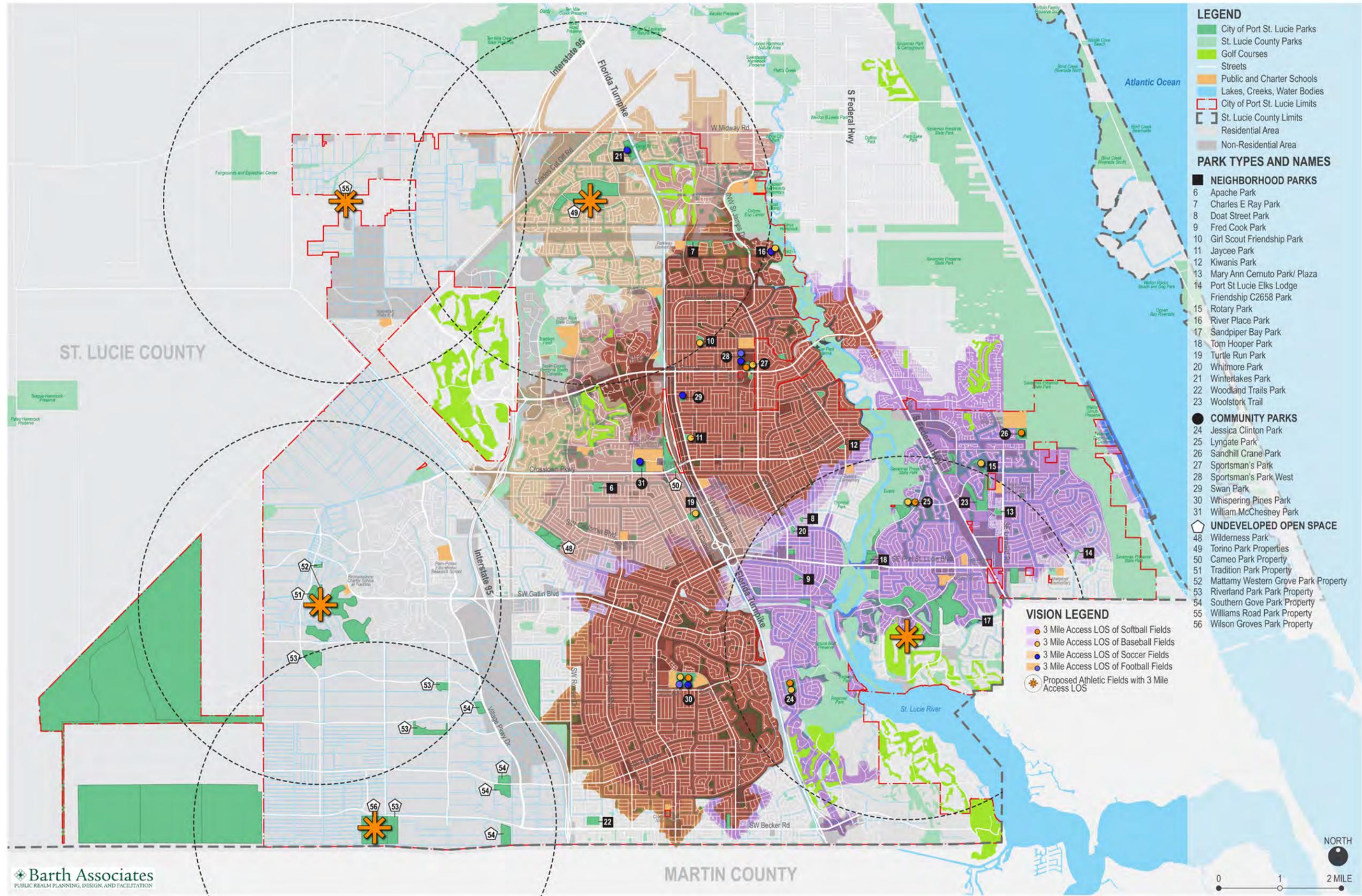


Figure 4.32 - Proposed Locations of Additional Athletics Fields



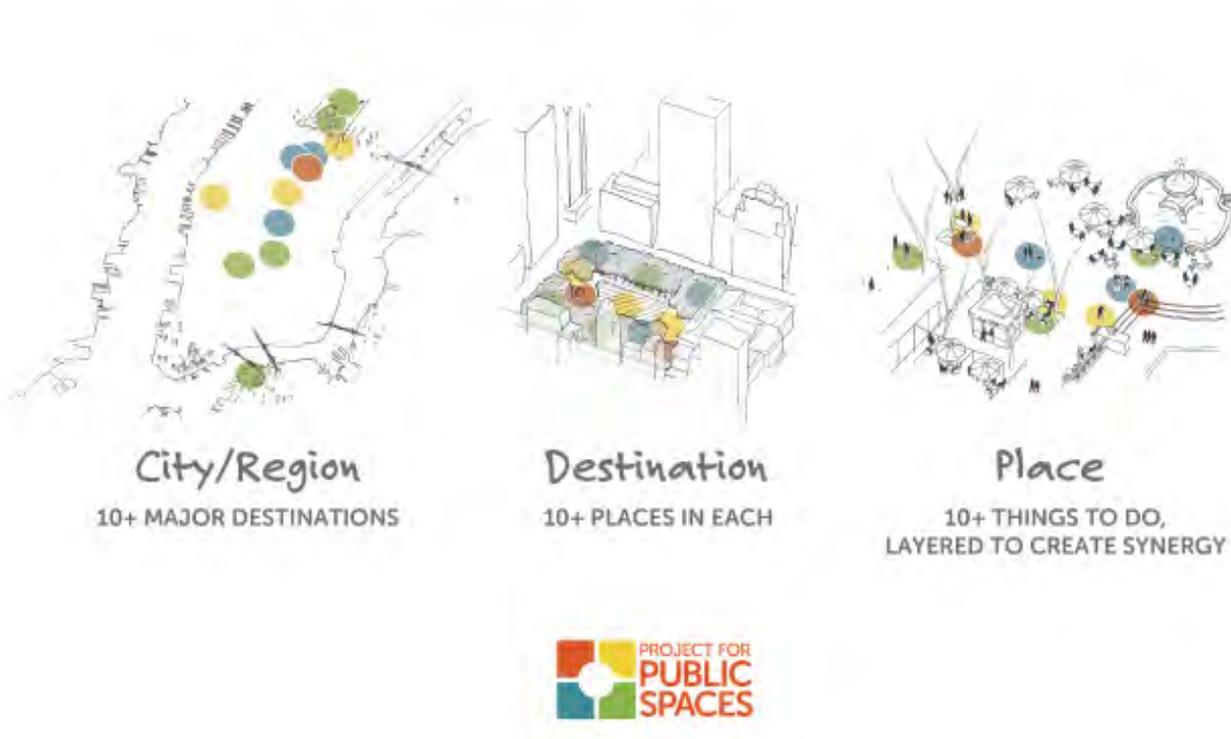
## 5. IMPROVEMENTS TO EXISTING PARKS

Many top priority needs can be initially met through improvements at the City's existing parks. Priority facility needs include multi-use paved and unpaved trails within parks, natural areas, dog parks, and splash pads. Other proposed improvements include bus shelters, graphic signage, movable park furnishings, shade trees and/or covers over playgrounds, improved architectural aesthetics of park buildings (including restroom buildings), more activities and things to do, and increased marketing and promotion of existing recreation programs.

The non-profit Project for Public Spaces (PPS) promotes the "Power of 10+", the idea that every public space should have at least 10 things to do.

**Figure 4.33 - The Power of 10+**

### HOW CITIES TRANSFORM THROUGH PLACEMAKING



The following images, developed for the City of a Sunrise, FL Parks and Recreation Master Plan by AECOM, illustrate the application of the Power of 10+ to an existing, well-maintained but under-used park:

**Figure 4.34 - Representation of the Application of Power of 10+**



The City is currently making improvements to City parks in response to residents' needs. For example, paved walking loops are currently proposed for Woodland Trails Park (Phase one project was completed June 6, 2019) and Winterlakes Park, along with outdoor fitness equipment. Several smaller parks could also be upgraded with walking paths and outdoor fitness equipment, including Rotary, Kiwanis, and Jaycee Parks.

Over time, improvements could be made to upgrade existing parks in accordance with the proposed prototypes for Neighborhood and Community Parks (Figures 4.17 and 4.19, above), possibly including:

#### **NEIGHBORHOOD PARKS UPGRADE CHECKLIST**

- |   |  |
|---|--|
| <input type="checkbox"/> Paved, multi-purpose paths                     | <input type="checkbox"/> Bike racks  |
| <input type="checkbox"/> Picnic shelters with grills                    | <input type="checkbox"/> On-street food truck parking                                |
| <input type="checkbox"/> Movable tables and chairs                      | <input type="checkbox"/> Multi-generational, shaded playground                       |
| <input type="checkbox"/> Shade trees, umbrellas, awnings, and/or covers | <input type="checkbox"/> Drinking fountains  |
| <input type="checkbox"/> Game tables                                    | <input type="checkbox"/> Fitness equipment   |
| <input type="checkbox"/> Multi-purpose lawns                            | <input type="checkbox"/> Multi-purpose courts for basketball, tennis, and pickleball |
| <input type="checkbox"/> Public art, sculpture, fountains               | <input type="checkbox"/> Restrooms   |
| <input type="checkbox"/> Bioretention, rain gardens                     | <input type="checkbox"/> Limited parking   |
| <input type="checkbox"/> Phone charging stations                        | <input type="checkbox"/> Graphic signage   |
| <input type="checkbox"/> Wi-Fi  |  |
| <input type="checkbox"/> Connecting sidewalks and crosswalks            |  |

### COMMUNITY PARKS UPGRADE CHECKLIST

- Dog park
- Splash pad
- Paved, multi-purpose paths
- Picnic shelters with grills
- Movable tables and chairs
- Shade trees, umbrellas, awnings, and/or covers
- Game tables
- Multi-purpose fields
- Public art, sculpture, fountains
- Bioretention, rain gardens
- Phone charging stations
- Wi-Fi
- Connecting sidewalks and crosswalk
- Bike racks
- On-street food truck parking
- Multi-generational, shaded playground
- Drinking fountains
- Fitness equipment
- Tennis, basketball, and pickleball courts
- Restrooms
- Covered picnic pavilions with grills
- Parking
- Stage (fixed or movable)
- Large group pavilion
- Community garden
- Recreation center/concession building
- Graphic signage

## 6. PROGRAMS AND MARKETING

Residents' top programming priorities include adult fitness and wellness programs, nature programs, summer concerts, special events, and senior programs. Programs are also an important component of PPS' Power of 10+ concept.

Numerous organizations provide adult and youth programs in PSL, including the City, St. Lucie County, Libraries, School District, Boys and Girls Clubs, Police Athletic League, the Children's Services Council, and others. However, the "supply" of existing programs is not meeting demand – especially for special events, youth programs, and after-school programs – and there is no central coordinating entity in the City or County. The situation is further exacerbated by the lack of indoor recreation center space for recreation programs. For example, Minsky Gym is consistently over-booked for youth programs, and use of indoor space at each school is scheduled by the school principal.

The City's vision for additional programming includes more frequent collaboration and coordination with public, non-profit, and private partners. For example, outdoor adult fitness and wellness programs could be provided by private instructors throughout the City's parks system. Additional nature and cultural programs could be provided by the Friends of the Botanical Gardens, the Historical Society, Master Gardeners, Master Naturalists, the County Extension Services, the Audubon Society, the Treasure Coast Wildlife Center, Busch Wildlife Foundation, the County Oxbow Center, and/or others. Other programs could include evening bonfires, kayak tours, or movie nights that can help build a sense of community and activate the parks. The City may also seek sponsors or contractors to fund and host additional special events.

The City's vision also includes increased marketing and promotion to make residents more aware of existing opportunities. As noted in the needs assessment findings, over 1/3 of residents (34%) indicated "they don't know what is offered/available" as a factor that prevents them from using PSLPRD Parks and Recreation programs more frequently. Therefore, the City will increase its marketing and promotion efforts to make residents more aware of parks and recreation opportunities. This includes the addition of an outreach coordinator within the City's Parks and Recreation Department, who would coordinate with the City's Communications Department. The Parks and Recreation Department is also currently working with the Communications Department to create a new parks and recreation brand and logo to aid in its marketing efforts.

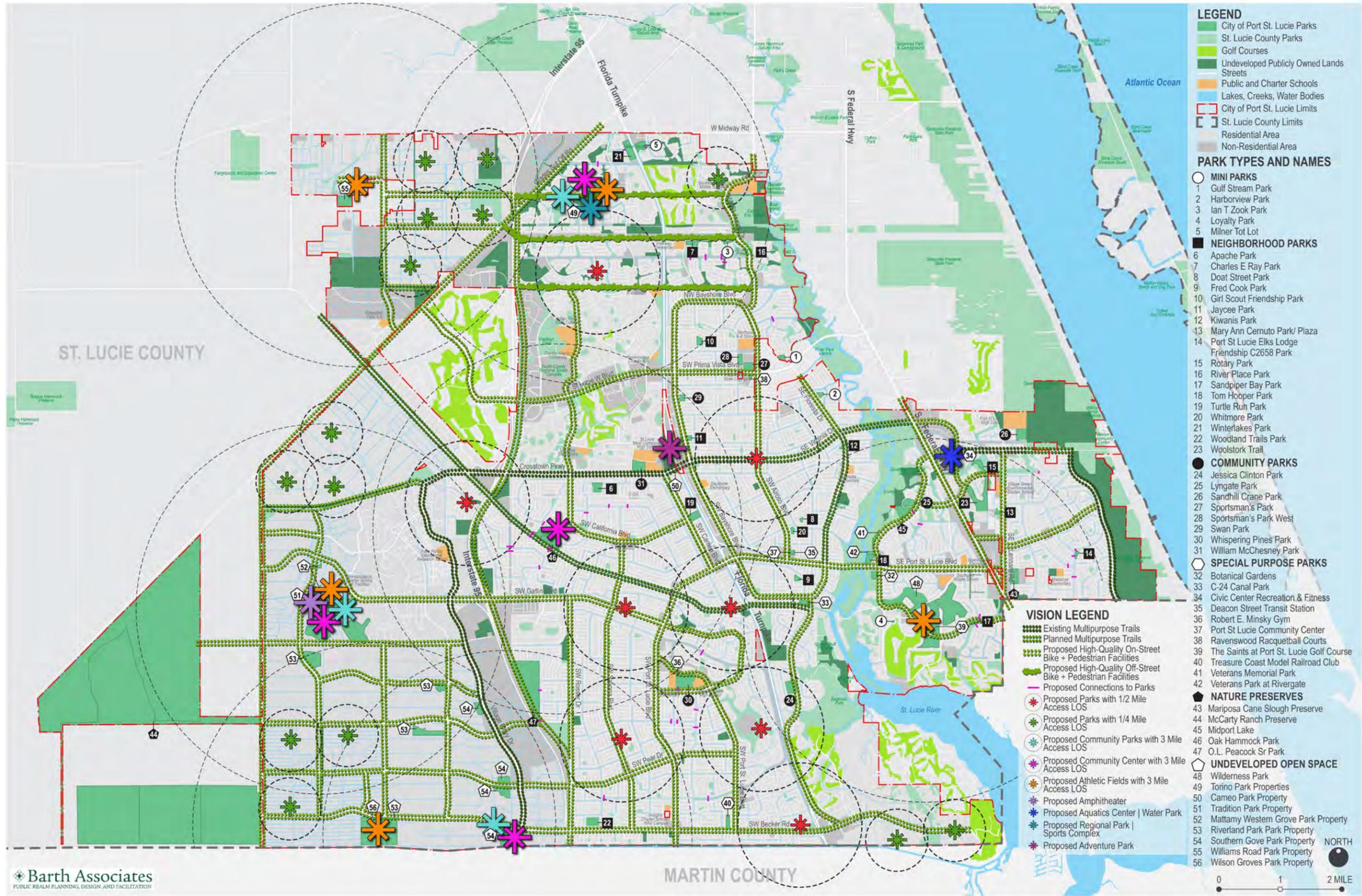
**Figure 4.35 - Recreation Program at Minsky Gym**



## Parks and Recreation System Vision

Figure 4.36 on the following page is a composite of the sub-systems discussed above, showing all of the proposed improvements to the parks and recreation system.

Figure 4.36 - Parks and Recreation System Vision



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# SECTION 5: PHASE ONE IMPLEMENTATION STRATEGY

## 5.1 Funding

Implementation of the long-range Parks and Recreation System Vision described in the previous section is estimated to cost over \$200 million in land acquisition and capital improvements, plus approximately \$10 million (+/- 5% of capital costs) in additional annual operations and maintenance costs once the improvements are constructed (see Figure 5.4 - Estimated Costs, at the end of this section).

Currently, the City has little funding available for *new* parks and recreation capital improvements. The City's Capital Improvements Plan (CIP) proposes \$43 million over the next 10 years, already earmarked for development of the Riverwalk, Westmoreland parcel improvements, and conservation tract improvements; only the first 5 years are funded.

Funding for parks and recreation needs is also competing with other essential City needs and services including police, transportation, and other infrastructure. The City's current budget states that "the three priorities in developing this proposed budget include:

- Maintain current levels of service – while incorporating the additional Southern Grove taxes and assessments;
- Maintain the City's infrastructure, equipment, facilities, services and programs - effect improvements in critical areas of concern; and
- Address deferred maintenance by unwinding budget-balancing decisions made during the Recession in a manner that is sensible and responsive to long-range planning."

Therefore, it is not anticipated that much discretionary funding will be available for parks and recreation improvements in the near future.

However, there are several future opportunities for additional funding within the next 20 years, including:

- **Grants:** Ryan Ruskey of RMPK Funding, a firm in Jupiter FL that specializes in obtaining alternative funding for local communities, estimates that it is reasonable for a City to receive up to \$3 million dollars in parks and recreation grants each year if it pursues grants aggressively. It is assumed that a less aggressive approach could potentially yield \$1 million/year.
- **Crosstown Parkway Millage:** The millage dedicated to the Crosstown Parkway Extension (up to .4 mil) will be available for other uses at the beginning of FY 19/20, and a portion could possibly be dedicated to parks and recreation improvements. It is estimated that .4 mil will generate approximately \$4 million/year.

- **MSTU:** The City receives approximately \$1.6 million per year from the St. Lucie County Municipal Services Taxing Unit (MSTU), which will expire in FY 22/23. Currently, those funds are earmarked to pay the debt service on the City’s Civic Center. If the MSTU is renewed, the funds could be potentially used for new parks and recreation improvements.
- **Bonds:** The City could ask voters to approve a bond referendum to fund parks and recreation capital improvements in 2023. One mil could generate approximately \$10 million per year over a period of over 20-30 years, costing the average homeowner approximately \$126 per year in additional ad valorem taxes.
- **CIP:** Once the City has completed the parks and recreation improvements approved for funding in the 5-year CIP, the level of funding could be increased for future parks and recreation improvements.
- **Sales Tax:** St. Lucie County voters recently approved a ½ cent sales tax to pay for better roads, more sidewalks, and cleaner rivers. Assuming that residents are pleased with the return on their investment, it is conceivable that an additional ½ cent sales tax could be requested in 2029 for parks and conservation lands, which could generate approximately \$7.5 million per year for the City.
- **Other Sources:** Other sources of funding and/or implementation could include the joint use of stormwater, utilities, and/or school properties; operating funds; public/private partnerships (P3s); donations from private foundations; sponsorships; fees; and others.

Based on available and projected funding, it is recommended that the parks and recreation vision be implemented in two 10-year phases. Figure 5.1 shows that potential funding for Phase 1 (FY 2019-2029) could total as much as \$49.2 million for parks and recreation capital improvements, allowing for implementation of 20-25% of the overall vision. It is assumed that Phase 2 funding (FY 2029-39) would require a voter-approved bond or sales tax referendum.

**Figure 5.1 - Potential Funding for Phase One Improvements: FY 2019 - 2029**

	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	
<b>CIP</b>	\$1M	\$1M	\$1M	\$1M	\$2M	\$2M	\$2M	\$2M	\$2M	\$2M	
<b>Grants</b>	\$1M	\$1M	\$1M	\$1M	\$1.6M	\$1.6M	\$1.6M	\$1.6M	\$1.6M	\$1.6M	
<b>MSTU</b>					\$1.6M	\$1.6M	\$1.6M	\$1.6M	\$1.6M	\$1.6M	
<b>Other Sources</b>	\$1M	\$1M	\$1M	\$1M	\$1M	\$1M	\$1M	\$1M	\$1M	\$1M	
<b>TOTALS</b>	<b>\$3M</b>	<b>\$3M</b>	<b>\$3M</b>	<b>\$3M</b>	<b>\$6.2M</b>	<b>\$6.2M</b>	<b>\$6.2M</b>	<b>\$6.2M</b>	<b>\$6.2M</b>	<b>\$6.2M</b>	<b>\$49.2M</b>

The planning team met on March 28 to recommend potential Phase One projects. First, it is anticipated that priorities for the next five years (FY 2019 – 2024) would include:

- Repairs and improvements to existing facilities, particularly to remedy un-safe conditions or protect existing assets
- Enhancements to existing facilities in accordance with the prototypes and checklists (e.g. paved walking loops, multi-purpose lawns, picnic pavilions, playgrounds, shade, restrooms, exercise equipment, stormwater treatment and habitat enhancements)

- Applications for grants
- Securing future funding sources
- Preparation of design and construction documents for proposed Phase One improvements, including public involvement for each proposed improvement
- Permitting of Phase One improvements

Priorities for the second five years would focus on implementing projects that:

- Help accomplish one or more of the City's Strategic Plan goals
- Leverage existing resources
- Help meet residents' priority needs
- Provide a significant the return-on-investment
- Are exciting and compelling

Based on these criteria, the planning team recommends the following major projects for Phase One (FY 2019-2029) implementation:

- +/- \$12.4M for development of Phase 2 of the **Riverwalk Project** (Figure 5.3), including residents' top priority facilities such as walking and hiking trails, paved bike trails, natural areas, dog parks, and outdoor stage and performance areas
- +/- \$20M for the first phase of development for **Regional Parks and Sports Complexes** at the Torino and Tradition sites
- +/- \$4 M for development of the proposed **Adventure Park**
- +/- \$2.3M for **Park Land Acquisition** for joint-use stormwater treatment/park sites
- +/- \$4.7M for **Deferred Maintenance and Improvements** to existing parks
- +/- \$3.7M for other high priority projects already included in the City's Capital Improvements Plan (CIP), including **Apache Neighborhood Park (First Responder's Park)** and **Winterlakes Park**
- +/- \$150,000 for a **City-wide Trails Master Plan** (by Public Works Department)

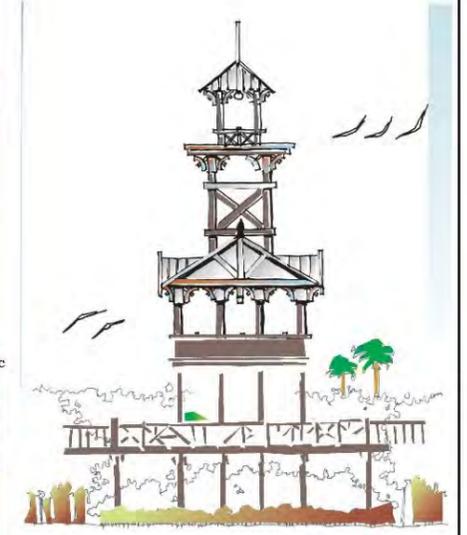
As discussed previously, additional annual operations and maintenance funding (+/- 5% of capital costs) would be required to operate and maintain proposed improvements once they're constructed, and provide the additional programs and special events requested by residents.

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Figure 5.2 - Riverwalk at Port St. Lucie Master Plan

# RIVERWALK AT PORT ST. LUCIE

## MASTER PLAN - NATURAL RECREATIONAL OPPORTUNITIES

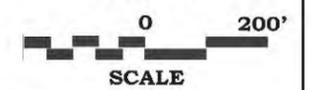


WILDLIFE VIEWING TOWER

- LEGEND:**
- OAK
  - PINE
  - SCRUB
  - MANGROVES



NORTH



PREPARED FOR:  

 City of Port St. Lucie  
 PLANNING & ZONING DEPARTMENT

PREPARED BY:  

 THE RMPK GROUP



ST. LUCIE OUTPOST/KAYAK TRAIL



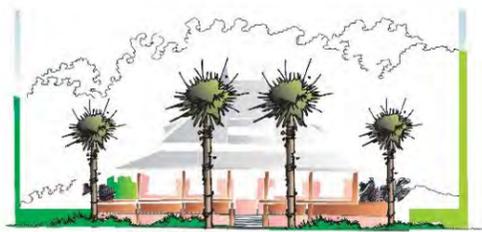
SANDPINE INTERPRETIVE TRAIL



RIVER VILLAGE DOCKS



BOARDWALK & RIVER PAVILLION



NATURE CENTER

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**Figure 5.3 - Estimated Costs**

Proposed Improvement		Quantity	Unit	Unit Cost	Subtotal	Comments
<b>Deferred Maintenance</b>						
		1	lump sum		\$13,000,000	Per Parks & Recreation Department
<b>Bikeways and Trails</b>						
1	On-going sidewalks program					By others
2	Greenways and trails master plan	1		\$150,000	\$150,000	By others
3	Greenway and trail design, construction					By others
4	Trailhead improvements at existing parks	10	each	\$25,000	\$250,000	Parking, kiosk, drinking fountain, restroom, air station
	<i>SUBTOTAL</i>				<i>\$400,000</i>	
<b>Special Purpose Venues</b>						
1	Amphitheater	1	each			Cost TBD: By private provider, County, or other partner
2	Water Park	1	each	\$5,000,000	\$5,000,000	By private provider, County, or other partner on City land
3	Sports Complex	1	each	\$30,000,000	\$30,000,000	Partnership with Treasure Coast Sports Commission, County, others
4	Adventure Park	1	each	\$5,000,000	\$5,000,000	By private provider, County, or other partner on City land
	<i>SUBTOTAL</i>				<i>\$40,000,000</i>	
<b>Recreation Centers</b>						
1	Community Center gymnasium	15,000	s.f.	\$200	\$3,000,000	
2	Minsky Gym and rec center expansion	1	lump sum	\$10,000,000	\$10,000,000	
3	New recreation centers	3	each	\$15,000,000	\$45,000,000	60,000 sf @\$250/sf
	<i>SUBTOTAL</i>				<i>\$58,000,000</i>	
<b>Athletic Fields</b>						
1	Additional park land	48	acres	\$100,000	\$4,800,000	3 acres per field
2	Additional ball fields	16	each	\$500,000	\$8,000,000	4 new lighted fields in each quadrant of the City, including amenities
	<i>SUBTOTAL</i>				<i>\$12,800,000</i>	

Proposed Improvement		Quantity	Unit	Unit Cost	Subtotal	Comments
<b>Improvements to Existing Parks</b>						
1	Multi-purpose paths	25	each	\$200,000	\$5,000,000	Average 3/4 mile concrete path with fitness stations
2	Dog parks	4	each	\$250,000	\$1,000,000	Allowance
3	Picnic shelters, grills, and tables	15	each	\$100,000	\$1,500,000	Allowance
4	Site furnishings	40	sites	\$25,000	\$1,000,000	Allowance for chairs, tables, kiosks, signs, table games, etc.
5	Splash pads	4	each	\$500,000	\$2,000,000	Allowance
<i>SUBTOTAL</i>					<i>\$10,500,000</i>	
<b>Additional Parkland</b>						
1	Additional parkland	140	acres	\$100,000	\$14,000,000	28 parks at minimum 5 acres each
<b><i>SUBTOTAL</i></b>					<b><i>\$148,700,000</i></b>	
	Design and permitting fees	10%			\$14,870,000	
	Contingency	25%			\$37,175,000	Estimated costs to be refined through design process
<b>TOTAL</b>					<b>\$200,745,000</b>	

## 5.2 Other Elements of the Implementation Strategy

In addition to proposed funding priorities, the implementation strategy also includes strengthening partnerships and interlocal agreements with other providers; updating land development regulations; and increasing marketing and promotion.

### Role(s) of the Parks and Recreation Department and Other Providers

In order to serve City residents as cost-effectively as possible, the City will continue to collaborate with other recreation providers - such as the St. Lucie County School District and the South Florida Water Management District - to implement the City's parks and recreation vision. **The Port St. Lucie Parks and Recreation Department** is expected to continue serving as the primary recreation provider for City residents. In addition to operating and maintaining over 40 parks and recreational facilities, the Department offers popular special events including the MLK Jr. Family Fun Day, River Nights, Daddy-Daughter/Mommy-Son/Special Need Dances, Bonfire Hayride, Easter Breakfast and Eggstravaganza, Princess Tea Party, Freedomfest, Festival of Lights, and much more! The Department also offers a variety of Kids Camps and activities, as well as two Fitness Centers, banquet and other Community Center rental spaces, the Botanical Gardens and The Saints, an 18-hole Golf Course.

**St. Lucie County** focuses on serving the needs of residents in unincorporated areas, as well the City of Fort Pierce and St. Lucie Village. Recreation facilities provided by the St. Lucie County Parks and Recreation Department - which are accessible to City of Port St. Lucie residents - include an aquarium, history center, Lincoln Park Community Center, Savannas Recreation Area, Havert L. Fenn Center, County fairgrounds, pools, athletic fields, open space, pavilion rentals, tennis courts, a skate park, Walton Community Center, First Data Field and the Fairwinds Golf Course. The City will continue coordinating with the County, particularly regarding implementation of the vision for bikeways and trails, natural areas, and nature programs.

**Youth Sports Leagues** that offer recreation and competition sports opportunities for City youth include the Little League District 17 Administration, Greater PSL Football League, American Little League, Mako Soccer, PSL National Little League, PSL Athletic Association, PSL Soccer Club, Senior Softball, PSL Southwestern Little League, Treasure Coast Renegades and Cheer Association, the City of PSL Junior Basketball Program, and the PSL Girls Softball League. The for-profit **i9 Sports franchise** also offers youth sports leagues, camps and clinics for boys and girls ages 3 including flag football, soccer, basketball, baseball and ZIP Lacrosse.

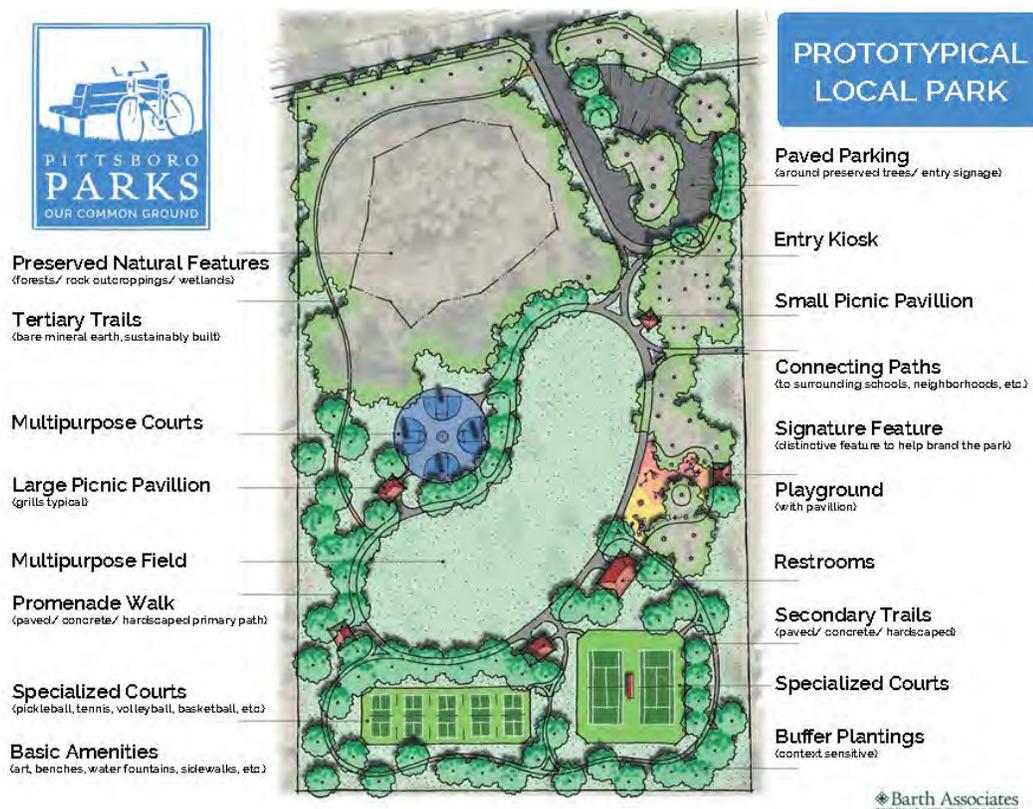
The City will continue to coordinate with these and other providers to serve residents' needs for youth athletics. **The Boys and Girls Clubs** offer a variety of recreational and educational programs including homework assistance and tutoring, health and life skills, character and leadership-building, arts programs, and sports and fitness programs. Similarly, the **YMCA** offers adult sports, aquatics, certification classes, martial arts, personal training, preschool sports, special events, swim lessons, youth sports and summer camps. Both agencies coordinate with the City, particularly regarding youth services and programs.

## Land Development Regulations

The implementation strategy includes an update to the City’s Land Development Regulations to require new development to provide adequate parks and recreation facilities to meet the needs of new residents. Section 156.115. of the current code requires that “Developed open space shall be designed to provide active recreational facilities to serve the residents of the development”, and “Undeveloped open space shall be designed to preserve important site amenities and environmentally sensitive areas.” However, the code is not prescriptive, stating only that “A logical amount of the land proposed for subdivision shall be set aside for developed and undeveloped open space, adjusted, as appropriate, for conditions such as population density, existing municipal facilities, topography and other appropriate site- and development-specific factors.” Sec. 156.116. of the current code states that “The minimum size of any land to be dedicated for park and active recreational purposes shall be no less than ten thousand (10,000) square feet (except if approved by Council), which is too small of a site (less than ¼ acre) to provide any meaningful parks and recreation facilities. The code also permits developers to pay a cash contribution in lieu of the land required.

It is suggested that the City update its regulations to mandate that new development provide at least two acres/per 1,000 residents for new local park(s), and that the new park(s) must include at least 5 acres of developable land. The park(s) would be designed and constructed by the developer in accordance with a new local park prototype, such as the examples below. Maintenance of the local parks would be provided by a Homeowners Association. Fees in lieu of parks would only be permitted for smaller developments (e.g. less than 50 acres), where the funds would be used to purchase land for a local park serving several new neighborhoods.

**Figure 5.4 - Example of an 8-acre Prototypical Local Park - City of Pittsboro, NC**



**Figure 5.5 - Example of a 6-10 acre Prototypical Local Park - City of Sarasota, FL**



In addition to the new provision for local neighborhood parks, the strategy includes Park Impact Fees to pay for larger community-wide improvements such as the adventure course, regional parks, water park, trails, and indoor recreation centers needed to accommodate new residents.

## Marketing and Promotion

As mentioned in the long-range vision, the implementation strategy also includes increased marketing and promotion to make residents more aware of existing parks and recreation opportunities. This includes the addition of an outreach coordinator within the Parks and Recreation Department to coordinate with the City's Communications Department. The Parks and Recreation Department is also currently working with the Communications Department to create a new parks and recreation brand and logo to aid in its marketing.

The Communication Department is responsible for disseminating public information including, but not limited to, media inquiries, press releases, social media, website, printed collateral, banners, newsletters, and video campaigns. A social media editorial calendar outlines the year's events and distinguishes whether an event will have a paid Facebook advertisement. The bi-annual Leisure Time brochure is curated and designed by the Graphics Coordinator, along with individualized flyers and banners for Parks & Recreation's Special Events. Videographers and photographers from the Communications Department attend the events and capture moments live and in real time on social media.

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# SECTION 6: APPENDICES

<b>Appendix A - Park Evaluations Form</b>	<b>172</b>
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<b>Statistically-Representative Survey – under separate cover</b>	

**APPENDIX A**  
**Parks Evaluations Form**

**Park Name:**

**PROXIMITY/ACCESS/LINKAGES | Total Score:**

**Visibility from a distance**

(1 being poor visibility to the interior of the park from the surrounding neighborhood due to man-made structures or natural feature that obstruct views into the park versus 5 being able to clearly see into the park from the surrounding neighborhood)

1                      2                      3                      4                      5

**Ease in walking to the park**

(1 being poor access to the park from the surrounding neighborhood due to disconnected sidewalks, lack of shade trees, unmarked pedestrian street crossings on fast, wide streets, and single sided park frontage onto the street versus 5 being ADA accessible access on wide shaded sidewalks that lead to the park, pedestrian-timed street crossings on narrow streets that lead to an interconnected park sidewalk network, multiple sides of the park face the street)

1                      2                      3                      4                      5

**Transit Access**

(1 being a transit stop located within ¼ mile of the park versus 5 being directional and orientational signage that directs park users to an easily accessible transit stop within ¼ mile with comfortable and sheltered seating area or (depending on the size and function of the park) a highly visible and easily accessible transit stop located on park property with bike racks, directional and orientational signage, pedestrian comfort stations, and comfortable and sheltered seating area)

1                      2                      3                      4                      5

**Clarity of information/signage**

(1 being the mere presence of gateway signage and regulatory signage versus 5 being a hierarchy of signage (gateway, location map (depending on the complexity of the park), identification, regulatory, directional, educational, etc.) that is clear, legible and well-maintained.

1                      2                      3                      4                      5

**ADA Compliance**

(1 being the park appears to be generally *inaccessible* due to a lack of appropriate ramps, equitable distribution of site accessibility facilities, level paving, etc. and does not appear to be easily usable by someone with special needs. (5 being the majority of the park shows evidence that it is intent is to be accessible and would allow equitable use for people with all needs/abilities.

1                      2                      3                      4                      5

City of Port St. Lucie Parks and Recreation Master Plan

**Lighting**

(At time of evaluation is the park apparently appropriately lit appropriately for its typology? **1** being the park is not appropriately lit, **5** being the park is well it, and the fixtures present are energy efficient and contribute to the overall aesthetic)

1                      2                      3                      4                      5

**COMMENTS:**

**COMFORT & IMAGE | Total Score:**

**First impression/overall attractiveness**

(1 being a park that is perceived to be uninviting, unsafe, abandoned, dilapidated and unmaintained versus 5 being a park that is perceived to be inviting, safe, and impeccably maintained)

1                      2                      3                      4                      5

**Feeling of safety**

(1 being surroundings that induce a feeling of danger due to the obstruction of natural surveillance and eyes on the park, extreme pedestrian access control (high fences, single access point) lack of territorial enforcement and sense of ownership, and the appearance of abandonment versus 5 being surroundings that evoke a feeling of safety and security through the promotion of eyes on the park, selectively placed entry and exit points, short and least sight-limiting fencing, spaces that promote proprietary concern, and well maintained spaces)

1                      2                      3                      4                      5

**Cleanliness/overall quality of maintenance (Exterior Site)**

(1 being unclean and damaged structures, recreational facilities, pavements, furnishings, and other hardscapes; dying, damaged and unmaintained landscaping, and the presence of litter, versus 5 seamlessly maintained structures, recreational facilities, pavements, furnishings and other hardscapes; healthy, vibrant, and well-maintained landscaping, and no litter)

1                      2                      3                      4                      5

**Cleanliness/overall quality of maintenance (Facilities Interior)**

(1 being unclean and damaged structures, recreational facilities, pavements, furnishings, and other hardscapes; dying, damaged and unmaintained landscaping, and the presence of litter, versus 5 seamlessly maintained structures, recreational facilities, pavements, furnishings and other hardscapes; healthy, vibrant, and well-maintained landscaping, and no litter)

1                      2                      3                      4                      5

**Comfort of places to sit**

(1 being uninviting, damaged, dirty, and sensorially unpleasant versus 5 being inviting, neat, clean, and sensorially pleasant)

1                      2                      3                      4                      5

**Protection from bad weather**

(1 being the presence of a covered structure (depending on the complexity of the park, at least one) that does not offer complete protection from the elements and is difficult to get to versus 5 being a covered structure (depending on the complexity of the park, several structures strategically placed) that offer complete protection from the elements and are easily accessible)

1                      2                      3                      4                      5

**Evidence of management/stewardship (Exterior Site)**

(1 being an abandoned appearance (unmaintained landscaping, deteriorating structures and hardscape, presence of litter) versus 5 being a cared for appearance (impeccably maintained landscaping, hardscapes, and structures, and no litter)

1                      2                      3                      4                      5

**Evidence of management/stewardship (Facility Interior)**

(1 being an abandoned appearance (unmaintained deteriorating structures and hardscape, presence of litter) versus 5 being a cared for appearance (impeccably maintained hardscapes, and structures, and no litter)

1                      2                      3                      4                      5

**Ability to Easily Supervise and Manage the Park or Facility (Interior)**

(1 being difficult to supervise (cannot easily see entrances or exits to the facility or major program areas) versus 5 being easily supervised (facility is configured in a manner that allows for clear visuals of major amenities and all entrances and exits from a central location).

1                      2                      3                      4                      5

**Condition and Effectiveness of any Equipment or Operating Systems**

(1 being poor condition and ineffective equipment (fitness equipment is old and not well maintained and computerized registration and facility management is not available) versus 5 being equipment that is in good condition and effective (all equipment is well maintained through a formal process and fully computerized operating systems are in place and updated regularly).

1                      2                      3                      4                      5

**COMMENTS:**

**USES AND ACTIVITIES & SOCIABILITY | Total Score:**

**Mix of uses/things to do**

(1 being single use park that can only be used in specific weather conditions versus 5 being a park that offers activities for a variety of users (children, adults, and elderly) at all times during the day)

1                      2                      3                      4                      5

**Level of activity**

At the time of evaluation, what is the level of activity within the site based on appropriate level for typology (1 being a few people using the park at a single time period versus 5 being a variety of people of different age groups using the park at all times during the day)

1                      2                      3                      4                      5

**Sense of pride/ownership**

(1 being litter, vandalism and misuse of facilities, lack of use, and lack of maintenance and upkeep versus 5 being an actively used park, volunteerism, “patrolling” users,” signs of care, maintenance and upkeep)

1                      2                      3                      4                      5

**Programming Flexibility**

(1 being inflexible limited use due to topography, size, access, physical limitations, and single season versus 5 being most flexible, large range of options due to support system, shelter and water, etc. for multi uses, flexible topography, open space)

1                      2                      3                      4                      5

**Ability of Facility to Effectively Support Current Organized Programming**

(1 being inability of facility to support current organized programs (space is too small or not configured properly for the programming it must support) versus 5 being effective ability of the facility to support organized programming (the facility has the proper spaces and they are adequate in size and make-up to allow for the programming at the facility to thrive)

1                      2                      3                      4                      5

**Marketing or Promotional Efforts for the Facility or Activities**

(1 being poor marketing or promotional efforts for the facility or activity (there are no obvious efforts to promote the facility or its activities to the community that it supports) versus 5 being effective marketing or promotional efforts for the facility or activity (a basic marketing plan is in place that relies on a variety of promotional tools to bring users to the facility and/or its programs)

1                      2                      3                      4                      5

**Comments**

**ENVIRONMENTAL SUSTAINABILITY | Total Score:**

**Stormwater Management**

(1 being drainage system that discharges water from the site without any intermediate retention or treatment, large amount of impervious surfaces versus 5 being a system that successfully incorporates the reuse of stormwater where feasible and treats as much water onsite as possible through the means of retention/detention, bio-swales, wetlands, pervious paving, green roofs, and the like.)

1                      2                      3                      4                      5

**Multi-modal Capacity**

(1 being a poorly connected park that relies solely on automobile access versus 5 being a park that facilitates the use of alternative modes of transportation through the provisions of bicycle and adjacent mass-transit facilities as well as interconnected pedestrian access routes to and within the park)

1                      2                      3                      4                      5

**Facility Energy Efficiency**

Based on observational technics; (1 being a clear lack of energy efficiency improvements, complete lack of facility upgrades or construction, versus 5 being building certification as an energy efficient structure or clear evidence of facility improvement or enhancement consistent with energy efficiency standards, City or other.)

1                      2                      3                      4                      5

**Comments:**

**BUILDINGS / ARCHITECTURE | Total Score:**

**Image and Aesthetics**

(1 being a building which is visually unpleasing or detracts from the surrounding park and/or neighborhood setting versus 5 being a building which has pleasing proportions and materials, and which contributes to the context of the park and/or neighborhood setting)

1                      2                      3                      4                      5

**Clarity of Entry and Connections to Park**

(1 being a building with multiple doors that appear to be entries, but are emergency exits only, or other confusing elements on the exterior versus 5 being a building with a clearly defined main point of entry, pleasant lobby space and sense of arrival, and clear access to outdoor recreation)

1                      2                      3                      4                      5

**Interior Layout**

(1 being an interior layout which is confusing or inefficient, versus 5 being a well-organized interior layout)

1                      2                      3                      4                      5

**Interior Finishes and Furniture and Equipment**

(1 being interior finishes, furniture and equipment which are worn, damaged or out-of-date, versus 5 being finishes, furniture and equipment that are undamaged, well-maintained, and aesthetically pleasing)

1                      2                      3                      4                      5

**Functioning Dimensions of Spaces**

(1 being spaces that are incorrectly sized or otherwise ill-fitted for their current function, e.g., space too small or ceilings too low for competition court, versus 5 being spaces that are ample size and volume for their function, based on current guidelines.)

1                      2                      3                      4                      5

**Structural Integrity**

(1 being dangerous structural conditions as determined by visual observation versus 5 being no visible evidence of loss of integrity of any structural members)

1                      2                      3                      4                      5

**Building Enclosure**

(1 being visibly obvious openings or breaches in exterior roof or walls versus 5 being no evidence of need for repair of components of the building enclosure and all materials are maintained with weatherproof finishes)

1                      2                      3                      4                      5

**Building Systems**

(1 being building mechanical, electrical or plumbing systems are in obvious visual need of repair versus 5 being that all MEP systems are observed to be in operating order and well maintained)

1                      2                      3                      4                      5

**Energy and Sustainability**

(1 being that the building has deficiencies in insulation, energy efficient mechanical systems, or use of sustainable materials, versus 5 being visual evidence that building components appear to be energy efficient and have appropriate use of sustainable materials or systems)

1                      2                      3                      4                      5

**COMMENTS:**

**APPENDIX B**  
**Minsky Gym and Saints Golf Course**  
**Building Evaluation Reports**



*“Designing Quality Architecture that Builds Lasting Relationships”*

# Minsky Gymnasium

## Condition Survey

**April 22, 2019**



**CPZ ARCHITECTS, INC.**

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
(954) 792-8525, FAX (954) 337-0359  
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Project #1828

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AA #26000685



April 22, 2019

Mike Kendrick, CPSI, CPRP  
Parks and Recreation  
2195 S.E. Airoso Blvd.  
Port Saint Lucie, Fl. 34984

RE: Minsky Gymnasium, Condition Survey

Dear Mr. Kendrick:

It is our pleasure to present the follow condition survey report for Minsky Gymnasium. The following is a summary of what you will find with the following report.

The existing building site is in good condition. The parking lot and drainage appeared to be working well with no signs of damage or ponding water. Routine maintenance, seal coating and striping should be considered over the next few years. Landscape appeared in fair condition. There is one location where a tree has matured and grown over time and now is blocking the site lighting at the front of the building This tree should be trimmed or replaced with a smaller type. The current dumpster area is to small for the standard dumpster causing the dumpster not to be located inside the enclosure. It is recommended that the dumpster enclosure be rebuilt to a large size to easily house the dumpster.

Overall Architecturally, the building appears to be well maintained and in good condition. There are some items that do require more review and routine maintenance.

- It is our opinion the existing building wall insulation be more thoroughly reviewed and tested. It was reported the building did have several roof leaks prior to the roof being coated two years ago. There has been additional vinyl covering added to the walls to cover the existing stained wall insulation. We recommend that the existing wall insulation be tested to determine if there is any remaining moisture, any hazardous conditions and thermal inadequacy. Based on the results, it may be recommended to remove and replace the wall insulation throughout the gymnasium.
- It appears that there may still be some areas along the edge of the upper gym roof at the gutter locations that is allowing natural light into the building and the potential for water intrusion into the building. We did not have a high lift or access to these areas. It is recommended that these areas be more closely reviewed to confirm that they are sealed.
- The gym flooring is showing signs of separation in several locations along the joint lines. However, the surface condition of the floor seems in good shape. Floor replacement should be considered in the future.
- The conversion of the storage rooms into offices has created possible service ability problems for the large air conditioning equipment and electrical controls above the ceiling. It makes it very difficult to change the air filters and service the electrical disconnects above the hung ceiling. We were not provided with any plans that showed these offices being added and therefore do not know if they were permitted by the building department.

The existing building structure and its components are in general good condition and do not require any immediate remedial work. No comments can be made about the foundation system or its capacity. This report is based primarily on the visual observations of the exposed building elements. Structural elements and their connections which were not indicated on the record set of drawings and which could not be visually observed have not been reviewed, cannot be commented on and are excluded from this report.

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Nothing in this report shall be construed directly or indirectly as a guarantee or warranty of any portion of the structure.

The mechanical and electrical components and equipment for this gymnasium facility are in relatively good condition for their age. It is our recommendation that the following issues be addressed soon:

- Replace gymnasium lighting with new to provide lighting levels appropriate for gym usage.
- Replace 20-year-old lobby air conditioning unit.
- Replace the 7-year-old SW Gymnasium air conditioning unit.
- Replace the outdoor air intake louvers on the Gymnasium units.
- Repair or replace the non-operational exhaust fans in the Restrooms.
- Reinsulate and paint the exterior refrigerant piping insulation.
- Consider replacing the NE & SE AHU gymnasium supply air grilles to reduce supply air noise.
- Provide protective thermostat covers in gymnasium.
- Add return ductwork in gymnasium offices.
- Provide motorized air dampers on the SE & NE gymnasium outdoor air ducts.
- Remove unused gymnasium exhaust fan and permanently seal exterior building opening.

Overall the temperature and humidity levels recorded were in range of the industry standards for a facility of this nature. Multiple air conditioning systems in the gymnasium offer some redundancy as well as capacity control for varying occupant load profiles. County maintenance personnel should remove all visible surface rust and prime & paint to prevent further corrosion of components.

Please note that our opinions and recommendations are based upon our professional architectural and engineering judgment to an extent normal for an assessment of this type. Our observation was visual in nature and we did not use any special tools or instruments, destructive review, nor did we perform any testing or analysis. In addition, we did not remove any finishes. This was not included our scope of work.

This report is prepared for the sole benefit of the City of Port Saint Lucie only. Unauthorized use of the information contained in this report without our permission shall result in no liability or legal exposure to CPZ Architects, MUEngineers, Inc. and KAMM Consulting.

Sincerely

CPZ Architects, Inc.

Chris P. Zimmerman, AIA

President

Cc David Barth, Barth and Associates  
Marcus Unterweger, MUEngineers  
Brad Brown, KAMM Consulting

**CPZ ARCHITECTS, INC.**

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The following is a detailed reviewed of our assessment followed by pictures and comments. The conditions of each area were rated on a scale from 1 to 5 regarding their current condition.

- 1 – The area needs immediate work.
- 2 – The area should be reviewed and considered for work in the near future.
- 3 – The area is fair condition and should be considered for some work in the next 2 to 3 years.
- 4 – The area is good condition and may need some work or the next several years.
- 5 – The area is in very good condition.

**Division 1 - General Requirements**

Not Used

**Division 2 - Site Construction**

**02600 Drainage and Containment**

**Rating 4**

The site slopes to the grass and swale areas and appears to be functioning properly.

**02700 Bases, Ballasts, Pavements, and Appurtenances**

**Rating 4**

The asphalt parking lot appears in good stable condition. The concrete curbing was in good condition. Standard parking lot maintenance should be considered. Reseal coating and striping is recommended every 5 years.

**02800 Site Improvements and Amenities**

**Rating 2**

The dumpster enclosure is in disrepair and too small for the dumpster to fit easily into the enclosure. Therefore, the dumpster does not get located inside the enclosure. Demolish and rebuilding the dumpster enclosure to properly fit the dumpster. Bicycle rack is showing some wear and age. Will need to be replaced in a few years. The existing backflow preventer fencing is in need some repair and refinishing or replacement.

**02900 Planting**

**Rating 4**

Standard landscape maintenance is required. Trees have grown over the years and are now blocking the site lighting. Trees should be trimmed and/or removed and replaced with a selection that will minimize the site lighting.

**Exhibit A – Photographs**

**Division 2**

Photo 2.1: Parking lot is in good condition.



Photo 2.2: Parking lot is in good condition.



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Photo 2.3: Parking lot in good condition



Photo 2.4: ADA parking.



Photo 2.5: Dumpster Area is too small for dumpster.



Photo 2.6: Dumpster Area is too small for dumpster.



Photo 07: Bicycle rack condition.



Photo 08: Backflow preventer fencing.



Photo 09: Tree is blocking the parking lot lighting at the main entrance.





**Division 3 – Concrete**

**03300 Cast-in-Place Concrete**

**Rating: 5**

The concrete beams at the building front entrance are in good condition. No rebar corrosion, cracks or spalled concrete sections were observed.

The concrete slab on grade is in good condition; No structurally significant cracks were observed.

The concrete foundations are below grade and cannot be observed and cannot be commented on other than no settlement cracks were observed, and it appears that the foundations are providing adequate support for the building structure.

**03400 Precast Concrete**

**Rating: 5**

The precast mechanical equipment pads are in good condition.

None observed / Not applicable

**Exhibit A – Photographs  
Division 3 – Concrete**

Photo 3.1: Exterior concrete slab on grade at back door entrance



Photo 3.2: Mechanical equipment poured in place concrete pad



Photo 3.3: Mechanical equipment poured in place concrete pad



Photo 3.4: Mechanical equipment precast concrete pad



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Photo 3.5: Mechanical equipment precast concrete pad



Photo 3.6: Concrete beam and columns at the front entrance



**Division 4 – Masonry**  
**04200 Masonry Units**

**Rating: 5**

The exterior CMU walls are in general good condition. No exposed or corroded reinforcing, spalled wall sections and not structurally significant cracks were observed

**04800 Masonry Assemblies**

**Rating: 5**

The exterior CMU walls are in general good condition. No exposed or corroded reinforcing, spalled wall sections and no structurally significant cracks were observed

**Division 4 – Masonry**

Photo 4.1: masonry wall at the low entrance roof



Photo 4.2: Masonry walls at the gym entrance elevation



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Photo 4.3: masonry walls to steel framing connection at the gym entrance elevation



Photo 4.4: Stucco joint layout



Photo 4.5: Typical building corner



Photo 4.6: Steel plate bolted to the exterior face of the back CMU





**Division 5 – Metals**

**05100 Structural Metal Framing**

**Rating: 5**

The building moment frames, steel columns, steel beams and lateral braced frames and their steel to steel connections are in good condition.

**05300 Metal Deck**

**Rating: 5**

The metal roof deck is in general good condition and appears to have been recently replaced.

**05400 Cold-Formed Metal Framing**

**Rating: 5**

The roof purlins and wall girts are in good condition.

**05500 Metal Fabrications**

**Rating: 5**

The metal wall sheathing is in good condition  
The metal roof sheathing is in good condition

**Division 5 – Metals**

Photo 5.1: Lateral X-Bracing

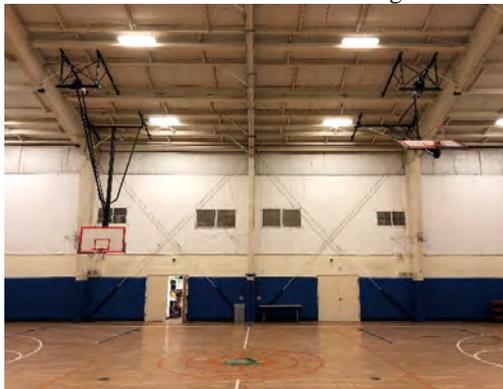


Photo 5.2: Lateral X-Bracing Crossing



Photo 5.3: Lateral X-Bracing top connection



Photo 5.4: Lateral X-Bracing bottom connection





Photo 5.5: Steel post base plate and lateral bracing connection



Photo 5.6: Lateral X-Bracing top connection to the building frames



Photo 5.7: Roof purlins and hung mechanical equipment



Photo 5.8: Moment Frames, roof purlins and hung equipment platform



Photo 5.9: Roof framing with basketball board framing



Photo 5.10: Roof purlins and bracing



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Photo 5.11: Moment frames, roof purlins and hanging partition wall support framing



Photo 5.12: Moment frames, roof purlins and hanging partition wall support framing



Photo 5.13: Overall roof framing view



Photo 5.14: Overall roof framing view



Photo 5.15: Basketball board equipment support framing



Photo 5.16: Basketball board equipment support framing



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**Division 6 - Wood and Plastics**

Not Used

**Division 7 - Thermal and Moisture Protection**

**07200 Thermal Protection**

**Rating 2**

It appears and has been reported there have been numerous roof leaks over the past several years prior to the roof replacement. Since the building is a prefabricated/pre-engineered metal building, the fiberglass batt insulation was installed against the metal building panels. The insulation is applied to both the underside of the roof and against the exterior walls.

Where the wall insulation is exposed (top 3’ or so), there appears to be staining throughout the surface. Approximately 12’ of the wall insulation has been covered by a vinyl covering to hide the staining that has occurred. There was no way to determine the amount of staining behind this covering.

Based on our observation, it is recommended that the City conduct some environmental testing on the walls and roof insulation to determine if there is any mold, mildew or moisture contained within this insulation. It is our estimate that this insulation will need to be removed and replaced.

**07400 Metal Roofing**

**Rating 4**

We have been provided with the closeout documents from The Garland Company, Inc. showing that the roof was coated, and a 10-year warranty issued on June 15, 2017. It should be noted that this warranty requires the roof to be re-inspected during the 5<sup>th</sup> year of the warranty to maintain the warranty. It appears the upper and metal roof were coated with a waterproof coating. The work seems to have been limited to the upper and lower roof only and did not include the gutters and wall panels.

During our review of the building it was reported there were still a couple leaks in the building, and they were reported to Garland, and they believe the repair work was complete. The ceilings and interior spaces should be monitored for roof leaks.

During our review we did notice that natural light was coming into the building through small holes at the roof to wall edge at the top of the gymnasium. We are concerned this maybe a possible location for water intrusion. These areas should be carefully reviewed using a high-lift during a rain event if possible.

We also observed the roofing panels appear to have opening at the end of the panels where the seams overlap. The roofing coating scope of work did not address these open ends. There maybe some deterioration of the original seals installed at these ends. These areas should be inspected to verify that they are properly sealed.

The lower front canopy roof is showing some signs of accumulated dirt and debris from the large trees that are shading this roof. There is currently organic material (weeds) growing on this roof that need to be removed as soon as possible (see photos). It was not clear in the roof coating report if this roof was coated. Our recommendation is this roof should be cleaned once a year.

**07450 Metal Siding Panels**

**Rating 4**

We were only able to review the exterior side of the metal wall panels. From this view, the panels appear to be on good condition. However, please see the item under 07200 above. Where the wall insulation may have damage and if so, then the panels could have interior deterioration. See recommendations above.

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Exhibit A – Photographs  
Division 7

Photo 7.1: Gymnasium looking west.



Photo 7.2: Gymnasium looking east.



Photo 7.3: Staining of insulation.



Photo 7.4: Staining of insulation.



Photo 7.5: Garland – Minsky Gym Close Out Report



Photo 7.6: Daylight coming in through holes at the roof wall joint.





Photo 7.7: Daylight coming in through holes at the roof wall joint.



Photo 7.8: Daylight coming in through holes at the roof wall joint.



Photo 7.9: Open edges of the roof panels



Photo 7.10: Open ends of the roof panels.



Photo 7.11: Lower front canopy roof.



Photo 7.12: Exterior metal wall panels.



Photo 7.13: exterior metal wall panels.



Photo 7.14: Weeds growing on the low canopy. This is one of several on this roof.



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**Division 8 - Doors and Windows**

**08100 Metal Doors and Frames**

**Rating 3**

The existing exterior metal doors need repair or replacement. The exterior surfaces and hinges show signs of rusting. The panic hardware appears to be on the end of its life. The closures have covers missing, usually meaning they are being adjusted constantly. The weather stripping is deteriorated and loose in some locations. Our recommendation is that the doors be scheduled for replacement in the next 2 to 4 years.

The existing interior doors appear to be fair condition. Normal maintenance should be expected over the life of the doors such as adjustments, closure service and hardware service. Exiting door closures appear to require service and or replacement. Covers missing on closers. Doors also require paint.

**08400 Entrances and Storefronts**

**Rating 4**

The existing stormfront doors appear to be in good condition. These are the main doors to the facility and as such receive a lot of use. Maintenance should be expected over the life of the doors.

**Exhibit A – Photographs  
Division 8**

Photo 8.1: Typical exterior door condition.



Photo 8.2: Exterior door weather stripping.



Photo 8.3: Exterior door damage and rust.

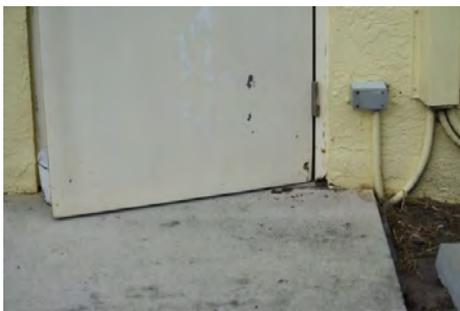


Photo 8.4: Interior side of the exterior metal doors.





Photo 8.5: Storefront doors in good condition.



Photo 8.6: Interior gymnasium doors. Good condition.



Photo 8.7: Interior restroom doors. Closure requires service and cover. Door requires paint.



**Division 9 - Finishes**

**09200 Plaster and Gypsum Board**

**Rating 4**

This building has very little plaster and gypsum walls. Most walls are all exposed masonry which is appropriate for this type of facility. The exposed masonry units require less maintenance.

**09300 Tile**

**Rating 4**

The lobby floor tile appears in good condition. No work required other than normal maintenance. The restroom tile appears in good condition considering this appears to be original to the building. No work required other than normal maintenance.

**09500 Ceilings**

**Rating 4**

The acoustical tile ceilings appear to be in good condition. A few tiles need to be adjusted or replaced. This is normal maintenance, due to items above the ceiling needing to be serviced. A few tiles show water stain. It was reported that this was from past roof leaks.

**09600 Flooring**

**Rating 3**

It was reported that the gymnasium floor was recently replaced. There are several locations where the floor tiles have moved and separated. It was reported some repairs have been completed over the last year or so. The replacement of the floor should be expected within the next 5 years.

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**09700 Wall Finishes**

**Ratings 5**

Most of the walls are exposed concrete masonry units with a paint finish. These walls are in good shape and have been well maintained.

**09900 Paints and Coatings**

**Rating 3**

The general paint finishes throughout the building appear to be well maintained. Considering this is a gymnasium the interior repainting of surfaces should be expected and planned for as normal routine maintenance every 5 to 6 years.

It appears that the exposed structural steel frame in the Gymnasium has not been painted since the building was erected. Although, there is no structural problems, the steel does have small areas of surface rust. Consideration of repainting the interior structural frame should be considered. Considering the condition of the wall insulation, see Item 7 above, the painting of the steel might be coupled with the exterior wall insulation replacement if required.

The building exterior paint appears to be in good condition.

**Exhibit A – Photographs  
Division 9**

Photo 9.1: Lobby floor and finishes.



Photo 9.2: Bathroom tile in good condition.



Photo 9.3: Bathroom tile in good condition.



Photo 9.4: Acoustical tile ceilings in good condition.

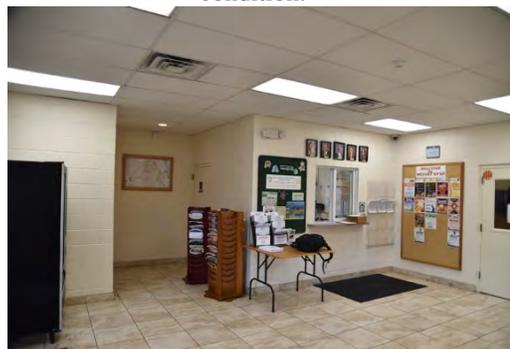




Photo 9.5: Gym flooring seam separation.



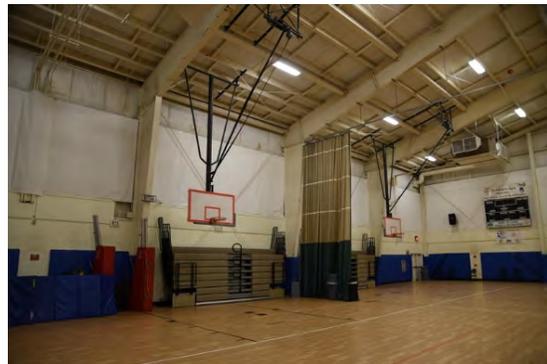
Photo 9.6: Gym flooring seam separation.



Photo 9.7: Structural steel has not been painted since the building was constructed.



Photo 9.8: Structural steel has not been painted since the building was constructed.



**Division 10 - Specialties**

**10240 Grilles and Screens**

**Rating 3**

All grills throughout the facilities, require cleaning. The grills in the gymnasium are extremely dirty and may not be able to be cleaned. The Gym grills may need replacement.

**10800 Toilet, Bath, and Laundry Accessories**

**Rating 4**

The restroom accessories appear to have been recently replaced and are in good condition.

**Division 11 - Equipment**

Not used

**Division 12 - Furnishings**

Not Used

**Division 13 - Special Construction**

Not Used

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**Division 14 - Conveying Systems**

Not used

**Division 15 - Mechanical**

**Division 15140 – Domestic Water Piping**

**Rating 4**

Copper water piping

**Division 15140 - Domestic Water Piping**

Photo: Copper Water Piping



NOT USED

**Division 15150 – Sanitary Waste and Vent Piping**

**Rating 4**

PVC Piping

**Division 15150 – Sanitary Waste and Vent Piping**

Photo: PVC Piping



NOT USED

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**Division 15400 – Plumbing Fixtures and Equipment**

**Rating 4**

Men & Women Restroom:

- Flush Valve Water Closet – Recommend adding auto flush feature to all flush valves.
- Lavatories
- Drinking Fountains
- Janitor Sink

**Division 15400 – Plumbing Fixtures & Equipment**

Photo: Flush Valve Water Closet



Photo: Flush Valve Water Closet



Photo: Flush Valve Urinal



Photo: Lavatories



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Photo: Lavatories



Photo: Drinking Fountains



Photo: Janitor Sink



NOT USED

**Division 15700 – Heating, Ventilating and Air Conditioning Equipment**

Facility air conditioning systems:

IT Room

**Rating 5**

- Carrier ¾ ton Mini-split model #38MHRC09A/Serial #1717V10779.
- Manufactured date: 2017.

Lobby/Office

**Rating 2**

- 12.5-ton Trane split system model # TWE048.
- Manufactured date: 1999
- Note: Condensing unit tie down corroding.
- Refrigerant piping insulation missing UV paint protection

Gymnasium SE

**Rating 3**

- 12.5-ton Johnson Controls Split System model # J12YDC00A2AAA2A/Serial # N1H2129494.
- Manufactured date: 2012
- Note: Condensing unit tie down corroding.
- Refrigerant piping insulation missing UV paint protection

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- AHU above ceiling does not have proper service clearance

Gymnasium NE

**Rating 3**

- 12.5-ton Johnson Controls Split System model # J12YDC00A2AAA2A/Serial # N1H2129492.
- Manufactured date: 2012
- Note: Condensing unit tie down corroding.
- Refrigerant piping insulation missing UV paint protection
- AHU above ceiling does not have proper service clearance

Gymnasium NW

**Rating 3**

- 12.5-ton Johnson Controls Split System model # J12YDC00A2AAA2A/Serial # N1H2129493.
- Manufactured date: 2012
- Note: Condensing unit tie down corroding.
- Refrigerant piping insulation missing UV paint protection

Gymnasium SW

**Rating 2**

- 12.5-ton Johnson Controls Split System model # J12YDC00A2AAA2A/Serial # N1H2129491.
- Manufactured date: 2012
- Note: Condensing unit tie down corroding.
- Refrigerant piping insulation missing UV paint protection
- Condensate piping missing insulation
- Condenser coil & condensing unit frame corroding.

Facility Exhaust Fans:

**Rating 3**

- Men & Women bathrooms exhaust fans not operable
- Janitor closet exhaust is operable.
- Gym exhaust fan not required. Recommend removing.

**Division 15700  
Heating, Ventilating & Air Conditioning Equipment**

Photo: IT Room



Photo: Lobby/Office



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Photo: Gymnasium SE



Photo: Gymnasium SE



Photo: Gymnasium NE



Photo: Gymnasium NE

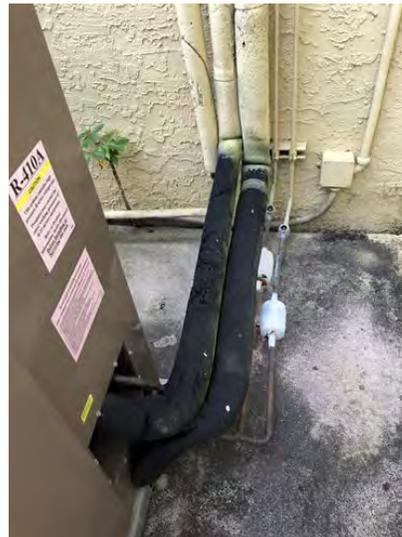




Photo: Gymnasium NW



Photo: Gymnasium NW



Photo: Gymnasium SW



Photo: Gymnasium SW





Photo: Gymnasium SW



Photo: Gymnasium SW



Photo: Men & Women Bathrooms Exhaust Fans



Photo: Janitor Closet Exhaust





Photo: Gym Exhaust Fan



Photo: Gym Exhaust Fan



**Division 15800 – Air Distribution**

Lobby/Office A/C

**Rating 4**

- Supply/return grilles – Recommend yearly cleaning.
- Sheet metal ductwork – Recommend yearly cleaning.

Gymnasium SE AHU

**Rating 4**

- Supply/return grilles – Recommend yearly cleaning.
- Sheet metal ductwork – Recommend yearly cleaning.
- Supply air grille undersized causing elevated air noise levels. Recommend new larger supply grille.
- Outdoor air intake corroding requires replacement. Recommend new outdoor air wind-driven rain drainable louver.
- Return air in office not ducted to unit. Recommend adding return duct to offices.
- Outdoor air intake ductwork missing motorized shutoff damper.

Gymnasium NE AHU

**Rating 4**

- Supply/return grilles – Recommend yearly cleaning.
- Sheet metal ductwork – Recommend yearly cleaning.
- Supply air grille undersized causing elevated air noise levels. Recommend new larger supply grille.
- Outdoor air intake corroding requires replacement. Recommend new outdoor air wind-driven rain drainable louver.
- Return air in office not ducted to unit. Recommend adding return duct to offices.
- Outdoor air intake ductwork missing motorized shutoff damper.

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Gymnasium NW AHU

Rating 4

- Supply/return grilles – Recommend yearly cleaning.
- Sheet metal ductwork – Recommend yearly cleaning.

Gymnasium SW AHU

Rating 4

- Supply/return grilles – Recommend yearly cleaning.
- Sheet metal ductwork – Recommend yearly cleaning.
- Outdoor air intake corroding and leaking requires replacement. Recommend new outdoor air wind-driven rain drainable louver.

Division 15800 – Air Distribution

Photo: Lobby/Office - Supply/Return Grilles



Photo: Lobby/Office - Supply/Return Grilles



Photo: Lobby/Office - Sheet Metal Ductwork



Photo: Gymnasium SE AHU - S/R Grilles





Photo: Gymnasium SE AHU - Sheet Metal Ductwork



Photo: Gymnasium SE AHU – Supply Air Grille



Photo: Gymnasium SE AHU – O/A Intake



Photo: Gymnasium SE AHU – O/A Intake





Photo: Gymnasium SE AHU – Return Air



Photo: Gymnasium SE AHU – O/A Intake Ductwork



Photo: Gymnasium NE AHU – Supply/Return Grilles



Photo: Gymnasium NE AHU – Sheet Metal Ductwork





Photo: Gymnasium NE AHU – Supply Air Grille



Photo: Gymnasium NE AHU – O/A Intake



Photo: Gymnasium NE AHU – O/A Intake



Photo: Gymnasium NE AHU – Return Air





Photo: Gymnasium NE AHU – O/A Intake Ductwork



Photo: Gymnasium NW AHU – Supply/Return Grilles



Photo: Gymnasium NW AHU – Sheet Metal Ductwork



Photo: Gymnasium SW AHU – Supply/Return Grilles





Photo: Gymnasium SW AHU – Sheet Metal Ductwork



Photo: Gymnasium SW AHU – O/A Intake



Photo: Gymnasium SW AHU – O/A Intake





**Division 15900 – HVAC Instrumentation and Controls**

Thermostats:

Lobby/Office A/C

**Rating 4**

- o Thermostat missing tamper cover.

Gymnasium SE AHU

**Rating 4**

- o Thermostat missing protective cover.

Gymnasium NE AHU

**Rating 5**

- o Thermostat

Gymnasium NW AHU

**Rating 4**

- o Thermostat missing protective cover.

Gymnasium SW AHU

**Rating 4**

- o Thermostat missing protective cover.

**Division 15900 – HVAC Instrumentation & Controls**

Photo: Lobby/Office A/C – Thermostat Missing Tamper Cover



Photo: Gymnasium SE AHU – Thermostat Missing Protective Cover





Photo: Gymnasium NE AHU - Thermostat



Photo: Gymnasium NW AHU – Thermostat Missing Protective Cover



Photo: Gymnasium SW AHU – Thermostat Missing Protective Cover





**Division 16 - Electrical**

**Division 16442 – Panelboards**

**Rating 4**

Panel “P1” – 400 amp; 120/208 volt; 3 phase.

Panel “P2” – 400 amp; 120/208 volt; 3 phase.

**Division 16442 – Panelboards**

Photo: Panel “P1”



Photo: Panel “P1”



Photo: Panel “P1”

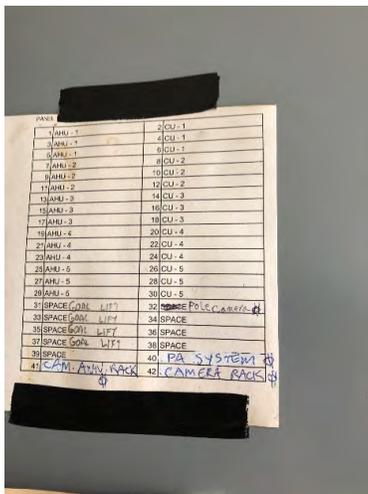


Photo: Panel “P2”



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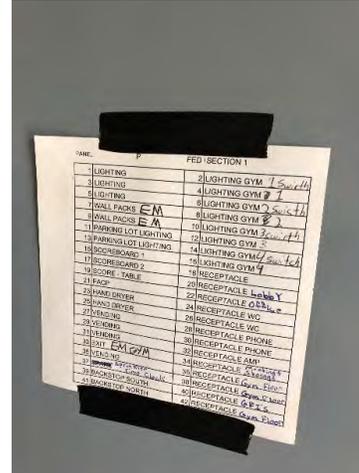
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Photo: Panel “P2”



Photo: Panel “P2”



**Division 16500 – Lighting**

**Rating 4**

Lobby/office

- o 2x4 fluorescent acrylic fixture
- o Emergency lights
- o Exit lights

Gymnasium

- o 1 x 4 new LED fixture – lighting is inadequate for gymnasiums.
- o Emergency lights
- o Exit light

**Division 16500 – Lighting**

Photo: Lobby/Office - 2x4 Fluorescent Acrylic Fixture



Photo: Lobby/Office – Emergency Lights



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Photo: Lobby/Office – Exit Lights



Photo: Gymnasium – 1x4 New LED Fixture



Photo: Gymnasium – Emergency Lights



Photo: Gymnasium – Exit Lights





**Division 16721 - Fire Alarm**  
Fire Alarm Panel- Simplex 4007  
Pull Station  
Strobe  
Smoke detector

**Rating 5**

**Division 16700 – Fire Alarm**

Photo: Fire Alarm Panel



Photo: Pull Station



Photo: Strobe



Photo: Smoke Detector





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# Saints Clubhouse Condition Survey

**March 29, 2019**



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Project #1828

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AA #26000685



March 29, 2019

Mike Kendrick, CPSI, CPRP  
Parks and Recreation  
2195 S.E. Airoso Blvd.  
Port Saint Lucie, Fl. 34984

RE: Saints Clubhouse, Condition Survey

Dear Mr. Kendrick:

It is our pleasure to present the follow condition survey report for the Saints Golf Course Buildings. The following is a summary of what you will find with the following report.

The parking lot for the facility is in fair condition and requires some maintenance. There are areas of ponding water and cracking. In the areas of cracking, grass and weeds are starting to grow which will further damage the asphalt if not removed. It is recommended the parking lot be reviewed, repaired, reseal coated and striped. In addition, the parking lot lighting only provides lights mounted on the FPL poles along the street. The site lighting should be reviewed, and additional light fixtures may be required. The existing landscaping is well maintained.

Generally, the doors and windows are in good condition throughout the facility. The existing windows were designed and shown on the plans as impact resistant systems. There are some doors in the kitchen area that could use some service and repair to prevent further deterioration in the future.

The interior finishes throughout the facility are well maintained and in good condition. The kitchen area, due to the heavy use, does have a few things that need to be repaired, such as cracked floor tile and cleaning of walls. The exterior finish of the building is in good condition, except for the main entry canopy and breezeway ceilings which require some repairs and repainting.

The restrooms throughout the facility are well maintained, with only minor repairs required, such as a light fixture lens.

The overall structural review is as follows:

- Clubhouse  
The club house structure and its components are in general good condition and do not require any immediate remedial work. It is our recommendation to remove all surface rust and existing painting of the exposed steel sections and connections at the port cochere entrance canopy and the walkway canopy framing and coat the steel with two coats of marine grade exterior zinc-rich coating to prevent further deterioration and costly repairs in the future. Cracked sidewalk sections should be either replaced as necessary or repaired were feasible.
- Golf Cart Storage Building  
The Golf Cart storage building is in general fair condition for its age and usage. We recommend to seal and fill all empty CMU stem wall cells below the decorative venting block elements solid with grout, clean all steel framing members and their connection of any surface rust and coat them with two coats of corrosion inhibiting paint, repair and replace existing decayed wood truss members and other secondary wood framing as needed and to repair the partially collapsed ceiling finish as part of the general building maintenance. We would further recommend applying a high strength

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and no-shrinkage repair mortar on top of compromised slab on grade sections and possibly applying a protective traffic floor finish in the golf cart storage and repair areas.

The mechanical and electrical components and equipment for the Clubhouse are in excellent condition while the Cart Barn is generally in good condition. It is our recommendation the following issues be addressed in the near future:

- Provide emergency lighting and exit signs throughout the cart barn storage and office area.
- Provide adequate & code compliant new air conditioning in the cart office area.
- Replace the outdoor air system condensing unit 7A & 7B. These 12-year-old systems have significant corrossions on the condenser coils.

It is also our recommendation the following items be considered replacing or upgrading in the near future:

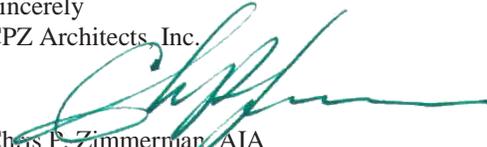
- All the 12-year-old air conditioning systems are at the end of their useful life. Although most of them appear to be in good condition, replacement should be budgeted in the near future.
- All fluorescent lighting should be considered retrofitted to LED lamps.
- The facility utilizes an automatic transfer switch ATS but does not have a corresponding backup generator. Recommend reviewing 12 months of utility power usage and permanently installing a reduced size onsite generator.
- Air conditioning disconnect switches require replacement.
- Surge protection is installed on the “MDP” Panel however it should also be considered on the balance of the electrical panels.

Overall the temperature and humidity levels recorded were in range of the industry standards for a facility of this nature. The use of a 100% outdoor air unit is an excellent approach to maintaining the facilities make-up air, fresh air and pressurization requirements. Consideration of onsite generation will prevent loss of refrigerated foods and prevent mold and mildew formation in the event of a power outage. Facilities of this size with cooking capabilities also offer attractive disaster shelters.

Please note that our opinions and recommendations are based upon our professional architectural and engineering judgment to an extent normal for an assessment of this type. Our observation was visual in nature and we did not use any special tools or instruments, destructive review, nor did we perform any testing or analysis. In addition, we did not remove any finishes. This was not included our scope of work.

This report is prepared for the sole benefit of the City of Port Saint Lucie only. Unauthorized use of the information contained in this report without our permission shall result in no liability or legal exposure to CPZ Architects, MUEngineers, Inc. and KAMM Consulting.

Sincerely  
CPZ Architects, Inc.

  
Chris F. Zimmerman AIA  
President

Cc David Barth, Barth and Associates  
Marcus Unterweger, MUEngineers  
Brad Brown, KAMM Consulting

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The following is a detailed reviewed of our assessment followed by pictures and comments. The conditions of each area were rated on a scale from 1 to 5 regarding their current condition.

- 1 – The area needs immediate work.
- 2 – The area should be reviewed and considered for work in the near future.
- 3 – The area is fair condition and should be considered for some work in the next 2 to 3 years.
- 4 – The area is good condition and may need some work or the next several years.
- 5 – The area is in very good condition.

**Division 1 - General Requirements**

Not Used

**Division 2 - Site Construction**

**02600 Drainage and Containment**

**Rating 4**

There are various areas through the asphalt parking are that show signs of ponding water.

**02700 Bases, Ballasts, Pavements, and Appurtenances**

**Rating 3**

The asphalt parking lot appears in fair condition. There are areas where some cracking has occurred, and grass and weeds are growing in the asphalt. Minor repairs, reseal coating and striping is recommended within the next 2 to 3 years.

The brick paver areas all appear to be in good condition.

**02800 Site Improvements and Amenities**

**Rating 3**

The site lighting is being accomplished through the use of light fixtures on the existing FPL power poles, only along the street. It is our opinion that these fixtures may not provide the proper lighting for the entire parking lot area. The existing parking lot should be reviewed for proper lighting to meet todays photometric requirements for a safe area. Additional site lighting may need to be installed.

**02900 Planting**

**Rating 4**

Landscape is in good condition. Standard landscape maintenance is required.

**Division 3 – Concrete**

**03300 Cast-in-Place Concrete**

- Clubhouse **Rating: None**
  - Structural concrete components such as columns, beams and walls, if present, are concealed by wall, floor and ceiling finishes and could not be directly observed without removing finishes and cannot be commented on.
- Golf Cart Storage Building **Rating: 4**
  - Concrete tie-beams are in general good condition. No rebar corrosion, structurally significant cracking or concrete spalling was observed.
  - Concrete tie-columns are in general good condition. No rebar corrosion, structurally significant cracking or concrete spalling was observed.

**Division 4 – Masonry**

**04200 Masonry Units**

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- Clubhouse **Rating: 5**
  - No deficiencies observed
- Golf Cart Storage Building **Rating: 3**
  - Settlement cracks in the exterior load bearing walls
  - Sills below venting block wall units not filled solid with grout allowing water, debris, etc. to collect within the hollow block cells

**04800 Masonry Assemblies**

- Clubhouse **Rating: 5**
  - In good condition; No deficiencies were observed
- Golf Cart Storage Building **Rating: 3**
  - Settlement cracks in the exterior load bearing walls
  - Sills below venting block wall units not filled solid with grout allowing water, debris, etc. to collect within the hollow block cells

**Division 5 – Metals**

**05100 Structural Metal Framing**

- Clubhouse **Rating: 4**
  - Steel beams above port cochere exhibit some surface rust
- Golf Cart Storage Building **Rating: 3**
  - Steel column are in general fair condition
  - Steel beams are in general fair condition
  - Steel beam to steel column connections are in general fair conditions

**05300 Metal Deck**

- Clubhouse **Rating: 5**
  - Standing seam roof decking in good condition.
- Golf Cart Storage Building **Rating: 5**
  - Standing seam roof decking in good condition.

**05400 Cold-Formed Metal Framing**

- Clubhouse **Rating: None**
  - Concealed behind wall finishes and could not be observed without partial demolition of the wall finishes.
- Golf Cart Storage Building **Rating: None**
  - Concealed behind wall finishes and could not be observed without partial demolition of the wall finishes.

**05500 Metal Fabrications**

- Clubhouse **Rating: N/A**
  - Not applicable / None observed
- Golf Cart Storage Building **Rating:**
  - Steel columns supporting roof beams are in general good condition.
  - Steel beams supporting roof framing are in general good condition.

**05800 Expansion Control**

- Clubhouse **Rating: N/A**
  - Not applicable / None observed

**Division 6 - Wood and Plastics**

**06100 Rough Carpentry**

- Clubhouse **Rating: N/A**

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- Exterior plywood ceiling installation at outside sitting area, exterior canopies and port cohere exhibit joints with gaps between plywood sheathing
- Golf Cart Storage Building **Rating: 2-3**
  - Plywood ceiling installation exhibits joints with gaps between plywood sheathing
  - Wood trusses with decayed wood truss members were observed through a small open ceiling area
  - Secondary wood framing hanging from the bottom chord of the joists

**Division 7 - Thermal and Moisture Protection**

**07400 Roofing and Siding Panels**

**Rating 4**

The existing metal roof appears to be in good condition. During our site review, we did not see any signs of water intrusion and none were reported by the staff. It appears that some metal panels were replaced around the kitchen exhaust fans, due to the slight change in color. A little debris was observed on the roof. It is recommended the City review and clean the roof every 3 to 5 years as preventive maintenance.

**Division 8 - Doors and Windows**

**08100 Metal Doors and Frames**

**Rating 4**

The kitchen doors are showing signs and rust and some deterioration. This is expected due to the nature of a kitchen. These doors should be cleaned and repair now, to prevent further deterioration in the future.

**08200 Wood and Plastic Doors**

**Rating 4**

The interior wood doors are in good condition.

**08300 Specialty Doors**

**Rating 3**

The double swing door in the kitchen are in fair condition. This is a high traffic area and maintenance of these systems should be expected.

**08400 Entrances and Storefronts**

**Rating 4**

The glass storefront doors are impact resistant doors in good condition. There are some minor cosmetic items that should be cleaned.

**08500 Windows**

**Rating 4**

The glass windows are impact rated and are in good condition.

**Division 9 – Finishes**

**09200 Plaster and Gypsum Board**

**Rating 4**

Overall the gypsum board walls through the facility are in good condition. Normal maintenance in the form of paint will be required over the years.

**09300 Tile**

**Rating 3**

The tile walls and floors in the facility are in good shape. The kitchen tile floors are subject to very high usage and show some signs of wear and a couple of damaged tiles that should be repaired. Cracked tiles will allow water to get under the tiles and cause further floor damage.

**09500 Ceilings**

**Rating 3**

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In general, the ceilings are in good condition, with the exception of the ballroom ceiling. The ballroom ceiling shows signs of cracking that is related to the movement in the wood roof trusses above. This ceiling should be repaired by installing expansion joints in the ceiling to allow for the movement of the trusses above.

The golf cart building area shows signs of damaged ceilings and wood framing. These areas should be repaired and finished properly. It should be noted that these areas did not appear to be occupied, only used as storage.

**09600 Flooring** **Rating 4**  
The flooring throughout the facility (tile, wood and carpet) appears in good condition. As a finished surface that receives the most traffic, maintenance and replace should be considered every 5 to 7 years.

**09700 Wall Finishes** **Rating 4**  
The walls appear in good condition and well maintained. Normal and routine maintenance is to be expected in the form of dry wall patching and painting.

**09900 Paints and Coating** **Rating 3**  
The building interior has been well maintained and the paint is in good condition. Normal and routine maintenance is to be expected in the form of touch up painting.

The exterior painting overall appears in good condition. However, there are several areas that require some work to prevent even further deterioration. The front entry canopy shows signs of what appears to be rust coming through the paint on the beams. The paint in breezeway ceiling is very thin, the plywood can be seen through the paint. This ceiling should be thoroughly cleaned, repaired if required and repainted.

**Division 10 – Specialties**

**10200 Louvers and Vents** **Rating 4**  
Wall louvers and vents are in good condition and require normal cleaning.

**10800 Toilet, Bath, and Laundry Accessories** **Rating 4**  
The restrooms are in very good condition. All accessories and a partitions appear new and on good condition.

We did observe one light fixture lens missing in the Men’s ADA Stall.

**Division 11 – Equipment**

Not used

**Division 12 – Furnishings**

Not Used

**Division 13 - Special Construction**

Not Used

**Division 14 - Conveying Systems**

Not used

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**Division 15 – Mechanical**

**Division 15140 – Domestic Water Piping**

**Rating 4**

Copper water piping

**Division 15150 – Sanitary Waste and Vent Piping**

**Rating 4**

PVC Piping

**Division 15195 - Natural Gas Piping**

**Rating 4**

Natural Gas Meter

**Division 15300 Fire Protection Piping**

**Rating 4**

Fire Standpipe

Fire Service Backflow

**Division 15400 – Plumbing Fixtures and Equipment**

**Rating 4**

Water Service

- o Clubhouse
- o Cart Barn

Men & Women Restroom:

- o Flush Valve Water Closet
- o Lavatories
- o Shower
- o Auto Flush Zurn Sensor
- o Drinking Fountains
- o Janitor Sink

**Division 15446 – Sump Pumps**

**Rating 4**

Exterior site lift station

**Division 15500 – Heating Generator Equipment**

**Rating 4**

Gas fired water heater – Lochinvar Turbo Charger

Electric water heater – A.O. Smith Model # ENLB-30-110/Serial # 1814109859171

**Division 15600 – Refrigeration Equipment**

Kitchen Cooler/Freezer Condensing Units

**Division 15700 – Heating, Ventilating, and Air Conditioning Equipment**

Facility air conditioning systems:

**EAST SIDE OF CLUBHOUSE**

**Rating 3**

CU-1 Trane

Model # 2TTZ9036B1000AA

Serial # 6365PYX1F

Manufactured 9/2006

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AHU-1 Trane  
Model # 2TEE3F40A1000AA  
Serial # 6426AU2V  
Manufactured 11/2006

CU-2 Trane  
Model # 2TTZ9048B1000AA  
Serial # 6402L3Y1F  
Manufactured 10/2006

AHU-2 Trane  
Model # TWE049E13FB2  
Serial # 6395K481V  
Manufactured 9/2006

CU-3A Trane  
Model # 2TTZ9060B1000AA  
Serial # 63853G62F  
Manufactured 9/2006

AHU-3A Trane  
Model # 2TWE06SE13FB2  
Serial # 6345ATG1V  
Manufactured 8/2006

CU-3B Trane  
Model # 2TTZ9036B1000AA  
Serial # 6431Y4T1F  
Manufactured 10/2006

AHU-3B Trane  
Model # 2TEE3F40A1000AA  
Serial # 646245X1V  
Manufactured 11/2006

CU-5B Trane  
Model # 2TTZ9048B1000AA  
Serial # 6402L481F  
Manufactured 10/2006

AHU-5B Trane  
Model # 2TWE065E13FB2  
Manufactured 10/2006

CU-5C Trane  
Model # 2TTZ90481000AA  
Serial # 6455WS81F  
Manufactured 11/2006

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AHU-5C Trane  
Model # TWE065E13FB2  
Serial # 0494K282V  
Manufactured 10/2006

Mitsubishi Mini-split  
Model # MUZ-A09NA  
Serial # 6003102

**WEST SIDE OF CLUBHOUSE**

**Rating 3**

CU-4A Trane  
Model # 2TTZ9060B1000AA  
Serial # 6406R3J1F  
Manufactured 10/2006

AHU-4A Trane  
Model # TWE065E13FB2  
Serial # 64G4K2U2V  
Manufactured 10/2006  
CU-4B Trane  
Model # 2TTZ9060B1000AA  
Serial # 641317E1F  
Manufactured 10/2006

AHU-4B Trane  
Model # TWE065E13FB2  
Serial # 6356JS92V  
Manufactured 9/2006

CU-4C Trane  
Model # 2TTZ9060B1000AA  
Serial # 63915FF1F  
Manufactured 10/2006

AHU-4C Trane  
Model # TWE065E13FB2  
Serial # 6356J582V  
Manufactured 9/2006

CU-5A Trane  
Model # 2TTZ9048B1000AA  
Serial # 6423LNW1F  
Manufactured 10/2006

AHU-5A Trane  
Model # TWE065E13FB2  
Serial # 6376HOT1V  
Manufactured 9/2006

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CU-7A Trane – Require Replacement  
Model # TTA180C300GA  
Serial # 6443M4LAD  
Manufactured 11/2006

CU-7B Trane – Require Replacement  
Model # TTA180C300GA  
Serial # 6443PWDAD  
Manufactured 11/2006

OAU – 1 Trane  
Model # MCCB008UA0UA  
Serial # K06K21746A

Cart Barn Office  
PTAC Unit – Require Replacement

Facility Exhaust Fans:

**Rating 4**

- Men & Women bathrooms exhaust fans
- Janitor closet exhaust
- Kitchen Exhaust & Supply fans
- Kitchen Grease hoods
- Porch ceiling fans

**Division 15800 - Air Distribution**

Lobby/Office/Grill/Proshop/A/C  
Supply/return grilles – Recommend yearly cleaning  
Fiberglass ductwork – Recommend yearly cleaning

**Division 15900 - HVAC Instrumentation and Controls**

**Rating 4**

Building Control System – Trane Tracer Summit

**Division 16 – Electrical**

**Division 16442 – Panelboards**

**Rating 4**

Clubhouse:  
Panel “MDP” 400 amp; 120/208 volt; 3 phase  
Panel “1L1”  
Panel “1P1”  
Panel “1K1”  
Panel “1K2”  
Panel “1K3”  
Panel “1AC1”  
Panel “1AC2”  
Automatic Transfer Switch “ATS”  
AC disconnects corroding – require replacing  
FPL Transformer # 0-459-462-003

Cart Barn:  
Panel “A” Service 1

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Panel “B” Service 1  
Panel “MDP” Service 2  
Panel “A” Service 2  
Panel “B” Service 2

Battery Chargers

FPL Transformer # 66563381403

**Division 16500 – Lighting**

**Rating 4**

Clubhouse:

Grill Bar/Pro-shop - 2x4 fluorescent parabolic fixture (3 lamp T8 32-watt bulbs)

Kitchen - 2x4 fluorescent acrylic fixture (3 lamp T8 32-watt bulbs)

Banquet Room – Fluorescent Down light (2 TT 42-watt bulb)

Carport/Patio – Fluorescent Down light (1 TT 42-watt bulb)

Utility Rooms – 1x4 florescent surface mount fixture (2 T8 32-watt bulbs)

Exit signs – LED with battery pack

Emergency lights – Wall pack with battery pack (2 MR16 bulbs)

Cart Barn:

Cart Storage – 1x4 open fluorescent surface strip (2 lamp T8 32-watt bulbs)

Cart office – 1x4 acrylic fluorescent surface strip (2 lamp T8 32-watt bulbs)

Emergency lights missing

Exit light

**Division 16721 - Fire Alarm**

**Rating 4**

Fire Alarm Panel- Notifier Voice Evacuation System Fire Voice 25/50

Pull Station

Speaker Strobe

Smoke detector



**Exhibit A – Photographs**

**Division 2**

Photo 2.1: Parking lot is in faircondition.



Photo 2.2: Parking lot is in fair condition.



Photo 2.3: Parking lot has some areas of cracking and grass and weeds.



Photo 2.4: Parking lot has some areas of cracking and grass and weeds.



Photo 2.5: Existing ADA Parking.



Photo 2.6: Ponding water.





<b>Exhibit A – Photographs</b>	
<b>Division 2</b>	
Photo 2.7: Ponding water.	Photo 2.2: Asphalt area in the rear.
	
Photo 2.3: Site lighting from fixtures on power poles.	Photo 2.4: Parking lot has some areas of cracking and grass and weeds.
	



**EXHIBIT A – PHOTOGRAPHS**

**Division 3 - Concrete**

Photo 3.1: Golf Cart Building exterior wall construction with concrete tie-beams and tie-columns



Photo 3.2: Concrete slab on grade at the open mechanical equipment enclosure along the front entrance building elevation



Photo 3.3: Concrete slab on grade at the open mechanical equipment enclosure along the side building elevation



Photo 3.4: Cracked slab on grade section



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Photo 3.5: Golf cart storage / maintenance building - Concrete slab on grade deterioration



Photo 3.6: Not Used

NOT USED

**Division 4 - Masonry**

Photo 4.1: Ventilated architectural block and masonry stem wall exhibiting settlement cracks



Photo 4.2: Ventilated architectural block and masonry stem wall exhibiting settlement cracks



Photo 4.3: Ventilated architectural block and masonry stem wall with open block cells



Photo 4.4: Ventilated architectural block and masonry stem wall with open block cells



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Photo 4.5: Load bearing masonry wall with concrete tie-beams and tie-columns



Photo 4.6: Steel column cast into a masonry stem wall



Photo 4.7: Masonry wall around mechanical equipment farm



Photo 4.8: Masonry walls around mechanical equipment farm



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Photo 4.9: Masonry planter walls along the exterior load bearing masonry building wall



Photo 4.10: Not used

NOT USED



**Division 5 - Metals**

Photo 5.1: Steel beam with some surface rust at the front entrance port cochere



Photo 5.2: Steel beam with some surface rust at the front entrance port cochere



Photo 5.3: Steel beams with some surface rust at the front entrance port cochere



Photo 5.4: Steel post and top plate supporting a steel beam at rear elevation of the golf cart maintenance building



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**Division 6 - Wood and Plastics**

Photo 6.1: Clubhouse wood roof trusses



Photo 6.2: Clubhouse wood roof trusses and insulation



Photo 6.3: Clubhouse wood roof trusses and insulation



Photo 6.4: Clubhouse wood roof trusses and pipe hanger



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Photo 6.5: Clubhouse wood roof trusses connections



Photo 6.6: Clubhouse wood roof truss manufacturer and wood grading information



Photo 6.7: Clubhouse wood roof trusses, roof insulation and sprinklers



Photo 6.8: Clubhouse wood roof trusses and insulation



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Photo 6.9: Clubhouse wood roof trusses, valley / piggy back trusses, truss connections and sprinkler piping



Photo 6.10: Valley piggy back trusses, truss connections



Photo 6.11: Golf Cart building Roof trusses and secondary wood framing



Photo 6.12: Golf Cart building Roof trusses and secondary wood framing



Photo 6.13: Golf Cart building Roof trusses and secondary wood framing and steel I beam with architectural block



Photo 6.14: Walkway canopy ceiling finish



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Photo 6.15: Decayed wood truss members and open ceiling in the golf cart building



Photo 6.16: Partially detached exterior plywood ceiling panel



Photo 6.17: Cracked ceiling due to girder truss deflection and movement in the truss to girder truss connection



Photo 6.18: Unfinished joint and gaps between exterior plywood ceiling panels



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**Exhibit A – Photographs**

**Division 7**

Photo 7.1: Metal roofing system.



Photo 7.2: Metal roofing system appears to be in good conditions. Some small debris to be removed.



Photo 7.3: Typical roof edge. „V“ crimp system.



Photo 7.4 Appears that some panels were replaced around the kitchen exhaust fans.



Photo 7.5: Appears that some panels were replaced around the kitchen exhaust fans.



Photo 7.6: Area around the exhaust fans should be cleaned.





**Exhibit A – Photographs**

**Division 8**

Photo 8.1: Typical exterior metal door condition.



Photo 8.2: Interior kitchen metal door.



Photo 8.3: Kitchen Door deterioration.



Photo 8.4: Interior of garage doors blocked.



Photo 8.5: Storefront doors in good condition.



Photo 8.6: Storefront door requiring cleaning.





Photo 8.7: Specialty double swing doors at the kitchen.



Photo 8.8: Patio storfront doors.





Exhibit A – Photographs	
Division 9	
Photo 9.1: Resroom tile in good condition.	Photo 9.2: Damaged kitchen tile.
	
Photo 9.3: Damaged kitchen tile at drain.	Photo 9.4: Ceiling, wall and floor in good condition.
	
Photo 9.5: Ballroom ceiling joint cracking.	Photo 9.6: Golf cart storage has damaged ceiling.
	



9.7: Rust stains coming through the paint at the front entrance canopy.	9.8: Rust stains coming through the paint at the front entrance canopy.
	
9.9: Plywood ceiling at breezway in need of repair and painting.	9.10: Plywood ceiling at breezway in need of repair and painting.
	

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<b>Exhibit A – Photographs</b>	
<b>Division 10</b>	
Photo 10.1: Vents and diffusers require routine cleaning.	Photo 10.2: Vents and louvers require routine cleaning.
	
Photo 10.3: Restrooms appear in good condition.	Photo 10.4 Restrooms appear in good condition.
	
Photo 10.5: Restrooms appear in good condition.	Photo 10.6: One light fixture lens missing in ADA stall in mens room.
	



**EXHIBIT A – PHOTOGRAPHS**

**Division 15195 – Natural Gas Piping**

Photo: Natural Gas Meter



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**Division 15300 Fire Protection Piping**

Photo: Fire Standpipe



Photo: Fire Standpipe



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Photo: Fire Standpipe

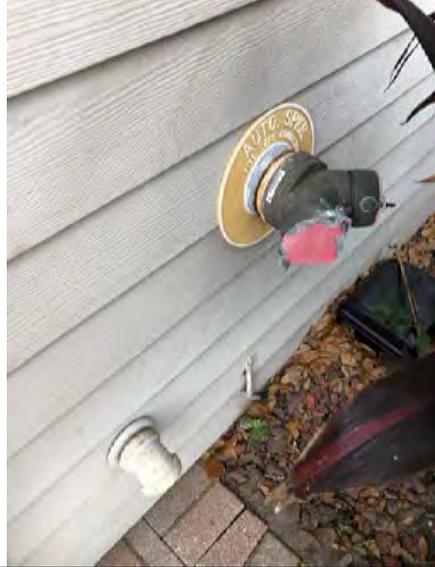


Photo: Fire Service Backflow



**Division 15400 Plumbing Fixtures & Equipment**

Photo: Clubhouse – Water Service



Photo: Cart Barn – Water Service



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Photo: Flush Valve Water Closet



Photo: Flush Valve Water Closet



Photo: Flush Valve Urinal



Photo: Lavatories



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Photo: Lavatories



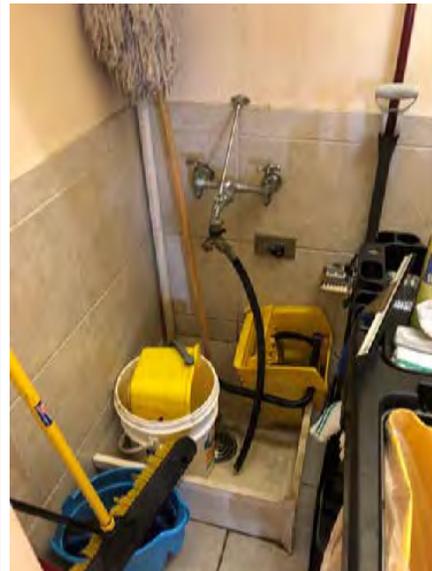
Photo: Shower



Photo: Auto Flush Zurn Sensor



Photo: Janitor Sink





**Division 15446 – Sump Pumps**

Photo: Exterior Site Lift Station



Photo: Exterior Site Lift Station



**Division 15500 – Heat Generating Equipment**

Photo: Gas Fired Water Heater



Photo: Electric Water Heater



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Photo: Electric Water Heater



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**Division 15600 – Refrigerant Equipment**

Photo: Kitchen Cooler/Freezer CU



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**Division 15700 Heating, Ventilating, and A/C Equipment - East Side of Clubhouse**

Photo: CU-1 Trane [Typical]



Photo: CU-1 Trane [Typical]



Photo: CU-1 Trane [Typical]



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Photo: AHU-1 Trane [Typical]



Photo: AHU-1 Trane [Typical]



Photo: Mitsubishi Mini-split



Photo: Mitsubishi Mini-split



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**Division 15 – Mechanical – West Side of Clubhouse**

Photo: CU-4A Trane [Typical]



Photo: CU-4A Trane [Typical]



AHU-4A Trane [Typical]



AHU-4A Trane [Typical]



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Photo: CU-7A Trane



Photo: CU-7A Trane



Photo: CU-7A Trane



Photo: CU-7A Trane



Photo: CU-7B Trane



Photo: CU-7B Trane



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Photo: CU-7B Trane



Photo: OAU -1 Trane



Photo: Cart Barn Office PTAC Unit



Photo: Cart Barn Office PTAC Unit





*“Designing Quality Architecture that Builds Lasting Relationships”*

Photo: Men & Women Bathroom



Photo: Janitor Closet



Photo: Kitchen Exhaust & Supply Fans



Photo: Kitchen Grease Hoods



Photo: Kitchen Grease Hoods



Photo: Porch Ceiling Fans



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**Division 15900 – HVAC Instrumentation & Controls**

Photo: Trane Tracer Summit



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**Division 16442 - Panelboards**

Photo: Panel “MDP”



Photo: Panel “1L1”



Photo: Panel “1P1”



Photo: Panel “1AC1”



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Photo: Panel “1AC1”



Photo: “1AC2”



Photo: ATS



Photo: AC Disconnects – Require Replacing





Photo: FPL Transformer #0-459-462-003



Photo: Panel “A”



Photo: Panel “B”



Photo: Panel “MDP” Service 2





Photo: Panel “A” Service 2



Photo: Panel “B” Service 2



Photo: Battery Chargers



Photo: FPL Transformer # 66563381403





<p>Photo: FPL Transformer # 66563381403</p> 	<p>NOT USED</p>
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**Division 16500 - Lighting**

<p>Photo: Grill bar/Pro-shop</p> 	<p>Photo: Banquet Room</p> 
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**CPZ ARCHITECTS, INC.**

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317  
(954) 792-8525, FAX (954) 337-0359  
WWW.CPZARCHITECTS.COM



Photo: Carport/Patio



Photo: Carport/Patio



Photo: Emergency Lights

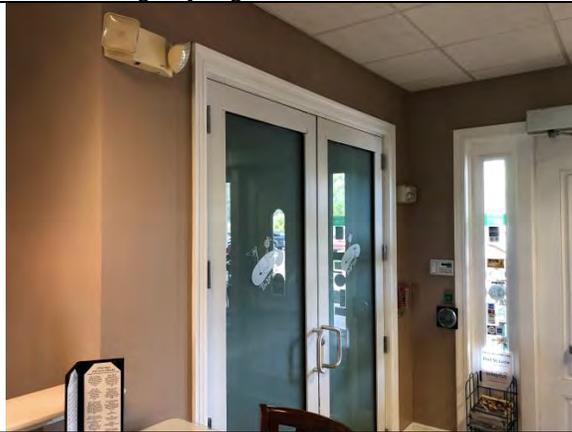


Photo: Cart Storage





Photo: Cart Office



NOT USED

**Division 16721 – Fire Alarm**

Photo: Fire Alarm Panel



Photo: Pull Station



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Photo: Speaker Strobe



Photo: Smoke Detector



# APPENDIX C

## Mail Survey Questionnaire

## 2018 Port St. Lucie Community Interest and Opinion Survey

***Let your voice be heard today!***

The City of Port St. Lucie Parks and Recreation Department would like your input to help determine parks and recreation priorities for our community. This survey will take 10-15 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return-reply envelope or fill it out online at [PortStLucieSurvey.org](http://PortStLucieSurvey.org). We greatly appreciate your time.

---

**1. Please CHECK ALL of the following parks operated by the City of Port St. Lucie Parks and Recreation Department (PSLPRD) that you or members of your household have visited during the past year.**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> (01) Apache Park                         | <input type="checkbox"/> (18) Mariposa Cane Slough Preserve             | <input type="checkbox"/> (33) Sportsman's Park                   |
| <input type="checkbox"/> (02) Botanical Gardens                   | <input type="checkbox"/> (19) Mary Ann Cernuto Park                     | <input type="checkbox"/> (34) Sportsman's Park West              |
| <input type="checkbox"/> (03) C-24 Canal Park                     | <input type="checkbox"/> (20) McCarty Ranch Preserve                    | <input type="checkbox"/> (35) Swan Park                          |
| <input type="checkbox"/> (04) Charles E. Ray Park                 | <input type="checkbox"/> (21) McChesney Park                            | <input type="checkbox"/> (36) Tom Hooper Family Park             |
| <input type="checkbox"/> (05) Civic Center-Recreation and Fitness | <input type="checkbox"/> (22) Midport Lake                              | <input type="checkbox"/> (37) Treasure Coast Model Railroad Club |
| <input type="checkbox"/> (06) Community Center                    | <input type="checkbox"/> (23) Milner Tot Lot                            | <input type="checkbox"/> (38) Turtle Run Park                    |
| <input type="checkbox"/> (07) Doat Street Park                    | <input type="checkbox"/> (24) Minsky Gym                                | <input type="checkbox"/> (39) Veterans Memorial Park             |
| <input type="checkbox"/> (08) Fred Cook Park                      | <input type="checkbox"/> (25) O.L. Peacock Sr. Park/Lake                | <input type="checkbox"/> (40) Veterans Park at Rivergate         |
| <input type="checkbox"/> (09) Girl Scout Friendship Park          | <input type="checkbox"/> (26) Oak Hammock                               | <input type="checkbox"/> (41) Whispering Pines Park              |
| <input type="checkbox"/> (10) Gulf Stream Park                    | <input type="checkbox"/> (27) Port St. Lucie Elks Lodge/Friendship Park | <input type="checkbox"/> (42) Whitmore Park                      |
| <input type="checkbox"/> (11) Harborview Park                     | <input type="checkbox"/> (28) River Place Park                          | <input type="checkbox"/> (43) Wilderness Park                    |
| <input type="checkbox"/> (12) Ian T. Zook Park                    | <input type="checkbox"/> (29) Rotary Park                               | <input type="checkbox"/> (44) Winterlakes Park                   |
| <input type="checkbox"/> (13) Jaycee Park                         | <input type="checkbox"/> (30) Saints at Port St. Lucie Golf Course      | <input type="checkbox"/> (45) Woodland Trails Neighborhood Park  |
| <input type="checkbox"/> (14) Jessica Clinton Park                | <input type="checkbox"/> (31) Sandhill Crane Park                       | <input type="checkbox"/> (46) Woodstork Trail                    |
| <input type="checkbox"/> (15) Kiwanis Park                        | <input type="checkbox"/> (32) Sandpiper Bay Park                        |  |
| <input type="checkbox"/> (16) Loyalty Park                        |   |  |
| <input type="checkbox"/> (17) Lyngate Park and Dog Park           |   |  |

**2. Which TWO of the parks from the list in Question 1 does your household use MOST OFTEN? [Write in your answers below using the numbers from the list in Question 1, or circle "NONE."]**

1st: \_\_\_\_ 2nd: \_\_\_\_ NONE

**3. On average, how often do you or members of your household visit parks operated by the PSLPRD?**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> (1) Almost daily           | <input type="checkbox"/> (3) A few times per month | <input type="checkbox"/> (5) Seldom or never |
| <input type="checkbox"/> (2) At least once per week | <input type="checkbox"/> (4) A few times per year  |  |

**4. Overall, how satisfied are you with the parks provided by the PSLPRD?**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> (1) Very satisfied | <input type="checkbox"/> (3) Neutral      | <input type="checkbox"/> (5) Very dissatisfied |
| <input type="checkbox"/> (2) Satisfied      | <input type="checkbox"/> (4) Dissatisfied | <input type="checkbox"/> (9) Don't know        |

**5. How important is it for you and members of your household to have a small park within walking distance of your home?**

- (1) Very important     (2) Somewhat important     (3) Not Sure     (4) Not Important

**6. Please CHECK ALL of the following special events offered by the PSLPRD that you or members of your household have attended in the past FIVE years.**

- (01) Bonfire and Hayride
- (02) Eggstravaganza
- (03) Festival of Lights
- (04) Freedomfest
- (05) Martin Luther King Jr. Family Fun Day
- (06) Memorial Day Service
- (07) Oktoberfest
- (08) PSL Fall Festival
- (09) River Nights
- (10) St. Patrick's Day
- (11) Veteran's Day Service

**7. Overall, how satisfied are you with the events provided by the PSLPRD?**

- (1) Very satisfied
- (2) Satisfied
- (3) Neutral
- (4) Dissatisfied
- (5) Very dissatisfied
- (9) Don't know

**8. What is your primary source of information for PSLPRD-related events and programs?**

- (1) PSLPRD's Leisure Time brochure
- (2) City of PSL website
- (3) City of PSL Facebook page
- (4) Information from schools
- (5) Flyers
- (6) Word of mouth
- (7) PSL TV 20
- (8) Other: \_\_\_\_\_

**9. Please CHECK ALL of the following programs offered in the City of Port St. Lucie that you or members of your household have participated in during the past FIVE years.**

- (01) PSLPRD's Youth Baseball Leagues
- (02) PSLPRD's Youth Football and/or Cheerleading Leagues
- (03) PSLPRD's Youth Soccer Leagues
- (04) PSLPRD's Youth and Adult Tennis Instruction
- (05) PSLPRD's Youth Junior Basketball League
- (06) PSLPRD's Adult Softball League
- (07) PSLPRD's Senior Softball League
- (08) PSLPRD's Summer, Spring, Kids Day Out and Holiday Camps
- (09) PSLPRD's Adult Volleyball Program
- (10) PSLPRD's fitness centers and/or fitness classes
- (11) PSLPRD's golf member
- (12) PSLPRD's golf instruction or leagues
- (13) PSLPRD's recreation programs, e.g. Karate, baton, dance classes (Country Line, Flamenco, Ballroom Dance, Movin' and Groovin', Tutus and Taps, and Zumba)
- (14) PSLPRD's Senior Programs, e.g. Mah Jongg, Senior Social, Social Bridge, Senior Game Mixer
- (15) PSLPRD's Martial Arts Programs, e.g. Karate, Judo Academy, Kung Fu, and Tai Chi.
- (16) PSLPRD's Youth Recreation programs, e.g. Parent Tot time, Pizza Jam-Teens, Pizza Jam-Youth, Pretty Princess Tea Party, Toddler Drop-Off, Wild Wacky Wednesday

**10. Overall, how satisfied are you with programs offered by the PSLPRD?**

- (1) Very satisfied
- (2) Satisfied
- (3) Neutral
- (4) Dissatisfied
- (5) Very dissatisfied
- (9) Don't know

**11. Please CHECK ALL of the following organizations you or members of your household have used for recreation programs and facilities.**

- (1) St. Lucie County
- (2) Private clubs/fitness centers
- (3) Local schools/colleges/universities
- (4) Churches or other religious organizations
- (5) Non-profit organizations
- (6) Other: \_\_\_\_\_
- (7) None of these

**12. Please CHECK ALL of the following facilities you or members of your household currently utilize.**

- (1) Treasure Coast of the YMCA
- (2) Boys and Girls Clubs of St. Lucie County
- (3) L.A. Fitness
- (4) Anytime Fitness
- (5) Planet Fitness

**13. Please CHECK ALL of the following factors that prevent you or your household from using PLSPRD Parks and Recreation programs more frequently.**

- (01) Program or facility not offered
- (02) Lack of quality programs
- (03) Program times/facility hours not convenient
- (04) Use of non-PSLPRD facilities
- (09) Fees are too high
- (10) Lack of transportation
- (05) Not interested/too busy
- (06) Don't know what is offered/available
- (07) Insufficient staffing
- (08) Poor customer service
- (11) Other: \_\_\_\_\_
- (12) Nothing

14. Please rate your level of agreement with the following statements using a scale of 1 to 4, where 4 means "Strongly Agree" and 1 means "Strongly Disagree."

		Strongly Agree	Agree	Disagree	Strongly Disagree	Don't Know
1.	PSL Parks enhance the quality of life for residents in the community	4	3	2	1	9
2.	PSL Parks increase property values in the community	4	3	2	1	9
3.	It is important to connect parks and public green spaces through a system of trails and pathways	4	3	2	1	9

15. From the following list of Parks and Recreation programs, please indicate whether you or any member of your household has a need for this program by circling either "Yes" or "No." If "Yes," please indicate how well your needs are being met using a scale of 1 to 5, where 5 means "100% met" and 1 means "0% met."

	Type of Program	Do you have a need for this program?		If "Yes," how well are your needs being met?				
		Yes	No	100% Met	75% Met	50% Met	25% Met	0% Met
01.	Before and after school programs	Yes	No	5	4	3	2	1
02.	Youth summer camps	Yes	No	5	4	3	2	1
03.	Youth sports programs	Yes	No	5	4	3	2	1
04.	Youth fitness and wellness programs	Yes	No	5	4	3	2	1
05.	Martial Arts programs	Yes	No	5	4	3	2	1
06.	Adult fitness/wellness	Yes	No	5	4	3	2	1
07.	Youth art/dance/performing arts classes	Yes	No	5	4	3	2	1
08.	Adult sports programs	Yes	No	5	4	3	2	1
09.	Senior programs	Yes	No	5	4	3	2	1
10.	Programs for mentally/physically challenged	Yes	No	5	4	3	2	1
11.	Teens programs	Yes	No	5	4	3	2	1
12.	Special events	Yes	No	5	4	3	2	1
13.	Nature programs	Yes	No	5	4	3	2	1
14.	Summer concerts	Yes	No	5	4	3	2	1
15.	Circuit exercise programs	Yes	No	5	4	3	2	1
16.	Other: _____	Yes	No	5	4	3	2	1

16. Which FOUR of the programs from the list in Question 15 are MOST IMPORTANT to you and the members of your household? [Write in your answers below using the numbers from the list in Question 15, or circle "NONE."]

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ 4th: \_\_\_\_ NONE

17. Which FOUR of the programs from the list in Question 15 would you and members of your household USE MOST if they were developed by PSLPRD? [Write in your answers below using the numbers from the list in Question 15, or circle "NONE."]

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ 4th: \_\_\_\_ NONE

18. From the following list of Parks and Recreation facilities, please indicate whether you or any member of your household has a need for this facility by circling either "Yes" or "No." If "Yes," please indicate how well your needs are being met using a scale of 1 to 5, where 5 means "100% met" and 1 means "0% met."

	Type of Facility	Do you have a need for this facility?		If "Yes," how well are your needs being met?				
		Yes	No	100% Met	75% Met	50% Met	25% Met	0% Met
01.	Baseball/Softball fields	Yes	No	5	4	3	2	1
02.	Dog parks	Yes	No	5	4	3	2	1
03.	Walking and hiking trails	Yes	No	5	4	3	2	1
04.	Paved bike trails	Yes	No	5	4	3	2	1
05.	Natural areas/nature parks	Yes	No	5	4	3	2	1
06.	Spraygrounds/Splash pads	Yes	No	5	4	3	2	1
07.	Indoor gymnasium/game courts	Yes	No	5	4	3	2	1
08.	Children's indoor play area	Yes	No	5	4	3	2	1
09.	Children's playgrounds	Yes	No	5	4	3	2	1
10.	Picnic shelters/picnic areas	Yes	No	5	4	3	2	1
11.	Skateboarding area	Yes	No	5	4	3	2	1
12.	Disc Golf course	Yes	No	5	4	3	2	1
13.	Outdoor pool/aquatics	Yes	No	5	4	3	2	1
14.	Pickleball courts	Yes	No	5	4	3	2	1
15.	Community garden	Yes	No	5	4	3	2	1
16.	Community recreation center	Yes	No	5	4	3	2	1
17.	Outdoor stage/amphitheater	Yes	No	5	4	3	2	1
18.	Tennis courts	Yes	No	5	4	3	2	1
19.	Outdoor basketball courts	Yes	No	5	4	3	2	1
20.	Rental for banquets/reception/private parties	Yes	No	5	4	3	2	1
21.	Football fields	Yes	No	5	4	3	2	1
22.	Soccer fields	Yes	No	5	4	3	2	1
23.	Volleyball courts	Yes	No	5	4	3	2	1
24.	Multi-Purpose fields	Yes	No	5	4	3	2	1
25.	Outdoor exercise stations	Yes	No	5	4	3	2	1
26.	Indoor pool	Yes	No	5	4	3	2	1
27.	Senior center	Yes	No	5	4	3	2	1
28.	Golf course	Yes	No	5	4	3	2	1
29.	Fitness center/spa	Yes	No	5	4	3	2	1
30.	Other: _____	Yes	No	5	4	3	2	1

19. Which FOUR of the facilities from the list in Question 18 are MOST IMPORTANT to you and the members of your household? [Write in your answers below using the numbers from the list in Question 18, or circle "NONE."]

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ 4th: \_\_\_\_ NONE

20. Please indicate how supportive you would be of each of the following actions the City of Port St. Lucie could take to improve the Parks and Recreation system using a scale of 1 to 4, where 4 means "Very Supportive" and 1 means "Not Supportive."

		Very Supportive	Somewhat Supportive	Not Sure	Not Supportive	Don't Know
01.	Acquiring land for developing parks	4	3	2	1	9
02.	Acquiring land for developing sports/athletic fields and courts	4	3	2	1	9
03.	Acquiring land for developing sports complexes for travel leagues, regional/national competitions that attract tourism	4	3	2	1	9
04.	Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas	4	3	2	1	9
05.	Acquiring land to develop more greenways and trails	4	3	2	1	9
06.	Completely redesigning and renovating existing parks to meet resident needs and priorities	4	3	2	1	9
07.	Developing a Teen Center	4	3	2	1	9
08.	Developing an Indoor Pool/Aquatics Center	4	3	2	1	9
09.	Developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity	4	3	2	1	9
10.	Developing new parks and recreation facilities to meet resident needs and priorities	4	3	2	1	9
11.	Expanding park resources to improve facility maintenance	4	3	2	1	9
12.	Expanding recreation and staff resources to offer more programs	4	3	2	1	9
13.	Increasing funding for improving, renovating, and expanding existing parks and recreation facilities	4	3	2	1	9
14.	Offering more programs and special events that bring families together	4	3	2	1	9
15.	Renovating and making improvements to existing parks and recreation facilities	4	3	2	1	9
16.	Providing additional parking in parks	4	3	2	1	9
17.	Other: _____	4	3	2	1	9

21. Which FOUR of the actions from the list in Question 20 are MOST IMPORTANT to you and the members of your household? [Write in your answers below using the numbers from the list in Question 20, or circle "NONE."]

1st: \_\_\_\_ 2nd: \_\_\_\_ 3rd: \_\_\_\_ 4th: \_\_\_\_ NONE

22. Please share any thoughts/ideas that you may have on specific areas within the City where more parks and recreation facilities are needed.

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23. Please share any ideas that you may have for programs/facilities that may not have been mentioned in the above questions.

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**24. Counting yourself, how many people in your household are...**

- Under age 5: \_\_\_\_\_
- Ages 5-9: \_\_\_\_\_
- Ages 10-14: \_\_\_\_\_
- Ages 15-19: \_\_\_\_\_
- Ages 20-24: \_\_\_\_\_
- Ages 25-34: \_\_\_\_\_
- Ages 35-44: \_\_\_\_\_
- Ages 45-54: \_\_\_\_\_
- Ages 55-64: \_\_\_\_\_
- Ages 65-74: \_\_\_\_\_
- Ages 75+: \_\_\_\_\_

**25. What is your age?** \_\_\_\_\_ years

**26. Do you own or rent your home?** \_\_\_\_\_(1) Own \_\_\_\_\_(2) Rent

**27. Which of the following best describes your household's total annual income?**

- \_\_\_\_(1) Under \$30,000
- \_\_\_\_(2) \$30,000-\$59,999
- \_\_\_\_(3) \$60,000-\$99,999
- \_\_\_\_(4) \$150,000-\$199,999
- \_\_\_\_(5) \$200,000 or more

**This concludes the survey. Thank you for your time!**

Please return your completed survey in the enclosed return-reply envelope addressed to:

ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

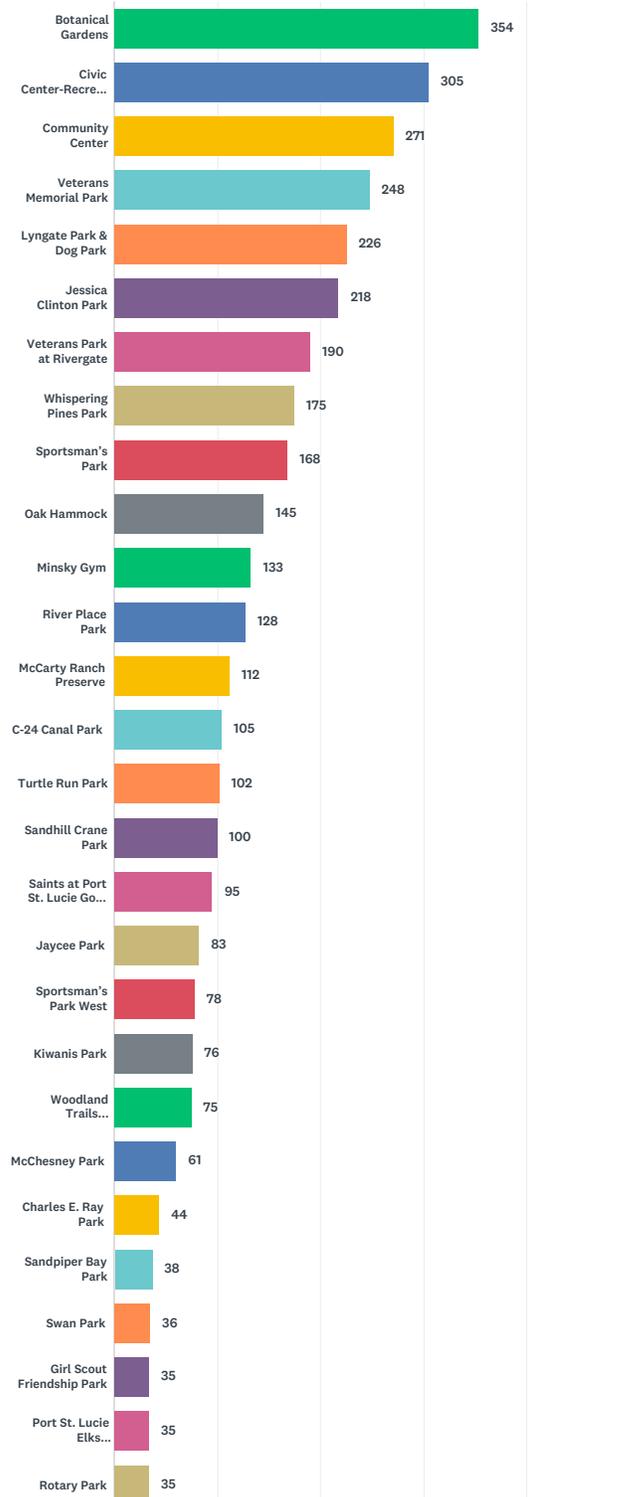
Your response will remain completely confidential. The address information on the sticker to the right will ONLY be used to help identify areas with special interests.  
Thank you.

**APPENDIX D**  
**On-line Survey Findings**

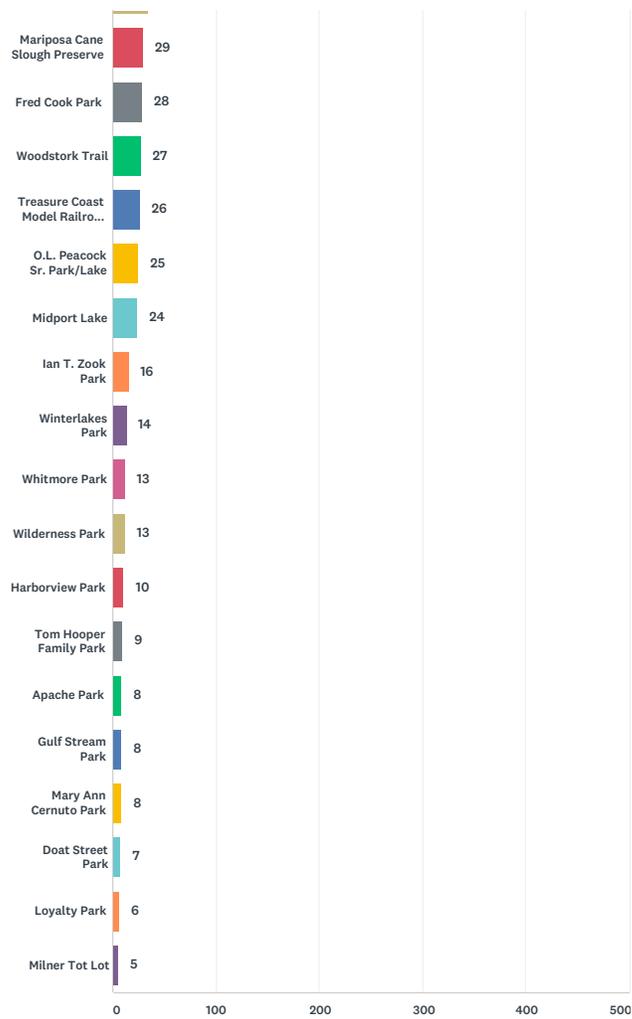
## 10-Year Master Plan Survey

Q1 Please SELECT ALL of the following parks operated by the City of Port St. Lucie Parks and Recreation Department that you or members of your household have visited during the past year

Answered: 635 Skipped: 29



## 10-Year Master Plan Survey



ANSWER CHOICES	RESPONSES	
Botanical Gardens	55.75%	354
Civic Center-Recreation & Fitness	48.03%	305
Community Center	42.68%	271
Veterans Memorial Park	39.06%	248
Lyngate Park & Dog Park	35.59%	226
Jessica Clinton Park	34.33%	218
Veterans Park at Rivergate	29.92%	190
Whispering Pines Park	27.56%	175
Sportsman's Park	26.46%	168
Oak Hammock	22.83%	145
Minsky Gym	20.94%	133
River Place Park	20.16%	128
McCarty Ranch Preserve	17.64%	112
C-24 Canal Park	16.54%	105
Turtle Run Park	16.06%	102
Sandhill Crane Park	15.75%	100
Saints at Port St. Lucie Golf Course	14.96%	95
Jaycee Park	13.07%	83

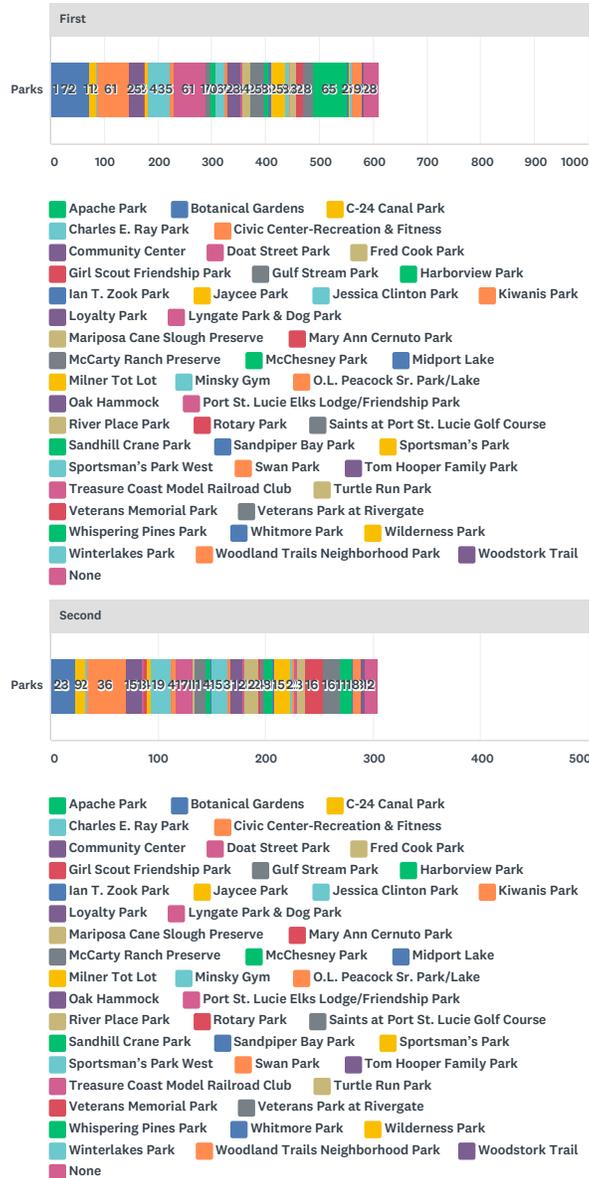
## 10-Year Master Plan Survey

Sportsman's Park West	12.28%	78
Kiwanis Park	11.97%	76
Woodland Trails Neighborhood Park	11.81%	75
McChesney Park	9.61%	61
Charles E. Ray Park	6.93%	44
Sandpiper Bay Park	5.98%	38
Swan Park	5.67%	36
Girl Scout Friendship Park	5.51%	35
Port St. Lucie Elks Lodge/Friendship Park	5.51%	35
Rotary Park	5.51%	35
Mariposa Cane Slough Preserve	4.57%	29
Fred Cook Park	4.41%	28
Woodstork Trail	4.25%	27
Treasure Coast Model Railroad Club	4.09%	26
O.L. Peacock Sr. Park/Lake	3.94%	25
Midport Lake	3.78%	24
Ian T. Zook Park	2.52%	16
Winterlakes Park	2.20%	14
Whitmore Park	2.05%	13
Wilderness Park	2.05%	13
Harborview Park	1.57%	10
Tom Hooper Family Park	1.42%	9
Apache Park	1.26%	8
Gulf Stream Park	1.26%	8
Mary Ann Cernuto Park	1.26%	8
Doat Street Park	1.10%	7
Loyalty Park	0.94%	6
Milner Tot Lot	0.79%	5
Total Respondents: 635		

## 10-Year Master Plan Survey

Q2 Which TWO of the parks from the list in Question 1, also shown below, does your household use MOST OFTEN? (Select the top two, or select "NONE").

Answered: 612 Skipped: 52



	APACHE PARK	BOTANICAL GARDENS	C-24 CANAL PARK	CHARLES E. RAY PARK	CIVIC CENTER-RECREATION & FITNESS	COMMUNITY CENTER	DOAT STREET PARK	FRED COOK PARK	GIRL SCOUT FRIENDSHIP PARK	GULF STREAM PARK	HARBORVIEW PARK	IAN T. ZOOK PARK
First	0.16%	11.78%	1.80%	0.33%	9.98%	4.09%	0.00%	0.00%	0.33%	0.00%	0.00%	0.16%
Parks	1	72	11	2	61	25	0	0	2	0	0	1
Second												

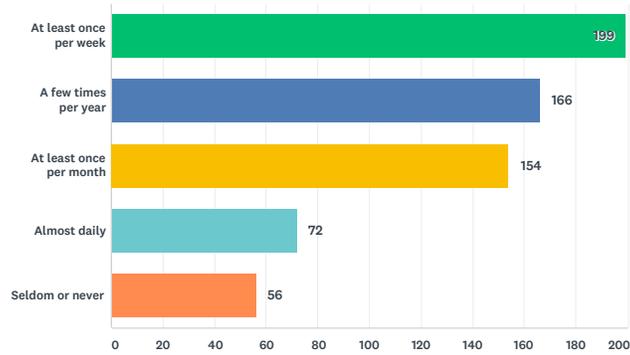
## 10-Year Master Plan Survey

	APACHE PARK	BOTANICAL GARDENS	C-24 CANAL PARK	CHARLES E. RAY PARK	CIVIC CENTER-RECREATION & FITNESS	COMMUNITY CENTER	DOAT STREET PARK	FRED COOK PARK	GIRL SCOUT FRIENDSHIP PARK	GULF STREAM PARK	HARBORVIEW PARK	IAN T. ZOOK PARK
Parks	0.00%	7.57%	2.96%	0.66%	11.84%	4.93%	0.33%	0.00%	0.99%	0.00%	0.00%	0.00%
	0	23	9	2	36	15	1	0	3	0	0	0

## 10-Year Master Plan Survey

**Q3 On average, how often do you or members of your household visit parks operated by the Port St. Lucie Parks and Recreation Department?**

Answered: 647 Skipped: 17

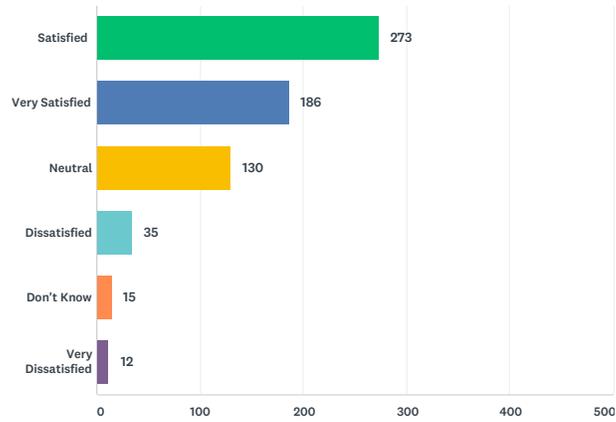


ANSWER CHOICES	RESPONSES	
At least once per week	30.76%	199
A few times per year	25.66%	166
At least once per month	23.80%	154
Almost daily	11.13%	72
Seldom or never	8.66%	56
<b>TOTAL</b>		<b>647</b>

## 10-Year Master Plan Survey

Q4 Overall, how satisfied are you with the parks provided by the Port St. Lucie Parks and Recreation Department?

Answered: 651 Skipped: 13

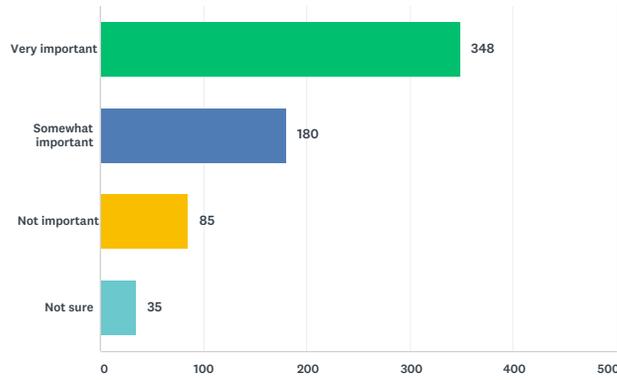


ANSWER CHOICES	RESPONSES	
Satisfied	41.94%	273
Very Satisfied	28.57%	186
Neutral	19.97%	130
Dissatisfied	5.38%	35
Don't Know	2.30%	15
Very Dissatisfied	1.84%	12
<b>TOTAL</b>		<b>651</b>

## 10-Year Master Plan Survey

**Q5 How important is it for you and members of your household to have a small park within walking distance of your home?**

Answered: 648 Skipped: 16

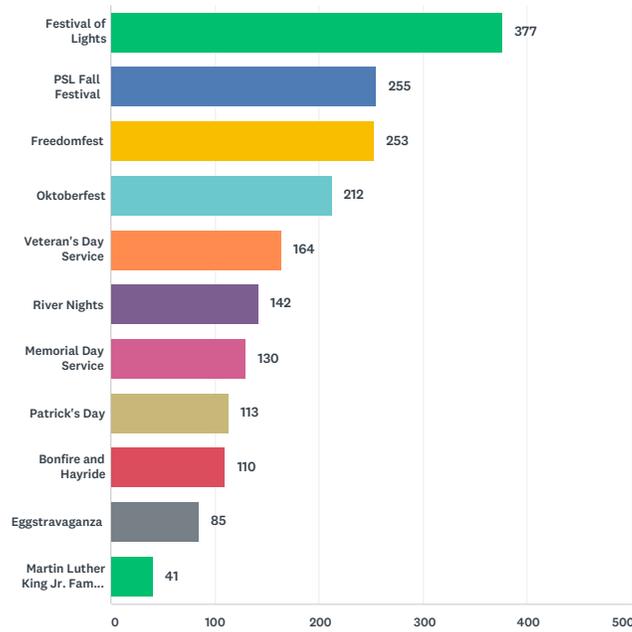


ANSWER CHOICES	RESPONSES	
Very important	53.70%	348
Somewhat important	27.78%	180
Not important	13.12%	85
Not sure	5.40%	35
<b>TOTAL</b>		<b>648</b>

## 10-Year Master Plan Survey

Q6 Please SELECT ALL the following special events offered by the Port St. Lucie Parks and Recreation Department that you and other members of your household have attended in the last FIVE years.

Answered: 551 Skipped: 113

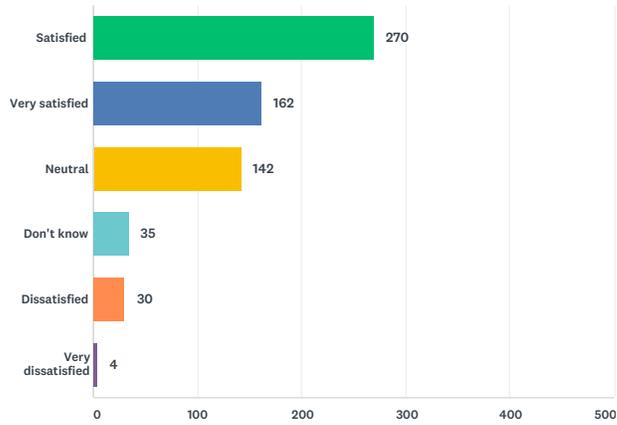


ANSWER CHOICES	RESPONSES	
Festival of Lights	68.42%	377
PSL Fall Festival	46.28%	255
Freedomfest	45.92%	253
Oktoberfest	38.48%	212
Veteran's Day Service	29.76%	164
River Nights	25.77%	142
Memorial Day Service	23.59%	130
Patrick's Day	20.51%	113
Bonfire and Hayride	19.96%	110
Eggstravaganza	15.43%	85
Martin Luther King Jr. Family Fun Day	7.44%	41
Total Respondents: 551		

## 10-Year Master Plan Survey

**Q7 Overall, how satisfied are you with the events provided by the Port St. Lucie Parks and Recreation Department?**

Answered: 643 Skipped: 21

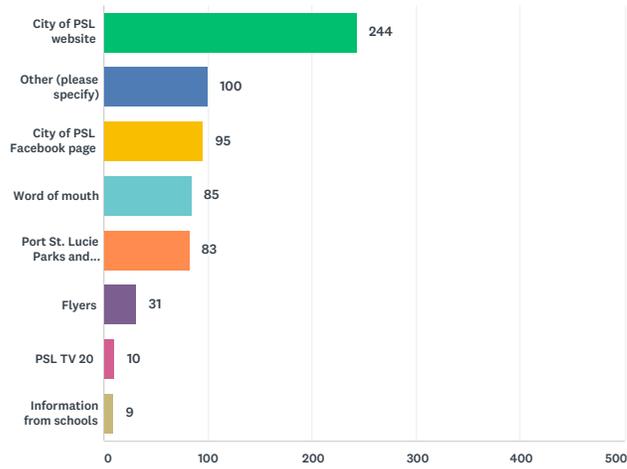


ANSWER CHOICES	RESPONSES
Satisfied	41.99% 270
Very satisfied	25.19% 162
Neutral	22.08% 142
Don't know	5.44% 35
Dissatisfied	4.67% 30
Very dissatisfied	0.62% 4
<b>TOTAL</b>	<b>643</b>

## 10-Year Master Plan Survey

### Q8 What is your primary source of information for Port St. Lucie Parks and Recreation Department-related events and programs?

Answered: 657 Skipped: 7

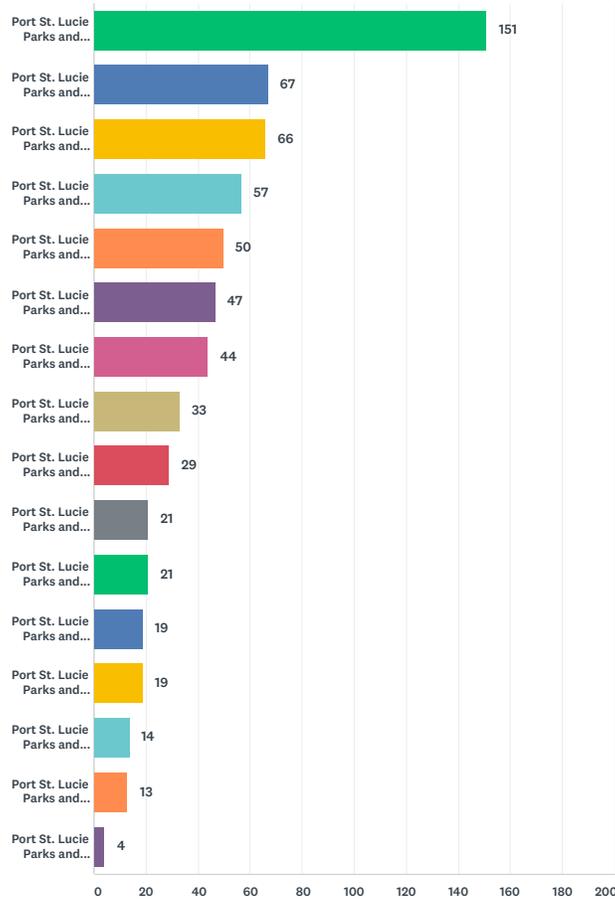


ANSWER CHOICES	RESPONSES	
City of PSL website	37.14%	244
Other (please specify)	15.22%	100
City of PSL Facebook page	14.46%	95
Word of mouth	12.94%	85
Port St. Lucie Parks and Recreation Department's Leisure Time brochure	12.63%	83
Flyers	4.72%	31
PSL TV 20	1.52%	10
Information from schools	1.37%	9
TOTAL		657

## 10-Year Master Plan Survey

**Q9 Please SELECT ALL of the following programs offered in the City of Port St. Lucie that you and other members of your household have participated in the last five years.**

Answered: 368 Skipped: 296



ANSWER CHOICES	RESPONSES
Port St. Lucie Parks and Recreation Department's fitness centers and/or fitness classes	41.03% 151
Port St. Lucie Parks and Recreation Department's recreation programs, i.e., Karate, Baton, dance classes (Country Line, Flamenco Ballroom Dance, Movin' and Groovin', Tutus and Taps, and Zumba)	18.21% 67
Port St. Lucie Parks and Recreation Department's Youth Baseball Leagues	17.93% 66
Port St. Lucie Parks and Recreation Department's Youth Recreation programs, i.e., Parent Tot time, Pizza Jam-Teens, Pizza Jam-Youth, Pretty Princess Tea Part, Toddler Drop-Off, Wild Wacky Wednesday, etc.	15.49% 57
Port St. Lucie Parks and Recreation Department's Youth Soccer Leagues	13.59% 50
Port St. Lucie Parks and Recreation Department's Summer, Spring, Kids Day Out and Holiday Camps	12.77% 47
Port St. Lucie Parks and Recreation Department's Youth Junior Basketball League	11.96% 44
Port St. Lucie Parks and Recreation Department's Youth Football and/or Cheerleading Leagues	8.97% 33
Port St. Lucie Parks and Recreation Department's golf member	7.88% 29
Port St. Lucie Parks and Recreation Department's Adult Softball League	5.71% 21
Port St. Lucie Parks and Recreation Department's Senior Programs, i.e., Mah Jongg, Senior Social, Social Bridge, Senior Game Mixer, etc.	5.71% 21
Port St. Lucie Parks and Recreation Department's golf instruction or leagues	5.16% 19
Port St. Lucie Parks and Recreation Department's Martial Arts Programs, i.e., Karate, Judo Academy, Kung Fu, and Tai Chi	5.16% 19
Port St. Lucie Parks and Recreation Department's Youth & Adult Tennis Instruction	3.80% 14
Port St. Lucie Parks and Recreation Department's Senior Softball League	3.53% 13

# 10-Year Master Plan Survey

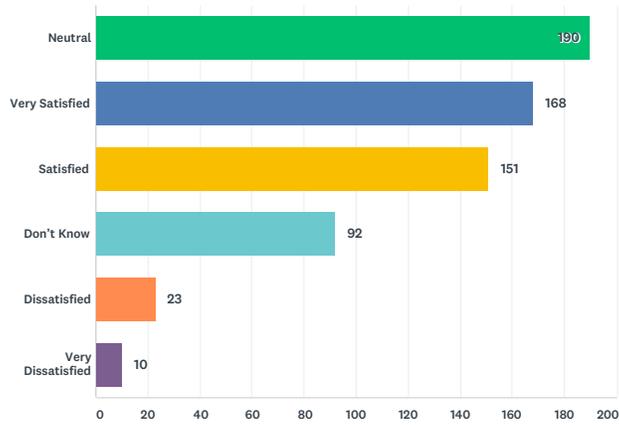
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Port St. Lucie Parks and Recreation Department's Adult Volleyball Program	1.09%	4
Total Respondents: 368		

## 10-Year Master Plan Survey

Q10 Overall, how satisfied are you with the programs offered by Port St. Lucie Parks and Recreation Department's?

Answered: 634 Skipped: 30

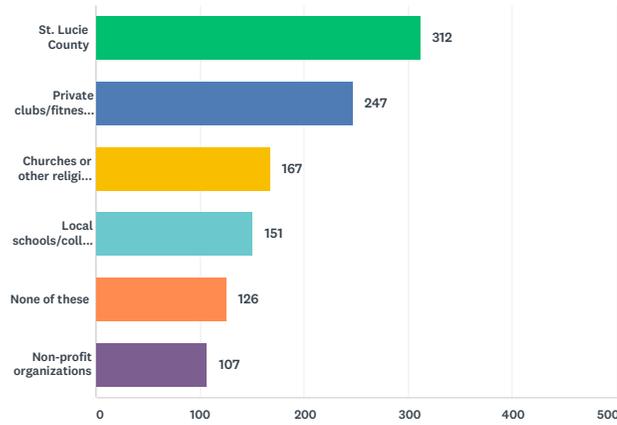


ANSWER CHOICES	RESPONSES	
Neutral	29.97%	190
Very Satisfied	26.50%	168
Satisfied	23.82%	151
Don't Know	14.51%	92
Dissatisfied	3.63%	23
Very Dissatisfied	1.58%	10
<b>TOTAL</b>		<b>634</b>

## 10-Year Master Plan Survey

**Q11 Please SELECT ALL of the following organizations you or members of your household have used for recreation programs and facilities.**

Answered: 628 Skipped: 36

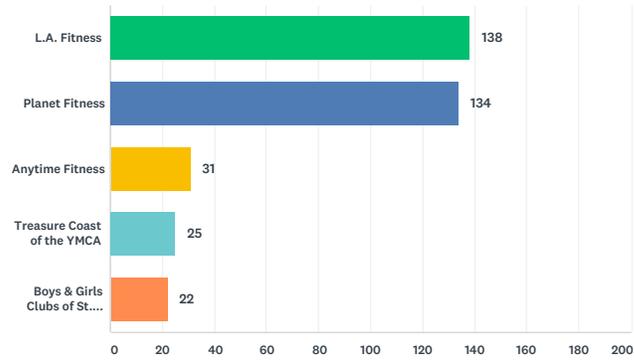


ANSWER CHOICES	RESPONSES
St. Lucie County	49.68% 312
Private clubs/fitness centers	39.33% 247
Churches or other religious organizations	26.59% 167
Local schools/colleges/universities	24.04% 151
None of these	20.06% 126
Non-profit organizations	17.04% 107
Total Respondents: 628	

## 10-Year Master Plan Survey

**Q12 Please SELECT ALL of the following facilities you or members of your household currently utilize.**

Answered: 296 Skipped: 368

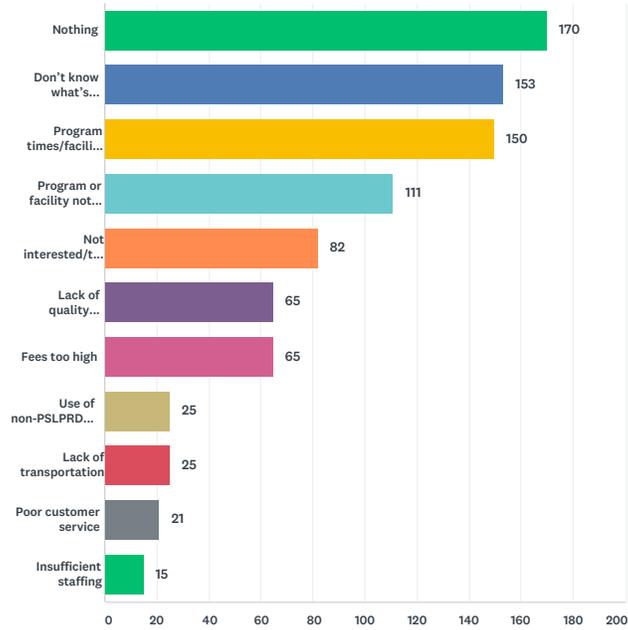


ANSWER CHOICES	RESPONSES
L.A. Fitness	46.62% 138
Planet Fitness	45.27% 134
Anytime Fitness	10.47% 31
Treasure Coast of the YMCA	8.45% 25
Boys & Girls Clubs of St. Lucie County	7.43% 22
Total Respondents: 296	

## 10-Year Master Plan Survey

Q13 Please SELECT ALL of the following factors that prevent you or your household from using Port St. Lucie Parks and Recreation Department's programs more frequently.

Answered: 581 Skipped: 83

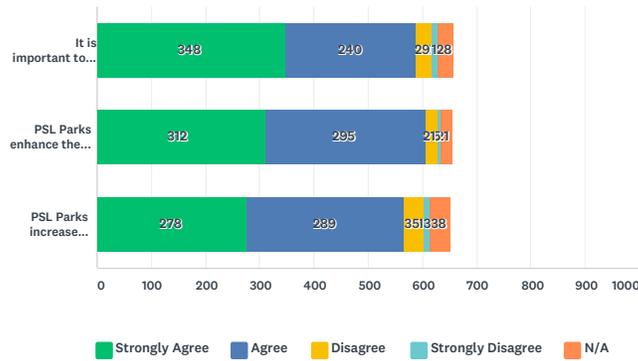


ANSWER CHOICES	RESPONSES	
Nothing	29.26%	170
Don't know what's offered/available	26.33%	153
Program times/facility hours not convenient	25.82%	150
Program or facility not offered	19.10%	111
Not interested/too busy	14.11%	82
Lack of quality programs	11.19%	65
Fees too high	11.19%	65
Use of non-PSLPRD facilities	4.30%	25
Lack of transportation	4.30%	25
Poor customer service	3.61%	21
Insufficient staffing	2.58%	15
Total Respondents: 581		

## 10-Year Master Plan Survey

Q14 Please rate your level of agreement with the following statements.

Answered: 659 Skipped: 5

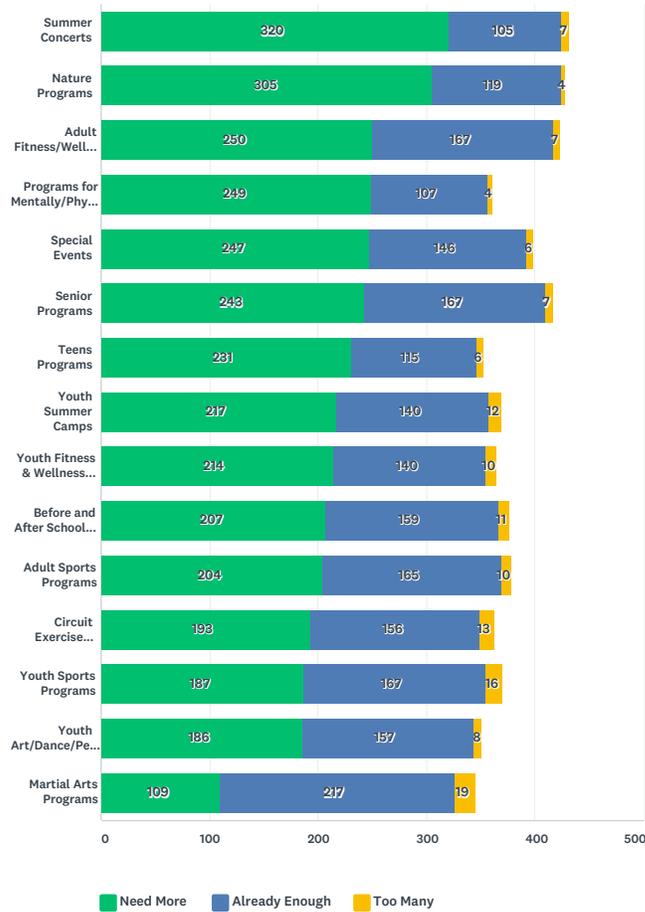


	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	N/A	TOTAL	WEIGHTED AVERAGE
It is important to connect parks and public green spaces through a system of trails and pathways.	53.05% 348	36.59% 240	4.42% 29	1.68% 11	4.27% 28	656	3.47
PSL Parks enhance the quality of life for residents in the community.	47.71% 312	45.11% 295	3.21% 21	0.76% 5	3.21% 21	654	3.44
PSL Parks increase property values in the community.	42.57% 278	44.26% 289	5.36% 35	1.99% 13	5.82% 38	653	3.35

## 10-Year Master Plan Survey

Q15 A variety of recreation programs/activities are listed below. Please indicate if YOU or any member of your HOUSEHOLD NEED MORE, if there are ALREADY ENOUGH, or if there are TOO MANY of each of the recreation programs/activities listed below.

Answered: 528 Skipped: 136



	NEED MORE	ALREADY ENOUGH	TOO MANY	TOTAL
Summer Concerts	74.07% 320	24.31% 105	1.62% 7	432
Nature Programs	71.26% 305	27.80% 119	0.93% 4	428
Adult Fitness/Wellness	58.96% 250	39.39% 167	1.65% 7	424
Programs for Mentally/Physically Challenged	69.17% 249	29.72% 107	1.11% 4	360
Special Events	61.90% 247	36.59% 146	1.50% 6	399
Senior Programs	58.27% 243	40.05% 167	1.68% 7	417
Teens Programs	65.63% 231	32.67% 115	1.70% 6	352
Youth Summer Camps	58.81% 217	37.94% 140	3.25% 12	369
Youth Fitness & Wellness Programs	58.79% 214	38.46% 140	2.75% 10	364
Before and After School Programs	54.91% 207	42.18% 159	2.92% 11	377
Adult Sports Programs	53.83% 204	43.54% 165	2.64% 10	379

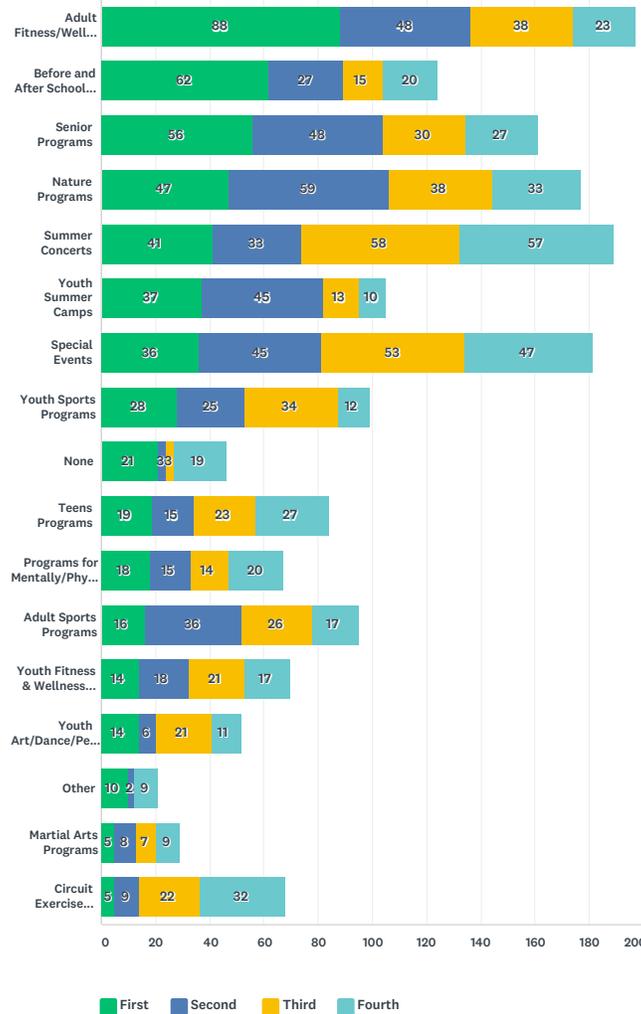
## 10-Year Master Plan Survey

Circuit Exercise Programs	53.31% 193	43.09% 156	3.59% 13	362
Youth Sports Programs	50.54% 187	45.14% 167	4.32% 16	370
Youth Art/Dance/Performing Arts Classes	52.99% 186	44.73% 157	2.28% 8	351
Martial Arts Programs	31.59% 109	62.90% 217	5.51% 19	345

## 10-Year Master Plan Survey

Q16 Which FOUR of the programs from the list in Question 15, also shown below, are MOST IMPORTANT to you and the members of your household? (Select the top four programs/activities, or select "NONE.")

Answered: 526 Skipped: 138



	FIRST	SECOND	THIRD	FOURTH	TOTAL	WEIGHTED AVERAGE
Adult Fitness/Wellness	44.67% 88	24.37% 48	19.29% 38	11.68% 23	197	1.98
Before and After School Programs	50.00% 62	21.77% 27	12.10% 15	16.13% 20	124	1.94
Senior Programs	34.78% 56	29.81% 48	18.63% 30	16.77% 27	161	2.17
Nature Programs	26.55% 47	33.33% 59	21.47% 38	18.64% 33	177	2.32
Summer Concerts	21.69% 41	17.46% 33	30.69% 58	30.16% 57	189	2.69
Youth Summer Camps	35.24% 37	42.86% 45	12.38% 13	9.52% 10	105	1.96
Special Events	19.89% 36	24.86% 45	29.28% 53	25.97% 47	181	2.61
Youth Sports Programs	28.28% 28	25.25% 25	34.34% 34	12.12% 12	99	2.30
None	45.65% 21	6.52% 3	6.52% 3	41.30% 19	46	2.43

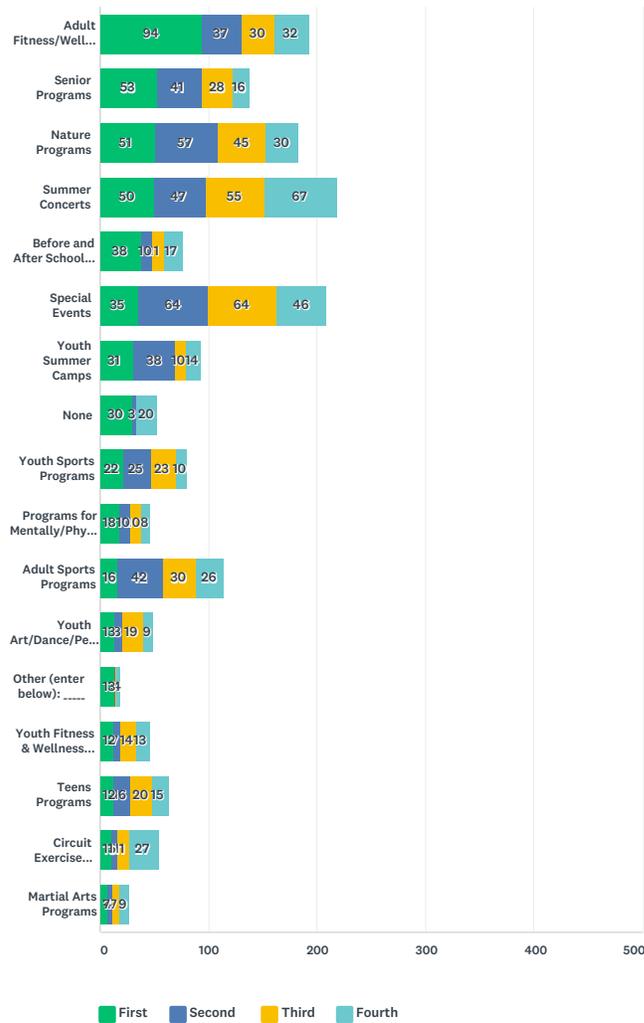
## 10-Year Master Plan Survey

Teens Programs	22.62% 19	17.86% 15	27.38% 23	32.14% 27	84	2.69
Programs for Mentally/Physically Challenged	26.87% 18	22.39% 15	20.90% 14	29.85% 20	67	2.54
Adult Sports Programs	16.84% 16	37.89% 36	27.37% 26	17.89% 17	95	2.46
Youth Fitness & Wellness Programs	20.00% 14	25.71% 18	30.00% 21	24.29% 17	70	2.59
Youth Art/Dance/Per-forming Arts Classes	26.92% 14	11.54% 6	40.38% 21	21.15% 11	52	2.56
Other	47.62% 10	9.52% 2	0.00% 0	42.86% 9	21	2.38
Martial Arts Programs	17.24% 5	27.59% 8	24.14% 7	31.03% 9	29	2.69
Circuit Exercise Programs	7.35% 5	13.24% 9	32.35% 22	47.06% 32	68	3.19

## 10-Year Master Plan Survey

Q17 Which FOUR of the programs from the list in Question 15, also shown below, would you and members of your household USE MOST if they were developed by Port St. Lucie Parks and Recreation Department? (Select the top four programs/activities, or select "NONE.")

Answered: 516 Skipped: 148



	FIRST	SECOND	THIRD	FOURTH	TOTAL	WEIGHTED AVERAGE
Adult Fitness/Wellness	48.70% 94	19.17% 37	15.54% 30	16.58% 32	193	2.00
Senior Programs	38.41% 53	29.71% 41	20.29% 28	11.59% 16	138	2.05
Nature Programs	27.87% 51	31.15% 57	24.59% 45	16.39% 30	183	2.30
Summer Concerts	22.83% 50	21.46% 47	25.11% 55	30.59% 67	219	2.63
Before and After School Programs	50.00% 38	13.16% 10	14.47% 11	22.37% 17	76	2.09
Special Events	16.75% 35	30.62% 64	30.62% 64	22.01% 46	209	2.58
Youth Summer Camps	33.33% 31	40.86% 38	10.75% 10	15.05% 14	93	2.08
None	56.60% 30	5.66% 3	0.00% 0	37.74% 20	53	2.19
Youth Sports Programs	27.50% 22	31.25% 25	28.75% 23	12.50% 10	80	2.26

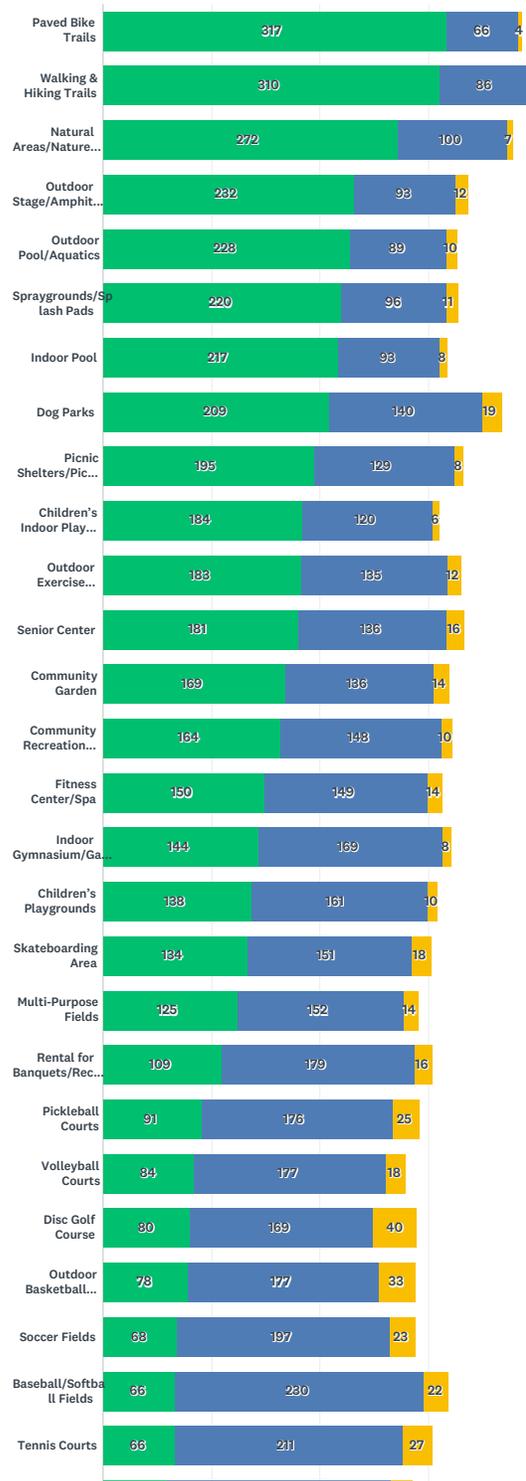
## 10-Year Master Plan Survey

Programs for Mentally/Physically Challenged	39.13% 18	21.74% 10	21.74% 10	17.39% 8	46	2.17
Adult Sports Programs	14.04% 16	36.84% 42	26.32% 30	22.81% 26	114	2.58
Youth Art/Dance/Performing Arts Classes	26.53% 13	16.33% 8	38.78% 19	18.37% 9	49	2.49
Other (enter below): _____	68.42% 13	5.26% 1	5.26% 1	21.05% 4	19	1.79
Youth Fitness & Wellness Programs	26.09% 12	15.22% 7	30.43% 14	28.26% 13	46	2.61
Teens Programs	19.05% 12	25.40% 16	31.75% 20	23.81% 15	63	2.60
Circuit Exercise Programs	20.37% 11	9.26% 5	20.37% 11	50.00% 27	54	3.00
Martial Arts Programs	25.93% 7	14.81% 4	25.93% 7	33.33% 9	27	2.67

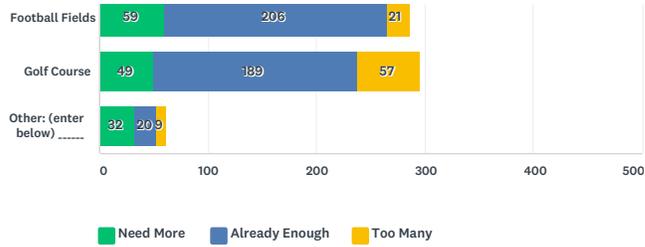
## 10-Year Master Plan Survey

Q18 Below please find a list of parks and recreation FACILITIES. Please indicate if YOU or any member of your HOUSEHOLD NEED MORE, if there are ALREADY ENOUGH, or if there are TOO MANY of each of the parks and recreation facilities listed below.

Answered: 465 Skipped: 199



## 10-Year Master Plan Survey

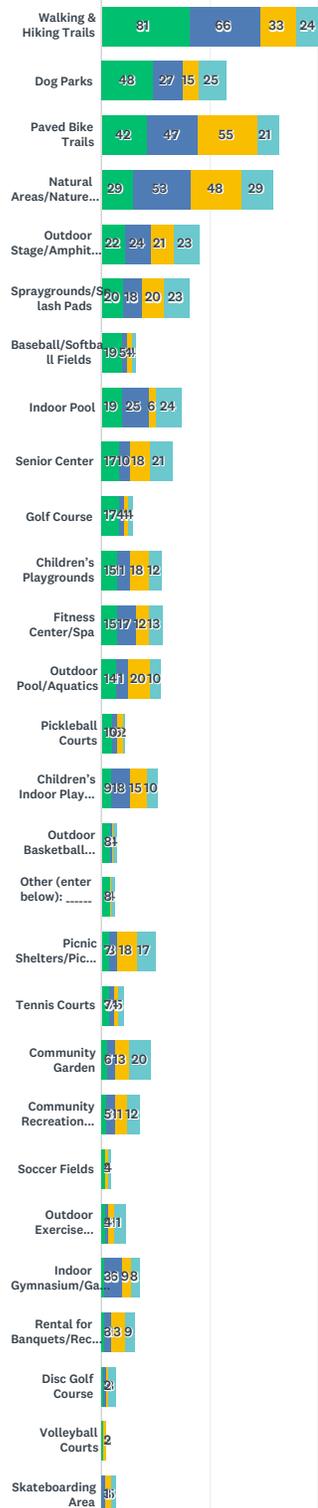


	NEED MORE	ALREADY ENOUGH	TOO MANY	TOTAL
Paved Bike Trails	81.91% 317	17.05% 66	1.03% 4	387
Walking & Hiking Trails	77.31% 310	21.45% 86	1.25% 5	401
Natural Areas/Nature Parks	71.77% 272	26.39% 100	1.85% 7	379
Outdoor Stage/Amphitheater	68.84% 232	27.60% 93	3.56% 12	337
Outdoor Pool/Aquatics	69.72% 228	27.22% 89	3.06% 10	327
Spraygrounds/Splash Pads	67.28% 220	29.36% 96	3.36% 11	327
Indoor Pool	68.24% 217	29.25% 93	2.52% 8	318
Dog Parks	56.79% 209	38.04% 140	5.16% 19	368
Picnic Shelters/Picnic Areas	58.73% 195	38.86% 129	2.41% 8	332
Children's Indoor Play Area	59.35% 184	38.71% 120	1.94% 6	310
Outdoor Exercise Stations	55.45% 183	40.91% 135	3.64% 12	330
Senior Center	54.35% 181	40.84% 136	4.80% 16	333
Community Garden	52.98% 169	42.63% 136	4.39% 14	319
Community Recreation Center	50.93% 164	45.96% 148	3.11% 10	322
Fitness Center/Spa	47.92% 150	47.60% 149	4.47% 14	313
Indoor Gymnasium/Game Courts	44.86% 144	52.65% 169	2.49% 8	321
Children's Playgrounds	44.66% 138	52.10% 161	3.24% 10	309
Skateboarding Area	44.22% 134	49.83% 151	5.94% 18	303
Multi-Purpose Fields	42.96% 125	52.23% 152	4.81% 14	291
Rental for Banquets/Reception/Private Parties	35.86% 109	58.88% 179	5.26% 16	304
Pickleball Courts	31.16% 91	60.27% 176	8.56% 25	292
Volleyball Courts	30.11% 84	63.44% 177	6.45% 18	279
Disc Golf Course	27.68% 80	58.48% 169	13.84% 40	289
Outdoor Basketball Courts	27.08% 78	61.46% 177	11.46% 33	288
Soccer Fields	23.61% 68	68.40% 197	7.99% 23	288
Baseball/Softball Fields	20.75% 66	72.33% 230	6.92% 22	318
Tennis Courts	21.71% 66	69.41% 211	8.88% 27	304
Football Fields	20.63% 59	72.03% 206	7.34% 21	286
Golf Course	16.61% 49	64.07% 189	19.32% 57	295
Other: (enter below) _____	52.46% 32	32.79% 20	14.75% 9	61

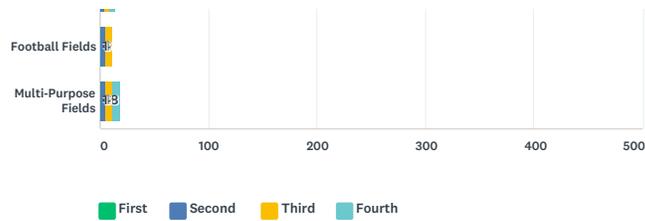
# 10-Year Master Plan Survey

Q19 Which FOUR of the FACILITIES listed in Question 18, also shown below, are MOST IMPORTANT to you and the members of your household? (Please select the top four FACILITIES or select "NONE"?)

Answered: 447 Skipped: 217



# 10-Year Master Plan Survey

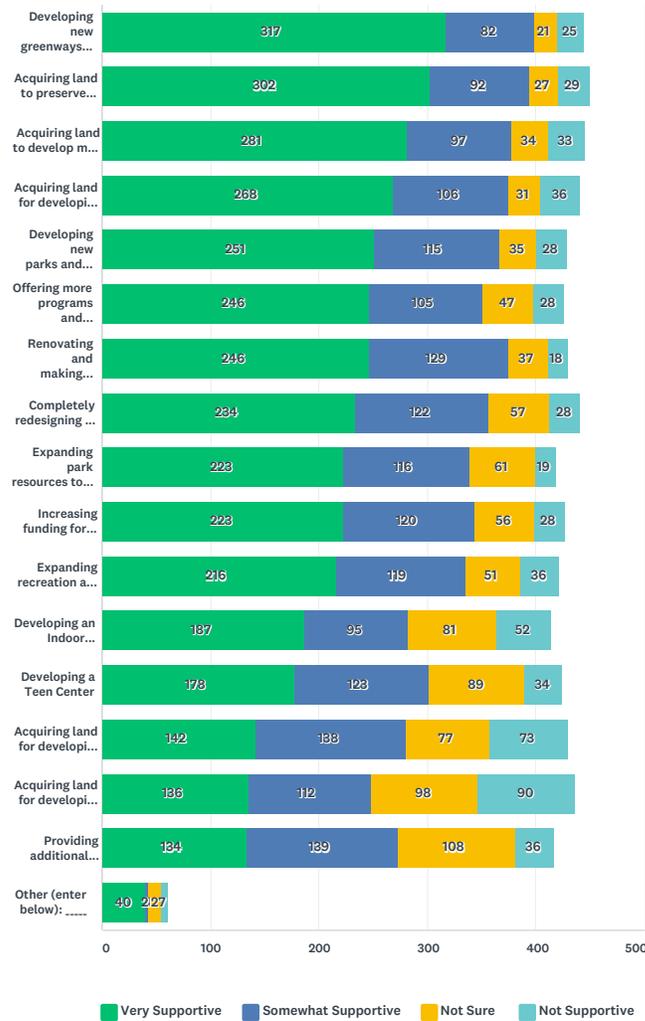


	FIRST	SECOND	THIRD	FOURTH	TOTAL	WEIGHTED AVERAGE
Walking & Hiking Trails	39.71% 81	32.35% 66	16.18% 33	11.76% 24	204	2.00
Dog Parks	41.74% 48	23.48% 27	13.04% 15	21.74% 25	115	2.15
Paved Bike Trails	25.45% 42	28.48% 47	33.33% 55	12.73% 21	165	2.33
Natural Areas/Nature Parks	18.24% 29	33.33% 53	30.19% 48	18.24% 29	159	2.48
Outdoor Stage/Amphitheater	24.44% 22	26.67% 24	23.33% 21	25.56% 23	90	2.50
Spraygrounds/Splash Pads	24.69% 20	22.22% 18	24.69% 20	28.40% 23	81	2.57
Baseball/Softball Fields	59.38% 19	15.63% 5	12.50% 4	12.50% 4	32	1.78
Indoor Pool	25.68% 19	33.78% 25	8.11% 6	32.43% 24	74	2.47
Senior Center	25.76% 17	15.15% 10	27.27% 18	31.82% 21	66	2.65
Golf Course	58.62% 17	13.79% 4	13.79% 4	13.79% 4	29	1.83
Children's Playgrounds	26.79% 15	19.64% 11	32.14% 18	21.43% 12	56	2.48
Fitness Center/Spa	26.32% 15	29.82% 17	21.05% 12	22.81% 13	57	2.40
Outdoor Pool/Aquatics	25.45% 14	20.00% 11	36.36% 20	18.18% 10	55	2.47
Pickleball Courts	45.45% 10	22.73% 5	22.73% 5	9.09% 2	22	1.95
Children's Indoor Play Area	17.31% 9	34.62% 18	28.85% 15	19.23% 10	52	2.50
Outdoor Basketball Courts	53.33% 8	13.33% 2	6.67% 1	26.67% 4	15	2.07
Other (enter below): _____	61.54% 8	0.00% 0	7.69% 1	30.77% 4	13	2.08
Picnic Shelters/Picnic Areas	14.00% 7	16.00% 8	36.00% 18	34.00% 17	50	2.90
Tennis Courts	33.33% 7	23.81% 5	19.05% 4	23.81% 5	21	2.33
Community Garden	13.04% 6	15.22% 7	28.26% 13	43.48% 20	46	3.02
Community Recreation Center	13.89% 5	22.22% 8	30.56% 11	33.33% 12	36	2.83
Soccer Fields	44.44% 4	0.00% 0	22.22% 2	33.33% 3	9	2.44
Outdoor Exercise Stations	17.39% 4	8.70% 2	26.09% 6	47.83% 11	23	3.04
Indoor Gymnasium/Game Courts	8.33% 3	44.44% 16	25.00% 9	22.22% 8	36	2.61
Rental for Banquets/Reception/Private Parties	9.68% 3	19.35% 6	41.94% 13	29.03% 9	31	2.90
Disc Golf Course	14.29% 2	21.43% 3	7.14% 1	57.14% 8	14	3.07
Volleyball Courts	40.00% 2	0.00% 0	60.00% 3	0.00% 0	5	2.20
Skateboarding Area	7.14% 1	21.43% 3	35.71% 5	35.71% 5	14	3.00
Football Fields	9.09% 1	36.36% 4	54.55% 6	0.00% 0	11	2.45
Multi-Purpose Fields	5.26% 1	21.05% 4	31.58% 6	42.11% 8	19	3.11

## 10-Year Master Plan Survey

**Q20 Please indicate how supportive you would be of each of the following actions the City of Port St. Lucie could take to improve the Parks and Recreation system using a scale of 1 to 4, where 4 means "Very Supportive" and 1 means "Not Supportive."**

Answered: 465    Skipped: 199



	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NOT SURE	NOT SUPPORTIVE	TOTAL
Developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity	71.24% 317	18.43% 82	4.72% 21	5.62% 25	445
Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas	67.11% 302	20.44% 92	6.00% 27	6.44% 29	450
Acquiring land to develop more greenways and trails	63.15% 281	21.80% 97	7.64% 34	7.42% 33	445
Acquiring land for developing parks	60.77% 268	24.04% 106	7.03% 31	8.16% 36	441
Developing new parks and recreation facilities to meet resident needs and priorities	58.51% 251	26.81% 115	8.16% 35	6.53% 28	429
Offering more programs and special events that bring families together	57.75% 246	24.65% 105	11.03% 47	6.57% 28	426
Renovating and making improvements to existing parks and recreation facilities	57.21% 246	30.00% 129	8.60% 37	4.19% 18	430
Completely redesigning and renovating existing parks to meet resident needs and priorities	53.06% 234	27.66% 122	12.93% 57	6.35% 28	441

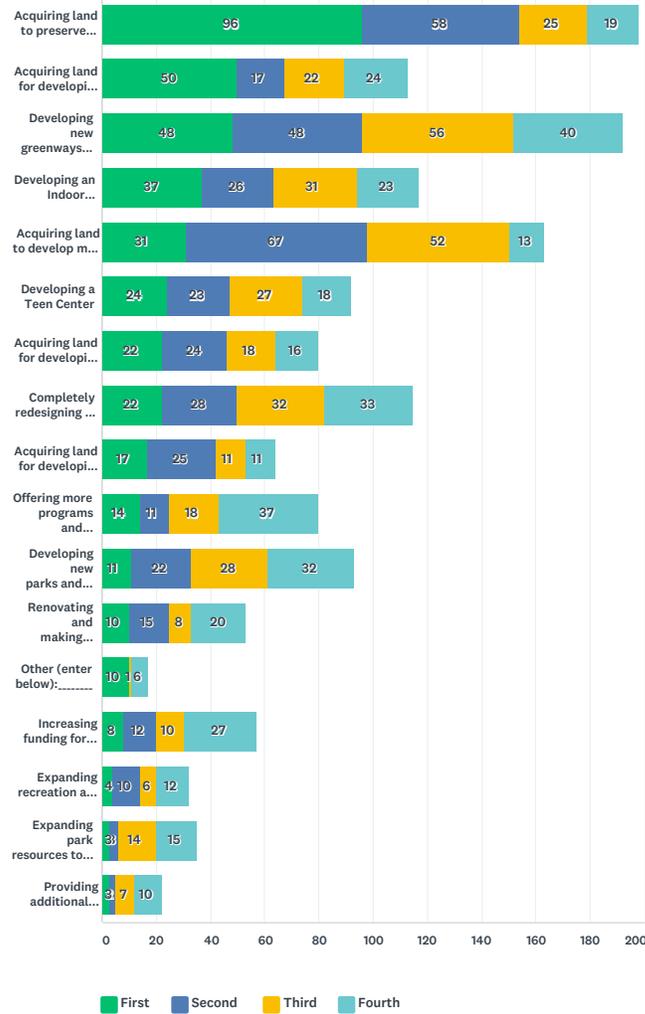
## 10-Year Master Plan Survey

Expanding park resources to improve facility maintenance	53.22% 223	27.68% 116	14.56% 61	4.53% 19	419
Increasing funding for improving, renovating, and expanding existing parks and recreation facilities	52.22% 223	28.10% 120	13.11% 56	6.56% 28	427
Expanding recreation and staff resources to offer more programs	51.18% 216	28.20% 119	12.09% 51	8.53% 36	422
Developing an Indoor Pool/Aquatics Center	45.06% 187	22.89% 95	19.52% 81	12.53% 52	415
Developing a Teen Center	41.98% 178	29.01% 123	20.99% 89	8.02% 34	424
Acquiring land for developing sports/athletic fields and courts	33.02% 142	32.09% 138	17.91% 77	16.98% 73	430
Acquiring land for developing sports complexes for travel leagues, regional/national competitions that attract tourism	31.19% 136	25.69% 112	22.48% 98	20.64% 90	436
Providing additional parking in parks	32.13% 134	33.33% 139	25.90% 108	8.63% 36	417
Other (enter below): _____	65.57% 40	3.28% 2	19.67% 12	11.48% 7	61

## 10-Year Master Plan Survey

**Q21 Which FOUR of the actions from the list in Question 20, also shown below, are MOST IMPORTANT to you and the members of your household? (Please select the top four actions or select "NONE.")**

Answered: 419 Skipped: 245



	FIRST	SECOND	THIRD	FOURTH	TOTAL	WEIGHTED AVERAGE
Acquiring land to preserve greenspace, tree canopy, and provide access to natural areas	48.48% 96	29.29% 58	12.63% 25	9.60% 19	198	1.83
Acquiring land for developing parks	44.25% 50	15.04% 17	19.47% 22	21.24% 24	113	2.18
Developing new greenways trails, high quality bicycle facilities and shaded sidewalks that enhance connectivity	25.00% 48	25.00% 48	29.17% 56	20.83% 40	192	2.46
Developing an Indoor Pool/Aquatics Center	31.62% 37	22.22% 26	26.50% 31	19.66% 23	117	2.34
Acquiring land to develop more greenways and trails	19.02% 31	41.10% 67	31.90% 52	7.98% 13	163	2.29
Developing a Teen Center	26.09% 24	25.00% 23	29.35% 27	19.57% 18	92	2.42
Acquiring land for developing sports complexes for travel leagues, regional/national competitions that attract tourism	27.50% 22	30.00% 24	22.50% 18	20.00% 16	80	2.35
Completely redesigning and renovating existing parks to meet resident needs and priorities	19.13% 22	24.35% 28	27.83% 32	28.70% 33	115	2.66
Acquiring land for developing sports/athletic fields and courts	26.56% 17	39.06% 25	17.19% 11	17.19% 11	64	2.25

## 10-Year Master Plan Survey

Offering more programs and special events that bring families together	17.50% 14	13.75% 11	22.50% 18	46.25% 37	80	2.98
Developing new parks and recreation facilities to meet resident needs and priorities	11.83% 11	23.66% 22	30.11% 28	34.41% 32	93	2.87
Renovating and making improvements to existing parks and recreation facilities	18.87% 10	28.30% 15	15.09% 8	37.74% 20	53	2.72
Other (enter below): _____	58.82% 10	0.00% 0	5.88% 1	35.29% 6	17	2.18
Increasing funding for improving, renovating, and expanding existing parks and recreation facilities	14.04% 8	21.05% 12	17.54% 10	47.37% 27	57	2.98
Expanding recreation and staff resources to offer more programs	12.50% 4	31.25% 10	18.75% 6	37.50% 12	32	2.81
Expanding park resources to improve facility maintenance	8.57% 3	8.57% 3	40.00% 14	42.86% 15	35	3.17
Providing additional parking in parks	13.64% 3	9.09% 2	31.82% 7	45.45% 10	22	3.09

## 10-Year Master Plan Survey

Q22 Please share any thoughts/ideas that you may have on specific areas within the City where more parks and recreation facilities are needed?

Answered: 209 Skipped: 455

## 10-Year Master Plan Survey

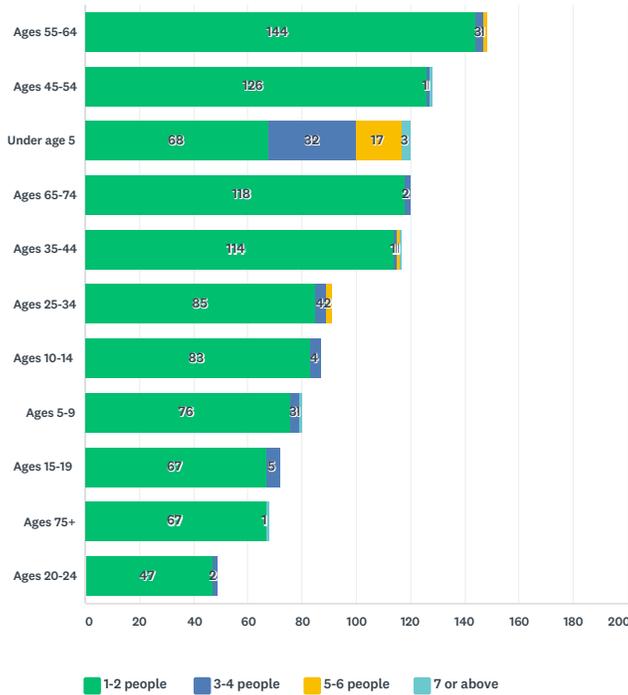
Q23 Please share any ideas that you may have for programs/facilities that may not have been mentioned in the above questions.

Answered: 141 Skipped: 523

# 10-Year Master Plan Survey

## Q24 Counting yourself, how many people in your household are...

Answered: 474 Skipped: 190

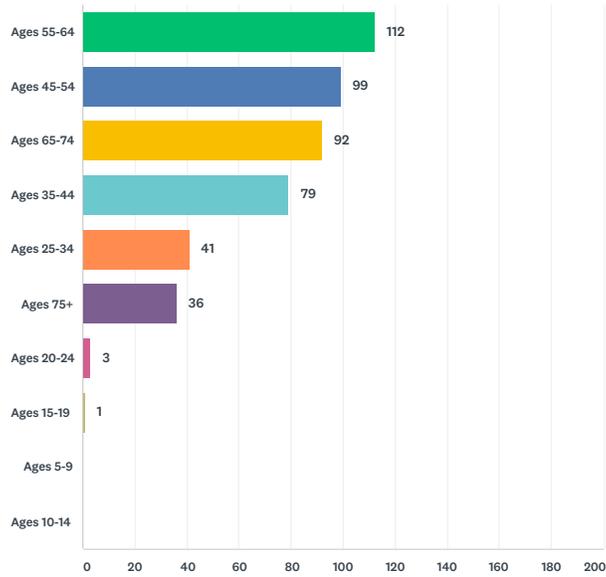


	1-2 PEOPLE	3-4 PEOPLE	5-6 PEOPLE	7 OR ABOVE	TOTAL
Ages 55-64	97.30% 144	2.03% 3	0.68% 1	0.00% 0	148
Ages 45-54	98.44% 126	0.78% 1	0.00% 0	0.78% 1	128
Under age 5	56.67% 68	26.67% 32	14.17% 17	2.50% 3	120
Ages 65-74	98.33% 118	1.67% 2	0.00% 0	0.00% 0	120
Ages 35-44	97.44% 114	0.85% 1	0.85% 1	0.85% 1	117
Ages 25-34	93.41% 85	4.40% 4	2.20% 2	0.00% 0	91
Ages 10-14	95.40% 83	4.60% 4	0.00% 0	0.00% 0	87
Ages 5-9	95.00% 76	3.75% 3	0.00% 0	1.25% 1	80
Ages 15-19	93.06% 67	6.94% 5	0.00% 0	0.00% 0	72
Ages 75+	98.53% 67	0.00% 0	0.00% 0	1.47% 1	68
Ages 20-24	95.92% 47	4.08% 2	0.00% 0	0.00% 0	49

# 10-Year Master Plan Survey

## Q25 What is your age?

Answered: 463 Skipped: 201

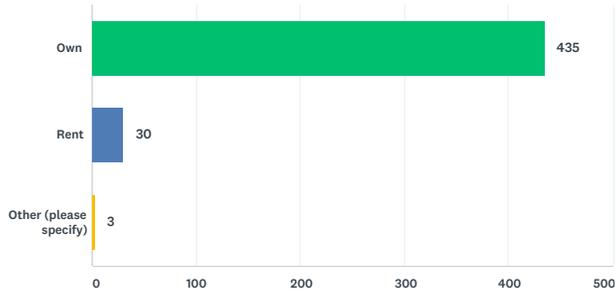


ANSWER CHOICES	RESPONSES	
Ages 55-64	24.19%	112
Ages 45-54	21.38%	99
Ages 65-74	19.87%	92
Ages 35-44	17.06%	79
Ages 25-34	8.86%	41
Ages 75+	7.78%	36
Ages 20-24	0.65%	3
Ages 15-19	0.22%	1
Ages 5-9	0.00%	0
Ages 10-14	0.00%	0
<b>TOTAL</b>		<b>463</b>

# 10-Year Master Plan Survey

## Q26 Do you own or rent your home?

Answered: 468 Skipped: 196

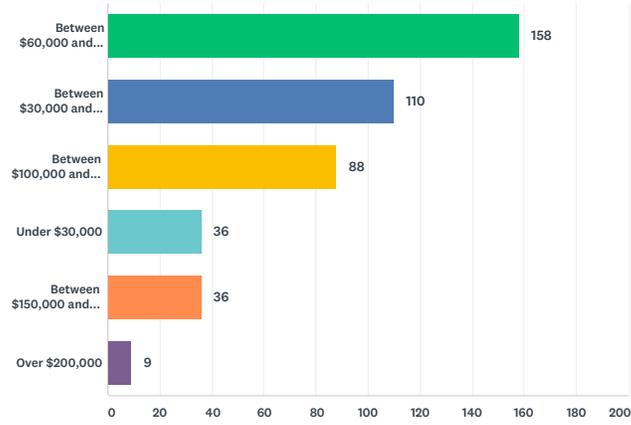


ANSWER CHOICES	RESPONSES	
Own	92.95%	435
Rent	6.41%	30
Other (please specify)	0.64%	3
<b>TOTAL</b>		<b>468</b>

## 10-Year Master Plan Survey

**Q27 Which of the following BEST describes your household's total annual income?**

Answered: 437   Skipped: 227



ANSWER CHOICES	RESPONSES	
Between \$60,000 and \$99,999	36.16%	158
Between \$30,000 and \$59,999	25.17%	110
Between \$100,000 and \$149,999	20.14%	88
Under \$30,000	8.24%	36
Between \$150,000 and \$199,999	8.24%	36
Over \$200,000	2.06%	9
<b>TOTAL</b>		<b>437</b>

# APPENDIX E

## Interview and Focus Group Notes

## City of Port St. Lucie Parks and Recreation Master Plan

### Stakeholder and Focus Group Interview Notes

#### Interview #1

1. **Review of Scope/ Schedule:** Do you have any questions about the project scope/ methodology?
2. **Needs:** Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Youth sports
  - Adult sports
  - Paved bike trails
  - Dog parks
3. **Priorities:** Of the needs listed above, what are your top 3 priorities?
  - Adult sports
  - Paved bike trails
  - Dog parks
4. **Broader City Needs:** Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Environmental needs such as habitat, stormwater
5. **Benchmark Communities:** As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Pembroke Pines
  - Clearwater
  - Palm Bay
  - Cape Coral
  - Not too many similar to us

6. **Funding/ Implementation:** Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

Pay as You Go:

- General Fund/ CIP
- ~~Sales Tax~~ (probably won't pass)
- Park Impact Fees (are they currently collected?)
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. **Other:** Is there anything else you would like to discuss?

## Interview #2

1. **Review of Scope/ Schedule:** Do you have any questions about the project scope/ methodology?
2. **Needs:** Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Extreme sports parks (Mayor)
  - Parks connected to neighborhoods
  - (Winter Lakes Park is being designed)
  - Outliers: facility for travel skating team, dedicated field for young girls' softball, indoor gymnasium
  - Land
  - Special events venue for outdoor events – e.g. 40,000 people for fireworks – was going to be City Center site, now should be at Tradition
  - Dave – rebrand “Tradition at Port St. Lucie”
  - Dave – get a copy of Tradition map
3. **Priorities:** Of the needs listed above, what are your top 3 priorities?
  - Expand botanical gardens, connect to rest of park with trails, open play, integrate with wetlands (total Westmoreland site is +/- 40 acres)
  - Multi-purpose sports complex – Tradition or Torino
  - Community recreation center (25-30,000 sf) on western part of City (1 per district)
  - Community-focused neighborhood-based park
4. **Broader City Needs:** Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
5. **Benchmark Communities:** As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
6. **Funding/ Implementation:** Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

### Pay as You Go:

- General Fund/ CIP
- Sales Tax

- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
  - Revenue Bonds
  - Others (pls specify)
- Did a dedicated millage to Crosstown – expiration date?
  - Could do a dedicated millage; 1 mil = \$10 M year
  - Could potentially do a portion of a sales tax; ½ penny being used for transportation improvements
  - Other ½ penny could be used for parks; \$7.5 M per year
  - Are conditions under which City could do its own infrastructure
  - Fund by cash (general fund) for 1<sup>st</sup> 7 years; then ask for initiative
  - Dave – emphasize quality of over quantity, design matters, signature iconic spaces, neighborhood parks as gathering spaces, complete streets
  - Strategy: Here’s what we can do with existing revenue stream + retired debt from civic center (ask Jeff Snyder to run #s), County MSTU expires in next year or two, work with County to renew countywide parks MSTU, currently goes towards debt service for City Center/ Civic Center, will free up some dollars, + grants writer (RMPK?), check with Kate re: local and federal strategy; if this is not enough, may wish to increase mileage +/- ¼ millage

7. **Other:** Is there anything else you would like to discuss?

### Interview #3

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?
2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Forever trying to make up for 120 x 85 lots, legacy of GDC
  - Missing basic building blocks of the City; have a lack of City builders
  - Under parked
  - Placemaking
  - Base level package for local parks; connected to local park within ten minutes; basic package for community parks; connected within \_\_\_\_ minutes; recreation center within each District
    - Aquatics facility/ waterpark
    - Lobby County to use Mets stadium
    - Greenway, bikeways, and trails system integrated with stormwater
3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Regional Park for Tradition
  - Ballfields, including multi-purpose fields and tournament fields (“lighted intramural fields”)
  - Torino Park
  - Tradition Park
  - Community Parks, Neighborhood Parks
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Typical cross section planning – get a copy of Cotleur Hearing’s Plan
5. Benchmark Communities: As we analyze and plan the City’s parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Cape Coral
  - Palm Bay
  - Tallahassee
6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
  - Have to get some of these other things off of our plate: City Center, VGRI

- Update MSTU
- Calculate freed-up monies from other debt
- 2/10 th mil for parks master plan implementation
- If we approve sales tax, do what we say we'll do, in ten years you could ask for

Pay as You Go:

General Fund/ CIP

Sales Tax

Park Impact Fees

Grants

User Fees

Special Assessments

Others (pls specify)

Borrowing:

General Obligation Bonds

Revenue Bonds

Others (pls specify)

7. Other: Is there anything else you would like to discuss?

- Lack of recreation space in Tradition
- Palm Point – high performing school in Tradition – have been working with School District to open up for public use
- Given needs and resources, what opportunities are there for park space at Tradition?
- Developers may be open to building public parks in exchange for impact fee credits

## Interview #4

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)

- Skate park
- New playgrounds
- Diversification
- Pool, aquatics
- Dog parks
- Sports fields, complexes
- Concerts and special events
- Exercise stations

3. Priorities: Of the needs listed above, what are your top 3 priorities?

- Skatepark
- Events
- Complete Westmoreland Cultural center (Dave – need botanical gardens consultant)

4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?

- Close-out of past deals
- Balance of fiscal responsibility with foresight
- Balance of timetable – expedite vs. wait
- Funding
- Branding, building pride in community

5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)

- Cape Coral
- Jacksonville
- Orlando
- Tampa
- Ft. Lauderdale

7. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

- Look into opportunities to use existing funding sources, such as the Tourism Tax
- Maximize grant opportunities – pay lobbyist more to increase grants, RMPK?
- Opportunities for partnerships, e.g. County, YMCA, Boys & Girls Club
- Reducing other taxes?
- Referendum: sales tax or bonds
- Special Assessment Districts for specific neighborhoods

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Interview #5

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)

- Dog parks
- Pool/ aquatics facility
- Skate park
- Indoor rec/ teen center
- Outdoor movies
- Build Torino Park

3. Priorities: Of the needs listed above, what are your top 3 priorities?

- No personal preferences
- History/museum/ culture
- Spend \$ in north part of the City
- Special needs inclusive

4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?

- Debt
- Safe city
- Traffic
- Getting rid of Southern Groves
- Public transit to Lynngate, Sportsman's, Whispering Pines, other large community parks; need to increase # of bike racks at busses, increase to ½ hour head time

5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)

- Cape Coral
- Tallahassee
- Martin County
- St. Lucie County

6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

- Not in favor of millage increase; may be willing to go to referendum, but let's wait until after the referendum
- Not in favor of raising impact fees
- Redirecting debt money, e.g. a portion of VGTI debt money

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Interview #6

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)

- Continue to maintain balance between organized sports and casual recreation, e.g. neighborhood parks
- Skateboard park
- Facilities for fringe groups such as pickleball, radio-controlled planes and cars (leasing Torino); need 40 acres
- Use of utilities lands
- We have a lot of under-utilized facilities

3. Priorities: Of the needs listed above, what are your top 3 priorities?

- Athletics fields for organized sports – baseball, football, soccer, lacrosse
- Walking accessible neighborhood parks
- Multi-purpose fields

4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?

- Stormwater treatment – every park should be designed to clean water
- CPTED design
- Economic development
- Proper design, having staff to monitor
- Parks Dept. has worked well (over the top) with Police, pay for 4 of the salaries of police department
- Funding

5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)

- Cape Coral
- Coral Springs
- Tampa
- Orlando
- Ft. Lauderdale

6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

- Use multiple sources of funding
- Incremental, with metrics
- Big vision, guiding principles
- Nibble

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

- This is what really needs to happen
- Police Dept is very process-driven, goals-driven
- Public's perception of how we handle traffic is diminished
- Parks has been doing what they can with what they have
- Need waterfront dining – Promenade is poorly designed
- History of Botanical Gardens – Burt Pruitt, “fishing guide to the stars”, embrace history

## Interview #7

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - More baseball, softball fields
  - Dog parks
  - Walking trails
  - Splash pads, water parks
  - Different types of parks, e.g. natural play, special needs
  - Exercise stations
  - Multi-purpose open space
3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Riverwalk
  - Park in Tradition
  - BMX Skate Park
  - Expanding camping
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Public safety – continued as we grow
  - Park ambassadors? (Dave)
  - Maintaining City's level of customer service; maintaining good staff, keeping them happy, etc.
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Ft. Lauderdale
  - Cape Coral
6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
  - Port St. Lucie known for amazing parks
  - Camping
  - Quality of life

Dave – Bold vision, incremental progress, start with pay-as-you go, grants (Ryan), funds from MSTU and retired debt, eventually a voter-approved initiative

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Interview #8

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Relationship between parks and rec, botanical gardens
  - See national citizens survey: free special events, entertainment, etc.
  - Need for more neighborhood parks like Woodland Trails
3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Family-oriented neighborhood parks with trees, shade structures
  - Aquatics facility
  - Extreme sports
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Infrastructure maintenance
  - Funding for capital projects
  - Funding for expansion of staffing the meet needs
  - Debt (declining, to 2040); some relief within the next 7-10 years
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Tallahassee
  - Coral Springs
  - Clearwater
  - Ft. Lauderdale
  - Gainesville
6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
  - Let's say \$200M (DB)
  - Wouldn't go with a sales tax, in the middle of lobbying for one
  - Use park impact fees, G.O. Bond
  - Would not look at special assessments
  - Commit a dedicated percentage of funding; in exchange for bond?

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Interview #9

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No, curious as to how Brad can help

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)

McCarty Ranch: Primary mission is protection of water shed:

- Need a management plan/ master plan that addresses water supply, water quality, recreation
- Need walking and hiking trails
- Total 3200 acres; 400 acres are open to the public
- Additional 1900 acres two miles south (McCarty Ranch extension)
- 3 lakes, 300 acres
- Need staff to manage
- Funding
- Requests for use: small game hunting, RC airplanes, shooting range, diving?

Other:

- Sidewalks

3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Resource management plan
  - Dredging – 3-year project, \$3 million
  - Fish camp store, caretaker
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Water quality – can keep 20% of freshwater out of north fork.
  - Sidewalks
  - Conduit for fiber-optics
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Martin County
  - Jonathan Dickinson
  - Bluefield

6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
- Funding from DEP, WMD, legislature

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Interview #10

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?
  - Will let me know
  
2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - More sports fields
  - Neighborhood parks
  - Pocket parks
  - Extreme sports park off of Cameo
  - Dog parks
  - Water park
  - Exercise stations
  
3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Extreme sports parks
  - Large regional park with all the amenities
  - Neighborhood improvements
  
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Things for people to do, activities, music, events
  - Sidewalks
  - Quality of the schools
  - Traffic problems, incl. school drop-off
  - Planning City Center
  - Dave – need to meet with Wes McCurry to discuss western annexation, City Center
  
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - West Palm Beach, Palm Beach County
  - Orlando
  
6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?
  - MSTU with County
  - NICE program

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Seniors Focus Group

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?

No

2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Defibrillator in Sand Gill Crane, other parks
  - Extended playing time for softball fields at Sandhill Crane and Lynngate; stagger “down” times to not disrupt play
  - Need room for Mahjong without conflicting with kids, others
  - Recruit new players, e.g. sponsor clinics, marketing, etc.
  - Fields maintenance staff has been excellent
  - Field drainage is a problem; could we have field cams so people can see if the field is playable?
  - Shade over bleachers
  - Drainage improvements
  - Affordability of fitness center; \$20-month, Planet Fitness is doing \$10 month
  - Senior softball league; same problem, fields are closed for drainage
  - Need softball fields in western part of the City
  - Would like to see user fees reduced: \$360/ 9 months
  - Reciprocal advertising, marketing (Communications Department)
  - Tractor is breaking down, can’t drag the field
  - One additional field would allow City to host softball tournaments (near Sandhill Crane); e.g. Port St. Lucie High School). Florida Half-Century could help organize it. Parks and rec could assist.
  - Bike trails
3. Priorities: Of the needs listed above, what are your top 3 priorities?
  - Restructuring downtime of fields, a little more time at beginning and end of season
  - Defibrillators – bring out to events; consider grants from organizations such as Jessica Clinton Foundation
  - Shade for the bleachers
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Water quality
  - Litter, cleanup
  - Code compliance
  - Picking up after dogs

- Empty lots that are overgrown
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
- Boca Raton
  - Jupiter
6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

## Athletic League Focus Group

1. Review of Scope/ Schedule: Do you have any questions about the project scope/ methodology?
  - Will survey results inform design of Winter Lake Park?
2. Needs: Based on what you know, see and hear about the City of PSL, what do you believe are the top priority parks and recreation needs (i.e. facilities and/or programs that are important, but not being provided adequately)? (see list on p. 2 for reference)
  - Indoor recreation space for pickleball, sports, basketball
  - Fields for girls' softball – 3 to 4 fields complex would be ideal; over 95% of league are City residents
  - Outdoor pickleball courts
  - Soccer Club, out of McChesney Park. Need outdoor field space for leagues, pick-up games
  - 4-6 lighted soccer fields
  - 2-3 multiple use fields – neighborhood parks could meet this need
  - Increased parks staff
  - Need to re-examine City policy re: no gate fee/ concession charges for rentals: discourages some users, loss of revenues, missed opportunity for exposure, etc.
  - May be opportunities to generate revenues from memberships, e.g. dog parks, tennis, etc.
  - Family Fun Days rotating between parks
  - More special events, e.g. Oktoberfest, parades, holiday celebrations, etc.
  - Need to observe other city/ county park operations
  - More capacity for summer camps
  - Scholarships for summer camps, junior basketball, family programs
  - Start a Parks Foundation to accept gifts from Mets, businesses, others
3. Priorities: Of the needs listed above, what are your top 3 priorities?
4. Broader City Needs: Thinking more broadly about your community and constituents, what do you believe are the top priority social, economic, and environmental needs of the community?
  - Traffic
  - Crime is starting to be an issue
5. Benchmark Communities: As we analyze and plan the City's parks and recreation system, are there any communities we should try to emulate? (see list on p. 3)
  - Palm Beach Gardens
  - Wellington
  - West Palm Beach

6. Funding/ Implementation: Assuming that the Parks and Recreation Master Plan will identify hundreds of millions of dollars in desired/needed improvements, what funding source(s) would you support?

- City subsidizes youth athletics; “Recognized Users” pay no fields
- Contractors will donate services

Pay as You Go:

- General Fund/ CIP
- Sales Tax
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- Others (pls specify)

Borrowing:

- General Obligation Bonds
- Revenue Bonds
- Others (pls specify)

7. Other: Is there anything else you would like to discuss?

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