



McCarty Ranch Preserve

Long-Range Conceptual Plan for Recreation Amenities



The Team



Kimley»Horn

Parks and Recreation Department:

Bradley Keen | Acting Director
Mike Kendrick | Deputy Director
Kelly Boatwright | Acting Assistant Director
Carrie Wilbur | Project Manager - CIP
Calvin King Jr. | Project Coordinator

Utility Systems Department

Kevin Matyjaszek | Director
John Eason, P.E. | Assistant Director
Stefanie Beskovoyne, ESQ | Deputy Director, Legal Affairs
Donna Rhoden | Utility Systems; Special Asst. to the City Manager

Nick Kuhn | Park Planner & Project Manager
Jonathan Haigh | Landscape Architect
Halley Bartlett | Park Planner
Tori Bacheler | Biologist & PWS

Agenda

Purpose and Project Timeline

- ① Site Evaluation Findings
- ② Public Engagement Input
- ③ Long-Range Conceptual Plan for Recreation Amenities
- ④ Phasing Recommendations

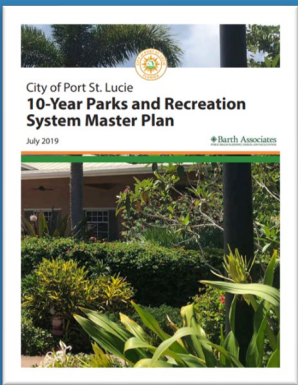
Purpose

This plan is a **long-range vision** for recreation amenities at McCarty Ranch Preserve.

Site's core purpose is for future drinking water storage and treatment.

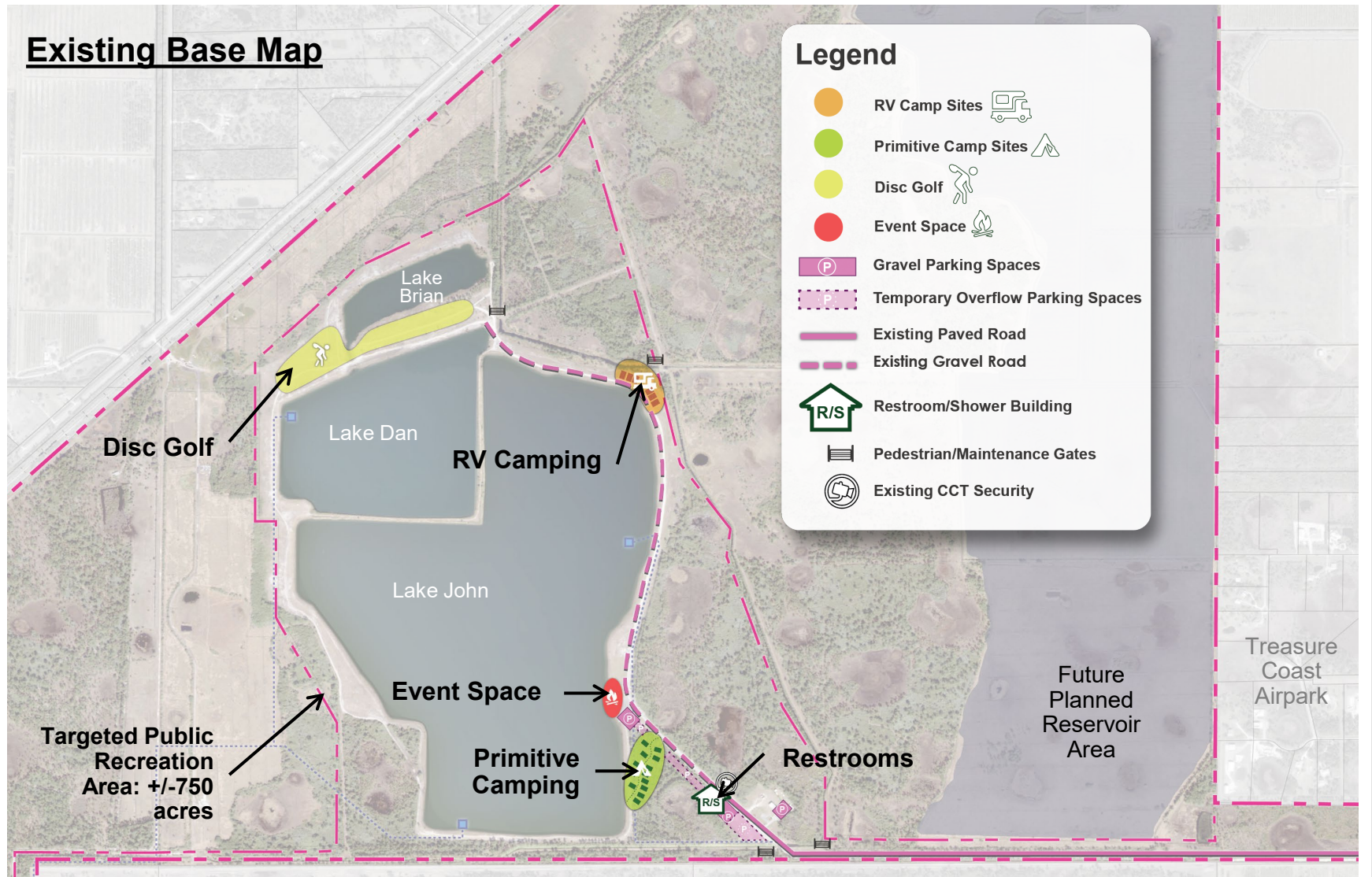
Secondary benefit to City is passive recreation opportunities.

Planning for increased use of site ahead of improved access and high desire by residents for passive recreation.



Alignment with City's 10-Year Parks and Recreation System Master Plan recommendations

Existing Base Map



Legend

- RV Camp Sites
- Primitive Camp Sites
- Disc Golf
- Event Space
- P Gravel Parking Spaces
- P Temporary Overflow Parking Spaces
- Existing Paved Road
- Existing Gravel Road
- Restroom/Shower Building
- Pedestrian/Maintenance Gates
- Existing CCT Security

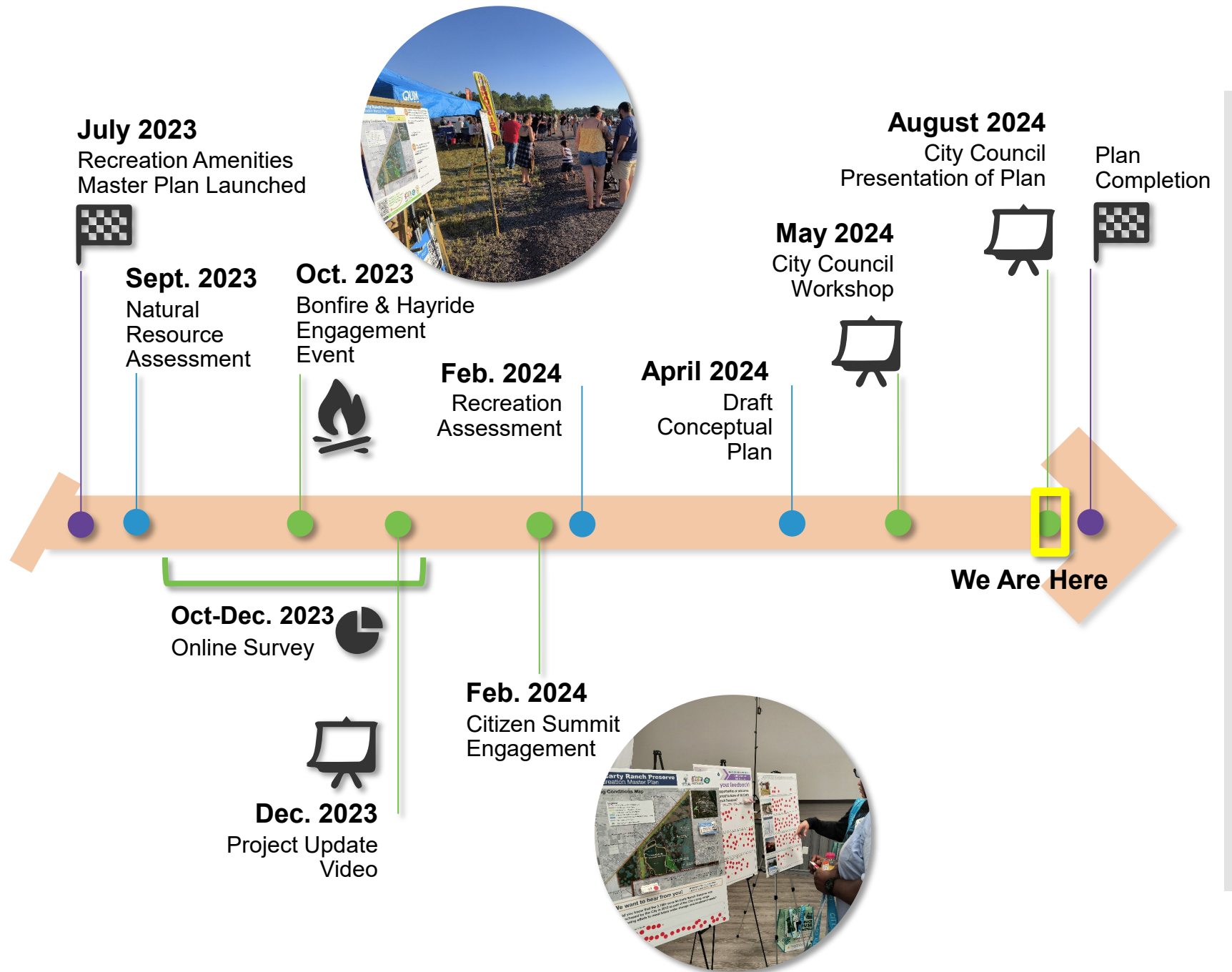
Timeline

Evaluations:

- Natural Resource Assessment
- Site Observations
- History and Existing Uses
- Land Use/Zoning
- Utility Needs

Public Engagement:

- In-Person Events at Site
- Online Survey
- Virtual Public Updates
- Citizen Summit
- City Council Workshop



1 Site Evaluation Findings

Recent & Planned Capital Improvements

Prior

- Restroom/shower (2015; \$186k)
- Septic expansion (2015; \$46k)

Planned Budgeted: (\$1.74M)

FY 2023/24:

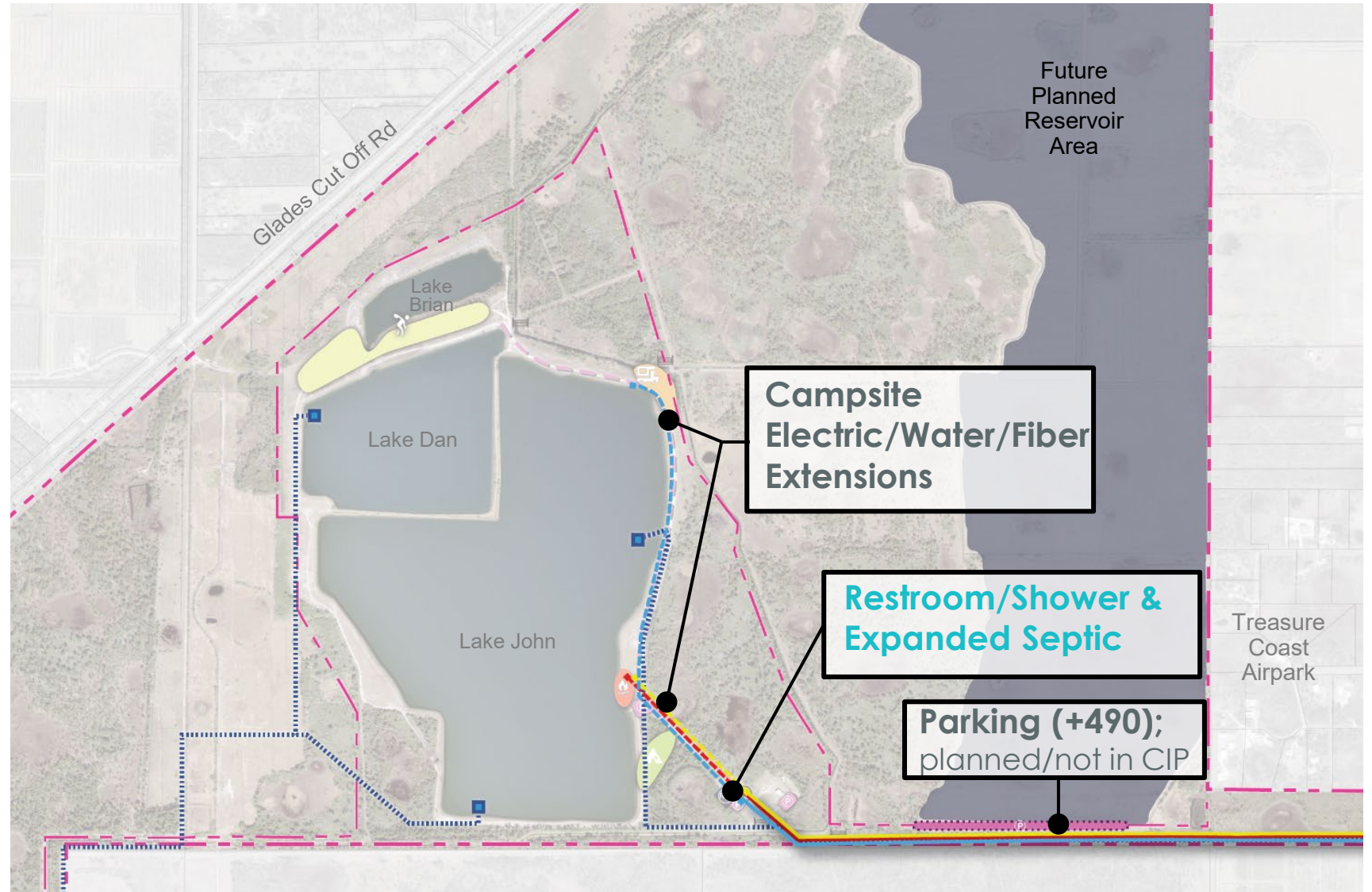
- Campsite Water; \$600k
- Fiber Extension; \$100k

FY 2025/26:

- Campsite Electric; \$500k

FY 2029/30:

- Caretaker (PD) Residence; \$270k
- Maintenance Building; \$270k



1 Site Evaluation Findings

Lake Reconfiguration

Future core utility needs are not designed.

Will impact any potential layout of recreation options with uncertainties:

- Reconfiguration and berms around lakes for future utilities uses.
- Required access/security or lake use restrictions due to drinking water needs.



Examples images of how a reconfigured lake with berm may appear.



1 Site Evaluation Findings

Challenges

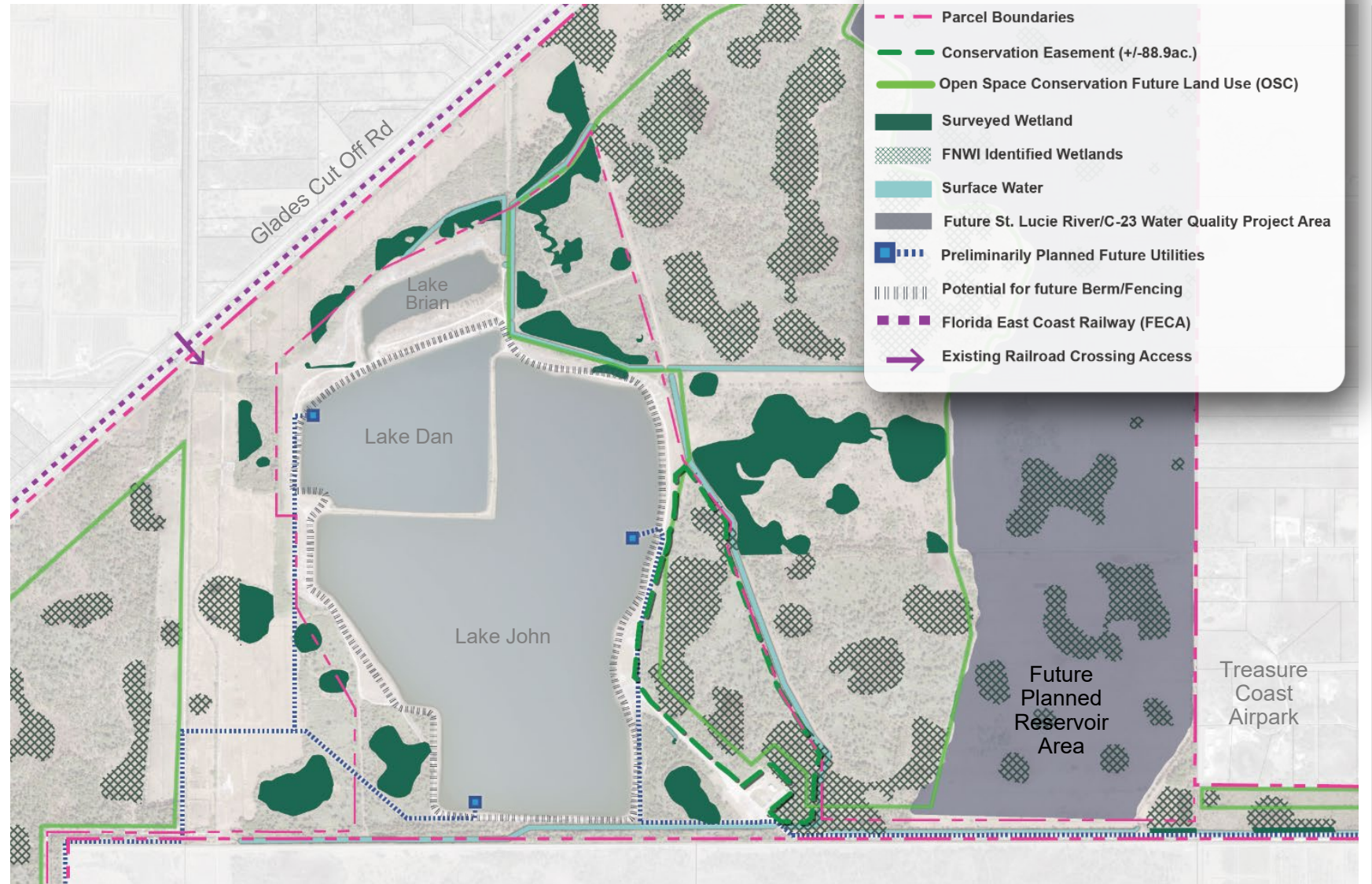
Future core utility needs are preliminarily planned; impacting any potential layout of recreation options with uncertainties:

- Reconfiguration and berms around lakes for future utilities uses.
- Required access/security or lake use restrictions due to drinking water needs.

Limited feasible public access points.

Existing Conservation easement location limits public recreation opportunities near existing high use area.

Costs of utility extensions; particularly sanitary sewer.



1 Site Evaluation Findings

Opportunities

Activate all sides of existing lakes with passive recreation:

- Loop trail(s)
- Fishing
- Nonmotorized watercraft access points

Create zones for day-use and over-night uses.

Create hierarchy of trails.

Provide additional camping options; align with long-term market trends.

Expand uses that are complementary to long-term utility needs.

Expand as utility options become available.



2 Public Engagement Input

Engagement

2,000+ points of input and feedback



Oct. 2023

Bonfire & Hayride Engagement Event



Oct-Dec. 2023

Online Survey
506 Responses



Feb. 2024

Citizen Summit Engagement

218 written comments received:

“Mountain bike trails would be great. Various skill levels.”

“Leave as much nature as possible.”

“RV camping in St. Lucie County is in high demand...opportunity to showcase a more ‘natural’ side of its personality and community.”

“Keep the yearly festivals going.”

“Less is more. It’s McCarty Ranch Nature Preserve. Keep it natural.”



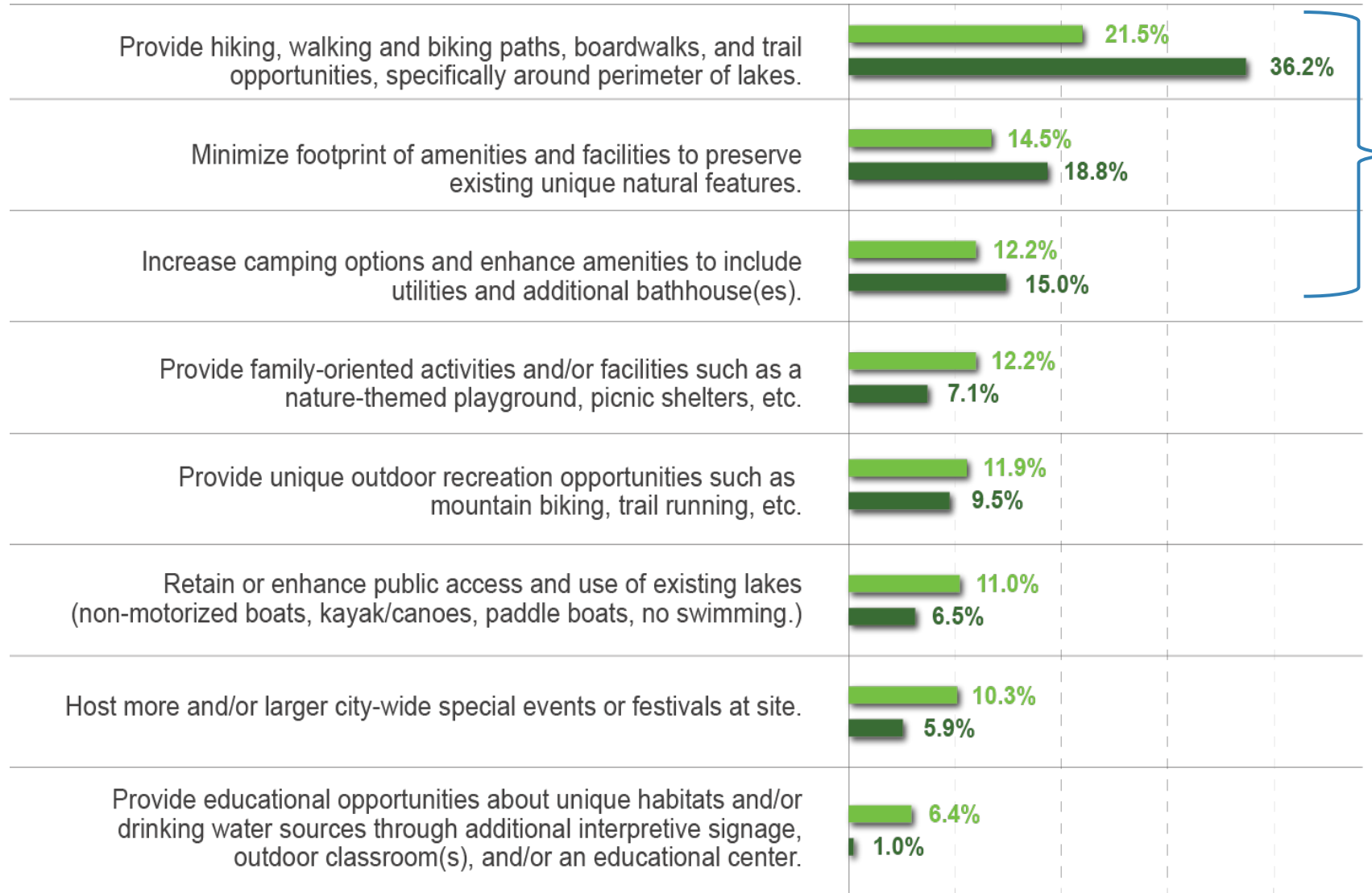
2 Public Engagement Input

Engagement

Which recreation opportunities or outcomes are most important to have at McCarty Ranch Preserve?

Top 3 Desired Outcomes

- More trails
- Preserve existing natural features
- Increase camping options



Recreation opportunities chosen as **TOP THREE** most important
 Recreation opportunities chosen as the **NUMBER ONE** most important

2 Public Engagement Input

Data Sources & Public Input

- Citizen Summit (2024)
- Bonfire/Hayride Event (10/23)
- Online Survey
- Stakeholder Input
- National Outdoor Recreation Trends
- Florida State Comprehensive Outdoor Recreation Plan (SCORP)
- Sports & Fitness Industry Association: 2023 Participation Report
- City of Port St. Lucie 10-YR Parks Master Plan

TOP
15

Ranked 'high' in almost all measurements

Bold = Existing

Most Desired Recreation Amenities for McCarty Ranch Preserve:

1. Paved Trails (walking/hiking)
2. **Unpaved/natural surface trails (hiking)**
3. **Nature enjoyment or observation platform(s)**
4. Boardwalks
5. **Mountain biking trail(s) or course**
6. Observation tower(s)
7. Smaller picnic shelters
8. Kayak/canoe launch(es)
9. Observation areas for birdwatching
10. **Shoreline fishing**
11. Fishing pier
12. Large group picnic pavilion(s)
13. **More primitive camping sites**
14. Utilities (electric/water) for RV camping
15. Playground (nature theme)

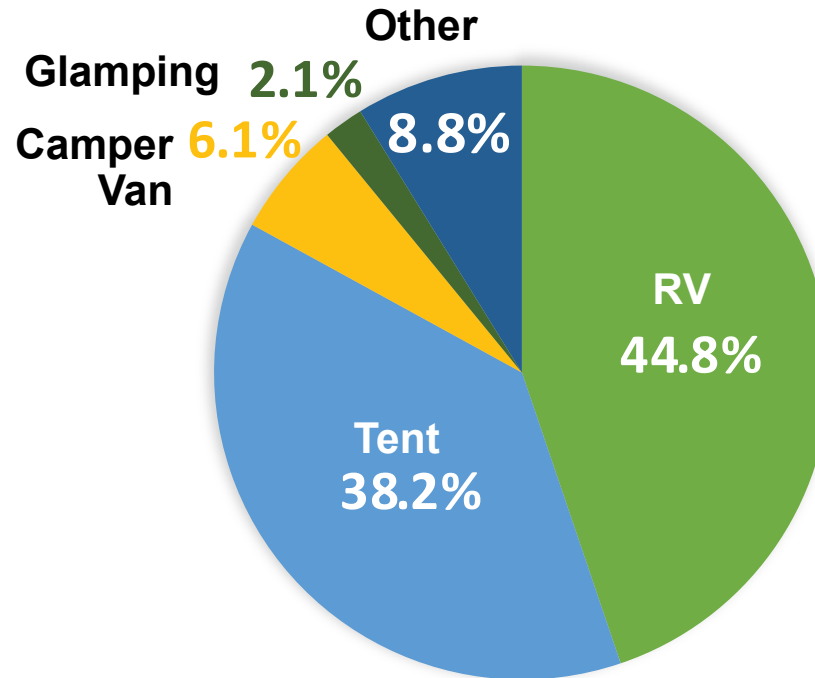
2 Public Engagement Input

Top 5 considerations for outdoor camping:

1. Physical area of the campground is well-maintained
2. Fully designated campsites that are well-maintained
3. Full RV hook-ups (water/electric/sewer)
4. Services or amenities offered, other than accommodations
5. On-site staffing



Mix of camping types (2022)



Public RV camp sites account for 41% of all RV campgrounds across US.

Average public RV campground has 32 camp sites.

Sources:

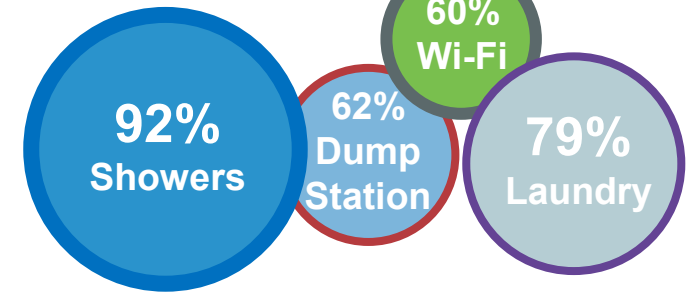
North America Camping and Outdoor Hospitality Report 2023;
The Dyr: 2023 Camping Report; RV Industry Association
Campground Industry Market Analysis 2022

Top Amenities:

Public RV Camping:

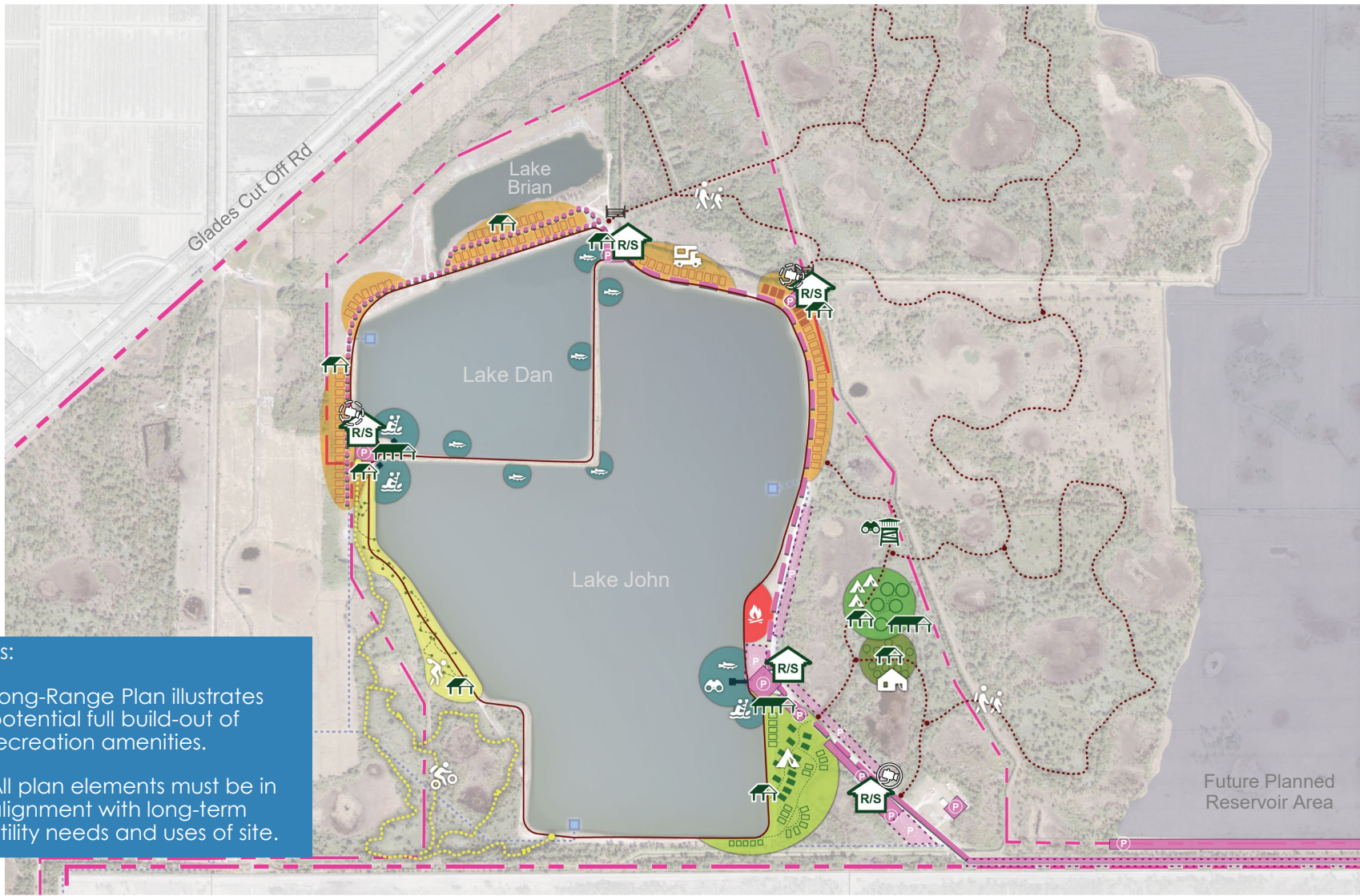
59% provide electric
30% provide water
8% provide sewer

Additional amenities typically provided:



57% of campers bring a pet (90% a dog) the same percentage camp with children.

3 Long-Range Conceptual Plan for Recreation Amenities



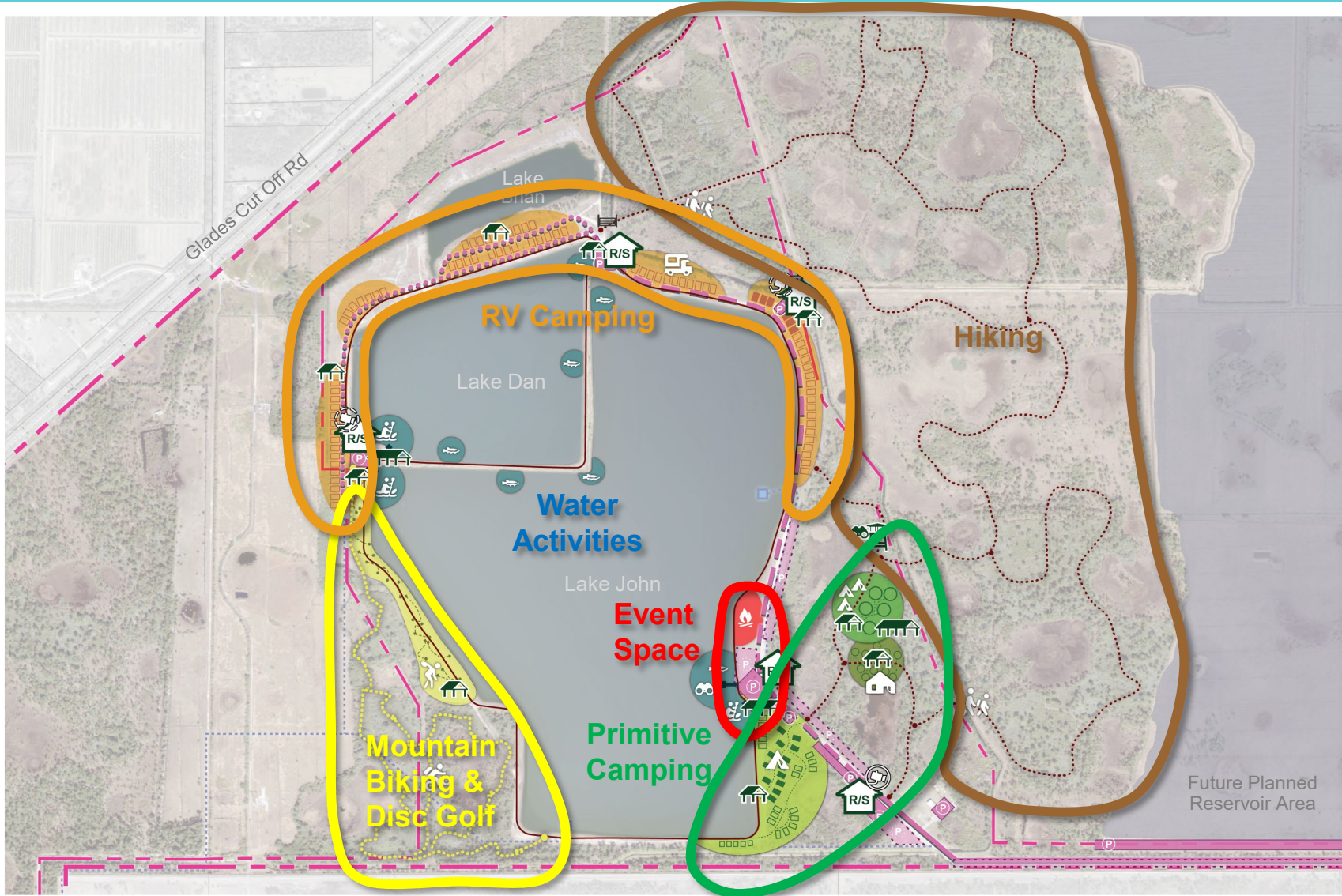
Legend

- RV Camp Sites
- Primitive Camp Sites
- Primitive Group Camp Sites
- Platform Camp Sites
- Disc Golf
- Event Space
- Water Access
- Gravel Parking Spaces
- Temporary Overflow Parking Spaces
- Existing Paved Road
- Existing Gravel Road
- Proposed Gravel Road
- 10ft+/- Width Trail
- Hiking Trails
- Mountain Bike Trails
- Restroom/Shower Building
- Large Shelter
- Small Shelter
- Observation Tower
- Pedestrian/Maintenance Gates
- Existing CCT Security
- Proposed CCT Security

Notes:

1. Long-Range Plan illustrates potential full build-out of recreation amenities.
2. All plan elements must be in alignment with long-term utility needs and uses of site.

3 Long-Range Conceptual Plan for Recreation Amenities - Zones



Legend

- RV Camp Sites
- Primitive Camp Sites
- Primitive Group Camp Sites
- Platform Camp Sites
- Disc Golf
- Event Space
- Water Access
- P Gravel Parking Spaces
- P Temporary Overflow Parking Spaces
- Existing Paved Road
- Existing Gravel Road
- Proposed Gravel Road
- 10ft+/- Width Trail
- Hiking Trails
- Mountain Bike Trails
- Restroom/Shower Building
- Large Shelter
- Small Shelter
- Observation Tower
- Pedestrian/Maintenance Gates
- Existing CCT Security
- Proposed CCT Security

4 Phasing Recommendations

Phasing Strategies:

1. Prioritize utility extensions to 'set the table' for future recreation amenities.
2. Flexible Phase 1 approach with either option A or B able to proceed independently when funding is available.
3. Offers recreation options aligned with community desires/needs;

Phase 1 includes 14 of the top 15 requested recreation amenities.



**Cost Est:
\$3.23M**

Notes:

Assumption of SS force main connection at Range Line Rd entry.

\$1.2M in planned CIP utility extension projects is additional.

Costs include contingency and escalation to 2030.

Utility Extensions:

- Water/Electric/Fiber CIP projects
- Extension of Electric/Fiber to RV camp sites.
- SS force main extension into McCarty Ranch Preserve to Phase 1 restroom and RV sites; \$2.05M.
- Removal of existing restroom septic.



**Cost Est:
\$5.82M**

Notes:

Phase 1B is not contingent upon completion of Phase 1A.

\$540K in planned CIP projects is additional.

Costs include contingency and escalation to 2030.

Expanded Camping Facilities:

- Group primitive tent sites (30+ tents)

Increased water activities:

- Floating fishing pier
- Shoreline fishing locations
- Kayak/canoe launches

Reorganized Event Space (7-10k attendees)

Additional Parking:

- 720+ gravel parking
- 1,000+ grass event overflow

Group shelter (1)

Small shelters (4)

Observation tower

Lake trail (4.0mi+/-)

Mountain biking trails (2.0mi+/-)

Hiking Trails (7.3mi+/-) and nature observation areas

4 Phasing Recommendations

Phasing Strategies:

1. Prioritize utility extensions to 'set the table' for future recreation amenities.
2. Flexible Phase 1 approach with either option A or B able to proceed independently when funding is available.
3. Offers recreation options aligned with community desires/needs.
4. Phases 2 and 3 dependent upon Phase 1 completion.
5. Flexibility for realignment to future utility / drinking water infrastructure improvements when designed.

Phase 2

Cost Est:
\$4.53M

Notes:

Phase 2 is contingent upon completion of Phase 1A and 1B.

Costs include contingency and escalation to 2035.

Expanded Camping Facilities:

- RV sites with camp host site (30+)
- Single/double primitive tent sites (20+)
- Group primitive tent sites (20+ tents)
- Platform tent camp sites (10+)
- Utilities to all restrooms/RV sites

Additional restroom/shower buildings (3)
Group shelter (1)
Small shelters (3)

Phase 3

Cost Est:
\$4.52M

Notes:

Phase 3 is contingent upon completion of Phase 1A, 1B, and 2.

Phase 3 is contingent upon completion of design of utility/drinking water infrastructure facilities.

Costs include contingency and escalation to 2035.

Expanded Camping Facilities:

- RV sites with camp host site (44+)

Utility Extensions

- Extensions to northwest and west sides of lakes to serve RV sites and additional restroom
- Water/Electric/Fiber extensions
- Sanitary Sewer to all restrooms/RV sites

Additional restroom/shower building (1)
Group shelter (1)
Small shelters (3)

4 Phasing Recommendations

Phase 1A

Estimated Timeframe: 2030

Utility Extensions:

- Water/Electric/Fiber CIP projects
- Extension of Electric/Fiber to RV camp sites.
- SS force main extension into McCarty Ranch Preserve to existing restroom and RV sites; \$2.05M.
- Removal of existing restroom septic.

Note: Proposed utility extensions to be designed similar to on-going planned extensions with consideration to minimize potential conflicts with future drinking water infrastructure improvements.



4 Phasing Recommendations

Phase 1B

Estimated Timeframe: 2030

Expanded Camping Facilities:

- Group primitive tent sites (30+ tents)

Increased water activities:

- Floating fishing pier
- Shoreline fishing locations
- Kayak/canoe launches

Reorganized Event Space

Additional Parking:

- 720+ gravel parking
- 1,000+ grass event overflow

Group shelter (+1)

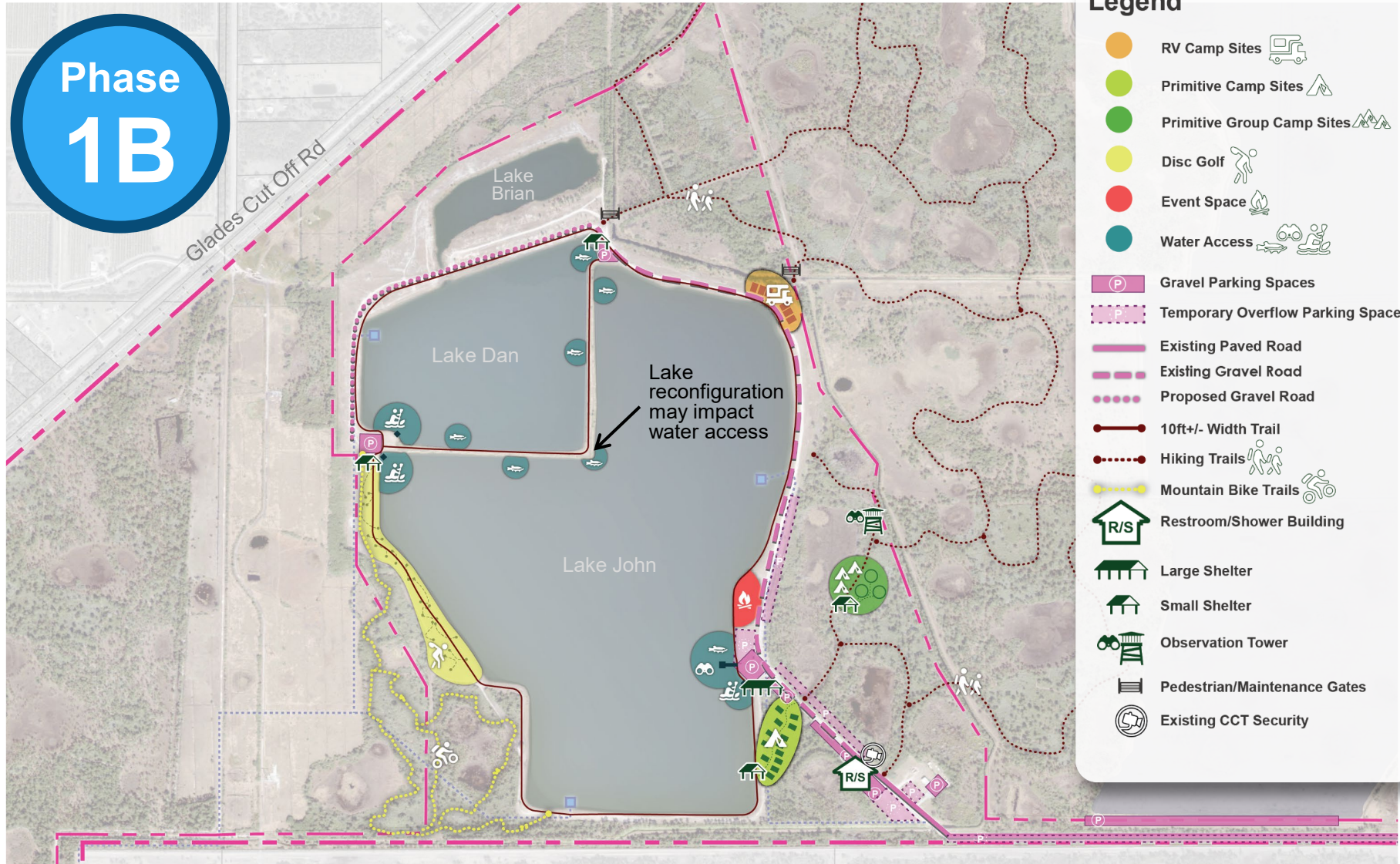
Small shelters (+4)

Observation tower

Lake trail (4.0mi+/-)

Mountain biking trails (2.0mi+/-)

Hiking Trails (7.3mi+/-) and nature observation areas



4 Phasing Recommendations

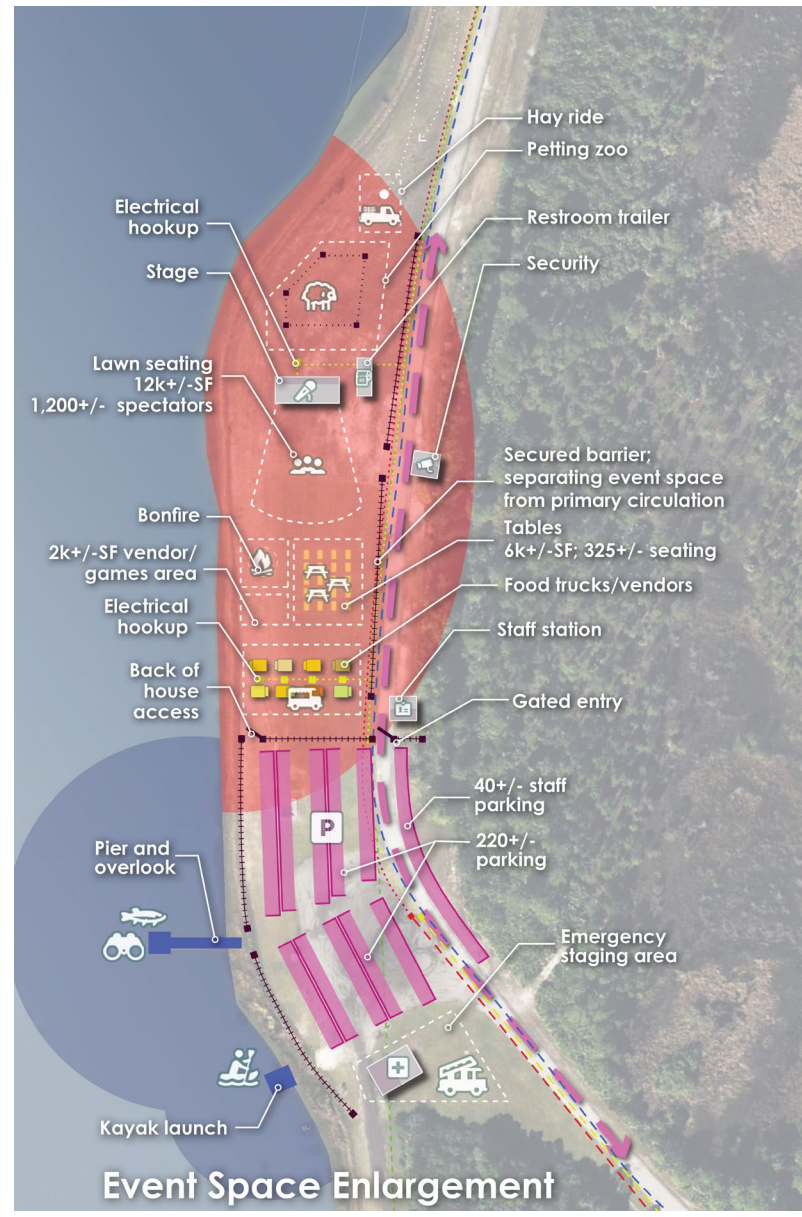
Phase 1B

Estimate Timeframe: 2030

Reorganized Event Space:

- Increases parking closer to event space.
- Enhances safety of attendees and staff.
- Provides 'back-of-house' circulation for staff and emergency uses.
- Includes electrical hook-ups for food trucks/vendors.
- Continues to accommodate events with 7-10k attendees.

Note: Event Space to accommodate future lake reconfiguration and berming.



Legend

- RV Camp Sites
- Primitive Camp Sites
- Primitive Group Camp Sites
- Disc Golf
- Event Space
- Water Access
- Gravel Parking Spaces
- Temporary Overflow Parking Spaces
- Existing Paved Road
- Existing Gravel Road
- Proposed Gravel Road
- 10ft+/- Width Trail
- Hiking Trails
- Mountain Bike Trails
- Restroom/Shower Building
- Large Shelter
- Small Shelter
- Observation Tower
- Pedestrian/Maintenance Gates
- Existing CCT Security

4 Phasing Recommendations

Phase 2

Estimated Timeframe: 2030-2035

Expanded Camping Facilities:

- RV sites with camp host site (30+)
- Single/double primitive tent sites (20+)
- Group primitive tent sites (20+ tents)
- Platform tent camp sites (10+)
- Utilities to all restrooms/RV sites

Additional restroom/shower buildings (+3)

Group shelter (+1)

Small shelters (+3)



4 Phasing Recommendations

Phase 3

Estimated Timeframe: 2030-2035

Expanded Camping Facilities:

- RV sites with camp host site (44+)

Utility Extensions

- Extensions to northwest and west sides of lakes to serve RV sites and additional restroom
- Water/Electric/Fiber extensions
- Sanitary Sewer to all restrooms/RV sites

Additional restroom/shower building (+1)

Group shelter (+1)

Small shelters (+3)



④ Phasing Recommendations

Annual O&M Costs

Projected to 2030+

- Personnel costs & FTE staffing
- Operations
- Capital expenses (not in CIP)

Tied to phasing recommendations

- Lower operations costs associated with Phase 1A due to mostly utilities.

Based upon local and national benchmark percentages

- National Recreation and Parks Association 2024 Agency Performance Review
- Existing personnel and operations expenditures for McCarty Ranch

Existing FY 2024-25

Personnel

- Costs:\$65,000
- FTE: 1.0

Operations

- Costs:\$130,000

Capital Expenses

- Costs:\$0

Annual Totals:

O&M Costs: \$195,000
Staffing FTE: 1.0



Personnel

- Costs:\$39,610
- FTE: 0.5

Operations

- Costs:\$27,875

Capital Expenses

- Costs:\$5,870

Cumulative Annual Totals:

O&M Costs: \$203,350
Staffing FTE: 1.5



Personnel

- Costs:\$71,420
- FTE: 1.5

Operations

- Costs:\$50,260

Capital Expenses

- Costs:\$10,580

Cumulative Annual Totals:

O&M Costs: \$268,355
Staffing FTE: 3.0



Personnel

- Costs:\$55,560
- FTE: 1.0

Operations

- Costs:\$39,100

Capital Expenses

- Costs:\$8,230

Cumulative Annual Totals:

O&M Costs: \$438,500
Staffing FTE: 4.0



Personnel

- Costs:\$62,155
- FTE: 1.0

Operations

- Costs:\$43,740

Capital Expenses

- Costs:\$9,210

Cumulative Annual Totals:

O&M Costs: \$553,600
Staffing FTE: 5.0



Next Steps

2024

- Recreation Amenities Master Plan Approval

2025-2030+

- Coordination with future drinking water utility improvements design.

2030+

- Expansion of utilities along Range Line Rd.
- Secure funding for utility extensions in McCarty Ranch Preserve
- Design and construct Phase 1.

