



O.L. Peacock Sr. Park & Duck Court

*Concept Design
&*

Phasing/Funding Recommendation

Monday, June 13, 2022



O.L. PEACOCK, Sr. PARK & DUCK COURT CONCEPTUAL MASTER PLAN



- **City of Port St. Lucie**

Kelly Boatwright,

Parks & Rec. Project Manager

Brad Keen,

Parks & Rec. Assistant Director

Bolivar Gomez

Project Manager, Neighborhood Services



- **Culpepper & Terpening, Inc.**

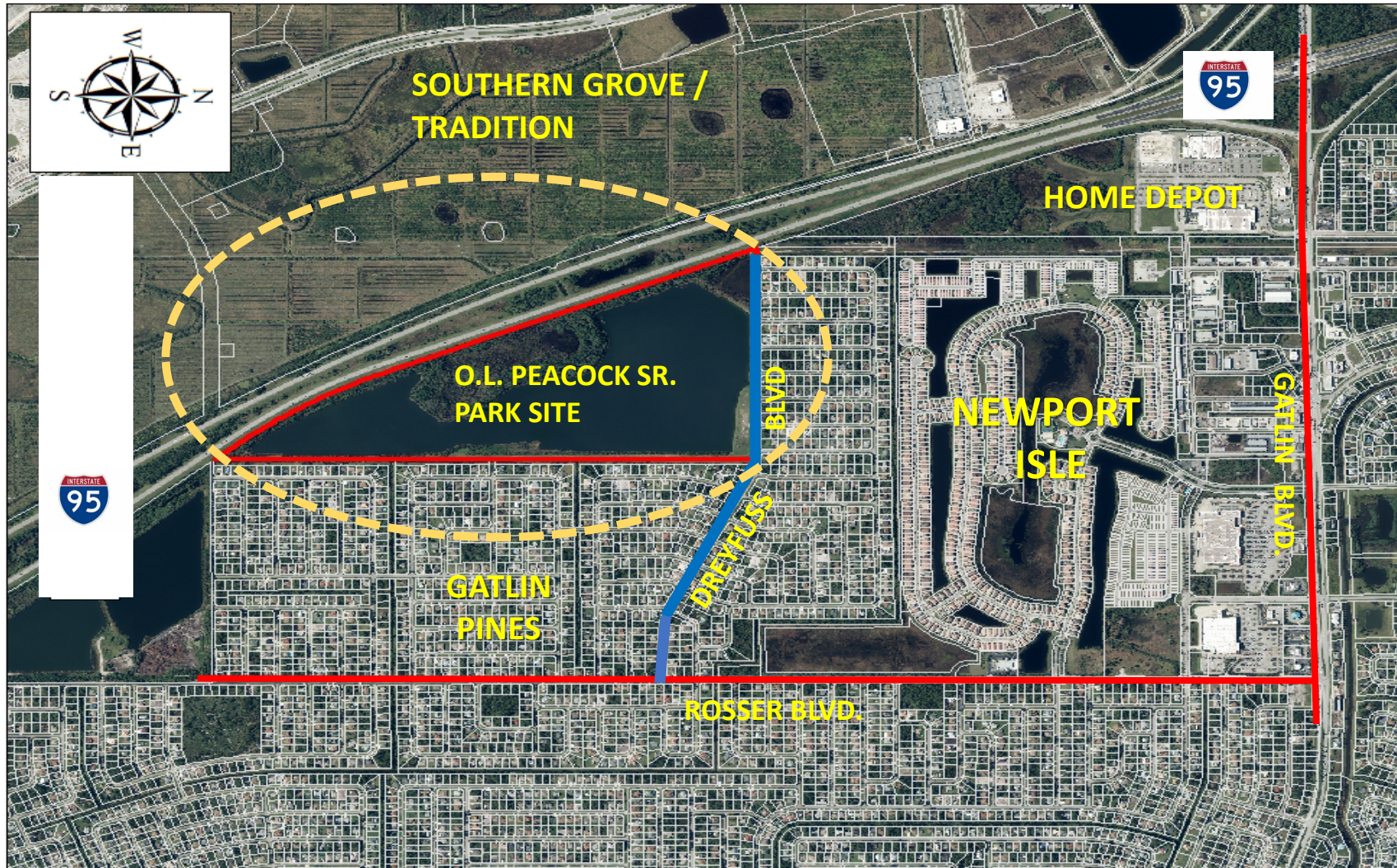
- **Lucido & Associates, Inc.**

- **Dr. David Barth, PhD, PLA, AICP, CPRP**





O.L. PEACOCK, Sr. PARK CONCEPTUAL MASTER PLAN





O.L. PEACOCK, Sr. PARK CONCEPTUAL MASTER PLAN

- SEPTEMBER 2021 - A COMMUNITY WORKSHOP
- SEPTEMBER 2021 – WORKSHOP VIDEO AND ONLINE SURVEY POSTED
- OCTOBER 2021 – CITY COUNCIL ONE-ON-ONE MEETINGS
- FEBRUARY 2022 – HPPS TEAM REVIEW
- MARCH 2022 – SECOND COMMUNITY WORKSHOP
- APRIL 2022 – ON SITE MEETING WITH HPPS COMMITTEE
- MAY 2022 – FINALIZE PHASING AND FUNDING RECOMMENDATION

O.L. Peacock Sr. Park

Which **activities** would you or your family members enjoy the most at the O.L. Peacock Sr. Park?

RESPONSES 175

<u>ANSWER CHOICES</u>	<u># RESPONSE</u>	<u>% OF TOTAL</u>
Walking	97	55.4%
Bicycling	83	47.4%
Hiking	73	41.7%
Canoe/Kayaking	71	40.6%
Fishing	61	34.9%
Bird and Wildlife Watching	53	30.3%
Playing with kids	53	30.3%
Picnicking	52	29.7%
Jogging or Running	29	16.6%
Small Special Events	23	13.1%
Reading	20	11.4%
Socializing	19	10.9%
Skating	18	10.3%
Special Events	17	9.7%
Volleyball	17	9.7%
Remote Control Sailing Area	13	7.4%
Meditation	11	6.3%
Sunning	5	2.9%
None of the above	2	1.1%
Other (please specify)	27	15.4%

O.L. Peacock Sr. Park

Which **amenities** would enhance you or your family's experience at O.L. Peacock Sr. Park?

RESPONSES 175

<u>ANSWER CHOICES</u>	<u># RESPONSE</u>	<u>% OF TOTAL</u>
Paved Walking/Hiking/Biking Trails	105	60.0%
Restrooms	96	54.9%
Shade Trees	84	48.0%
Benches	73	41.7%
Canoe/Kayak Launches	67	38.3%
Trash Receptacles	62	35.4%
Wildlife Habitat	56	32.0%
Dog Waste Stations	55	31.4%
Shade/Picnic Pavilions with Grills	50	28.6%
Lake Overlook	49	28.0%
Fishing Docks	45	25.7%
Play Equipment	38	21.7%
Drinking Fountains	32	18.3%
Food Truck/Concession	30	17.1%
Fitness Stations	27	15.4%
Environmental Exhibits	21	12.0%
Bike Racks	18	10.3%
Public Art	10	5.7%
None of the above	3	1.7%
Other (please specify)	16	9.1%



PHASE 1

RECONSTRUCTED
PARK ENTRY
(PEDESTRIAN ONLY)

EXISTING
TREES & BERM

NEW PROJECT
ENTRY SIGN

PROPOSED
ON-STREET
PARKING (10 SPCS)



PHASE-1

• Upland Trail Loops	\$747,500
• Upland Area Landscaping	\$359,950
• New Entryway into the Park	\$189,750
• On-Street Parking (10 Spaces)	\$517,500
• Benches (4)	\$11,500.00
• Trash Cans (7)	\$2,818
• Entryway Signage	\$17,250
• Irrigation	\$258,750
• Multipurpose Open Field(s)	\$345,000

Total = \$2,450,018

O.L. PEACOCK
LAKE

CIP 305 Park Impact Fee

Phase-1 Funding
FY 22/23 = \$1,650,000
FY 23/24 = \$750,000
Total = \$2,400,000

PRELIMINARY

COMPILED BY	FIELD BK./PG.

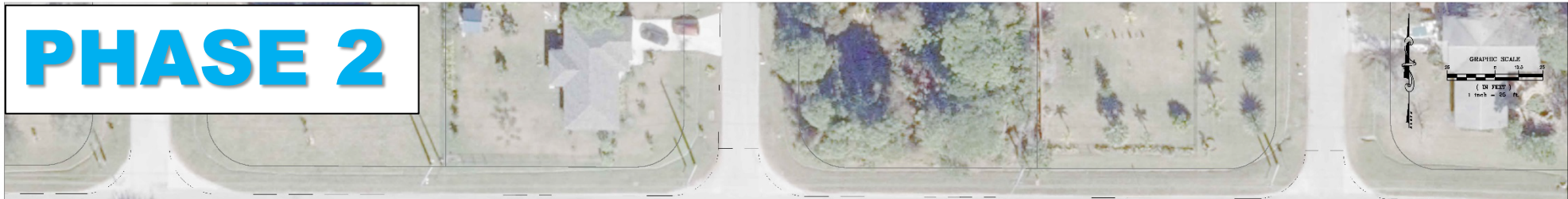
- REVISIONS -			BY	DATE

DESIGNED	BY	DATE
DJM		5/21/21
CALC.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

O.L. PEACOCK LAKE PARK
PRELIMINARY SITE PLAN - PH 1

DATE: 05/21/2022
HORIZ. SCALE: 1"=25'
VERT. SCALE: ###"
JOB No. 21-037
SHEET of

PHASE 2



SW DREYFUSS BLVD.

SW DREYFUSS BLVD.



PHASE-2

- Small Playground with PIP \$517,500
- Restroom \$402,500
- Large Pavilion (1) \$230,000
- Small Pavilions (2) \$103,500
- Bike Racks (2) \$3,450
- Fencing \$264,500

Total \$1,521,450

O.L. PEACOCK
LAKE

CIP 305 Park Impact Fee

Phase-2 Funding

FY 24/25 = \$700,000

FY 25/26 = \$1,000,000

Total = \$1,700,000

PRELIMINARY

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
 2980 SOUTH 13TH STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3327 • FAX 772-464-3497 • www.ct-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS REG. NO. 1206

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
		5/21/21

O.L. PEACOCK LAKE PARK
 PRELIMINARY SITE PLAN - PH 2

DATE	SCALE
05/21/2021	HORIZ. SCALE: 1"=20'
	VERT. SCALE: ###'

PHASE 3



Phase 3

- Natural Trail around the Lake \$2,587,500
- Other Landscaping TBD
- On-Street Parking (25 Spaces) \$1,552,600
- Wetland Boardwalk Trail \$258,750
- Fitness Area \$230,000
- Small Pavilions (5) \$258,750
- Nonmotorized Boat Ramp/Bank Restoration \$977,550
- Kayak Launch Area/ Bank Restoration \$230,000
- Benches/Swings with Covers \$129,375
- Benches \$31,625
- Trash Cans \$3,220
- Site Lighting \$40,250
- Wayfinding & Other Signage \$57,500
- Fishing Overlooks \$1,265,000
- Lake Focal Point Overlook \$920,000

Total = \$8,542,120

PRELIMINARY

COMPUTER FILE #/REV.	FIELD B.K./NO.

CULPEPPER & TERPENING INC.
 2980 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
 PHONE: 772-464-8337 • FAX: 772-464-8497 • WWW.C-TI.COM
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS ALLIANCE (ARTICLE 10)

- REVISIONS -

BY	DATE

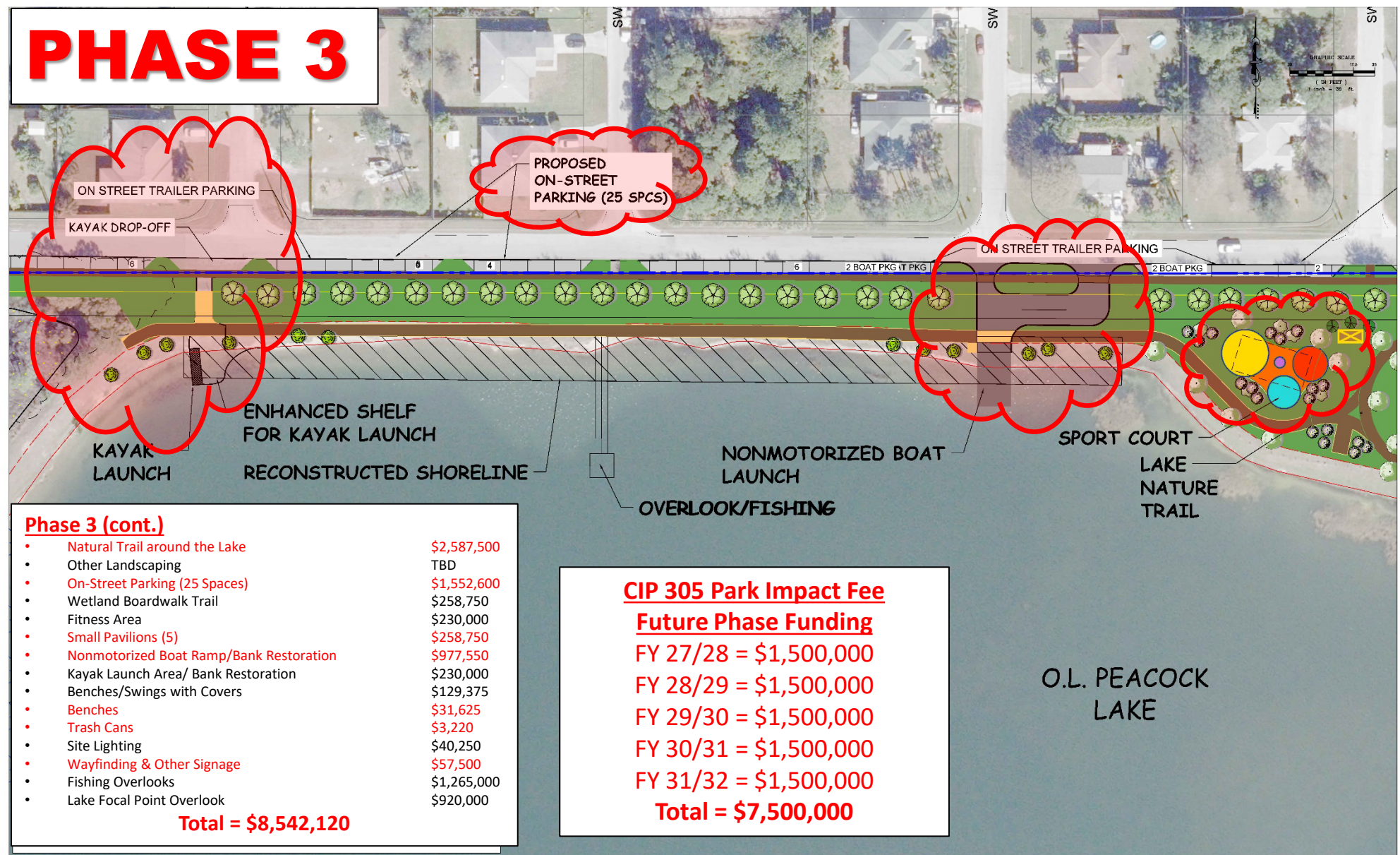
B ^y	DATE
DESIGNED	5/21/21
CALC.	##
DRAWN	##
DETAILED	##
CHECKED	##
APPROVED	##

O.L. PEACOCK LAKE PARK

PRELIMINARY SITE PLAN - PH 3

DATE: 05/21/2021
HORIZ. SCALE: 1:35
VERT. SCALE: #####
JOB No: 21-037
SHEET of

PHASE 3



Phase 3 (cont.)

• Natural Trail around the Lake	\$2,587,500
• Other Landscaping	TBD
• On-Street Parking (25 Spaces)	\$1,552,600
• Wetland Boardwalk Trail	\$258,750
• Fitness Area	\$230,000
• Small Pavilions (5)	\$258,750
• Nonmotorized Boat Ramp/Bank Restoration	\$977,550
• Kayak Launch Area/ Bank Restoration	\$230,000
• Benches/Swings with Covers	\$129,375
• Benches	\$31,625
• Trash Cans	\$3,220
• Site Lighting	\$40,250
• Wayfinding & Other Signage	\$57,500
• Fishing Overlooks	\$1,265,000
• Lake Focal Point Overlook	\$920,000
Total = \$8,542,120	

CIP 305 Park Impact Fee

Future Phase Funding

FY 27/28 = \$1,500,000
FY 28/29 = \$1,500,000
FY 29/30 = \$1,500,000
FY 30/31 = \$1,500,000
FY 31/32 = \$1,500,000
Total = \$7,500,000

O.L. PEACOCK LAKE

PRELIMINARY

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC.
 2800 SOUTH 29th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-9537 • FAX 772-464-9407 • www.ct-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS REG. NO. 4296

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE

O.L. PEACOCK LAKE PARK
 PRELIMINARY SITE PLAN - PH 3

DATE: 05/21/2021
HORIZ. SCALE: 1"=30'
VERT. SCALE: #####
JOB No. 21-037
SHEET of



	<u>Cost Estimate</u>	<u>Estimated Funding</u>
Phase 1	\$2,450,018	\$2,400,000
Phase 2	\$1,521,450	\$1,700,000
Phase 3	\$8,542,120	\$7,500,000
<u>TOTAL</u>	<u>\$12,553,788</u>	<u>\$11,600,00</u>

PRELIMINARY

COMPUTER FILE #/REV.	FIELD B.K./T/G.

CULPEPPER & TERPENING INC.
 2990 SOUTH 28th STREET • FORT PIERCE, FLORIDA 34981
 PHONE: 772-464-8337 • FAX: 772-464-8497 • www.ct-inc.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS ALLIANCE LICENSE # 1269

- REVISIONS -		BY	DATE

BY	DATE
DESIGNED	5/21/21
CALC.	##
DRAWN	##
DETAILED	##
CHECKED	##
APPROVED	##

O.L. PEACOCK LAKE PARK
 PRELIMINARY SITE PLAN -
 NORTH HALF

DATE: 05/21/2021
HORIZ. SCALE: 1"=80'
VERT. SCALE: #####
JOB No. 21-037
SHEET of



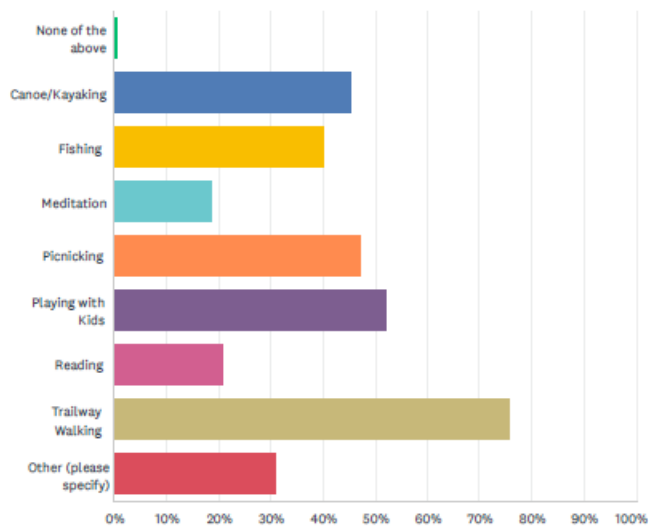
DUCK COURT CONCEPTUAL MASTER PLAN

- SEPTEMBER 28, 2021 - COMMUNITY WORKSHOP
- OCTOBER 2021 – WORKSHOP VIDEO/ONLINE SURVEY POSTED
- OCTOBER 2021 - CITY COUNCIL ONE-ON-ONE MEETINGS.
- FEBRUARY 2022 – HPPS TEAM REVIEW
- MAY 2022 – FINALIZE PHASING AND FUNDING RECOMMENDATION

Duck Court Neighborhood Park

Q4 Which activities would you or your family members enjoy the most at the Duck Court Neighborhood Park? (Choose all that apply)

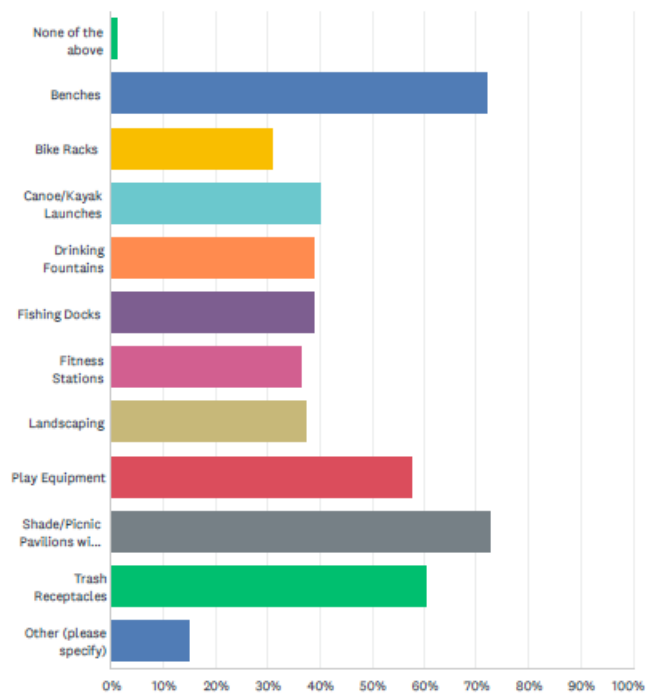
Answered: 165 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.61%	1
Canoe/Kayaking	45.45%	75
Fishing	40.00%	66
Meditation	18.79%	31
Picnicking	47.27%	78
Playing with Kids	52.12%	86
Reading	20.61%	34
Trailway Walking	75.76%	125
Other (please specify)	30.91%	51
Total Respondents: 165		

Q5 Which amenities would enhance you or your family's experience at Duck Court Neighborhood Park? (Choose all that apply)

Answered: 165 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.21%	2
Benches	72.12%	119
Bike Racks	30.91%	51
Canoe/Kayak Launches	40.00%	66
Drinking Fountains	38.79%	64
Fishing Docks	38.79%	64
Fitness Stations	36.36%	60
Landscaping	37.58%	62
Play Equipment	57.58%	95
Shade/Picnic Pavilions with Grills	72.73%	120
Trash Receptacles	60.61%	100
Other (please specify)	15.15%	25
Total Respondents: 165		

PHASE 1

Duck Court - Phase 1

Design, Survey
& Permitting - \$45,000
Site Development - \$65,000

Large Trees - \$4,000
Med. Trees - \$2,625
Small Trees - \$2,250
Palms - \$5,250

Subtotal = \$124,125
Contingency = \$18,619

Phase 1 - Cost Estimate

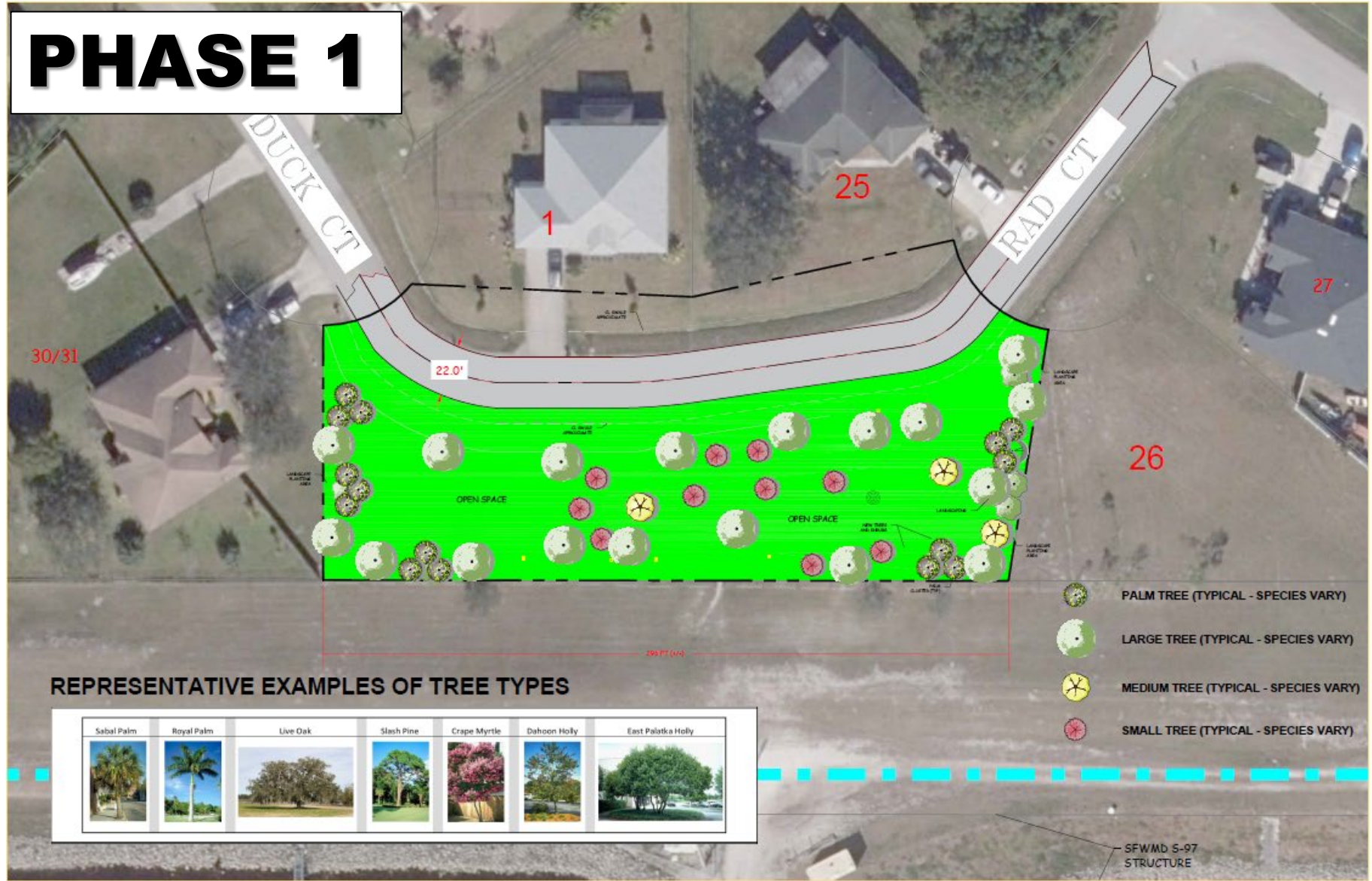
Total - \$142,744

Funding

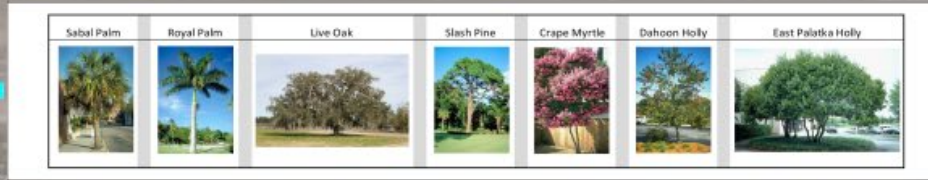
CIP FY21/22

301 NSD General Fund

\$150,000



REPRESENTATIVE EXAMPLES OF TREE TYPES



- PALM TREE (TYPICAL - SPECIES VARY)
- LARGE TREE (TYPICAL - SPECIES VARY)
- MEDIUM TREE (TYPICAL - SPECIES VARY)
- SMALL TREE (TYPICAL - SPECIES VARY)

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O.L. PEACOCK, Sr. PARK & DUCK COURT
CONCEPTUAL MASTER PLAN

?? Questions ??



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