

# RECREATION AND OPEN SPACE ELEMENT

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## **RECREATION AND OPEN SPACE ELEMENT**

### **INTRODUCTION**

The Recreation and Open Space Element for the City of Port St. Lucie provides a summary of existing recreation and open space facilities and land, recommends desired levels of service for meeting recreation needs of existing and future residents, and identifies how future needs can be met.

The Parks and Recreation Department administers the development and maintenance of parks and is responsible for planning and developing public parks and recreation facilities within the City. The Parks and Recreation Department manages a variety of recreation and leisure programs throughout the City. The department's mission is to enhance the quality of life in Port St. Lucie by providing the programs and facilities that will facilitate the residents' pursuit of culture and recreation in a safe and enjoyable setting. This is pursued with the understanding of contributing to the attractiveness of the community, conservation of the environment, and the social and economic health of the City.

The department is made up of three divisions: the parks division, administrative division, and the recreation division, which all work in close harmony in order to provide a wide variety of programs and services to the community.

This plan element was revised and updated from previous plans to achieve several purposes, including an updated and accurate inventory of existing parks and open space area to be shown on one unified map titled: City Of Port St. Lucie Parks and Recreation Facilities List (See Figure 1). This map is incorporated as a part of the plan and land use map series in conformance with rule 9J-5, Florida Administrative Code. In addition, the second purpose was to provide a streamlined classification system to designate park areas and a revised level of service has been established for future demand and planning purposes. The level of service is based on realistic standards and matched to available funding sources which were not provided for in the past. Finally, the revised plan element serves as the master plan for future planning and development needs for parks and recreation facilities and should be used as a guide for funding the required future capital facility needs and to target potential sites for acquisition. It should be noted that the plan is considered a minimal requirement plan, and additional development of parks can occur, and is encouraged, if funding is available. The plan should be updated periodically to reflect changes in direction for park land and facilities, or based on additional funding sources if made available.

## EXISTING CONDITIONS

### Classification System for Parks and Open Space

The following six areas comprise the City's classification system for parks and open space. Park acquisition and development requirements are not based on this system, but it is provided as a system to inventory and monitor existing or future facilities and sites.

1. Small Neighborhood Parks (SNP): These are sites less than 5 acres in size and designed to provide small tracts of green open space within residential areas. They are generally passive recreational areas but may include limited active recreational opportunities. Each site serves residents in a one-half to three-quarter mile radius. These areas typically are not developed and have a land use designation of OSR (Open Space Recreation) and were originally set aside as passive or active recreation when the City was first designed by General Development Corporation with the intent to be dedicated to the City for parks or neighborhood preserve areas. They are limited in use in accordance with similar zoning restrictions.
2. Large Neighborhood Parks (LNP): Large Neighborhood Parks: Typically 6-14 acres in size, these parks are designed to provide play fields for baseball, soccer, and football, playgrounds, courts, and picnic areas. Each park would serve residents in a 1 to 1 ½ mile radius.
3. Community Parks (CP): Typically a minimum of 15 acres and may be associated with a park-school combination. They can contain lighted athletic facilities for night time play, large playgrounds, recreation center, picnic area, and a swimming pool. They are designed to serve several neighborhoods and the population of a 1-3 mile radius.
4. Citywide/Regional Park or Facility (CRPF): A park typically designed as a one of a kind facility such as a stadium or auditorium or a large natural resource. These types of areas are large facilities which serve residents within a 30 minute driving radius. The New York Mets Spring Training baseball stadium is a private facility within the City which could qualify as such a facility.
5. Specialized Facility (SF): These sites will vary widely in size and the number of residents served. Examples of such would include marinas, swimming pools, and publicly owned golf courses. The County swimming pool located within the City limits is one such facility.
6. Preservation Areas (PA): These open space areas of various sizes will remain, to a large extent, in a natural setting. They are used for conservation purposes, drainage and natural waterways, and platted greenway areas. They generally have a land use of OSC (Open Space Conservation) and are restricted by similar zoning.

## **Parks, Recreation, and Open Space Data Inventories - Public**

Inventory tables have been grouped at the end of this section and are referred to in the text. Inventory data was collected by the Planning and Zoning Department staff in conjunction with the Parks and Recreation Department. It includes a review of computerized ownership records and field verification where necessary.

Table 1 illustrates the currently developed City park facilities. It also documents the type of facility based on the previously described classification system. It does not include an inventory of open space and preserve areas or potential parks which are included later in this element. Table 2 documents the recreation facilities which are available at each of the developed City sites.

The City owns numerous open space or preserve sites. These areas are designated in Table. These areas were designed as small neighborhood parks and intended to stay as such within residential neighborhood areas.

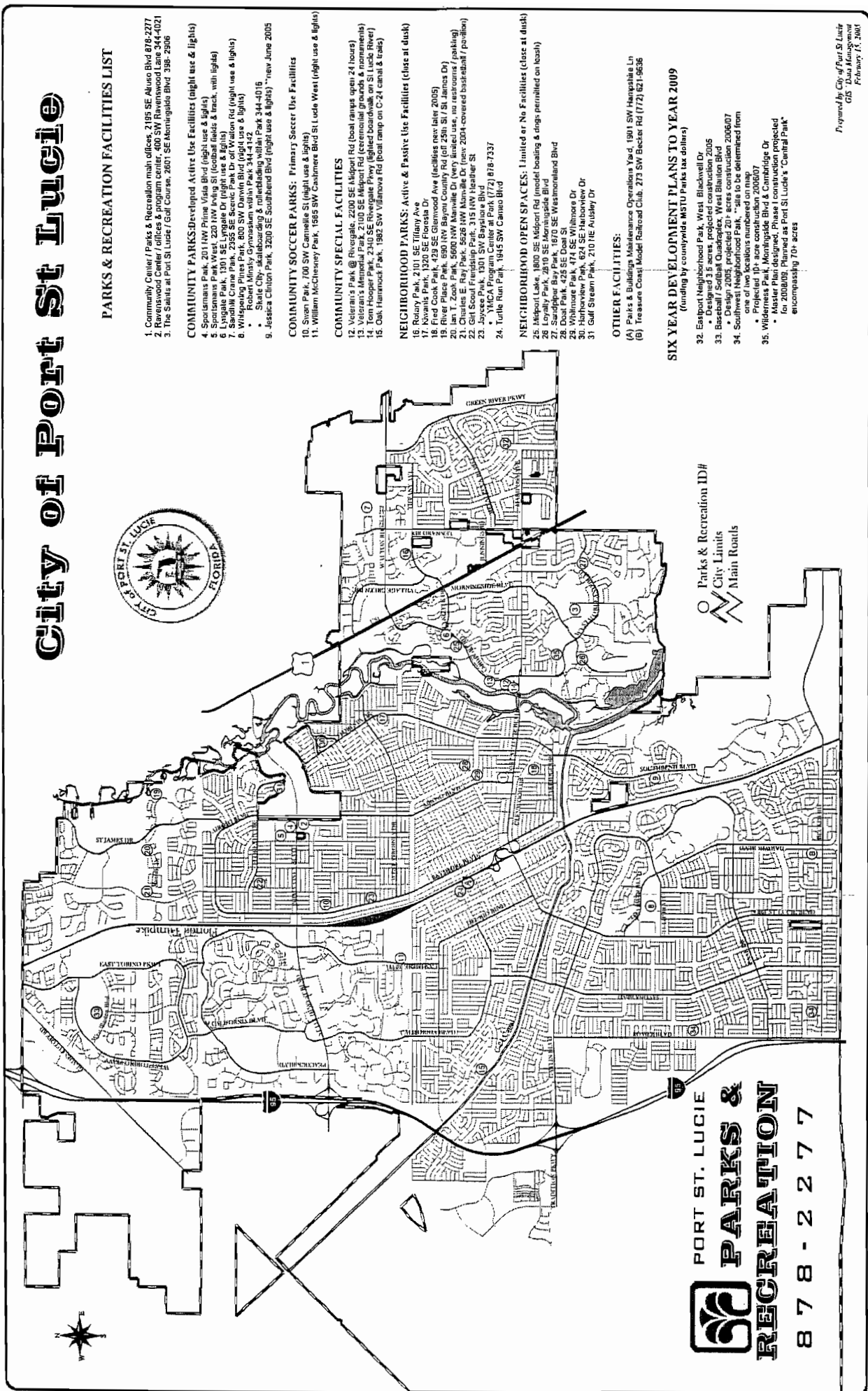
The City has relatively few coastal access points. A public water access point exists at Rivergate Park as a boat access point. Also, the Westmoreland commercial property is required to have a public access boardwalk as part of the development approval; the site is not yet developed (See the Conservation/Coastal Management Element for detail).

### **Privately or non-City Owned Facilities:**

In addition to publicly owned park and open space areas, there are privately owned recreational facilities throughout the City. Table 4 and 4A list the privately owned recreational facilities within the city. Privately owned recreational facilities serve a valuable function to help provide recreational facilities within the City. Therefore, these facilities should be counted, in part, to meet requirements related to level of service needs for the future. A detailed analysis of current and projected needs is documented in the next section of this plan element. It is important to note that the City does not plan for nor develop private recreational facilities.

School facilities also serve to meet the needs for both open space and recreational facility needs for citizens (See Table 5 and Figure 1). Therefore, outdoor recreational facilities at schools should also be considered, in part, as meeting required needs and documented as such in the needs assessment portion of this element. School sites were included on the Parks and Open Space Map, as a part of the Future Land Use Map Series.

FIGURE 1



# City of Port St Lucie

## PARKS & RECREATION FACILITIES LIST

1. Community Center / Parks & Recreation main offices, 2105 SE Alusia Blvd 878-2377
  2. Recreation Center / offices & program center, 400 SW Ravenwood Lane, 344-4021
  3. The Saints at Port St. Lucie / Golf Course, 2601 SE Arenalagado Blvd. 398-2906
- COMMUNITY PARKS-Developed Active Use Facilities (night use & lights)**
4. Spicewood Park, 201 NW Pine Vista Blvd (night use & lights)
  5. Spicewood Park West, 220 NW Vista St (iceball fields & track, with lights)
  6. Lyngale Park, 1301 SE Lyngale Dr (night use & lights)
  7. Sandhill Crane Park, 2365 SE Scenic Park Dr off Walton Rd (night use & lights)
  8. Whispering Pines Park, 800 SW Darwin Blvd (night use & lights)
  9. St. Charles Park, 344-4016
  10. St. Charles Park, 344-4016
  11. St. Charles Park, 344-4016
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  33. St. Charles Park, 344-4016
  34. St. Charles Park, 344-4016
  35. St. Charles Park, 344-4016

- COMMUNITY SOCCER PARKS: Primary Soccer Use Facilities**
10. Swan Park, 100 SW Cannons St (night use & lights)
  11. William McHenry Park, 1985 SW Gailmers Blvd St Lucie West (night use & lights)

- COMMUNITY SPECIAL FACILITIES**
12. Veterans Park @ Pinegate, 2200 SE Midport Rd (boat ramps open 24 hours)
  13. Veterans Park @ Pinegate, 2200 SE Midport Rd (boat ramps open 24 hours)
  14. Tom Hooper Park, 2340 SE Riverside Pkwy (lighted boardwalk on St Lucie River)
  15. Oak Hammock Park, 1982 SW Villanova Rd (boat ramp on C-241 canal & trails)

- NEIGHBORHOOD PARKS: Active & Passive Use Facilities (close at dusk)**
16. Rosary Park, 2101 SE Tilden Ave
  17. Kivans Park, 1320 SE Florida Dr
  18. Fred Cook Park, 429 SE Glenwood Ave (facilities new later 2005)
  19. River Place Park, 690 NW Bayou County Rd (off 25th St / St. James Dr)
  20. Jan T. Cook Park, 5900 NW Marville Dr (very limited use, no restaurants / parking)
  21. Citrus E. Play Park, 5226 NW Marville Dr (new 2004 covered basketball / pavilion)
  22. Citrus E. Play Park, 5226 NW Marville Dr (new 2004 covered basketball / pavilion)
  23. Joyce Park, 1301 SW Bayshore Blvd
  24. YMCA Program Center at Park (772) 878-7337
  25. Turtle Run Park, 1945 SW Canoe Blvd

- NEIGHBORHOOD OPEN SPACES: Limited or No Facilities (close at dusk)**
25. Midport Lake, 1800 SE Midport Rd (model boating & dogs permitted on beach)
  26. Loyally Park, 2610 SE Arenalagado Blvd
  27. Sandpiper Bay Park, 1670 SE Westmead Blvd
  28. North Park, 25 SE Westmead Blvd
  29. North Park, 25 SE Westmead Blvd
  30. Harborview Park, 624 SE Harborview Dr
  31. Gulf Stream Park, 210 NE Ardaley Dr

- OTHER FACILITIES:**
- (A) Parks & Buildings Maintenance Operations Yard, 1801 SW Hesperides Ln
  - (B) Treasure Coast Model Railroad Club, 273 SW Beate Rd (772) 621-9656

## SIX YEAR DEVELOPMENT PLANS TO YEAR 2009

(funding by countywide MSTU Parks tax dollars)

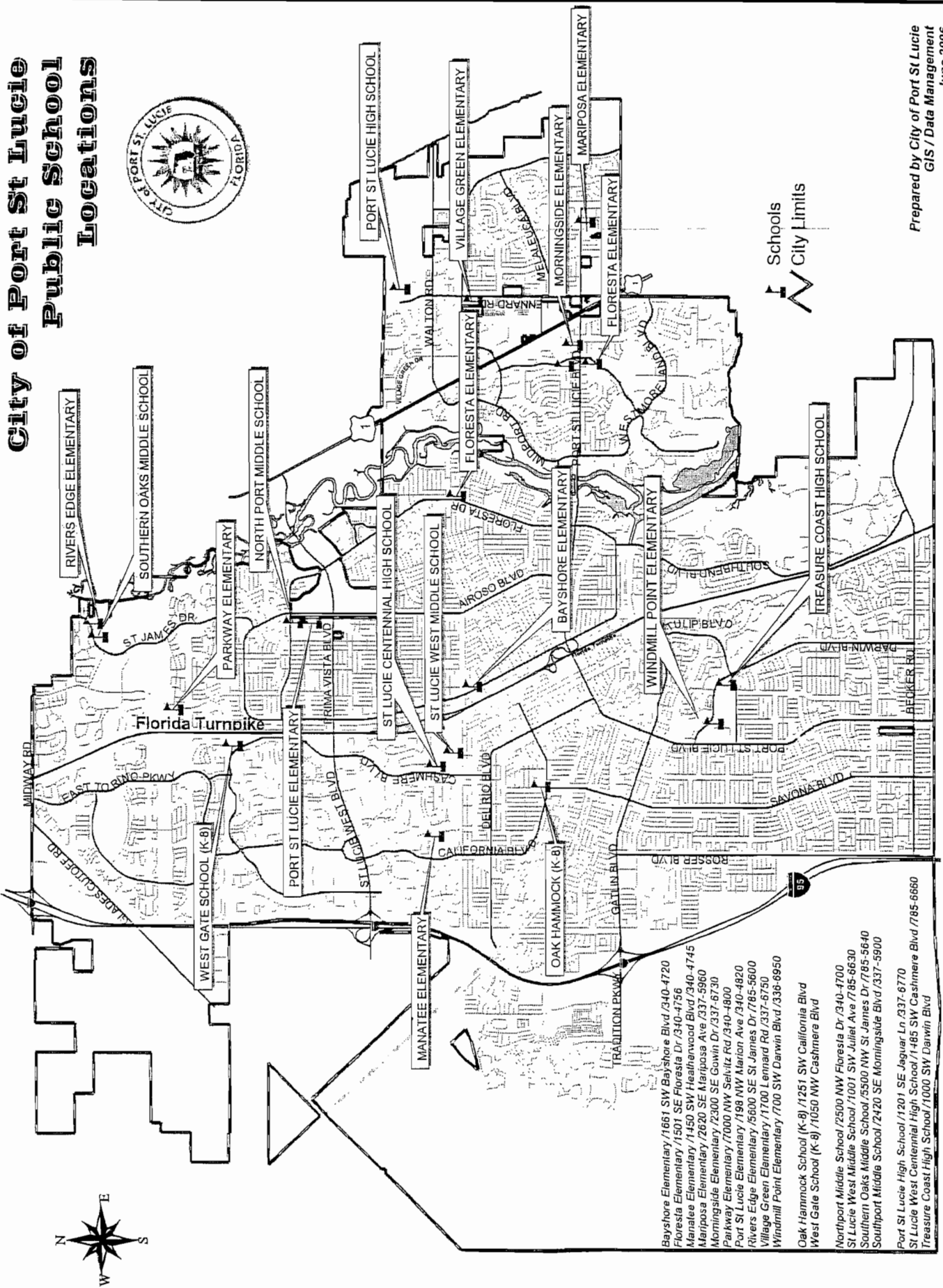
32. Eastport Neighborhood Park, West Blackwell Dr
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Prepared by City of Port St. Lucie  
 Data Management  
 February 15, 2005

PORT ST. LUCIE  
**PARKS & RECREATION**  
 878-2277

FIGURE 2

# City of Port St Lucie Public Schools Locations



Schools  
City Limits



- Bayshore Elementary /1661 SW Bayshore Blvd /340-4720
- Floresta Elementary /1501 SE Floresta Dr /340-4756
- Manatee Elementary /1450 SW Heatherwood Blvd /340-4745
- Mariposa Elementary /2620 SE Mariposa Ave /337-5960
- Morningside Elementary /2300 SE Gowin Dr /337-6730
- Parkway Elementary /7000 NW Seviz Rd /340-4800
- Port St Lucie Elementary /198 NW Mainon Ave /340-4820
- Rivers Edge Elementary /5600 SE St James Dr /785-5600
- Village Green Elementary /1700 Lennard Rd /337-6750
- Windmill Point Elementary /700 SW Darwin Blvd /338-6950
- West Gate School (K-8) /1251 SW California Blvd
- West Gate School (K-8) /1050 NW Cashmere Blvd
- Northport Middle School /2500 NW Floresta Dr /340-4700
- St Lucie West Middle School /1001 SW Juliet Ave /785-6630
- Southern Oaks Middle School /5500 NW St James Dr /785-5640
- Southern Oaks Middle School /2420 SE Morningside Blvd /337-5900
- Port St Lucie High School /1201 SE Jaguar Ln /337-6770
- St Lucie West Centennial High School /1485 SW Cashmere Blvd /785-6660
- Treasure Coast High School /1000 SW Darwin Blvd

Prepared by City of Port St Lucie  
GIS / Data Management  
June 2006

**Table 1: City Of Port St. Lucie Publicly Owned and Developed/Maintained Park or Recreation Site**

<u>Name/Location</u>	<u>Acreage</u>	<u>Designation</u>	<u>Notes</u>
Community Center Sec. 18, Blk 691, Portion Tract E	4.9	CRPF-A	
-Charles Ray Park Sec. 43, Tract X	8.7	LNP-A/P	
Council on Aging Community Center PSL Sec. 18 Tract K	8.87	SNP/CP - A/P	Leased to Council on Aging
Deacon Ave. Pavillion Sec. 18, Blk 690, Tract D	1.94	SNP-P	
Doat Street Park PSL Sec. 13 Blk 588 All	2.44	SNP-P	
East Lake Village Greenway 2 and 2b (Woodstork) Sec. 50 G-1 thru G-3	56.9	CP-P	
East Lake Village Greenway 1 (Woodstork) East Lake Village CRA District	7.09	SNP-P	
Fred Cook Park PSL Sec. 18 Tract C	5.5	SNP-P	
Girl Scout Friendship Park PSL Sec. 25 Blk 7 Tract B	8	LNP-A/P	
Gulf Stream Park FP Unit 1 Tract B	5.81	SNP-P	
Harborview Park PSL Sec. 6 Tract A	4.8	SNP-P	
Ian T. Zook Park Sec. 43, Tract W	3.5	SNP-P	

**Table 1: City Of Port St. Lucie Publicly Owned and Developed/Maintained Park or Recreation Site**

<u>Name/Location</u>	<u>Acreage</u>	<u>Designation</u>	<u>Notes</u>
Jaycee Park & YMCA PSL Sec. 28 Blk 227 Tract A	6.2	LNP-A/P	
Jessica Clinton Park Sec. 39, Tract R	20	CP-A/P	
Kiwanis Park PSL Section 3 Blk 426 Tract A	3.38	SNP-A/P	
Loyalty Park SPSL Unit 1 Tract A	0.82	SNP-P	
Lyngate Park SPSL Unit 16 Tracts B, C	15	CP-A/P	
McChesney Park SLW Parcel 18-A & Portions of 1- B & 3-A	24.49	CP-A/P	
Oak Hammock Park Sec. 11, Tracts E&F	48.7	CP-P	
Port St. Lucie Elks Lodge #2658 Friendship Park Sec. 40, Blk 2840, Tract C	3.5	SNP-A	
Ravenswood Center PSL Sec. 60 Tract K	1	SNP-A	
River Place Park Parcel D River Place CDD	7.75	LNP-A/P	
Rotary Park & PAL PSL Sec. 49 Tracts A, B	8.5	LNP-A/P	
Sandhill Crane Park PSL Sec. 53 Tract B	19	CP-A/P	
Sandpiper Bay Park SP Unit 8, Tracts A&L	11.5	LNP-P	

**Table 1: City Of Port St. Lucie Publicly Owned and Developed/Maintained Park or Recreation Site**

<u>Name/Location</u>	<u>Acreage</u>	<u>Designation</u>	<u>Notes</u>
Sportsman's Park p/o S29 T36 R 40	16	CP-A/P	
Sportmans Park West p/o S29 T36 R40, PSL Sec. 66 Tracts A-1, A-2 & Parcel 3D C-1	13	LNP-A/P	
Saints Golf Course SPL Unit 5, Tract L & SPL Unit 14	185	SF-A	
Swan Park PSL Sec. 27 Blk 80 Tract C	6.2	LNP-A	
Tom Hooper Family Park Lot 2 1st Replat of Rivergate Office Plaza	2.6	LNP-P	
Turtle Run Park Western Portion Sec. 9, Tract E	10	LNP-A/P	
Veteran's Memorial Park That Portion of Sec. 2, 3 & 10 Twp 37 S, Rg. 40E lying westerly of Midport Rd.	2.5	SNP-P	
Veteran's @ Rivergate Park Parcel N of Rivergate Office Plaza & E of Unit 15 Twp 37S, S10, 40E	10	SNP-P	
Whispering Pines Park/Minsky Gym & Skate City PSL Sec. 42 Portion Tract F	36	CP-A	City leases from school board
Whitman Park Sec. 13, Blk 612	4.4	SNP-P	
Total Developed/Maintained Park or Recreation Sites = 35			
Total Acreage	573.99		

SNP = Small Neighborhood Park

LNP = Large Neighborhood Park

CP = Community Park

P = Predominately Passive Recreation

A = Active Recreation

Source: City Of Port St. Lucie Planning and Zoning Department 2006

**TABLE 2: CITY OWNED RECREATION FACILITIES**

Facility	Baseball/Softball Fields	Playground Facilities	Tennis Courts	Handball/ Racketball Courts	Soccer/Football Fields	Pavilions	Basketball Courts	Volleyball Courts
Ravenswood Center		1			2			
Charles Ray Park		1	2			3	1	
Fred Cook Park		1						
Girl Scout Friendship Park	1					1		
Jaycee Park & YMCA						1		
PSL Elks								
Lodge/Friendship Park		1				1	1	
River Place Park	1	1				1	1	1
Rotary Park & PAL	1					1	1	1
Sandhill Crane Park	3	1			4	2	2	3
Sportsman's Park	1					2		
Jessica Clinton Park	2	1	2			1	1	
Kiwanis Park		1				2		
Lyngate	2	1	2		4	2	1	
McChesney Park		2				3		
Oak Hammock Park	4	1	2			1	2	
Sportsman's Park West						2	1	
Swan Park						3		
Turtle Run Park	2					1		1
Veteran's @ Rivergate Park						1		
Whispering Pines/Minsky Gym & Skate	4	1	5			2	3	1
<b>TOTALS</b>	<b>21</b>	<b>13</b>	<b>13</b>	<b>10</b>	<b>12</b>	<b>29</b>	<b>8</b>	<b>7</b>

Source: City of PSL Parks and Recreation

In addition the above described facilities there are also the following: a Nature trail, 3 boat ramps and boat docks at Veterans Park; batting cages at Sportsman's Park; fitness trail at Jaycee Park; shuffleboard courts at Lyngate Park; Skate City at Whispering Pines Park.

**Table 3: City Owned Undeveloped (OSR) Land**

<u>Location</u>	<u>Description</u>	<u>Acreage</u>
Guava Terrace	Section 2, Block 303, Tract B	2.59
Jupiter Terrace	Section 2, Block 299, Tract A	1.78
Irving Street	Section 4, Block 158, Tract A	1.78
Curtis Street	Section 4, Block 164, Tract B	2.9
Huchthins Street	Section 4, Block 198, Tract C	2.36
Sansom Street	Section 5, Tract B	2.64
Arton Lane	Section 6, Tract A	4.8
Rosser Boulevard	Section 7, Tract D	1.15
Citation Avenue	Section 7, Tract E	1.58
Caisor Avenue	Section 7, Tract F	2.16
California Boulevard	Section 8, Tract C	1
Cameo Boulevard/Janette Avenue	Section 9, Tract D	4.34
Thornhill Drive/Floresta Drive	Section 10, Block 508, Tract D	20.85
Mackenzie Street	Section 11, Tract B	2.89
Lennox Street	Section 11, Tract C	3.96
Oxmoor Court/Dow Lane	Section 12, Tract C	4.34
Paul Revere Terrace	Section 12, Tract F	1.94
Nativity Terrace/Taurus Lane	Section 13, Block 547, Tract B	5.59
Manth Lane/Majestic Terrace	Section 13, Block 572, Tract C	1.73
Nancy Lane/Majestic Terrace	Section 13, Block 572, Tract D	1.41
Cable Terrace/Whitmore Drive	Section 13, Block 612, all	4.38
Rosser Boulevard/Apricot Road	Section 14, Tract B	3.1
Harold Road/Porter Road	Section 14, Tract E	2.93
Di Lido Lane	Section 16, Tract A	4.33
Academy Lane/Floresta Drive	Section 18, Tract A	3.51
Pisces Terrace	Section 18, Tract J	2.94
Brunswick Street	Section 19, Tract B	2.33
Delos Avenue	Section 19, Tract K	2.08
Jablo Street	Section 21, Tract A	2.16
McIntyre Street	Section 21, Tract B	3.31
McCandless Street	Section 21, Tract D	2.48
Abisco Road/Dallas Street	Section 23, Tract A	0.84
Proctor Lane	Section 24, Block 268, Tract A	1.18
Kingston Street/Riverside Drive	Section 25, Block 22, Tract C	2.75
Ferris Street/Kingston Street	Section 25, Block 22, Tract I	0.75
Byron Street/Floresta Drive	Section 25, Block 348, Tract H	4.76
Avens Street	Section 25, Block 44, Tract G	0.92
Conover Street/Bayshore Boulevard	Section 25, Block 52, Tract F	1.75
Elm Street	Section 25, Block 54, Tract D	1.84
Grenada Street	Section 25, Block 54, Tract E	0.43
Greenbriar Cove/Lakespur Street	Section 26, Tract A	3.3

**Table 3: City Owned Undeveloped (OSR) Land**

<u>Location</u>	<u>Description</u>	<u>Acreage</u>
Emerson Street	Section 26, Tract B	3.01
Doreen Street	Section 27, Block 90, Tract D	1.38
Patio Circle	Section 29, Tract B	4.08
Mary Terrace	Section 30, Tract D	3.27
Leithgow Street	Section 30, Tract E	4.72
Shell Avenue	Section 30, Tract F	2.64
Michelangelo Avenue	Section 31, Tract R	2.32
Yacolt Drive/Abraham Avenue	Section 33, 262ft of Tract L	3
Edinburgh Drive	Section 33, Tract E	1.86
Jive Street	Section 33, Tract F	1.39
Khan Street	Section 33, Tract J	1.5
Gadshaw Road	Section 33, Tract K	3.66
Walker Street	Section 33, Tract N	2.69
Baltic Street	Section 34, Tract A	4.46
Undallo Road/Bonny Court	Section 34, Tract D	2.14
N Wakefield Circle	Section 34, Tract F	1.23
Kester Drive/Wakefield Circle	Section 34, Tract J	4.11
Felix Avenue	Section 34, Tract M	0.7
Kester Drive	Section 34, Tract R	1.41
Balfour Avenue/Kester Drive	Section 34, Tract S	0.78
Copperfield Avenue/Kester Drive	Section 34, Tract T	3.31
Becker Road	Section 34, Tract U	5.11
Red Court/Duck Court	Section 34, Tract W	0.89
Guernsey Street	Section 35, Tract B west of I-95	35.42
Haycraft Circle	Section 35, Tract K	0.92
Southbend Boulevard	Section 39, Tract ss	7.93
Rock Springs Drive/Blackwell Drive	Section 40, Tract A	1.42
Birkshire Street/Rock Springs Drive	Section 40, tract B	3.99
Joyner Circle	Section 40, Tract E	2.42
Gaskins Circle/Blackwell Drive	Section 40, Tract F	2.54
Grand Drive/Maxim Avenue	Section 40, Tract H	2.8
Varsity Lane/Hillsboro Circle	Section 41, Tract A	2.18
Pierson Road	Section 41, Tract C	2.23
Dalton Avenue/Selkirk Lane	Section 41, Tract E	0.86
Hiawatha Street/Homeland Road	Section 41, Tract G	2.24
Cherry Hill Road/Souris Avenue	Section 41, Tract L	1.96
Brandon Circle/Coastal Terrace	Section 41, Tract Q	1.56
Andover Court	Section 41, Tract R	4.19
Covington Road/Duluth Street	Section 41, Tract S	0.79
Bedford Road/Duluth Street	Section 41, Tract T	0.71
Topaz Way	Section 44, North of Tract A	5
W Blanton Boulevard	Section 46 R1, Tract E	25.33
N Torino Parkway	Section 47, Tract H-7	31.76

**Table 3: City Owned Undeveloped (OSR) Land**

<u>Location</u>	<u>Description</u>	<u>Acreage</u>
Tickridge Road	SPSL Unit 6, Tract B	5.43
Tickridge Road	SPSL Unit 6, Tract C	6.77
Tickridge Road	PSL Unit 6, Tract D	0.88
Westmorland Boulevard	SPSL Unit 8, Tract A	4.99
Dalhart Road/Burr Street	SPSL Unit 8, Tract C	5.04
Westmorland Boulevard	SPSL Unit 8, Tract L	6.51
Halissee Street	S10 T37 R39 p/o W of SE1/4 est I-95	28.91
<b>TOTAL</b>		<b>378.3</b>

*Source: City Of Port St. Lucie Planning and Zoning Department 2006*

**Table 4: Privately Owned Recreational Facilities\***

Location	Facility	Acreage
<b>CITYWIDE</b>		
Walton Lakes	Pool, Playground	0.3
Club Med	Tennis Courts	5
Anchorage on the SL	Tennis Courts	0.5
Tarpon Bay Moorings	Tennis Courts	0.5
Tropical East	Tennis Courts	0.5
Windmill Point	Tennis Courts	0.25
Walden Woods	Tennis Courts	0.25
Pine Trace	Club House, Native Area	2.1
River Place on the St. Lucie	Club House	2.15
	Open Recreation Area	3
St. James	Club House	5
	Community Park	5
Winterlakes	Community Park	16.6
Sawgrass	Club House, Pool	0.64
Citywide Total		41.79
<b>ST. LUCIE WEST AREA</b>		
The Lakes at SLW	Tennis Courts	0.75
SLW Country Club	Tennis Courts	1
Kings Isles	Tennis Courts	1
	Tennis, Basketball, Shuffleboard Cts.,	
Lake Charles Beach	Bocce	12.41
The Palms	Pool, Tennis Courts	0.75
Kings Isles	Shuffleboard Courts	0.1
Cascades	Club House, Pool, Recreation Amenities	26.915
Outdoor Resorts	Recreational Vehicle Park	84.46
Lake Forest Point	Pool, Tennis Courts	0.88
Lake Forest	Pool, Club House, Tot Lot, Fitness Center	1.467
The Belmont	Tennis, Pool, Deck, Club House	0.29
Tortoise Cay	Pool, Club House	0.588
St. Lucie West Total		130.61
Combined Total		172.4

Source: City Of Port St. Lucie Planning and Zoning Department 2006

**Table 4 A: Privately Owned Golf Courses**

Club Med Golf	Golf Course	265
Ballantrae	Golf Course	402
St. James	Golf Course	121.9
	Driving Range	13.4
SLW Country Club	Golf Course	127
Tesoro	Golf Course	276
Golf Course Total		1,205

Source: City Of Port St. Lucie Planning and Zoning Department 2006

**Table 5: Recreational Facilities Located at School Sites\***

School	Total Acreage	% Rec.	Rec. Acres	Bball Fields	Bball Courts	Tennis Courts	Play ground	Fball/Soccer Fields
Bayshore Elem.	12.7	45%	5.7	0	3	0	1	1
Floresta Elem.	12.1	33%	3.99	0	2	0	2	1
Manatee Elem.	13	50%	6.5	0	0	0	2	1
Mariposa Elem.	20	50%	10	0	2	0	2	1
Morningside Elem.	10.8	50%	5.4	0	4	4	2	1
North Port Mid.	28.9	25%	7.23	2	2	2	0	1
Oak Hammock	19.07	30%	5.72	1	2	0	2	1
Parkway Elem.	13.4	50%	6.7	1	4	0	2	1
Port St. Lucie Elem.	15.9	45%	7.16	0	2	0	2	1
Port St. Lucie High (1 Track)	65	45%	29.25	2	2	4	0	3
Rivers Edge Elem.	27.29	25%	6.82	0	2	0	2	1
Southern Oaks Mid.	25.31	30%	7.59	1	2	4	0	1
Southport Middle	32.7	25%	8.18	1	4	4	0	1
St. Lucie West Centennial HS	52	50%	26	2	2	2	0	3
St. Lucie West K-8	25	25%	6.25	1	2	0	1	1
Treasure Coast HS	42	50%	21	2	2	6	0	3
Village Green Elem.	16.96	50%	8.48	0	4	4	2	0
West Gate K-8	18.18	30%	5.45	1	2	0	2	1
Windmill Point	35	60%	21	0	4	4	2	1
<b>TOTALS</b>	<b>485.31</b>		<b>198.42</b>	<b>14</b>	<b>47</b>	<b>34</b>	<b>24</b>	<b>24</b>

Source: School Board of St. Lucie County 2006

\* This is provided for information purposes only and does not obligate or commit the City to plan and develop recreational facilities for schools.

## **Summary of the inventory data**

There are currently 35 developed park or recreation sites within the City limits which total 573.99 acres. The City also owns 378.3 acres of land which is designated OSR (Open Space Recreation). Many of these sites are not developed for active recreation but are valuable as open space pockets within platted residential areas. At the beginning of 1997, the City purchased 127 acres of land for future park development from Atlantic Gulf Communities. In addition, AGC then donated 56 acres of other OSR sites for passive recreation preserves. There are also approximately 500 acres of state owned preserve lands along the North Fork of the St. Lucie River, and approximately 1,150 acres of state owned preserve lands within the Savannahs, a major natural resource feature within the City limits. There are also some County facilities within or close proximity of the City limits as documented in the inventory data. Both public and private parks and land will be considered in documenting future needs for parks.

## **NEEDS ANALYSIS**

### **Recreation and Open Space Analysis**

The City's Parks and Recreation and Planning and Zoning staff developed a system for determining what should be allowed to be considered towards meeting level of service requirements. It is desired to consider both public and private facilities towards meeting objective and policy standards. Although private facilities are partly covered, it is not the intent of the City to plan and develop private recreation facilities. Private facilities should not be counted to the extent of public facilities since they often exclude the public at large from utilizing these facilities. Since private facilities contribute towards meeting demand, the following shall be considered towards meeting needs for future recreational needs of the City as a whole.

1. Publicly owned and developed recreational facilities = 100% of the size in acres credited towards level of service requirements. Other public recreational facilities are to be credited as appropriate.
2. Privately owned recreational areas = 50% of the size in acres credited towards level of service requirements.
3. Developed outdoor recreational areas at school sites = 50% of the size in acres credited towards level of service requirements.
4. Privately owned golf courses = 10% of the size in acres credited towards level of service requirements.

Table 6 shows the breakdown of recreation and open space and the amount counted towards the level of service standards.

**TABLE 6: Inventory Summary Data of Recreation and Open Space**

<b>Category</b>	<b>Acres</b>	<b>Acres Credited to LOS</b>
1. Publicly Owned and Developed Park or Recreation Sites (100% counted towards LOS)	573.99	573.99
2. City Owned Undeveloped Land (OSR) (Not counted towards LOS)	378.3	0
3. Privately Owned Recreational Facilities (50% counted towards LOS)	172.4	86.2
4. Privately Owned Golf Courses (10% counted towards LOS)	1,250	125
5. Recreational Facilities Located at School Sites (50% counted towards LOS)	198.42	99.21
6. State Owned Lands		
- North Fork St. Lucie River (10% counted towards LOS)	500	50
- Savannahs Preserve Lands (100% counted towards LOS)	1,150.00	1150
7. County Owned Lands		
Oxbow Center	220	220
Spruce Bluff (100% counted towards LOS)	100	100

Source: City of Port St. Lucie Planning Department, 2006

In 1996, a countywide impact fee was implemented to help fund park land acquisition and development as a result of needs from growth. Fifty percent of the County fee was allocated to the City for use for parks. In 2005, the City initiated a citywide impact fee program in which funds collected for parks, roads, public buildings, and police would be allocated within the City. Impact fees will be used in conjunction with other funding sources for future park acquisition and development. In addition, a countywide MTSU to fund parks and recreation was approved by voters in 2003. The City receives a proportionate share of the funds.

For planning and development purposes, the City has adopted by policy level of service standards for future recreation needs. Comprehensive planning criteria, as documented in Rule 9J-5, require the establishment of levels of service for recreation. Recreation is defined as the pursuit of leisure time activities occurring in an indoor or outdoor setting. The City has set levels of service for developed recreation areas. This standard is 5 acres per 1,000 population and defined as follows:

## Level of Service Standards for Recreation and Open Space

A level of service designed for a specific type of park or facility is considered to be too restrictive to meet changing demands of the public and fluctuating funding sources based in part on state grant funds. Therefore, the adopted level of service focuses on the overall need for developed facilities. Developed parks or recreation facilities level of service = 5.0 acres per 1,000 population.

This standard was developed by examining the past efforts of the City to provide parks, existing inventory data, and considers impact fees, other funding sources available, and improvements planned into the future. Current populations in 2006, matched with these levels indicate that the City is within the level of service required by these standards. The following table projects future needs for parks based on projected population growth data. The City is not establishing a level of service standard for open space, but had established a policy in the past to maintain mandatory dedication of OSR land use properties by General Development Corporation (Atlantic Gulf Communities). These sites were originally set aside as open space recreation in the original town design and change of land use of these sites must be adequately justified or mitigated for this loss of open space.

### Current and Projected Needs for Recreation Based on Level of Service

Utilizing the level of service standards and matching it to the inventory base yields the following conclusions. There are currently 573.99 acres of developed City recreation facilities which qualify to meet the level of service requirements. In addition, there are 283.04 acres of creditable private facilities, which provide for recreation and comply with the level of service. There are also 198.42 acres of outdoor recreation facilities at school sites of which half or 99.21 acres is creditable towards meeting level of service requirements. The total acreage which can be applied equals 956.24 acres of developed facilities available to the public for recreation uses. Although availability of privately developed sites may be restricted to the general public, they still provide a valuable service to a particular segment of the population and are therefore factored in, with reduced credit, towards level of service demands.

**Table 7: Inventory of Recreation for Level of Service Standards (LOS)**

<b>Category</b>	<b>Land Applied to L.O.S.</b>
Publicly Owned Developed Recreation	573.99 Acres of Creditable Area
Privately Owned Developed Recreation	86.2 Acres of Creditable Area
Privately Owned Golf Courses	125 Acres of Creditable Area
Recreation Areas at School Sites	99.21 Acres of Creditable Area
State Owned Land/County Owned Land	1520 Acres of Creditable Area
<b>Total =</b>	<b>2,404.4 Acres Applied to L.O.S.</b>

Source: City Of Port St. Lucie Planning and Zoning Department 2006

The following table illustrates the current and projected demand based on the level of service requirements.

**Table 8: Future Recreation Land Needs Based on Level of Service (LOS)**

Year	Population	Required Acres	Surplus or Deficiency
2006 (estimate)	154,440	772.2	1632.2
2010	184,704	923.52	1160.88
2015	256,538	1,282.69	801.71
2020	291,857	1,459.29	625.115

*Source: City of Port St. Lucie Planning & Zoning Department 2006*

The current need based on the adopted level of service indicates that 772.2 acres of developed facility areas is currently required and 2,404.4 acres are available in 2006. When measured against future population growth using population estimates prepared by the City Of Port St. Lucie Planning and Zoning Department for 2010, 2015, and 2020, adequate recreational land is available to meet future population estimates based on the existing level of service standards. The level of service was designed to be matched to realistic standards for acquisition and development.

**Potential Future Park Sites**

It is the intent of the City Of Port St. Lucie to continue to develop new park sites to insure that park sites are equitably distributed throughout the city. Funding for a proposed 139 acre Torino Park was approved in 2006 and construction is scheduled to begin construction in 2007. The Torino Park site will be a combination of active and passive park area. The following is an inventory of sites which have been identified as appropriate for park facilities.

- A. I-95/Gatlin (19 acres): Acquired with park impact fee. Active recreation and landscaping entry to City.
- B. Union Holding (40 acres): Two sites. Current sand mining operation. Required to donate sites to the City once completed. Twenty acres of uplands in each site will be donated in addition to the restored lakes. Possible water related recreational areas.
- C. Torino Park: (139 acres): Proposed City owned regional park over 100 acres in size. Tracts A, B, C, D, and E, Section 46, and Tract H-7, Section 47.

In addition, the city has required the dedication of park and recreation land as a part of annexation agreements. Table 9 lists the Potential Future Park Sites and acreage required from proposed developments totaling 667 acres.

**Table 9: Potential Future Park Sites**

<u>Location</u>	<u>Facility</u>	<u>Acreage</u>
Enchantment	Recreation Area	6.9
LTC Ranch Residential	Combined School and Park Site	120
Southern Grove		
GL and Ansca	Regional Park	100
Southern Grove	Neighborhood and Community Park	80
Kennedy	Neighborhood and Community Park	50
GL	Neighborhood and Community Park	90
Ansca	Neighborhood and Community Park	90
Tradition	Parks and Recreation Areas	159
West Creek	Municipal Benefit Site	48
PGA DRI	Contiguous Acres to City	50

TOTAL POTENTIAL FUTURE PARK SITES 667

It is anticipated that these sites would be used for active recreation and provide long term facility needs as the City grows. In addition, smaller pockets of OSR space in conjunction with these larger sites provides for a mixture of preserved open space and developed parks throughout the City. It is the intent of this element to provide direction for development of larger park sites, to maintain existing smaller open space pockets in neighborhoods throughout the City, and to provide for opportunities to connect such facilities by pedestrian and bicycle routes whenever possible. Additional open space areas will be provided in the future as development projects are approved, since wetland and upland set aside requirements are monitored through the site plan development review process and a requirement of existing land development regulations.

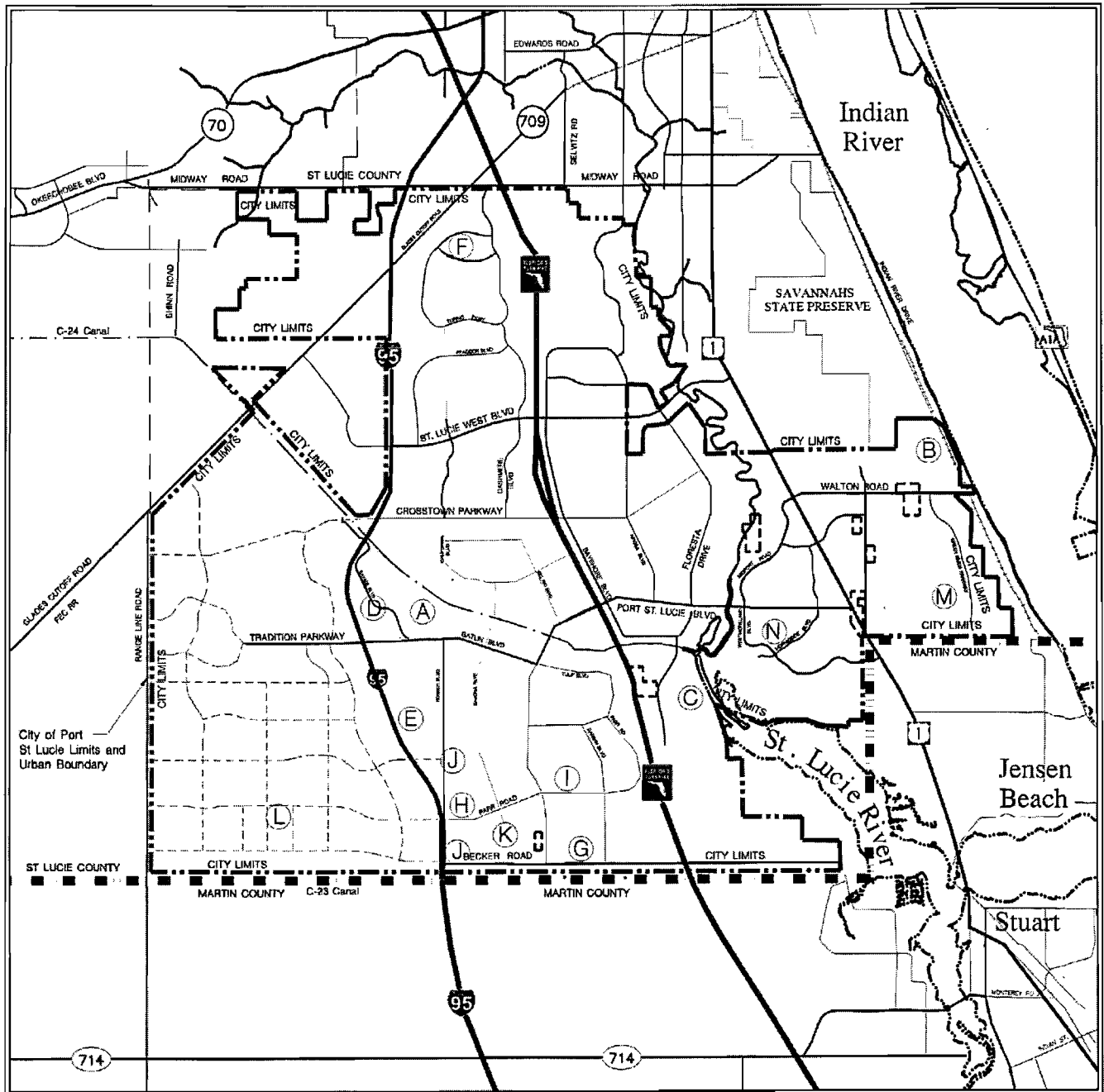
## **Conclusion**

The purpose of this element was to accurately document inventory data, establish future needs based on realistic levels of service and funding sources, and plan for park acquisition and development to meet future needs. This information is to be used as the master plan for programming future park site acquisition and timing of development. The following goals, objectives, and policies at the end of this element also serve as a part of the plan and establish means and activities necessary to accomplish the direction of this plan element.

# Potential Future Park Sites

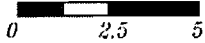
## City of Port St. Lucie

Riv/Ken



- A. Oak Hammock Site - Passive Recreation (41 Ac)
- B. Walton Scrub - Environmental Center and Water Access (51 Ac)
- C. Spuce Bluff - Potential Passive Recreation (97 Ac)
- D. I-95 / Gatlin Blvd - Entry Feature / Park as Entrance to City (19 Ac)
- E. Union Holding - Two Sites, 20 Acres Each (40 Ac)
- F. Baseball/Softball Quadraplex (20+ Ac)
- G. Tract G, Section 34 - Potential Neighborhood / Community Park (17 Ac)
- H. Tract A, Section 34 - Potential Neighborhood / Community Park (13 Ac)
- I. Tract A, Section 22 - Potential Neighborhood / Community Park (12.2 Ac)
- J. Potential Neighborhood / Community Park - Site to be Determined (10+ Ac)
- K. Tract B, Section 33 - Potential Neighborhood / Community Park (13.5 Ac)
- L. Riverland/Kennedy - Regional Park
- M. Eastport Neighborhood Park (3.5 Ac)
- N. Wildemess Park (70+ Ac)

--- Future Roadway

**Figure 3**  
 Scale: 1" = 2.5 Miles  
  
 Date: March 6, 2006



Prepared by:  
**Lucido & Associates**  
 Land Planning/Landscape Architecture

## **GOALS, OBJECTIVES, AND POLICIES**

**GOAL 7.1: TO PROVIDE ADEQUATE RECREATION AND OPEN SPACE FACILITIES AND AREAS OFFERING A BROAD RANGE OF ACTIVITIES, CONVENIENT ACCESS, APPROPRIATE IMPROVEMENTS, AND SOUND MANAGEMENT TO PROVIDE ALL CITIZENS OF PORT ST. LUCIE WITH ACTIVE AND PASSIVE RECREATION OPPORTUNITIES IN THE INTERESTS OF PERSONAL HEALTH, ENTERTAINMENT, AND CONSTRUCTIVE USE OF LEISURE TIME.**

Objective 7.1.1: Establish mechanisms necessary to provide active and passive recreation facilities and areas for residents of Port St. Lucie in a timely manner so as to comply with the level of service standards set forth by this element and to maintain such compliance in subsequent years.

Policy 7.1.1.1: Achieve the level of service standards by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

Policy 7.1.1.2: By the year 2006, revise the City concurrency management regulations in accordance with revised level of service standards and definitions as related to provisions for recreation and open space.

Policy 7.1.1.3: The Level of service standard for recreation shall be as follows:

Developed Parks or Recreation Facilities = 5.0 acres per 1,000 population

Policy 7.1.1.4: Based on level of service standards, document future needs for recreation facilities and to correct or improve deficiencies in the City's Capital Improvements Element and capital improvements programs.

Objective 7.1.2: Through the use of public funds, gifts and contributions, mandatory fees and/or dedications, and other means the City shall coordinate with other governmental agencies and the private sector to meet the recreation and open space needs of the residents.

Policy 7.1.2.1: Utilize recreation impact fees, and other sources, for recreation land acquisition and development. Supplement needs through interlocal agreements, operational practices, user fees, incentives, and public/private cooperative efforts. Develop a comprehensive implementation program based on data and analysis and direction established in this plan element.

Policy 7.1.2.2: Maintain a detailed recreation and open space inventory which indicates the general location of existing and potential sites and facilities.

Policy 7.1.2.3: Continue to require the mandatory dedication of park sites designated by General Development Corporation on their original maps.

Policy 7.1.2.4: Utilize the City's conservation trust fund, and ordinance requirements to preserve uplands to acquire open space and natural habitat preservation areas in conjunction with, or in proximity to, park sites.

Policy 7.1.2.5: Define open space and enforce preservation and open space design standards through the City's land development codes.

Policy 7.1.2.6: Maintain private recreation facility inventory data and consider such towards compliance with level of service standards.

Policy 7.1.2.7: In order to preserve and maintain current open space areas, any land use change for OSR (Open Space Recreation) lands shall require replacement or mitigation through the City's conservation trust fund at a ratio of 1.5:1.

Objective 7.1.3: Provide vehicular and pedestrian access to all public, active, recreation facilities, including barrier-free design features at entrance points to the facility such as buildings used for group assembly, spectator seating area, restrooms, etc.

Policy 7.1.3.1: Through the site plan review process, require development to provide access easements or rights-of-way as needed to provide adequate access ways (including beach access if appropriate) which are compatible with the character and needs of the facility, as well as being harmonious with surrounding development patterns.

Policy 7.1.3.2: Coordinate with St. Lucie County's Leisure Services departments to negotiate public access to Atlantic Ocean beaches through meetings and discussions.

Policy 7.1.3.3: Continue to implement handicapped accessibility design standards into new recreation facility designs.

Objective 7.1.4: Coordinate with other government agencies and the private sector to implement park acquisition, construction, maintenance, and preservation plans.

Policy 7.1.4.1: Through a joint use agreement coordinate with the State of Florida to open State owned lands along the North Fork of the St. Lucie River and the Savannahs to public access.

Policy 7.1.4.2: The City shall continue to work with the St. Lucie County School Board to provide recreation facilities and programs at schools located in the City through mutual use agreements.

Policy 7.1.4.3: The City will seek intergovernmental agreements when necessary for joint projects with St. Lucie County in a cooperative effort to provide recreation facilities in the City.

Revised 04/04/07