

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Winter Workshop Day 1

Wednesday, February 18, 2026

8:30 AM

PSL Community Center 2195 SE Airoso Blvd, Port St. Lucie, FL 34984

City Council Workshop

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Public to be Heard**
- 5. Workshop Business**
 - 5.a** Hear an Introduction from the City Manager: Preparing for 2026-27 [2026-169](#)
 - 5.b** SW Annexation Area Transportation Assessment Report of Findings [2026-175](#)
 - 5.c** Hear an Update on Capital Projects [2026-170](#)
 - 5.d** Hear a Port St. Lucie Economic Update [2026-185](#)
 - 5.e** Proposed Half-Cent Sales Tax Extension Prioritization Project List [2026-186](#)
 - 5.f** Follow the Data: Strategic Plan 2nd Quarter Progress Report & PSL STAT Highlights and Introduction to Departmental High Impact Plans [2026-171](#)
 - 5.g** Hear the Public Works Department High Impact Plan [2026-190](#)
- 6. Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary
2026-169

Agenda Date: 2/18/2026

Agenda Item No.: 5.a

Placement: Proclamations and Special presentations

Action Requested: Discussion

Hear an Introduction from the City Manager: Preparing for 2026-27

Submitted By: Kate Parmelee, Deputy City Manager and Chief Innovation Officer

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): City Manager Jesus Merejo will provide an introduction to the City Council Workshop in preparation for Fiscal Year 2026-2027.

Presentation Information: A ten- minute presentation will be provided by City Manager Jesus Merejo, outlining the objectives of the workshop.

Staff Recommendation: Request that the Council hear the presentation.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. Introducing 2026-2027 Workshop (provided on 2/18/2026)

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



Agenda Summary
2026-175

Agenda Date: 2/18/2026

Agenda Item No.: 5.b

Placement: New Business

Action Requested: Discussion

SW Annexation Area Transportation Assessment Report of Findings

Submitted By: Mary F. Savage-Dunham, Planning and Zoning

Strategic Plan Link: The City's Goal of planning for Strategic Growth for a Resilient Future.

Executive Summary (General Business): In light of the tremendous growth that the City has experienced, and with the continued interest in being data driven, this study was originally initiated to analyze the potential impact that eliminating Paar Drive/Heagner Road would have on the transportation network in the southwest annexation area, the City and by extension, the Region. As the study began two other potential infrastructure changes in the study area were included: the Marshall Parkway Interchange, and the Martin County Developer Proposed Road. The Treasure Coast Regional Planning Council is doing the analysis for the City, and the purpose of this presentation is to receive input on the initial findings.

Presentation Information: Kim Delaney, PhD, TCRPC, and Kok Wan Mah, PE, Kittleson and Associates will provide a presentation.

Staff Recommendation: Request that the Council hear the presentation, discuss the data and analysis and provide additional direction to staff as desired.

Background: This study was initiated to analyze the potential impact that eliminating Paar Drive/Heagner Road would have on the transportation network in the southwest annexation area, the City and by extension, the Region. As the study began two other potential infrastructure changes in the study area were included: the Marshall Parkway Interchange, and the Martin County Developer Proposed Road. The Treasure Coast Regional Planning Council is doing the analysis for the City, and this purpose of this presentation is to receive input on the initial findings.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: SW Annexation Area

Attachments: 1. Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



City of Port St. Lucie

Southwest Annexation Area Transportation Assessment

Project Update & Initial Findings

Presented by Treasure Coast Regional Planning Council
In collaboration with Kittelson & Associates and City Staff

City Council Winter Workshop
February 2026

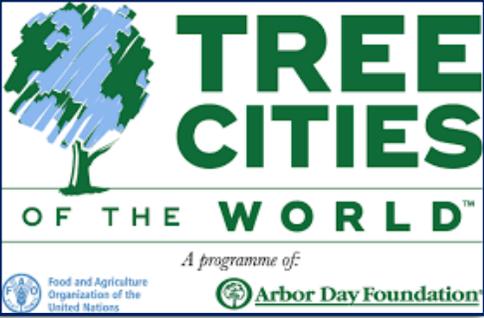
National & International Recognition



**Port St. Lucie, FL,
United States**

Residents Tag Mobility as
Priority. Port St. Lucie Uses
Data to Deliver

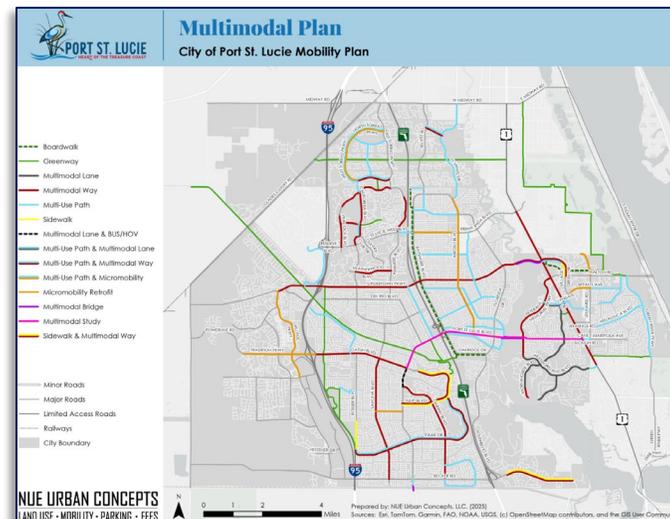
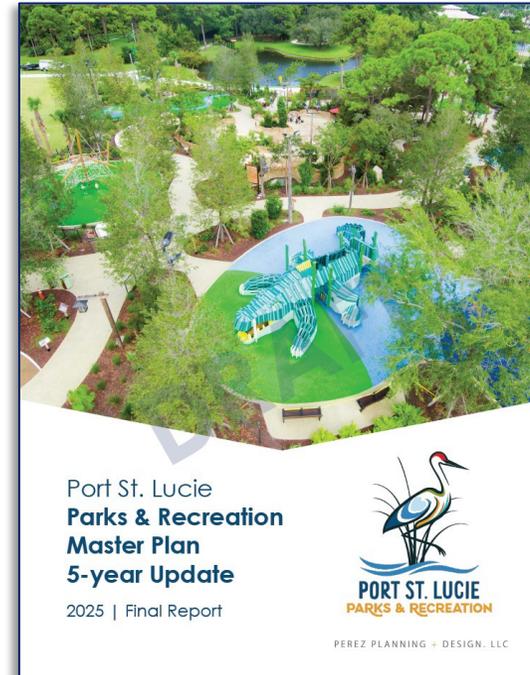
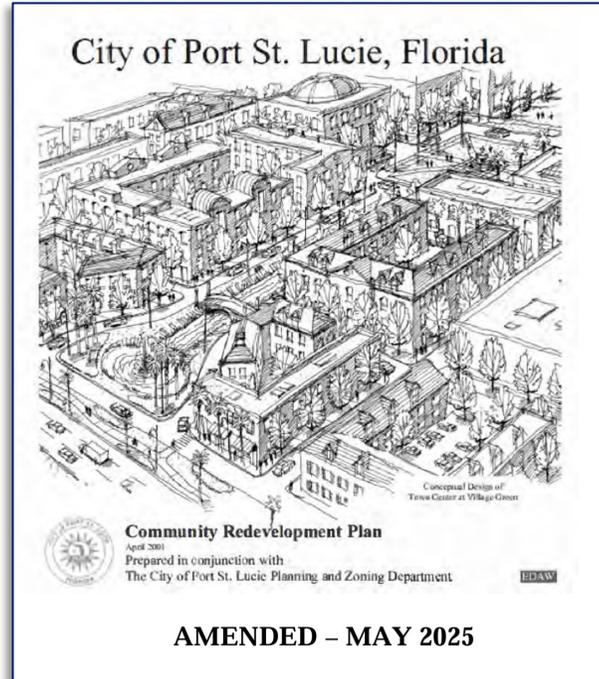
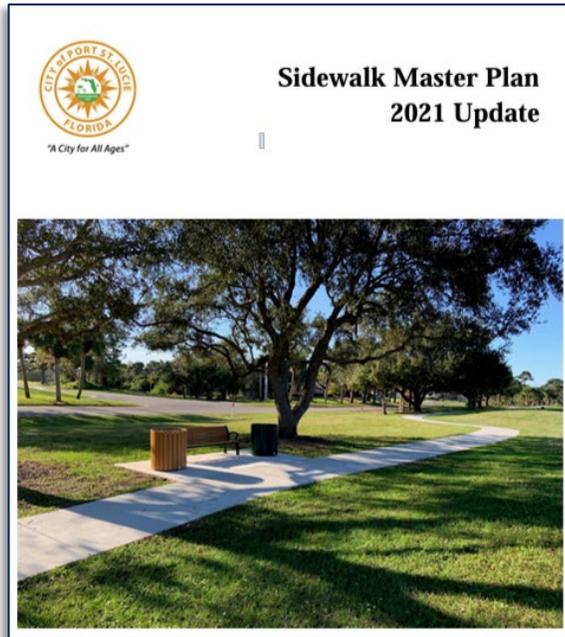
[Read more](#)



**City selected for 2025 Great Places in
Florida People's Choice Award**



Data-Driven Planning



Responding to a Rapidly Growing Population



USNews 5. WORLD REPORT MAY 21, 2025

The Fastest-Growing Places in the U.S. in 2025-2026

16. Port St. Lucie, Florida

Known for its peaceful demeanor and a low crime rate, this town encapsulates the life of leisure that many desire when they move to Florida ... New businesses and entertainment venues are ready to keep locals busy if they want.

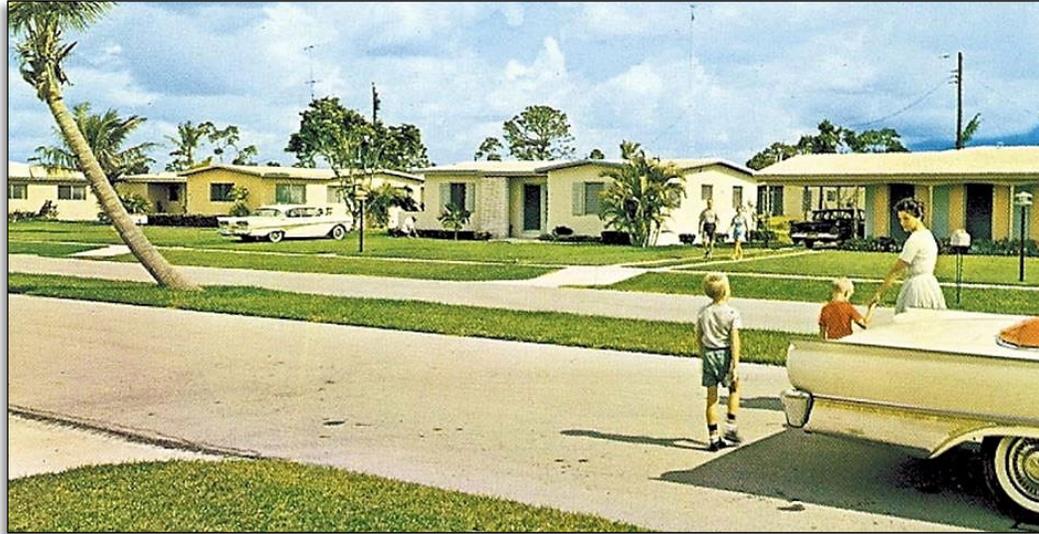
TCPalm. DECEMBER 9, 2024

Will Port St. Lucie be as big as Miami? Here's what to know about population, growth

12 NEWS APRIL 30, 2025

Port St. Lucie's population boom reshapes city planning and infrastructure

A Look Backwards ...



LIFE IN PORT ST. LUCIE, FLORIDA

Start Now to Own Your Own Choice Land on Florida's Famous East Coast



Look at the people on these pages, enjoying the happy, relaxed, fulfilled life folks of all ages find in Port St. Lucie. And decide to start, right now, to prepare the way for your own wonderful future in this sub-tropical paradise.

Port St. Lucie is a fine, carefully planned, progressive community — built in a setting of great natural beauty. The land is high and dry — studded with stately pines. The lovely St. Lucie River which winds through the property, is one of the most picturesque in all Florida. And as you drive through the countryside, you will marvel at the beauty of the green and gold citrus groves and savor the sweet scent of fragrant orange blossoms.

The climate is delightful — warmed in winter and cooled in summer by prevailing trade winds from the Atlantic Ocean. Here, you can enjoy your favorite outdoor sport — raise tropical fruits, vegetables, and gorgeous, exotic flowers throughout the year.

And the location is ideal, on the fast-growing East Coast, famous for its millionaires' mansions and luxury resort hotels.

BIG 80' x 125' HOMESITES
\$10 DOWN — \$10 A MONTH SALE PRICE **\$995**

Yet, thanks to the famous Mackle Plan, you can buy your own choice piece of property in Port St. Lucie — enjoy all the conveniences and advantages of Florida's East Coast — for money you'll hardly even miss. Just \$10 down and \$10 a month buys a big, well-located homesite.

Why not start, right now, to own your own "place in the sun" in Port St. Lucie?

All you do is fill out the coupon below and mail with a \$10 deposit. As soon as your deposit is received, you will be sent a contract, and a map showing the exact location of your property. Then pay only \$10 a month, which includes 5% interest, until your contract is completed.

But don't put it off. Act now! *Prices subject to change without notice.*

YOUR GUARANTEE

- You are protected three ways:
1. By the substantial resources of General Development Corporation.
 2. By the more than 50 years experience of the Mackle Company, and personal integrity of the Mackle brothers.
 3. By an unconditional 30 day money back guarantee.



M Another MACKLE-BUILT COMMUNITY through **GD**
GENERAL DEVELOPMENT CORPORATION

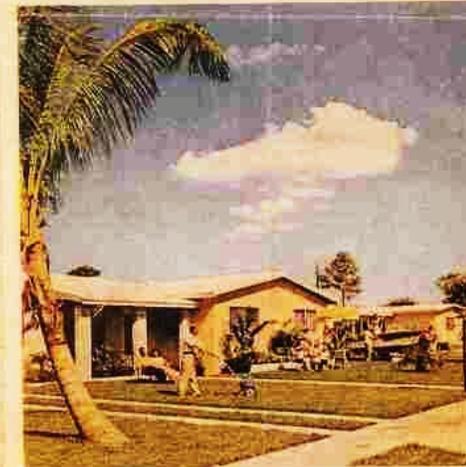
We thank you to contact about the Port St. Lucie Division at Florida State Chamber of Commerce, Jacksonville, Florida; Chamber of Commerce, Miami, Florida; Chamber of Commerce, Ft. Pierce, Florida; Chamber of Commerce, Ft. Pierce, Florida.

Send Coupon Today!

PORT ST. LUCIE DIVISION PSL-20
 General Development Corporation
 P.O. Box 34-1308 • Miami, Florida

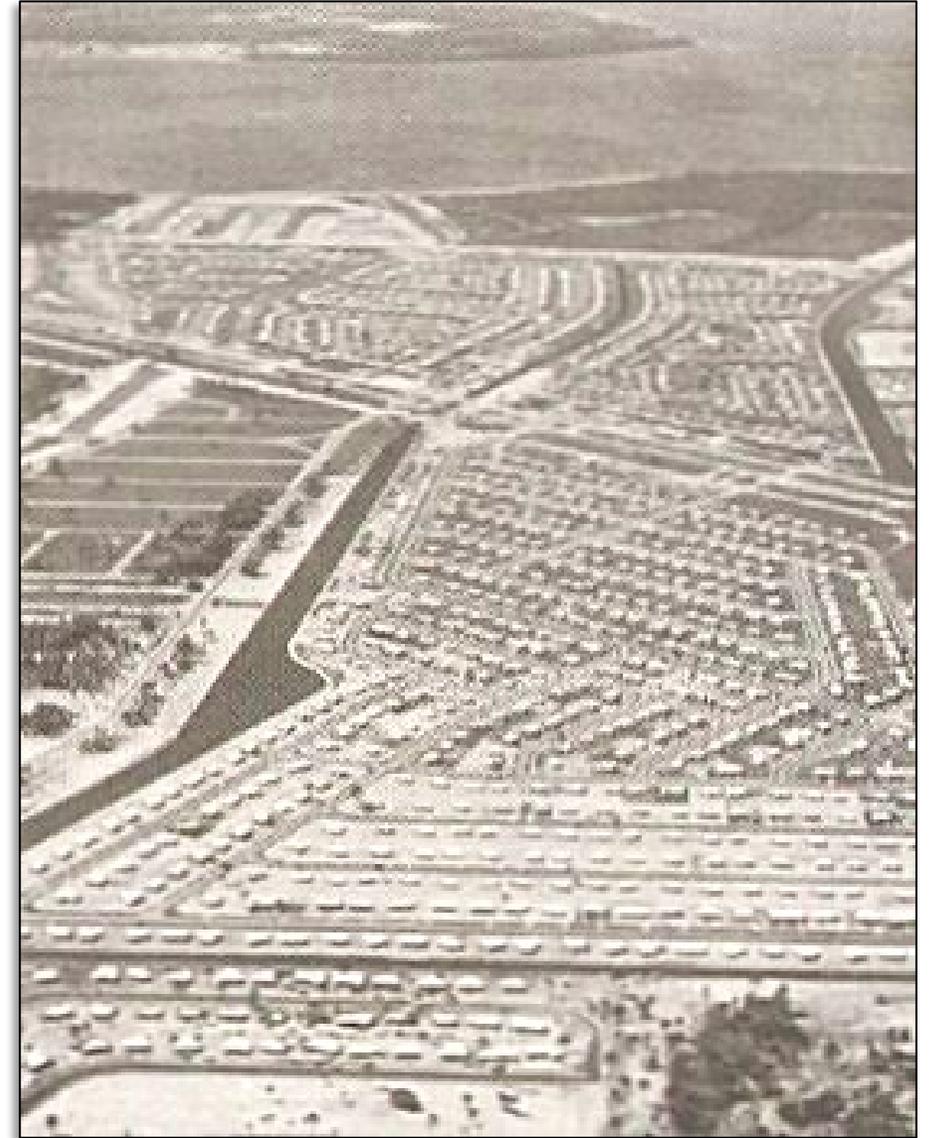
Please reserve lots (fill in number desired) each 80' x 125' ft. I enclose \$10 payment on each. (Final purchase contract and map showing location of my property. My deposit will be returned promptly and without question if I notify you within 30 days.
(Please do not make checks or pay out of it)

NAME
 ADDRESS
 CITY ZONE STATE
 TELEPHONE GD 3384-110



FINE LIVING — Port St. Lucie is a community lived in and loved, with beautiful homes, wide, paved streets, parks, electricity and telephone. Shopping, movies, schools, churches are all nearby.

A Look Backwards ...



The Planning History of the City of Port St. Lucie, FL



Pre-1960s

1960s Subdivision Decade

1970s Zoning Decade

1980s Comprehensive Planning Decade

1990s Water, Sewer, Fire, Design Decade

2000s Boom to Bust and Weather Events Decade

2010s



- Abi and Seminole Native American tribes lived near the North Fork of the St. Lucie River.
- 1829 - Mission becomes a state.
- 1861 - The first organized non-indigenous settlement in the Port St. Lucie area took place on Bay.
- 1929 - Henry Flagler's Florida East Coast Railway is extended south through the Port St. Lucie area.
- 1969 - St. Lucie County is created from the southern portion of St. Johns County.
- 1969 - US-1 is constructed as the area's first north-south automobile transportation corridor.
- 1972 - Rotonda's Turnpike opened as the first north-south limited access highway.
- 1968 - General Development Corporation (GDC) purchased the West Palm development area (80,000 acres) along the North Fork of the St. Lucie River.
- 1969 - GDC opened a bridge over the North Fork of the St. Lucie River, allowing for direct automobile access over the river.

- 1951 - The City of Port St. Lucie is incorporated due to a dispute by GDC with St. Lucie County over the usage of land control for roadway construction.
- 1951 - Ordinance 601 established the City's first subdivision ordinance.
- 1950-1951 - Lucie Blvd bridge across the North Fork of the St. Lucie River and Long Creek is constructed.
- 1950 - Interchange to Markie's Turnpike at Port St. Lucie Blvd. constructed.

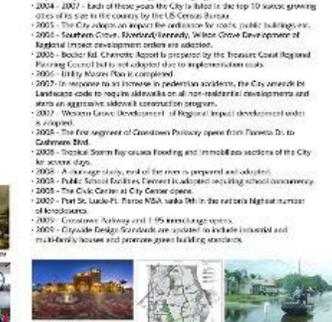
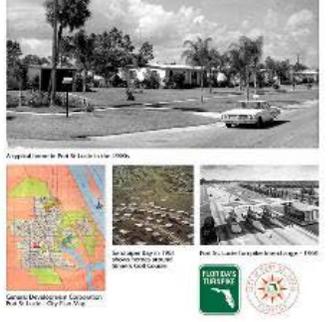
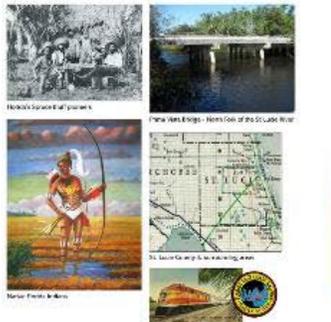
- 1970 - Population: 380.
- 1970 - The City adopts its first Zoning Ordinance.
- 1971 - Single-family zoning codes.
- 1972 - State law that restricts development due to wellhead requirements is enacted. The portable development in Sections 43, 44, 45, 46, 47, and 48 until the 1970s when water and sewer are provided.
- 1973 - The Planning and Zoning Board is formed and has 18 members.
- 1973 - Board adopts the Growth Management Plan requiring local governments to prepare and adopt comprehensive plans.
- 1973 - The official zoning map is adopted by Ordinance 76-42.
- 1975 - Port St. Lucie City Hall is constructed at the corner of Alcoa Blvd. and New St. Lucie Blvd.
- 1975 - Adopted Development of Regional Impact development order is adopted.

- 1980 - Population: 14,090.
- 1980 - The City's first Comprehensive Plan is adopted by Ordinance 80-31.
- 1980 - The City of New St. Lucie River Engineer becomes City operated.
- 1981 - Shoreline Development of Regional Impact development order is adopted.
- 1982 - The City's first Comprehensive Plan Evaluation and Appraisal Report (CEAR) is adopted.
- 1982 - 10,000 homes lose water service while the utility was being transferred by St. Lucie County.
- 1983 - The Storm Drainage Code was adopted, establishing construction requirements for developments greater than 2 acres. Additionally, the Construction Plan Fund was created to provide mitigation opportunities for flood preservation situations.
- 1984 - Ordinance of the water and wastewater system is transferred to the City of Port St. Lucie with a customer base of 17,238 water customers and 10,850 sewer connections. The Water and Sewer Master Plan is adopted. The City is subdivided into multiple utility service areas and about 65,000 properties were served with water and wastewater.
- 1985 - Construction of the water distribution and wastewater collection systems commences in Special Assessment District 1. It is the beginning of a 10 year Citywide utility system expansion program.
- 1985 - Non-residential demand study is prepared detailing the need for a more non-residential area.
- 1985 - The City's first Comprehensive Plan Evaluation and Appraisal Report (CEAR) is adopted.
- 1987 - The city receives three new building energy standards for Port St. Lucie Blvd and Gates Blvd. adopted by Ordinance 87-21.
- 1988 - CAD based amendments to the Comprehensive Plan were adopted.
- 1988 - Southeast High School Plan is adopted.
- 1988 - March 31, Lucie High School Plan is adopted.
- 1989 - September 19, 80's approval. The city is an unincorporated area transferred to county US-1 to Single Line Rd. The original name for the corridor is West Village Corridor, but a later renamed Downtown Parkway.
- 1989 - Charlotte-Orange-Orangeburg are adopted including all commercial and industrial areas to enhance the aesthetics of the city.
- 1989 - After an extended drought, water delivery all homes in the western part of the City. Flooding (there were a 300,000 gallons) flow in them overbank.

- 1990 - Population: 33,880.
- 1990 - CAD based amendments to the Comprehensive Plan were adopted.
- 1990 - GDC and its subsidiary, General Development Estates (GDE), file for bankruptcy. St. Lucie County begins the quick sale process to assume ownership, operation, and maintenance responsibility for GDC's water, sewer, water and gas utility.
- 1991 - 10,000 homes lose water service while the utility was being transferred by St. Lucie County.
- 1993 - The Storm Drainage Code was adopted, establishing construction requirements for developments greater than 2 acres. Additionally, the Construction Plan Fund was created to provide mitigation opportunities for flood preservation situations.
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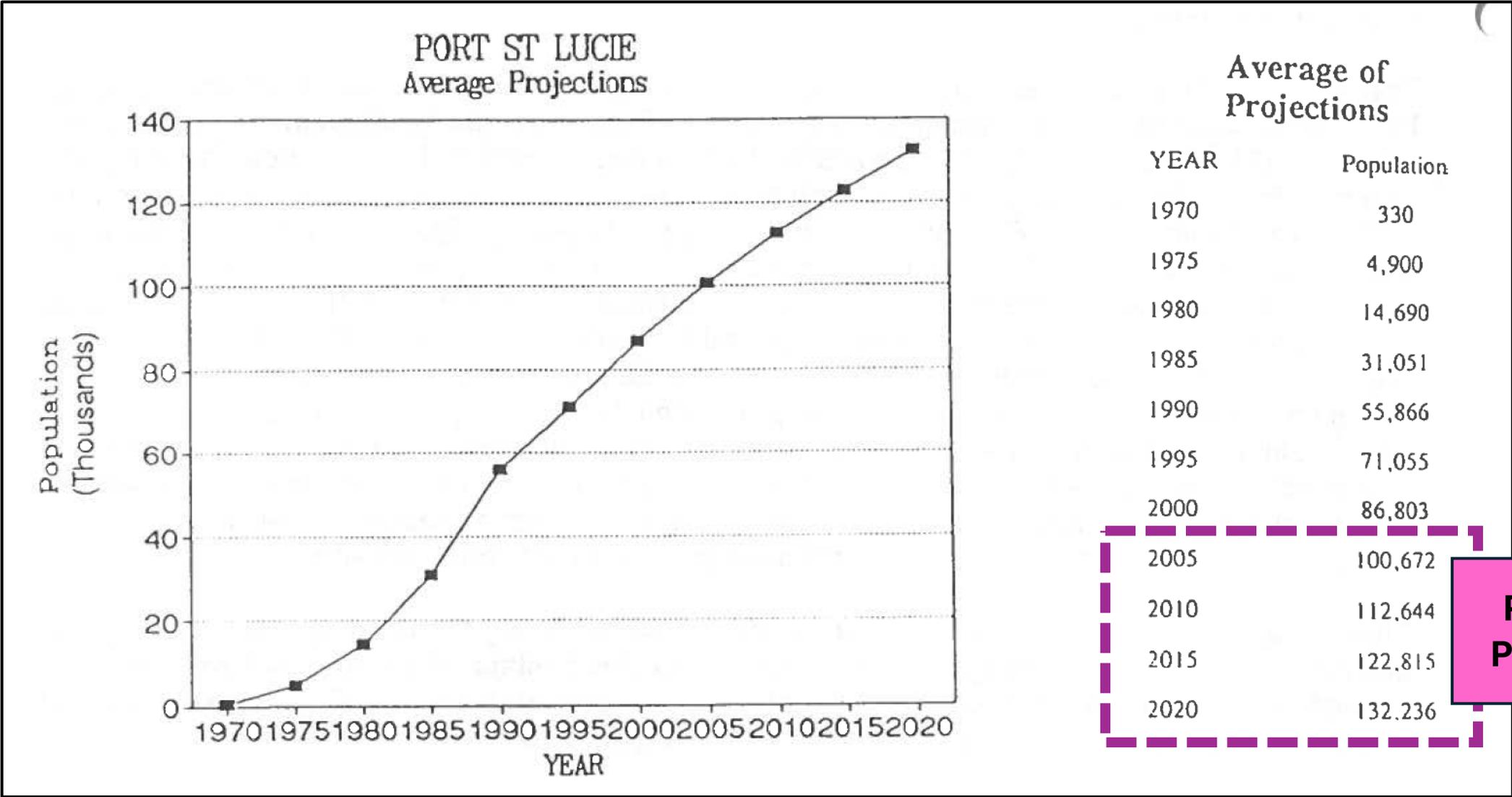
- 2000 - Population: 88,767.
- 2000 - Ordinance 00-42 Comprehensive Emergency Ordinance Plan was adopted.
- 2000 - U.S. Steel's development of Regional Impact development order is adopted.
- 2000 - Corporate Redevelopment Area (CRA) is established by Ordinance 01-002 that creates the boundary and outlines the need for the development of a main center at US-1 and Veterans Rd., City Center.
- 2002 - Woodcreek (partial) Development of Regional Impact development order is adopted.
- 2003 - Rawahall Develop Plan is adopted.
- 2003 - FCA Village (partial) Development of Regional Impact order is adopted.
- 2004 - The Ladies Outlet Mall proposes a study with recommended policy. Recommendation for the acquisition of more than 42 square miles of land west of US-1.
- 2004 - 500 Innovation Area is identified and a comprehensive interlocal agreement is adopted.
- 2004 - 2005 - Three downtown main roads, Brown, Jordan, and US-1 are the City's ability to deal with challenges posed by high winds and rain.
- 2004 - 2007 - Each of these years the City is listed in the top 100 fastest growing cities in the country by the US Census Bureau.
- 2005 - The City adopts an impact study to assess the need for more public buildings, etc.
- 2005 - Southern Circuit, Downtown University, Wilson Grove Development of Regional Impact development orders are adopted.
- 2005 - Bordo Rd. Channel Report is prepared by the Treasure Coast Regional Planning Council but is not subjected due to implementation costs.
- 2005 - Utility Master Plan is completed.
- 2007 - In response to an increase in pedestrian accidents, the City amends its Landscape code to require sidewalks on all non-residential developments and aims an aggressive sidewalk construction program.
- 2007 - Western Grove Development of Regional Impact development order is adopted.
- 2008 - The first segment of Downtown Parkway opens from Powers Dr. to Catherine Blvd.
- 2008 - Tropical Storm Fay causes flooding and irreparable sections of the City for several days.
- 2008 - A comprehensive study of the river is prepared and adopted.
- 2008 - Public School Facilities Element is adopted including school dormitory.
- 2008 - The City Center at City Center opens.
- 2009 - Port St. Lucie's First NSA talks with the national largest number of entrepreneurs.
- 2009 - Concourse Parkway and I-95 widening opens.
- 2009 - Citywide Design Standards are updated to include historical and multifamily housing and promote green building standards.

- 2010 - Population: 114,605.
- 2011 - The Art Advisory Board is formed to review major site plans to encourage local artists.
- 2011 - City adopts Ordinance 11-37 for the Urban Management Standards on 01/13/11.
- 2011 - Greenway Planning is completed from I-95 to Martin Lane as a direct result parkway with linear parks.
- 2011 - FDOT's Intermodal Development Project drainage improvement is completed at Leonard Square and Gate South Road.
- 2012 - Southern Park is added into the CRA.
- 2012 - The City's fourth comprehensive plan (CAH) is completed and adopted.
- 2012 - The City's first multi-modal transit station opens at DeLeon Ave.
- 2013 - Impact Fee Ordinance is enacted allowing taxation for the connectivity of public services such as schools, parks, and police.
- 2015 - Adopt Ordinance for Sustainable Accommodation procedure as per Ordinance 15-04 on 1/22/15.
- 2015 - Amended the impact fee schedule (2017).
- 2015 - Digital Domain plan for development and a road.
- 2014 - Last segment of Downtown Parkway alignment to US1 Highway across St. Lucie River. The open proposal.

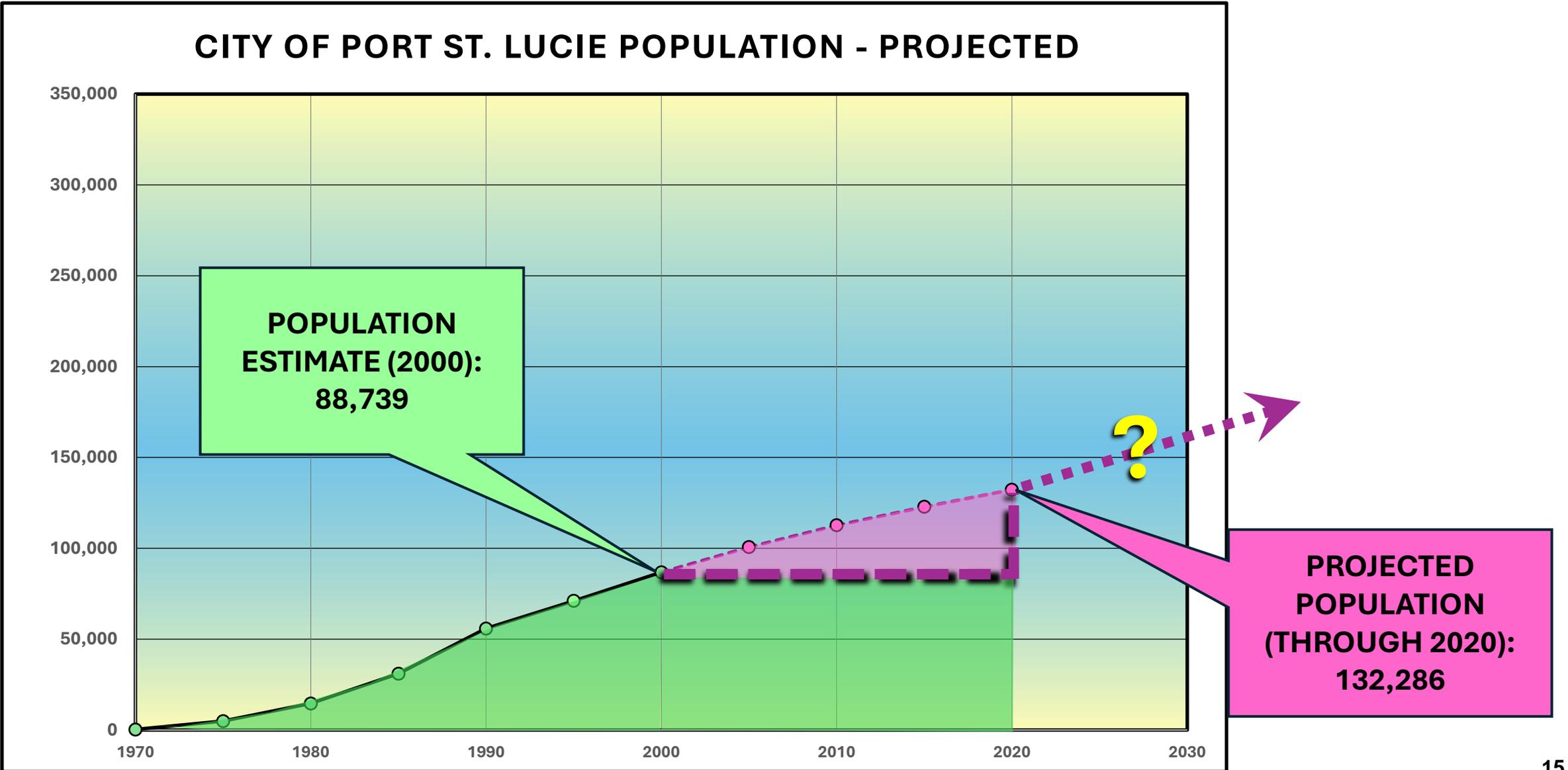


Prepared by Planning and Zoning Department 1/21/2024.
 St. Lucie & Seaside Mall
 Florida State University
 St. Lucie Historical Society, City of Port St. Lucie

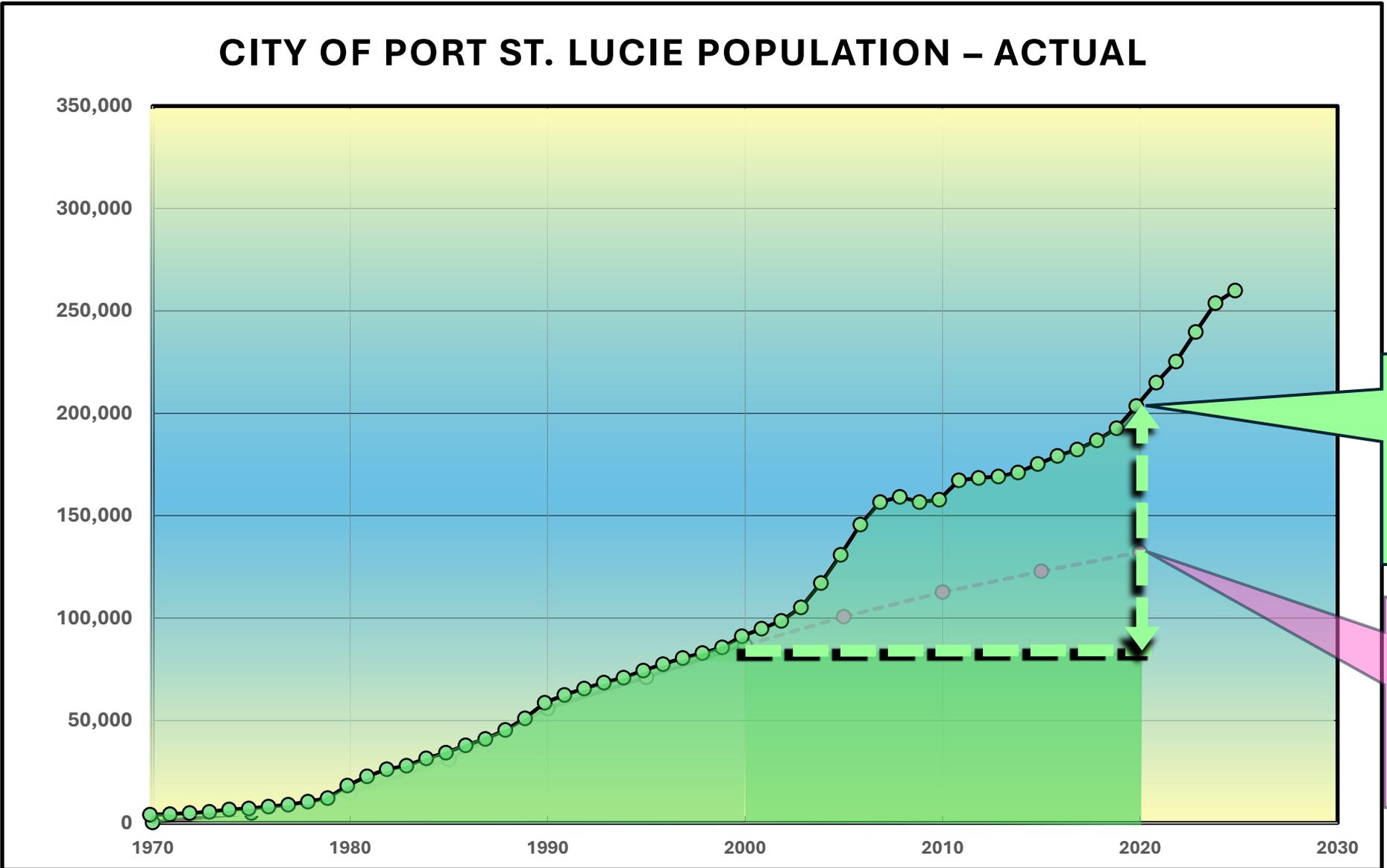
The City's Projected Population (early 2000s)



PSL's Historic Population Forecast (from the early 2000s)



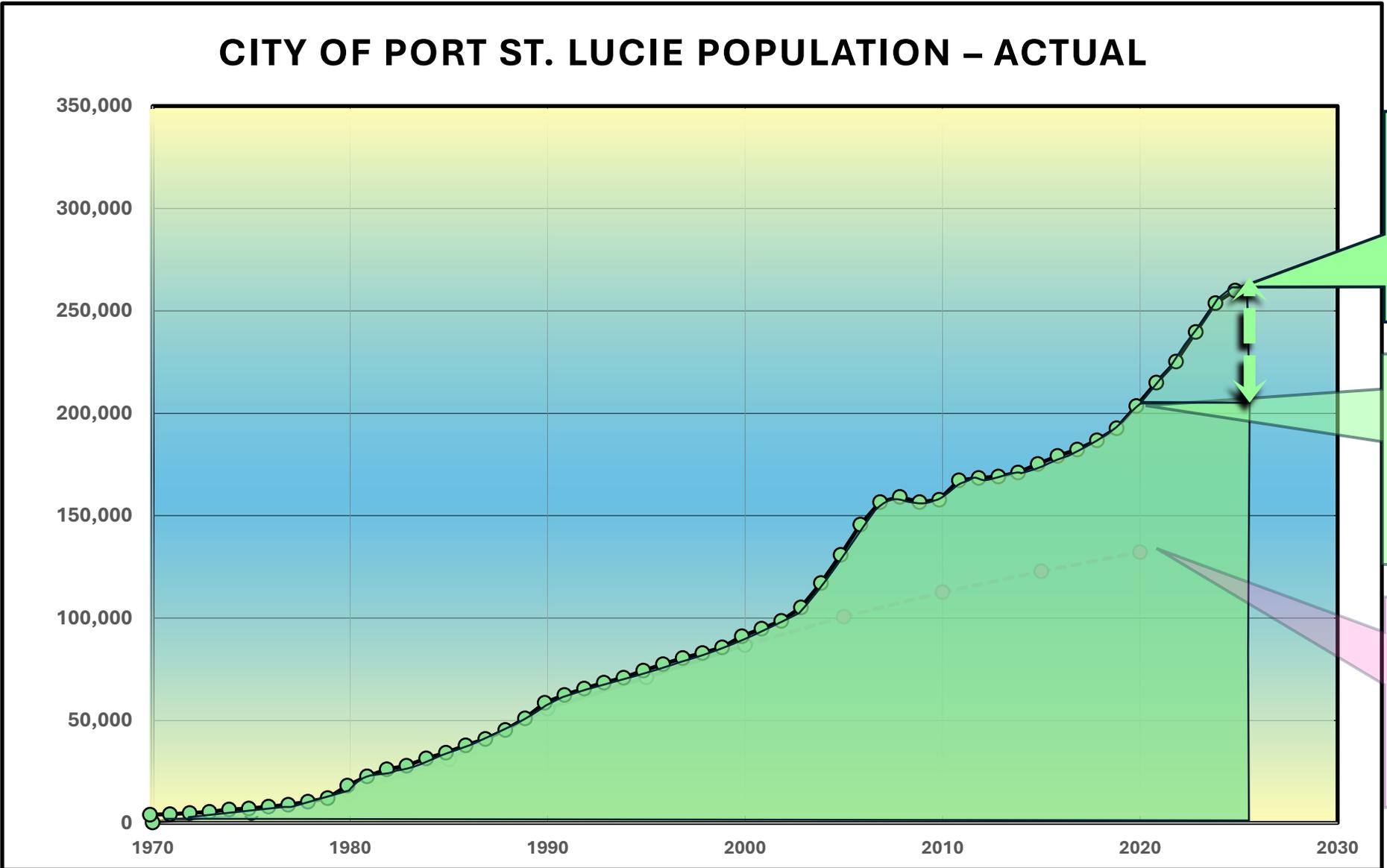
PSL's Population Reality (through 2020)



POPULATION ESTIMATE (2020): 202,908

PROJECTED POPULATION (THROUGH 2020): 132,286

PSL's Population Reality (through 2025)

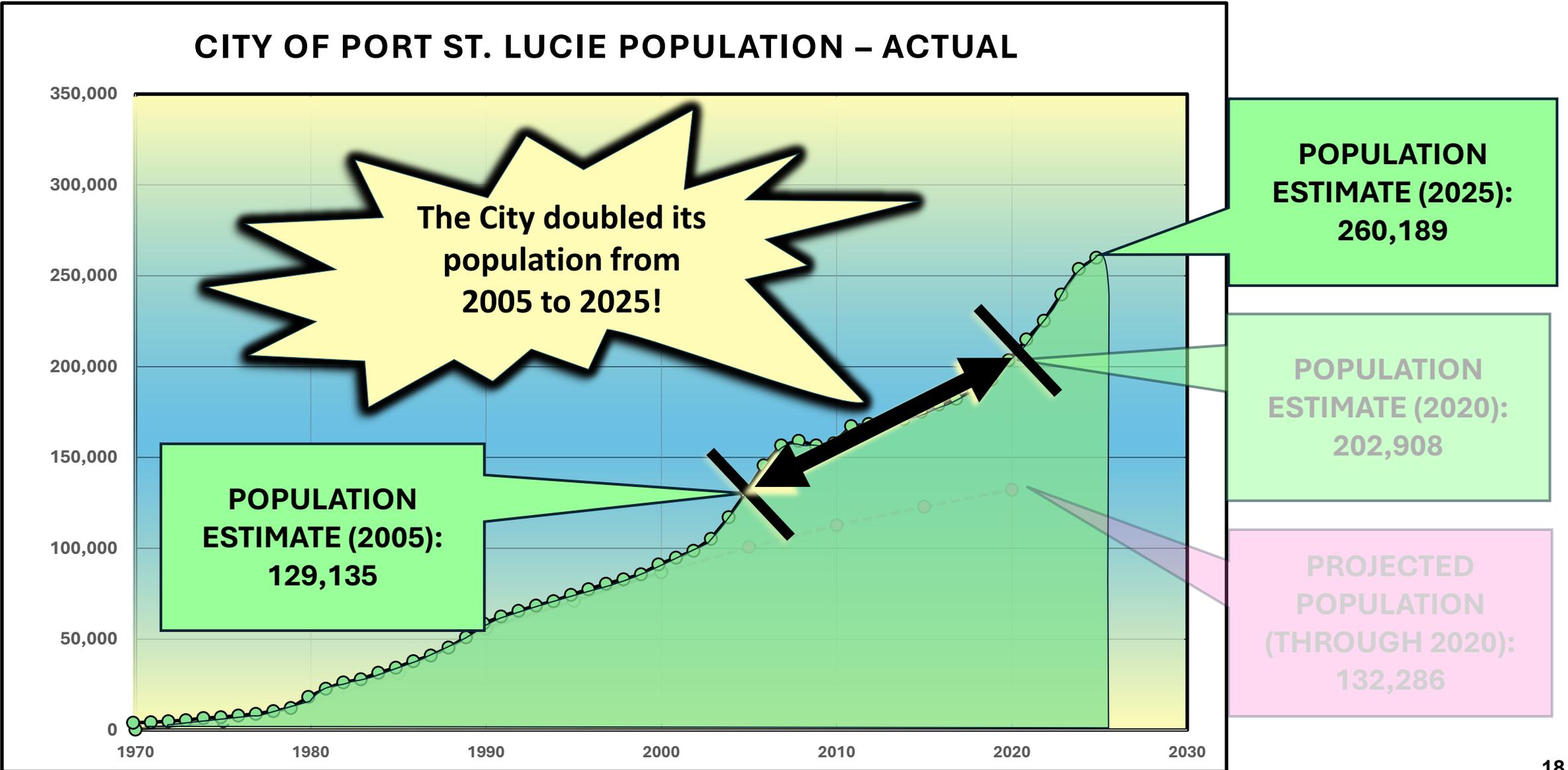


POPULATION ESTIMATE (2025): 260,189

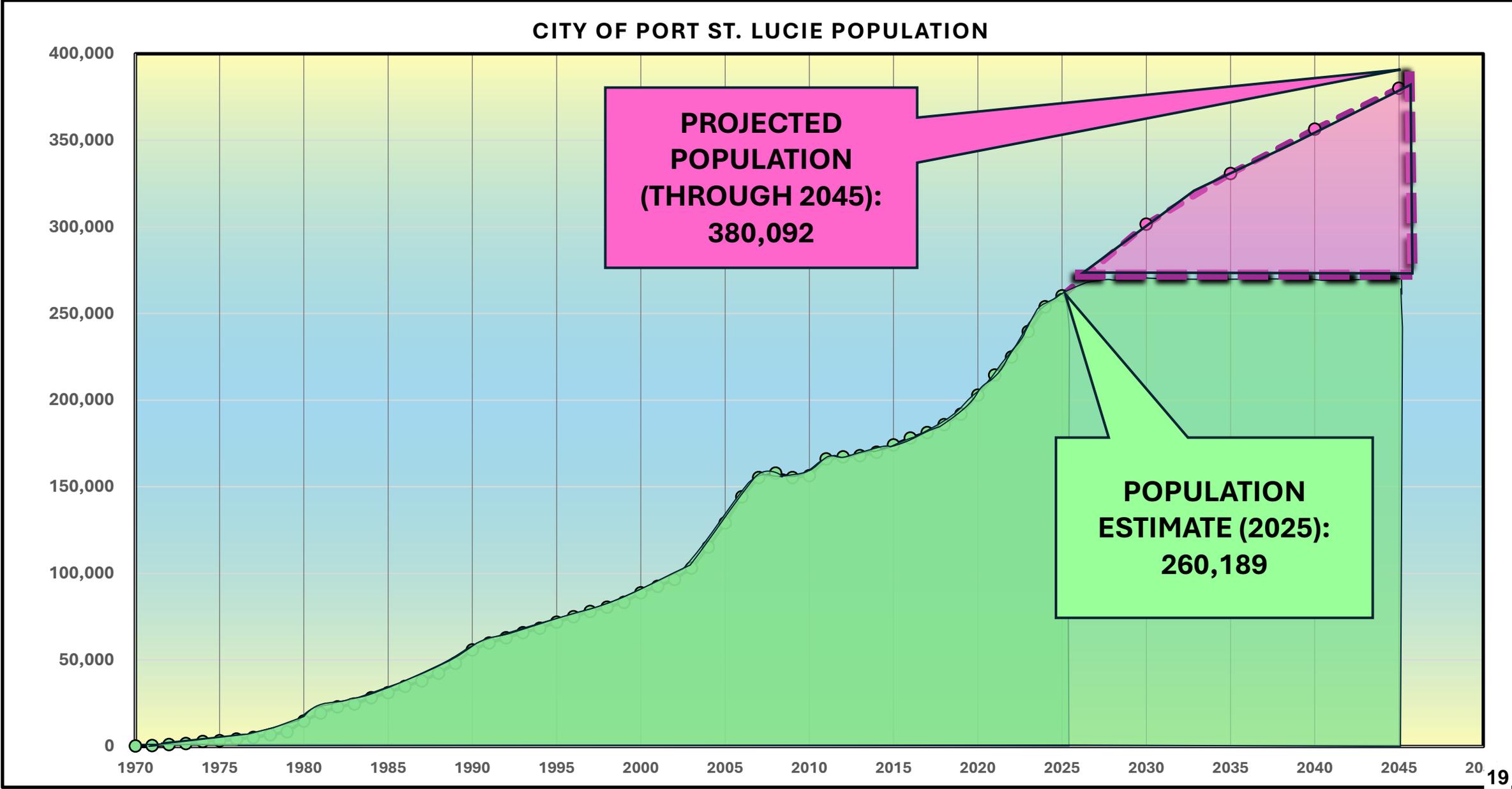
POPULATION ESTIMATE (2020): 202,908

PROJECTED POPULATION (THROUGH 2020): 132,286

PSL's Population Reality (through 2025)



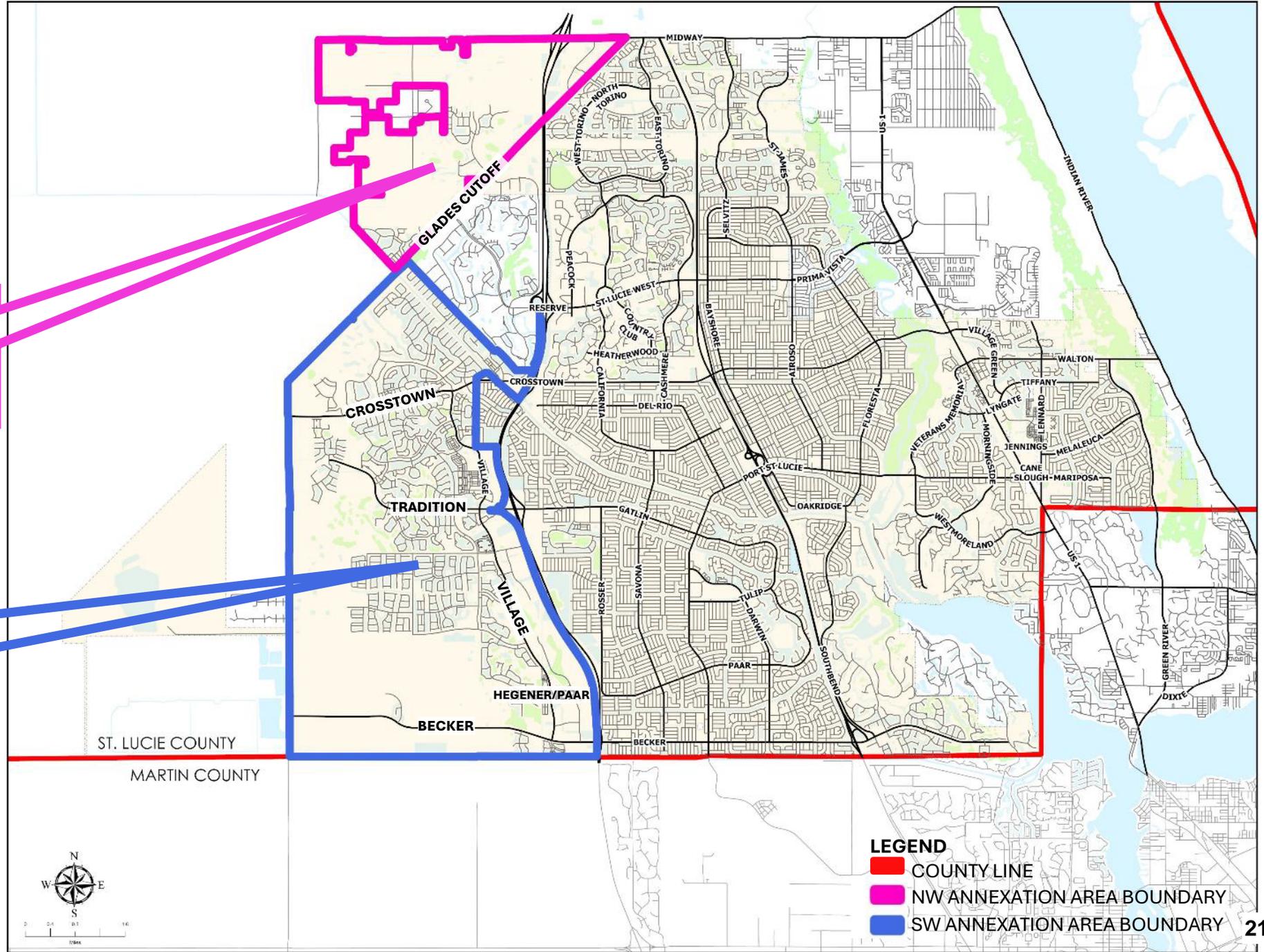
PSL's Current Population Forecast (through 2045)



Study Area Overview

NORTHWEST ANNEXATION AREA

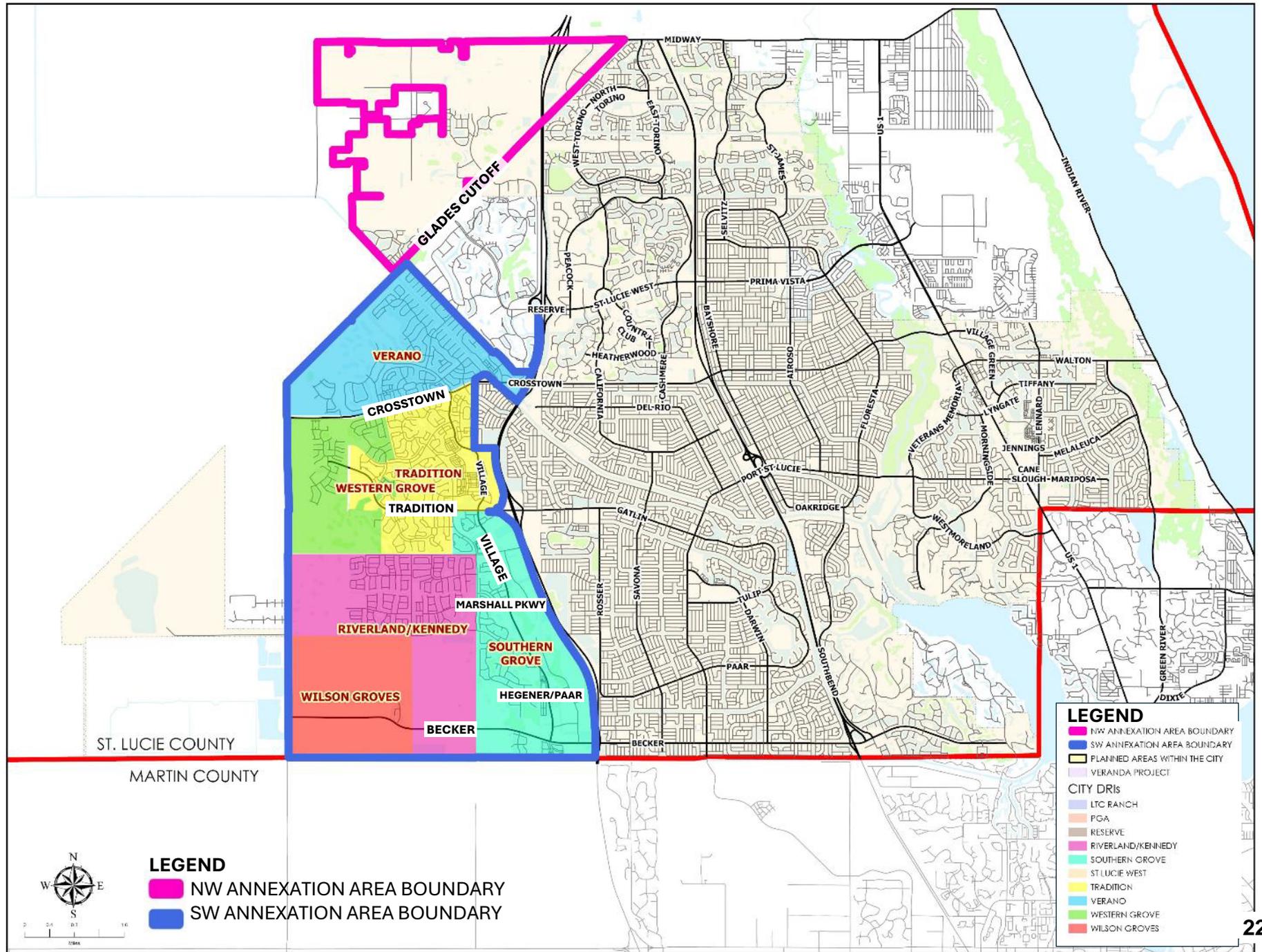
SOUTHWEST ANNEXATION AREA



- LEGEND**
- COUNTY LINE
 - NW ANNEXATION AREA BOUNDARY
 - SW ANNEXATION AREA BOUNDARY

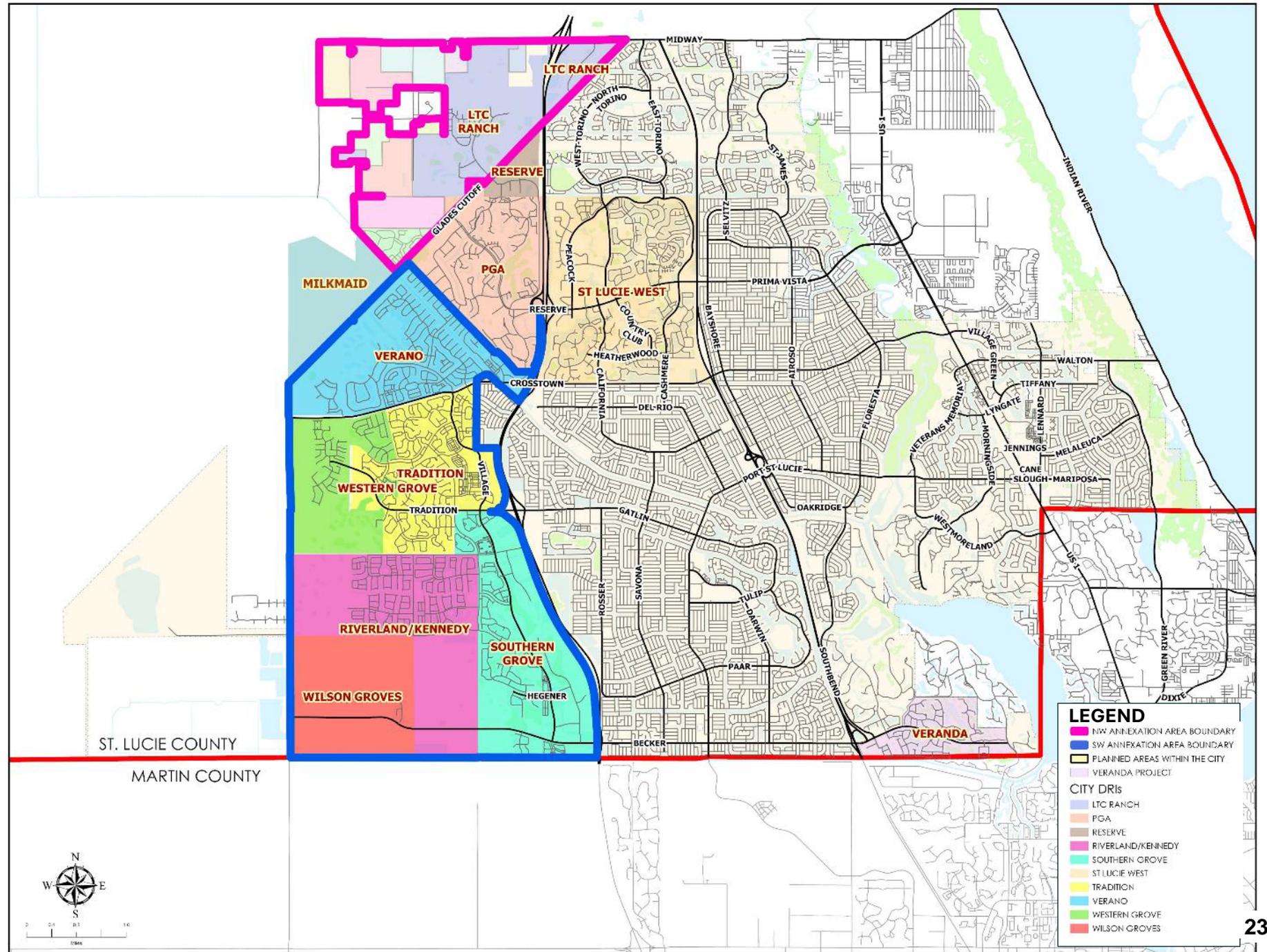
Study Area Overview

Development in Southwest Annexation Area (DRIs)



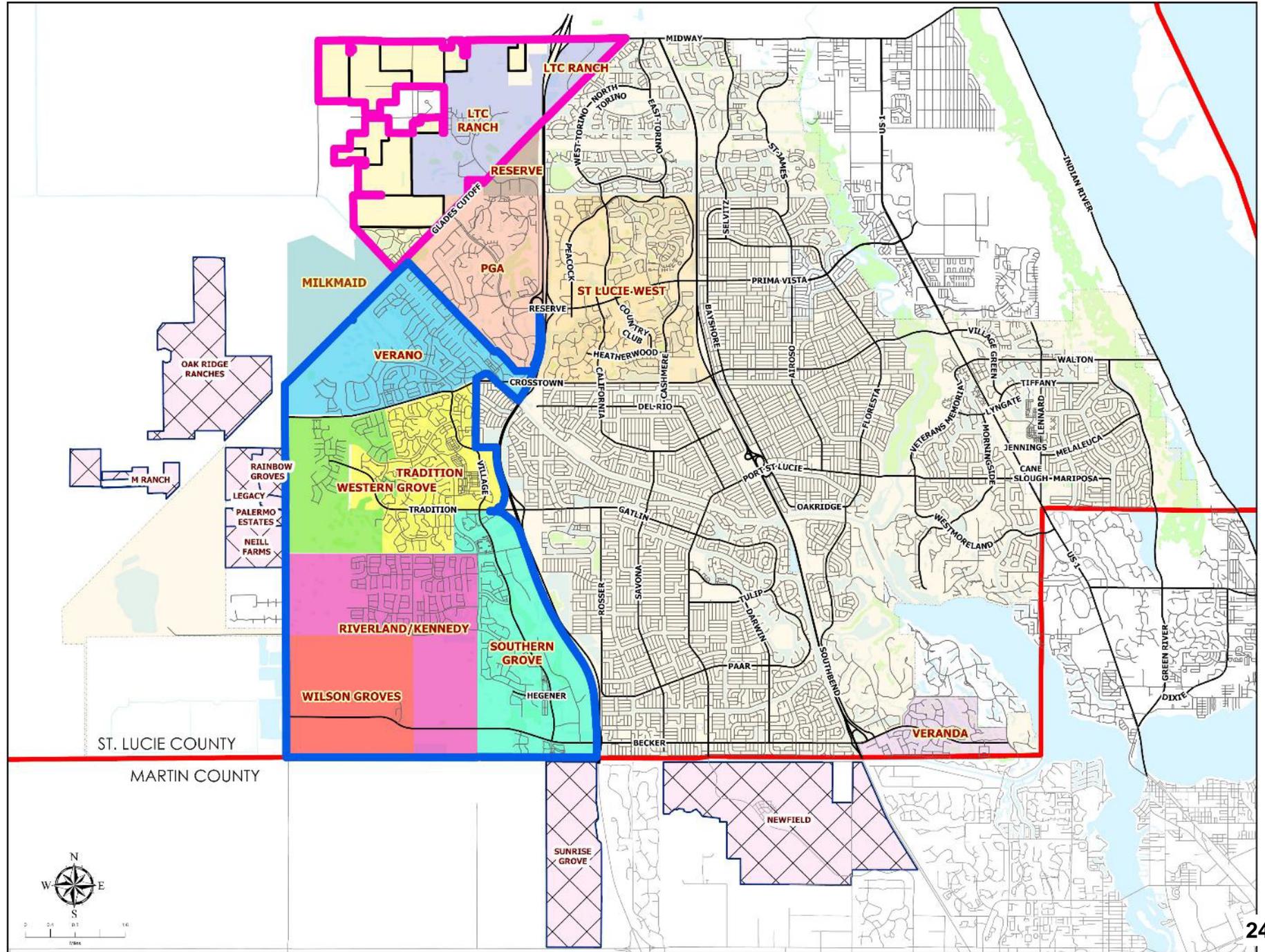
Study Area Overview

Development in Northwest Annexation Area and City



Study Area Overview

Development outside City Limits



SOUTHWEST ANNEXATION AREA TRANSPORTATION ASSESSMENT

Project Approach

- Collect and analyze data regarding land use entitlements (DRIs & other) and roadway obligations
- Consider area-wide traffic impacts (including western St. Lucie County and northern Martin County)
- Integrate requirements of Comprehensive Plan, Mobility Plan, and Engineering Standards
- Test various roadway network scenarios versus projected traffic impacts
- Provide findings and recommendations



Southwest Annexation Area DRIs: Entitlement History

Original Approvals (circa 2003 to 2006)

Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF	R & D SF	R & Ofc SF	Hotel Rooms	Hospital Beds	ALF Units
Verano	3,004	6,000	225,000	25,000				350		
Tradition	2,515	6,945	675,512	1,295,567				300	200	300
Western Grove	1,941	4,062	365,904	250,906						
Southern Grove	3,606	7,388	2,164,061	2,073,238	1,999,405			500		
Riverland	3,845	11,700	892,688		1,361,250		1,361,250			
Wilson Groves	2,499	7,700	765,000	222,000	1,361,250		1,361,250			
TOTAL	17,410	43,795	5,088,165	3,866,711	4,721,905	0	2,722,500	1,150	200	300

Southwest Annexation Area DRIs: Entitlement Status

Current & Potential Approvals (through July 2025)

Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF	R & D SF	R & Ofc SF	Hotel Rooms	Hospital Beds	ALF Units	Instituti onal
Verano	3,004	7,200	848,500	100,000				300		50	
Tradition	2,727	6,161	920,795	627,823	177,046			150		300	
Western Grove	1,941	4,000	200,000	50,000							
Southern Grove	3,600	7,764	1,831,465	1,409,903	8,745,000	1,201,557		1,051	300		
Riverland	3,845	11,700	892,688		1,361,250		1,361,250				
Wilson Groves		7,700	765,000	1,583,250	1,361,250						
St Lucie Milkmaid, Inc. (proposed annexation)	1,373	5,492	1,904,962	434,900							434,900
TOTAL	16,490	50,017	7,363,410	4,205,876	11,644,546	1,201,557	1,361,250	1,501	300	350	434,900

Southwest Annexation Area DRIs: Entitlement Status

Current & Potential Approvals (through July 2025)

Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF	R & D SF	R & Ofc SF	Hotel Rooms	Hospital Beds	ALF Units	Instituti onal
Verano	3,004	7,200	848,500	100,000				300		50	
Trade Center	1,727	6,161	920,795	627,823	177,046					300	
Western Grove	1,941	4,000	200,000	50,000							
Southern Grove	3,606	7,764	1,831,465	1,409,903	8,745,000	1,201,557		1,051	300		
Riverfront		11,700	892,688		1,361,250		1,361,250				
Wilson Groves		7,700	765,000	1,583,250	1,361,250						
St Lucie Milkmaid, Inc. (proposed annexation)	1,373	5,492	1,905,962	434,900							434,900
TOTAL	16,490	50K	7,364,410	4,205,876	11.6M	1,201,557	1,361,250	1,501	300	350	434,900

**Additional
6300 Residential
Units &
Associated
Traffic Impacts**

**Additional
7 Million SF
of Industrial Space
& Associated Traffic
Impacts**

Additional Area-Wide Development: Northwest Annexation Area

Potential Development Entitlements (approved or in review through July 2025)

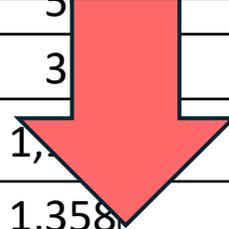
Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF	Institutional S.F.
Copper Creek	285	579	140,000			
Panda (Midway Commerce Park)	74.13		200,000		400,000	
Graves Brothers (Gouda)	303.5	1,314	175,000			65,340
Kenco Communities (Founders Crossing)	386	875	150,000	40,000		40,000
LTC Ranch DRI	2,455.02	4,000	725,000	1,508,500	1,960,200	
Lulfs Groves	464.5	500	200,000	200,000	2,400,000	200,000
McCarty Road LLC	71.532	500				
Midway 100 East, LLC	100	350	60,000			
West Creek (Midway Dev East)	408.352	1,150	330,000			496,584
Orange Lakes Crossing	243.01	1,358	154,202	161,912		
TOTAL	4,791.04	10,047	2,134,202	1,910,412	4,760,200	801,924

Additional Area-Wide Development: Northwest Annexation Area

Potential Development Entitlements (approved or in review through July 2025)

Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF	Institutional S.F.
Copper Creek	285	579	140,000			
Panda (Midway Commerce Park)	7				400,000	
Graves Brothers (Gouda)						65,340
Kenco Communities (Founders Crossing)				0,000		40,000
LTC Ranch DRI	2			8,500	1,960,200	
Lulfs Groves				0,000	2,400,000	200,000
McCarty Road LLC	71.552	3				
Midway 100 East, LLC	100	3	60,000			
West Creek (Midway Dev East)	408.352	1,358	330,000			496,584
Orange Lakes Crossing	243.01	1,358	154,202	161,912		
TOTAL	4.8K	10K	2.1M	1.9M	4.8M	800K

**Additional
Traffic Impacts
on the Horizon**



Additional Area-Wide Development: Outside the City Limits

Potential Development Entitlements (approved or in review through July 2025)

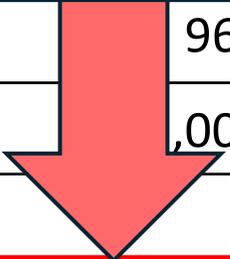
Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF
Ag Tech (Sunrise Grove)			200,000	1,000,000	5,000,000
Newfield MC	3,411	4,200	290,000		2,000,000
Neill Farms SLC	421.28	1,263			
Rainbow Groves SLC	245.26		481,000		4,865,000
Oak Ridge Ranches SLC	3,229.27	8,600	650,000	50,000	
Palermo Estates SLC	235.44	960			
Legacy (proposed) SLC	333.53	1,000	50,000		
Range Line Road Industrial (Proposed)					850,000
TOTAL	7,876	16,023	1,671,000	1,050,000	12,715,000

Additional Area-Wide Development: Outside the City Limits

Potential Development Entitlements (approved or in review through July 2025)

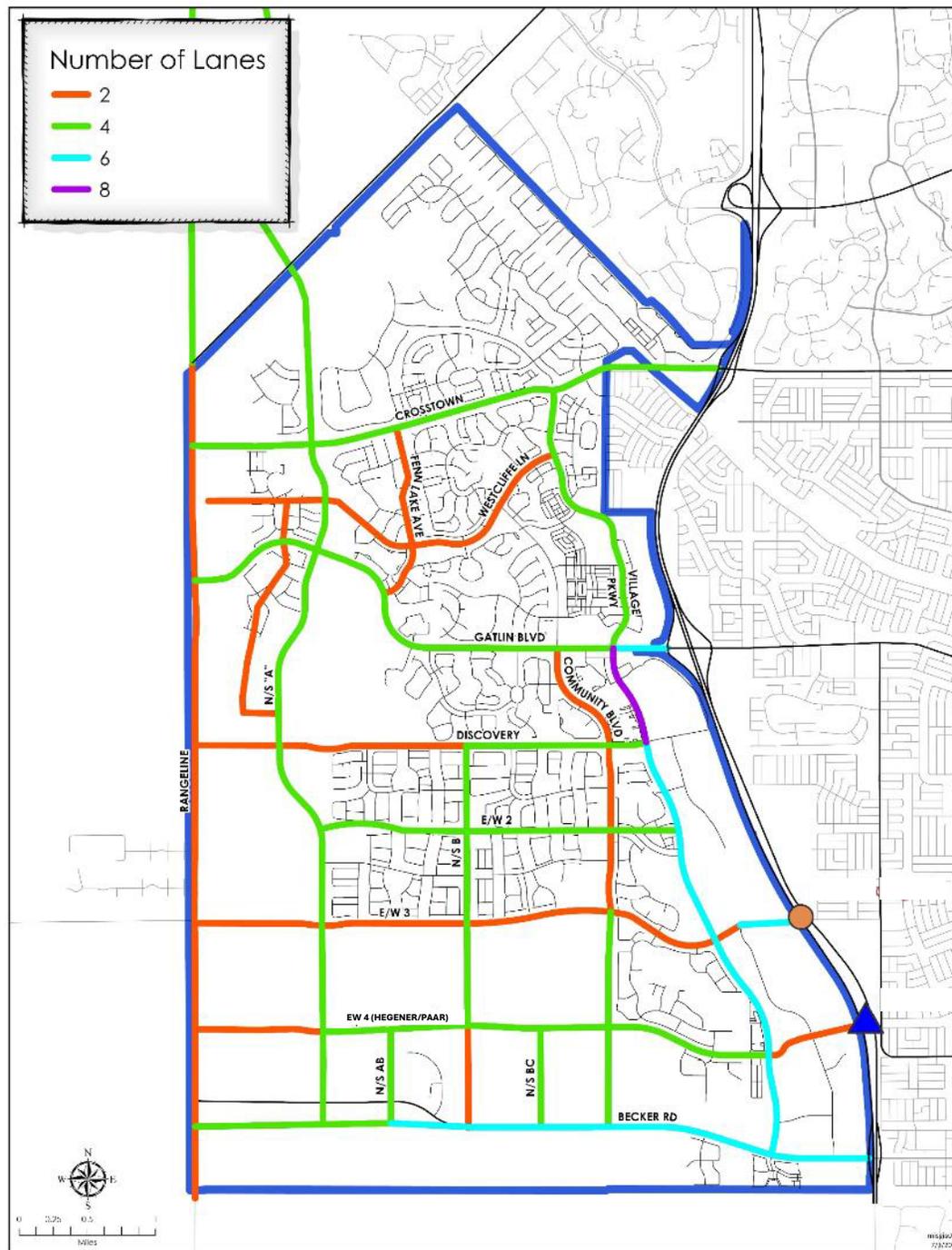
Name	Acres	Residential DUs	Retail / Comm SF	Office SF	Industrial SF
Ag Tech (Sunrise Grove)			200,000	1,000,000	5,000,000
Newfield MC			0,000		2,000,000
Neill Farms SLC					
Rainbow Groves SLC			000		4,865,000
Oak Ridge Ranches SLC			000	50,000	
Palermo Estates SLC	235.44	960			
Legacy (proposed) SLC	333.53	000	50,000		
Range Line Road Industrial (Proposed)					850,000
TOTAL	7.9K	16K	1.7M	1.1M	12.7M

Additional
Traffic Impacts
on the Horizon



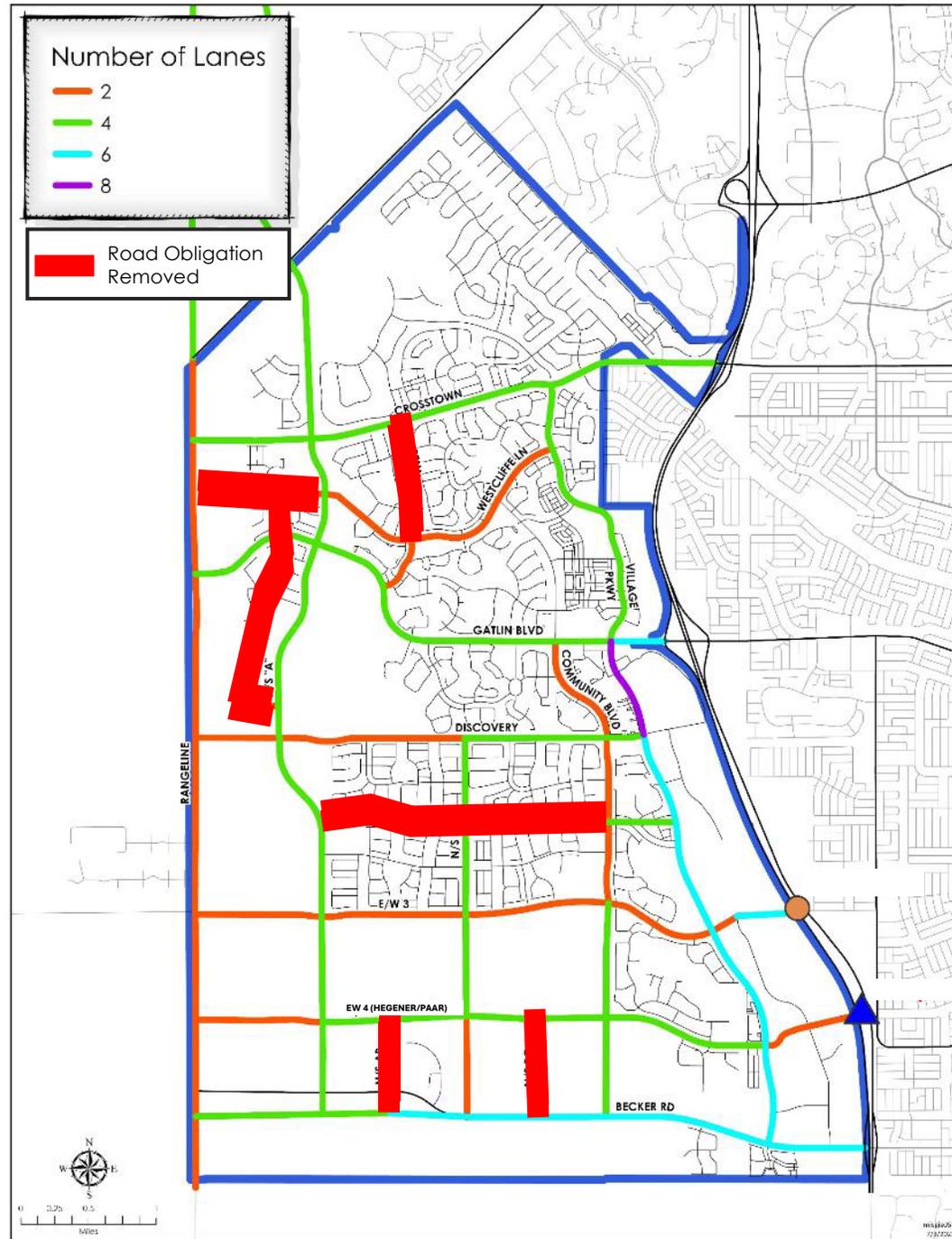
Southwest Annexation Area

Roadway Obligations as of 2011



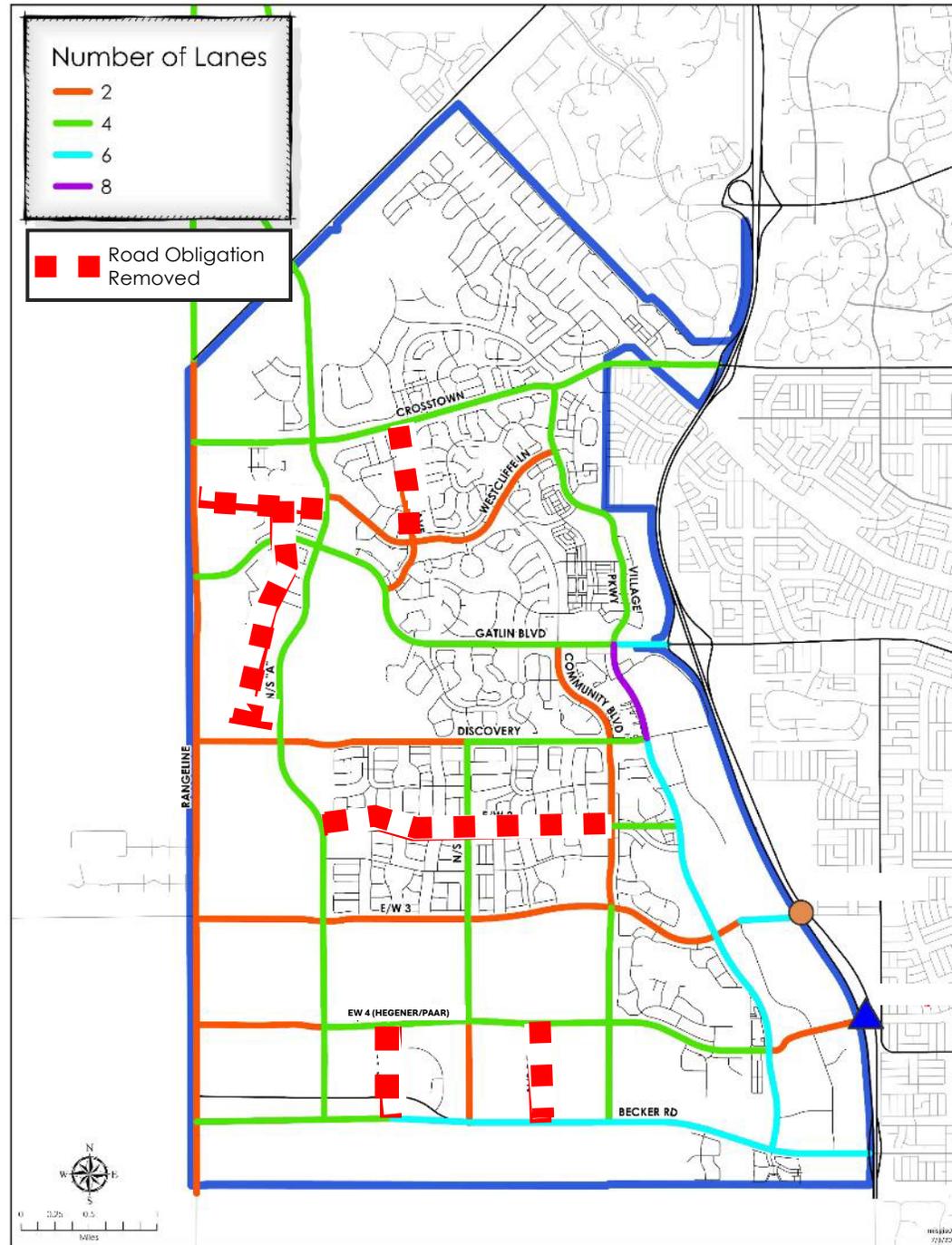
Southwest Annexation Area

Roadway Obligation Modifications Over Time

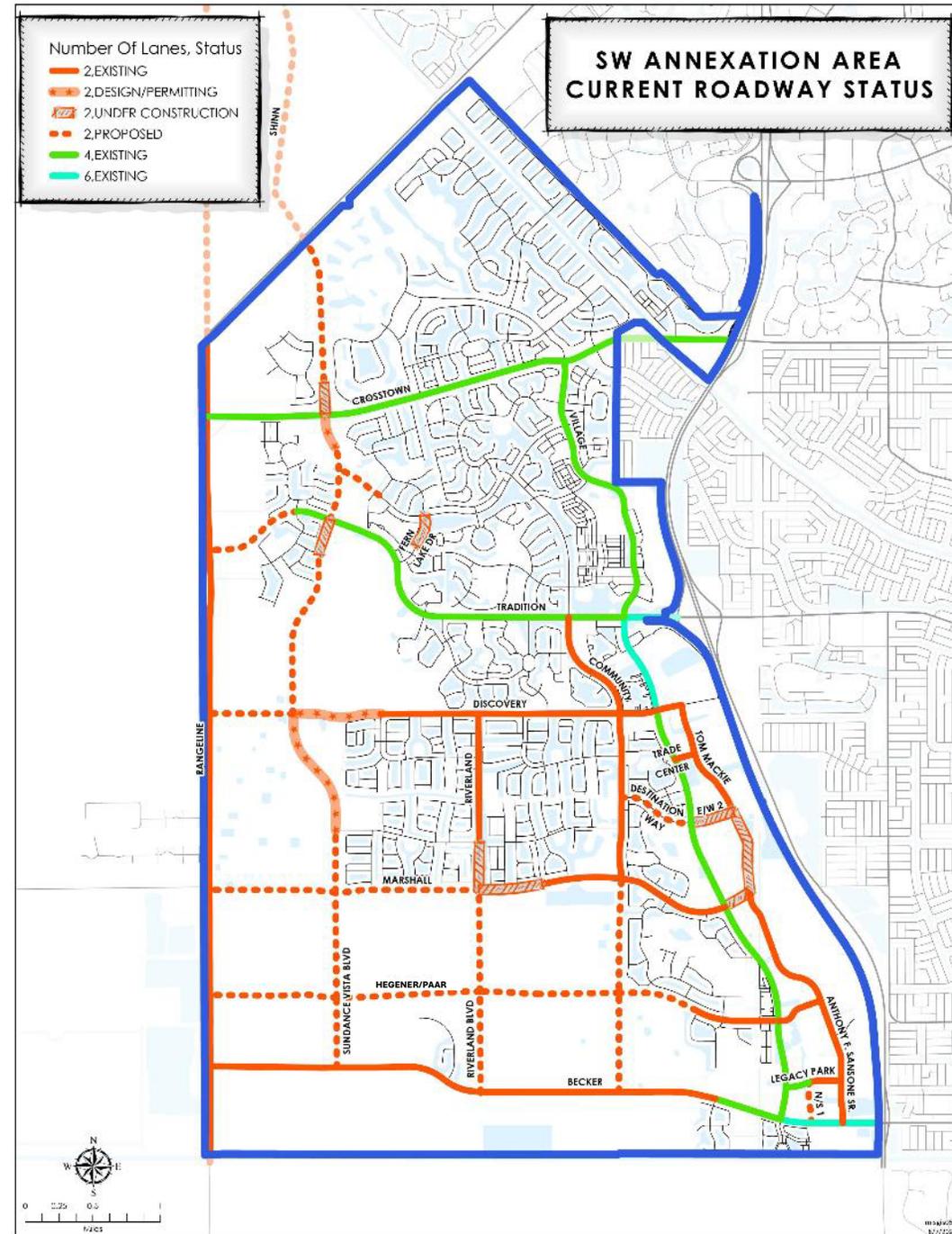


Southwest Annexation Area

Roadway Obligation Modifications Over Time



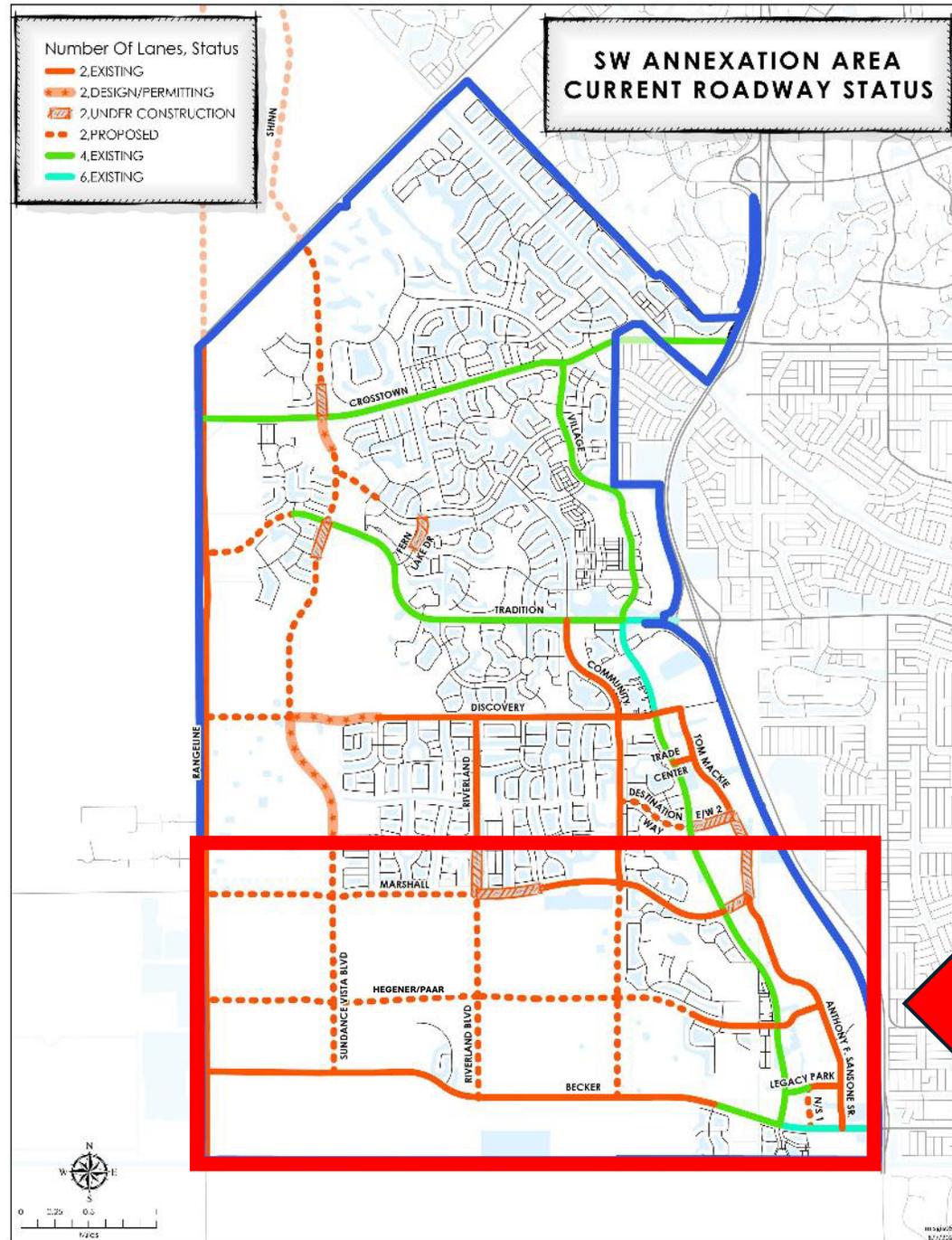
Southwest Annexation Area



Roadway Obligations as of 2025

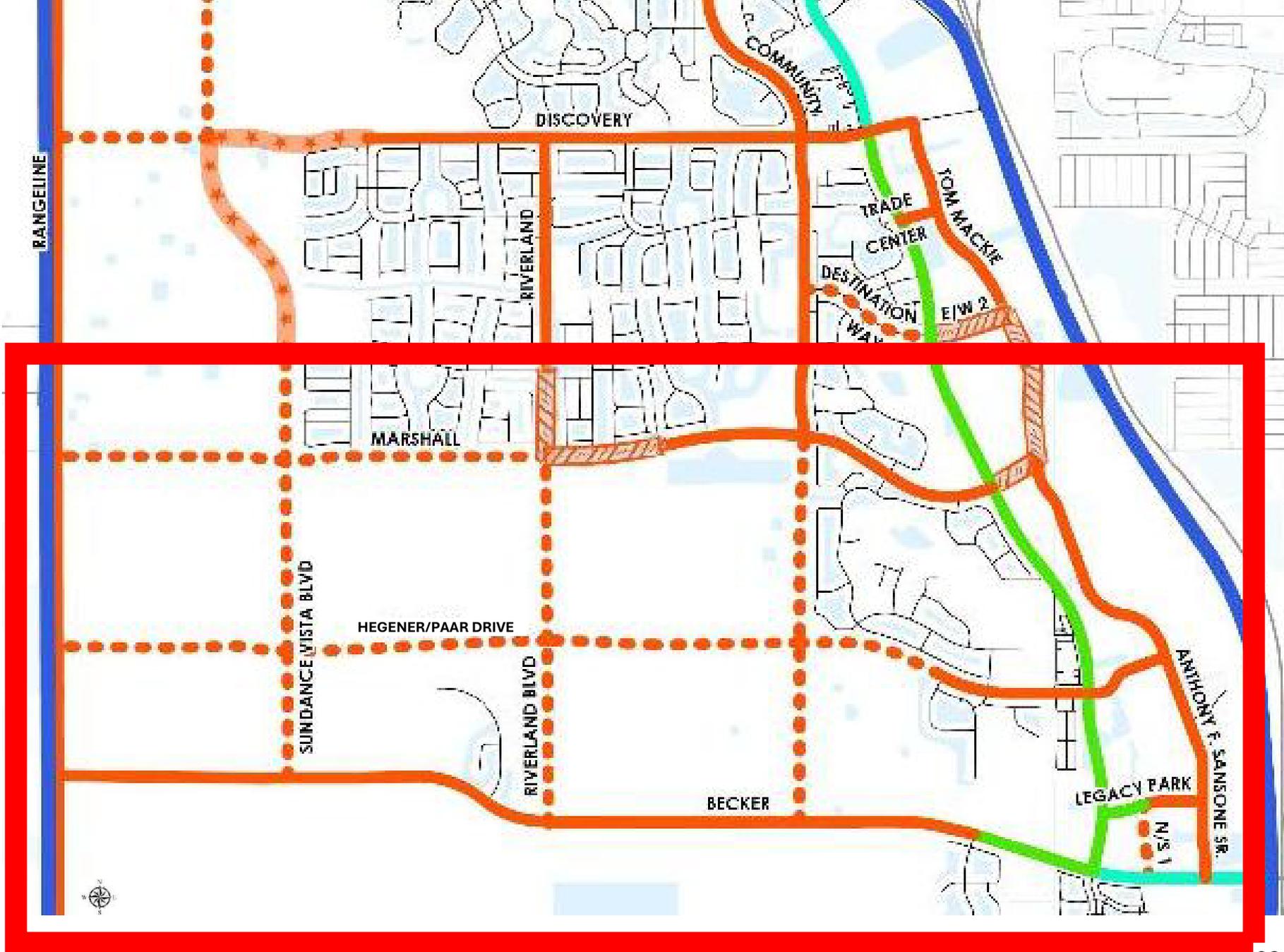
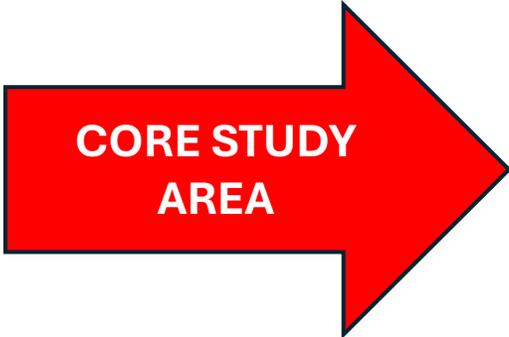
Southwest Annexation Area

Roadway Obligations as of 2025



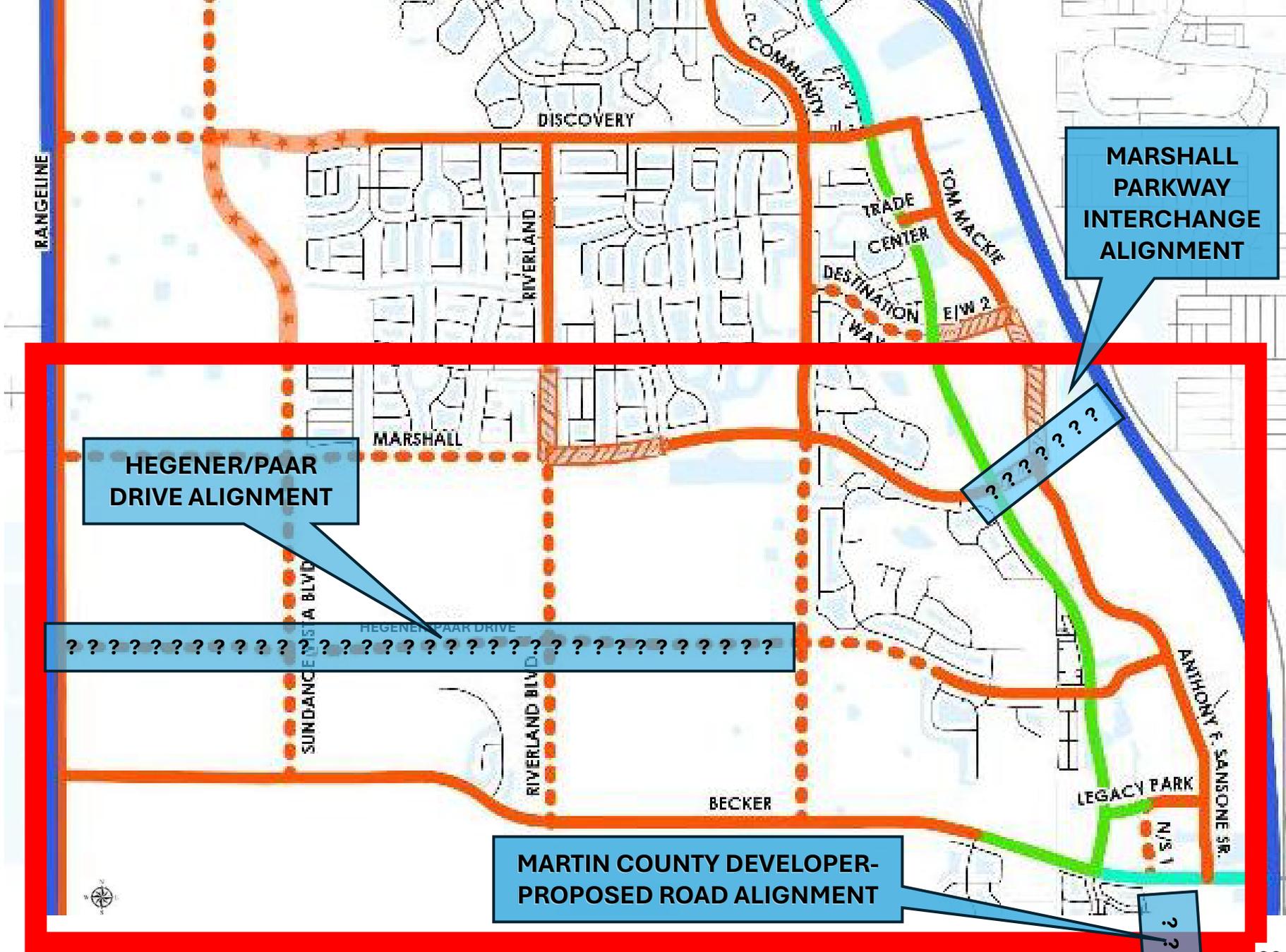
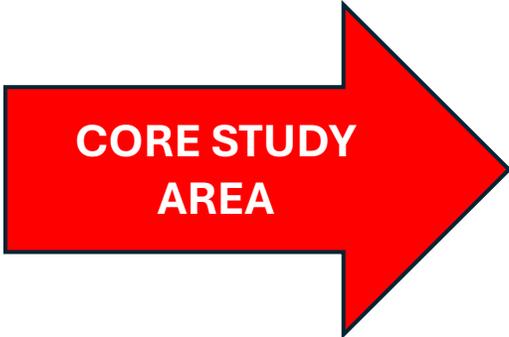
STUDY FOCUS

Hegener/Par Drive	
Marshall Parkway Interchange	
MC Dev. Proposed Road	



STUDY FOCUS

Hegener/Par Drive	?
Marshall Parkway Interchange	?
MC Dev. Proposed Road	?



HISTORY OF CITY COUNCIL ACTION

City Council/City Staff Workshop (February 22, 2023):

Three motions approved unanimously:

- (1) ... **“to not remove any roadways in the Annexation Agreement** and that the Annexation Agreement shall state that **all east-west roads in the Agreement shall connect to Range Line Road.”**
- (2) ... “to bring forward a requirement for secondary entrances on residential subdivisions at certain dwelling unit thresholds and develop a formal proposal to bring back for approval at a later date.”
- (3) ... “to authorize the City Manger to take all reasonable steps to: (A) eliminate the trip generation trigger option from existing ORI Development Orders for triggering 2-lane network roadway improvements and require utilization of dwelling units for triggering 2-lane network roadway improvements; and (B) **require dwelling unit triggers for future MPUDs for triggering 2-lane network roadway improvements and maintain existing DRI Development Order requirements.**”



STUDY-RELATED PUBLIC ENGAGEMENT

Public Agency Outreach Meeting

November 12, 2025

Participating Organizations

- City of Port St Lucie
- Florida Department of Transportation
- St. Lucie County
- St. Lucie Transportation Planning Organization
- Treasure Coast Regional Planning Council

Developer Outreach Meeting

November 17, 2025

Participating Developer Entities

- Akel Homes
- GL Homes
- Mattamy Homes

- MacKenzie Engineering
- Simmons & White
- Traffic Mobility Consultants



How to Measure Traffic Performance

Level of Service

Level of Service (LOS) is used to describe traffic flow on a scale of “A” to “F” (with “A” as the best and “F” as the worst).

LOS is measured as the ratio of volume-to-capacity or v/c .



Level of Service	Flow Conditions	Technical Descriptions
A		Highest level of service. Traffic flows freely with little or no restrictions on maneuverability. No Delays
B		Traffic flows freely, but drivers have slightly less freedom to maneuver. No Delays
C		Density becomes noticeable with ability to maneuver limited by other vehicles. Minimal Delays
D		Speed and ability to maneuver is severely restricted by increasing density of vehicles. Moderate Delays
E		Unstable traffic flow. Speeds vary greatly and are unpredictable. Considerable Delays
F		Traffic flow is unstable, with brief periods of movement followed by forced stops. Significant Delays

SOURCE: udot.utah.gov

How to Measure Traffic Performance

Level of Service

Study Threshold:

Segments with volume-to-capacity ratios of 0.7 or greater identified as at-risk or failing

NOTE: This study uses Average Annual Daily Traffic (AADT), which is the most conservative assumption for traffic generation. Peak-hour conditions would be expected to yield higher v/c ratios.

Best
↑
↓
Worst

Level of Service	Flow Conditions	Technical Descriptions
A		Highest level of service. Traffic flows freely with little or no restrictions on maneuverability. No Delays
B		Traffic flows freely, but drivers have slightly less freedom to maneuver. No Delays
C		Density becomes noticeable with ability to maneuver limited by other vehicles. Minimal Delays
D		Speed and ability to maneuver is severely restricted by increasing density of vehicles. Moderate Delays
E		Unstable traffic flow. Speeds vary greatly and are unpredictable. Considerable Delays
F		Traffic flow is unstable, with brief periods of movement followed by forced stops. Significant Delays

SOURCE: udot.utah.gov

SW Annexation Area Study

Traffic Study Scenarios

Scenario #	Hegener/Paar Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓
LEGEND ✓ = segment included in scenario X = segment excluded from scenario			

SW Annexation Area Study

Traffic Study Scenarios

**Without
Hegener/
Paar Drive**

Scenario #	Hegener/Paar Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

LEGEND

- ✓ = segment included in scenario
- X = segment excluded from scenario

SW Annexation Area Study

Traffic Study Scenarios

Scenario #	Hegener/Paar Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

**With
Hegener/
Paar Drive**

LEGEND

- ✓ = segment included in scenario
- X = segment excluded from scenario

SW Annexation Area Study

Traffic Study Scenarios

Scenario #	Hegener/Paar Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

LEGEND
 ✓ = segment included in scenario
 X = segment excluded from scenario

**Without
Marshall
Parkway
Interchange**

SW Annexation Area Study

Traffic Study Scenarios

Scenario #	Hegener/Par Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

**Without
Marshall
Parkway
Interchange**

LEGEND

- ✓ = segment included in scenario
- X = segment excluded from scenario

SW Annexation Area Study

Traffic Study Scenarios

**Without
MC
Developer
Road**

Scenario #	Hegener/Par Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

LEGEND
 ✓ = segment included in scenario
 X = segment excluded from scenario

SW Annexation Area Study

Traffic Study Scenarios

**With
MC
Developer
Road**

Scenario #	Hegener/Par Drive <i>from Range Line Road to Community Boulevard</i>	Marshall Parkway Interchange <i>from Village Parkway to I-95</i>	MC Developer-Proposed Road (Potential Martin County Connection) <i>from Martin County to Becker Road</i>
1	X	X	X
2	X	X	✓
3	X	✓	X
4	X	✓	✓
5	✓	X	X
6	✓	X	✓
7	✓	✓	X
8	✓	✓	✓

LEGEND

- ✓ = segment included in scenario
- X = segment excluded from scenario

Network Performance Analysis: Initial Findings

TRAFFIC MODEL SCENARIOS

Scenario #	Hegener/ Paar Drive	Marshall Parkway Interchange	MC Developer Proposed Road <i>Connection to Martin County</i>	Total Segments
1	X	X	X	20
2	X	X	✓	20
3	X	✓	X	21
4	X	✓	✓	21
5	✓	X	X	23
6	✓	X	✓	23
7	✓	✓	X	24
8	✓	✓	✓	24

✓ = segment included
 X = segment excluded

Network Performance Analysis: Initial Findings

TRAFFIC MODEL SCENARIOS

Scenario #	Hegener/ Paar Drive	Marshall Parkway Interchange	MC Developer Proposed Road <i>Connection to Martin County</i>	Total Segments
1	X	X	X	20
2	X	X	✓	20
3	X	✓	X	21
4	X	✓	✓	21
5	✓	X	X	23
6	✓	X	✓	23
7	✓	✓	X	24
8	✓	✓	✓	24

✓ = segment included
 X = segment excluded

- Volume-to-Capacity ratios (v/c) are calculated by dividing projected traffic volumes by the maximum capacities of roadway segments.
- Figures are provided for expected daily volumes and capacities (AADT).
- In peak-hour traffic conditions, more roadway segments would be expected to exceed acceptable capacity levels.

LEVEL OF SERVICE THRESHOLDS



Identified as **Acceptable**.
 Minimal or no delays.



Identified as **At-Risk or Failing**.
 Moderate to significant delays.

Network Performance Analysis: Initial Findings

TRAFFIC MODEL SCENARIOS					PREDICTED NETWORK PERFORMANCE* (# OF SEGMENTS IN SCENARIO)	
Scenario #	Hegener/ Paar Drive	Marshall Parkway Interchange	MC Developer Proposed Road <i>Connection to Martin County</i>	Total Segments	ACCEPTABLE SEGMENTS	AT-RISK OR FAILING SEGMENTS
1	X	X	X	20	70%	30%
2	X	X	✓	20	70%	30%
3	X	✓	X	21	76%	24%
4	X	✓	✓	21	67%	33%
5	✓	X	X	23	87%	13%
6	✓	X	✓	23	87%	13%
7	✓	✓	X	24	83%	17%
8	✓	✓	✓	24	79%	21%

✓ = segment included
 X = segment excluded

- Volume-to-Capacity ratios (v/c) are calculated by dividing projected traffic volumes by the maximum capacities of roadway segments.
- Figures are provided for expected daily volumes and capacities (AADT).
- In peak-hour traffic conditions, more roadway segments would be expected to exceed acceptable capacity levels.
- Percentages indicate the overall performance of study scenario segments.

LEVEL OF SERVICE THRESHOLDS	
	
Identified as Acceptable . Minimal or no delays.	Identified as At-Risk or Failing . Moderate to significant delays.

Network Performance Analysis: Initial Findings

TRAFFIC MODEL SCENARIOS					PREDICTED NETWORK PERFORMANCE* (# OF SEGMENTS IN SCENARIO)	
Scenario #	Hegener/ Paar Drive	Marshall Parkway Interchange	MC Developer Proposed Road <i>Connection to Martin County</i>	Total Segments	ACCEPTABLE SEGMENTS	AT-RISK OR FAILING SEGMENTS
1	X	X	X	20	70%	30%
2	X	X	X	20	70%	30%
3	X	✓	X	21	76%	24%
4	X	✓	✓	21	67%	33%
WITHOUT HEGENER/PAAR DRIVE						
5	✓	X	X	23	87%	13%
6	✓	X	✓	23	87%	13%
7	✓	✓	X	24	83%	17%
8	✓	✓	✓	24	79%	21%
WITH HEGENER/PAAR DRIVE						

✓ = segment included
 X = segment excluded

- Volume-to-Capacity ratios (v/c) are calculated by dividing projected traffic volumes by the maximum capacities of roadway segments.
- Figures are provided for expected daily volumes and capacities (AADT).
- In peak-hour traffic conditions, more roadway segments would be expected to exceed acceptable capacity levels.
- Percentages indicate the overall performance of study scenario segments.

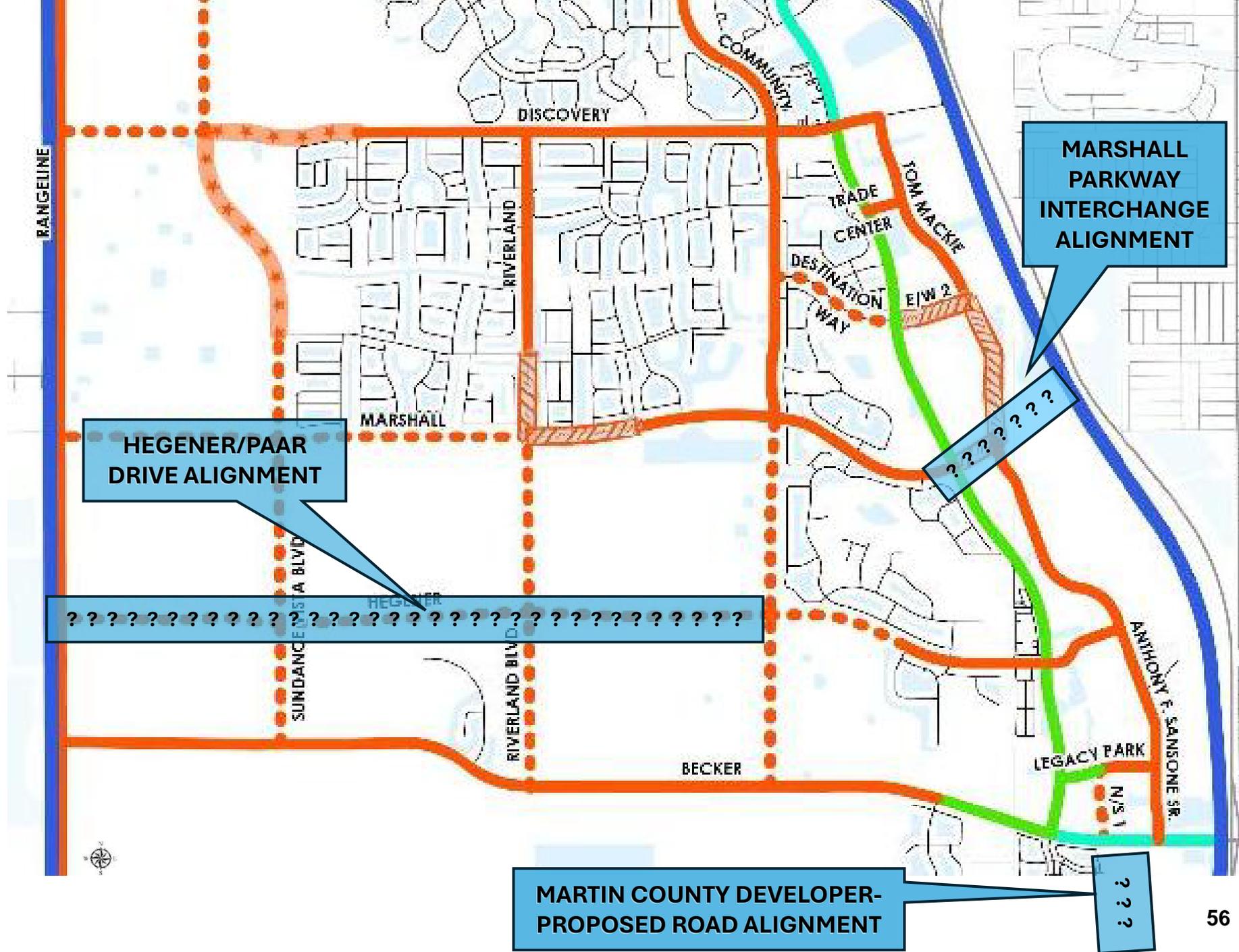
LEVEL OF SERVICE THRESHOLDS	
A B C	D E F
Identified as Acceptable . Minimal or no delays.	Identified as At-Risk or Failing . Moderate to significant delays.

Relative Levels of Congestion, or The Overall “Congestion Factor”

- Overall, Paar Drive is the most influential segment, with a greater percentage of failing segments without Paar Drive.
- To better compare congestion for each scenario, a “Congestion Factor” was calculated to determine the relative level of congestion among scenarios as follows:
 - A factor was applied to each segment where v/c is 0.70 or greater
 - The factor considers segment v/c , segment length, and forecasted traffic volumes
- Data tables are provided to indicate the aggregated impacts of the three key roadway alternatives.

STUDY FOCUS

Hegener/Par Drive	?
Marshall Parkway Interchange	?
MC Dev. Proposed Road	?



**HEGENER/PAAR
DRIVE ALIGNMENT**

**MARSHALL
PARKWAY
INTERCHANGE
ALIGNMENT**

**MARTIN COUNTY DEVELOPER-
PROPOSED ROAD ALIGNMENT**

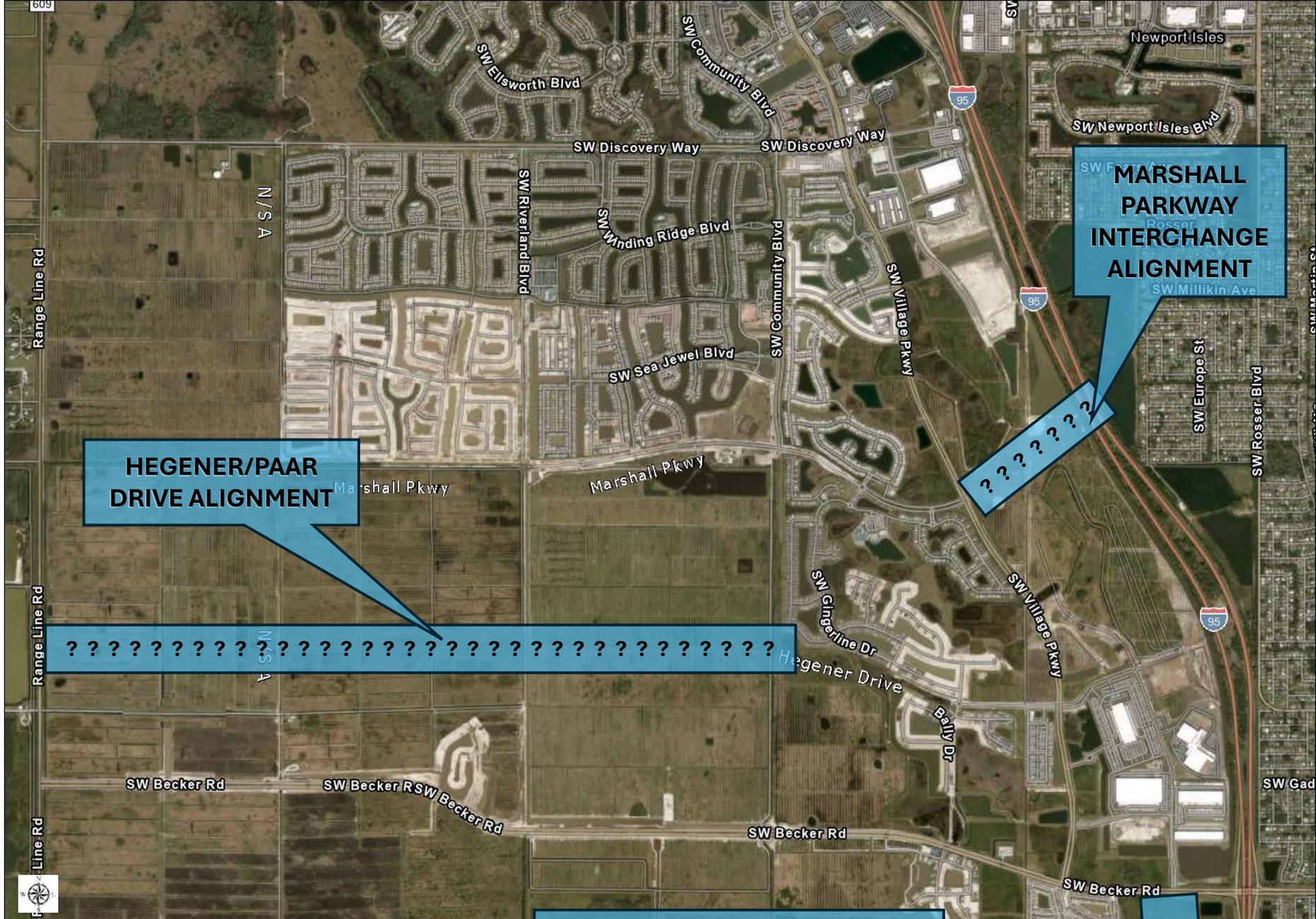
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STUDY SEGMENTS

Hegener/Par Drive	?
Marshall Parkway Interchange	?
MC Dev. Proposed Road	?



Aerial Map

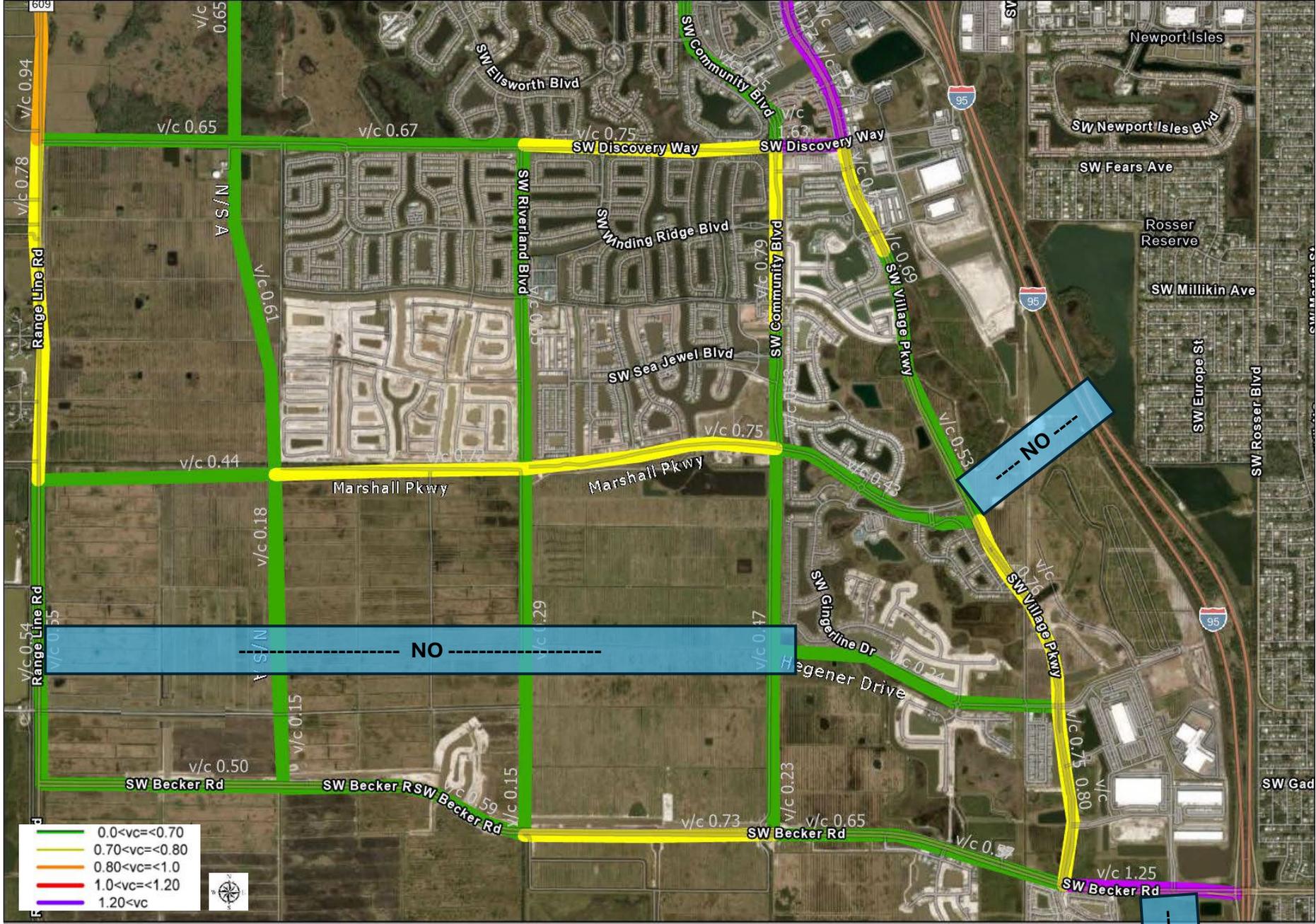
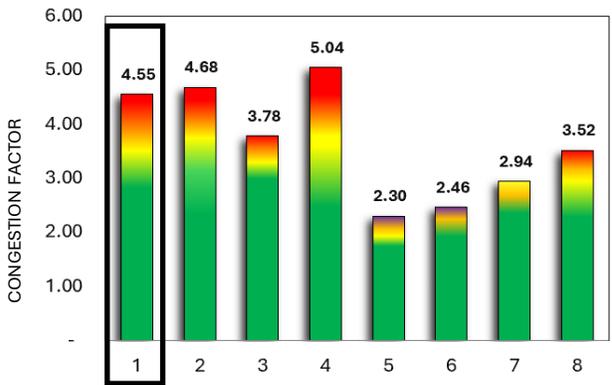
MARTIN COUNTY DEVELOPER-PROPOSED ROAD ALIGNMENT

iii

SCENARIO 1

Hegener/Par Drive	NO
Marshall Parkway Interchange	NO
MC Dev. Proposed Road	NO

CONGESTION FACTOR



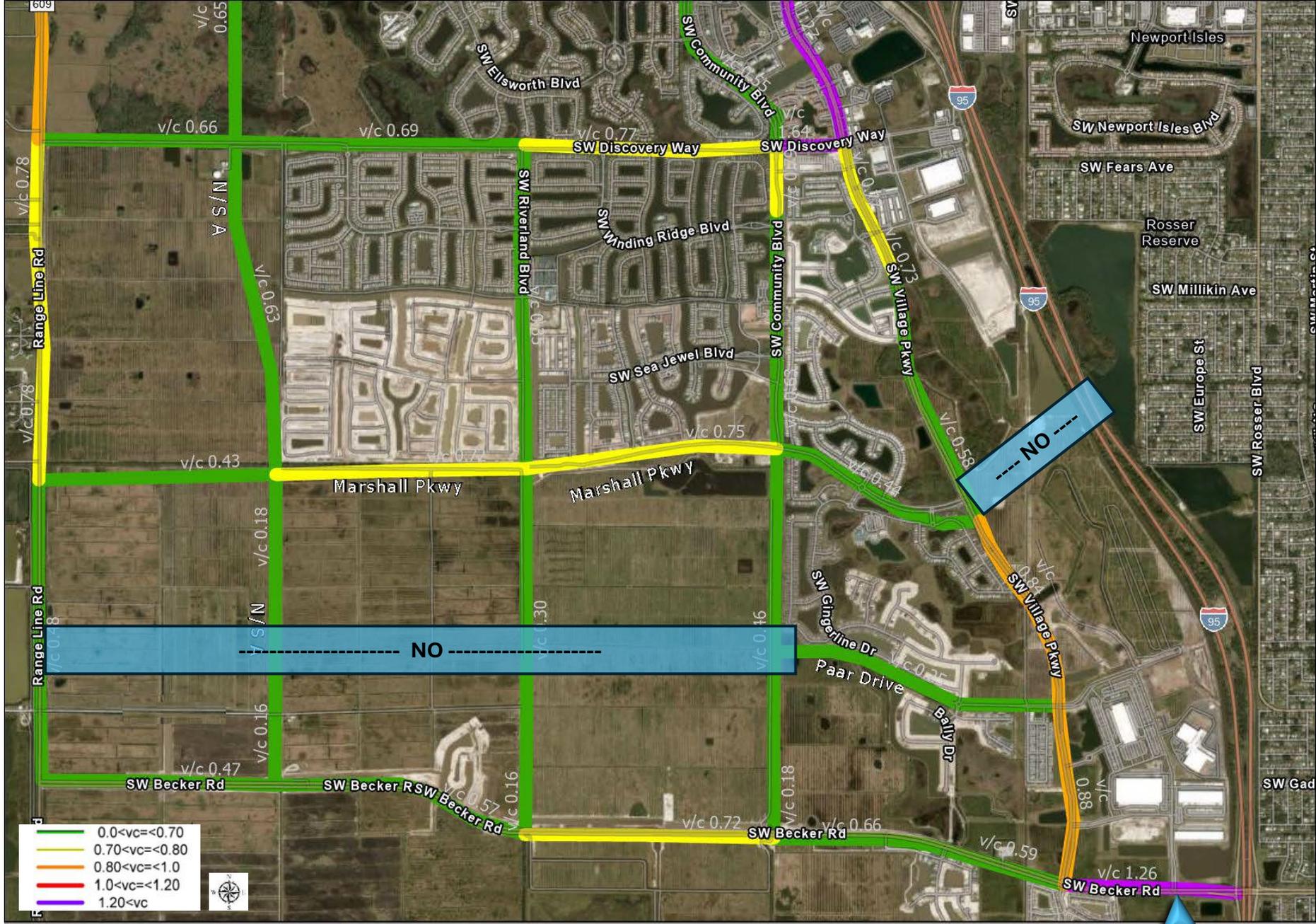
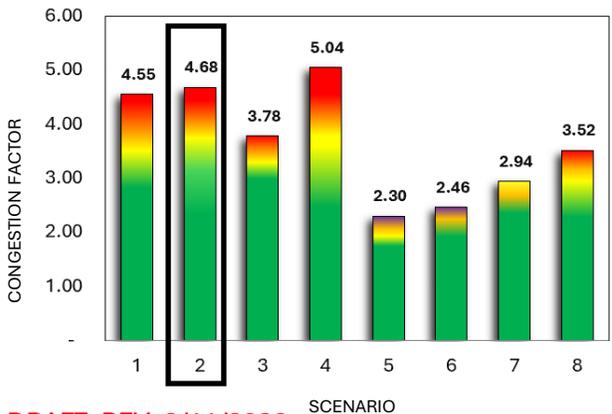
Scenario 1

Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community

SCENARIO 2

Hegener/Par Drive	NO
Marshall Parkway Interchange	NO
MC Dev. Proposed Road	✓

CONGESTION FACTOR



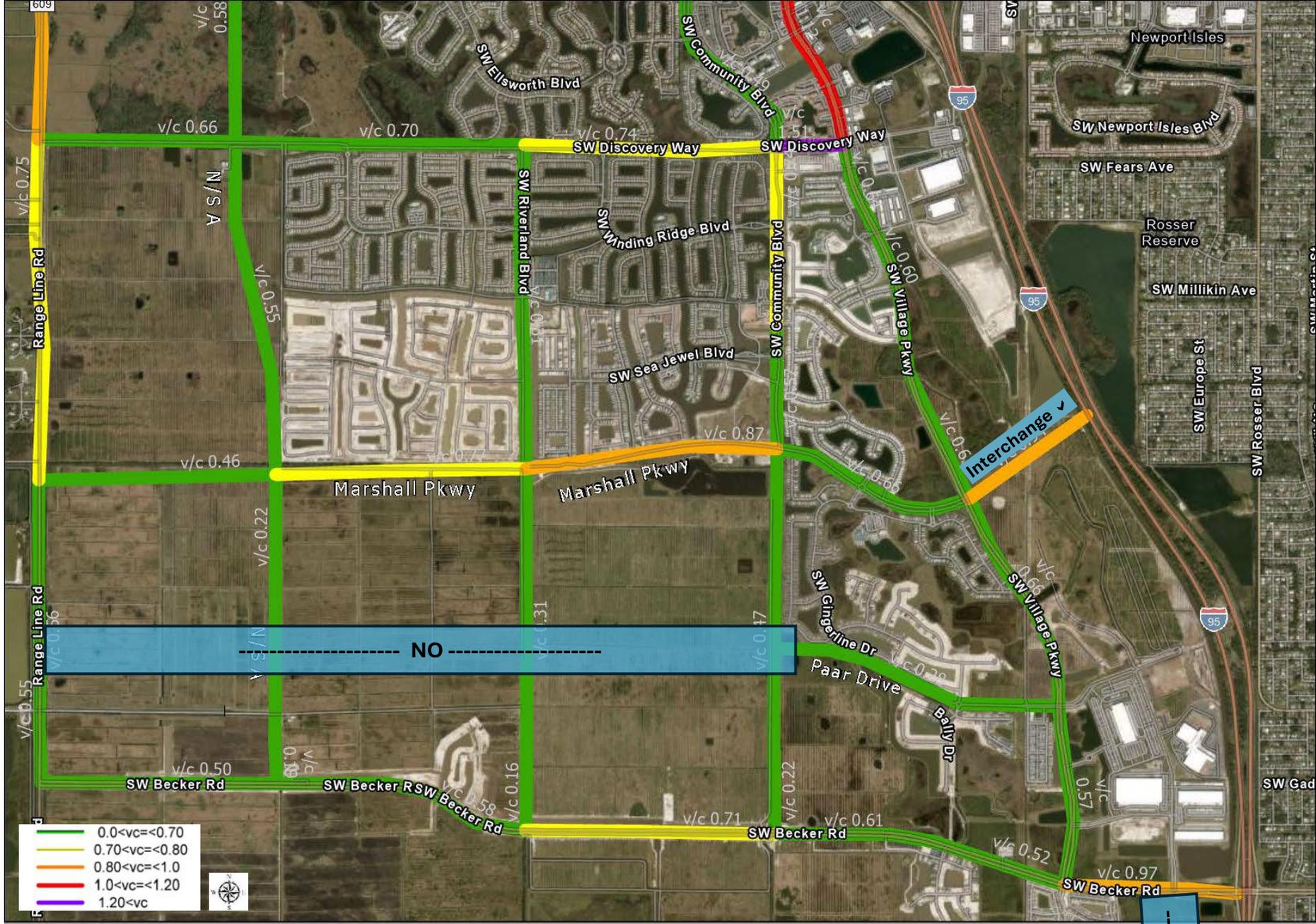
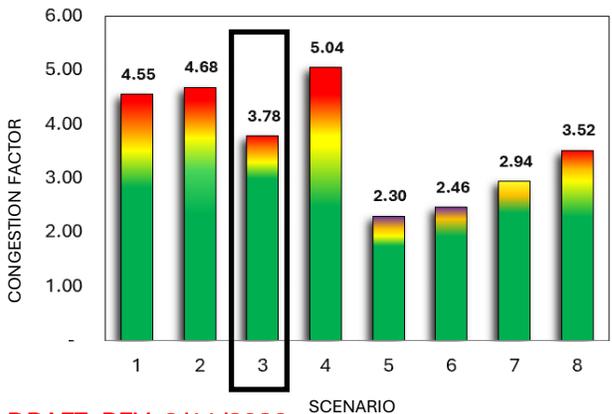
Scenario 2

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

SCENARIO 3

Hegener/Par Drive	NO
Marshall Parkway Interchange	✓
MC Dev. Proposed Road	NO

CONGESTION FACTOR



Scenario 3

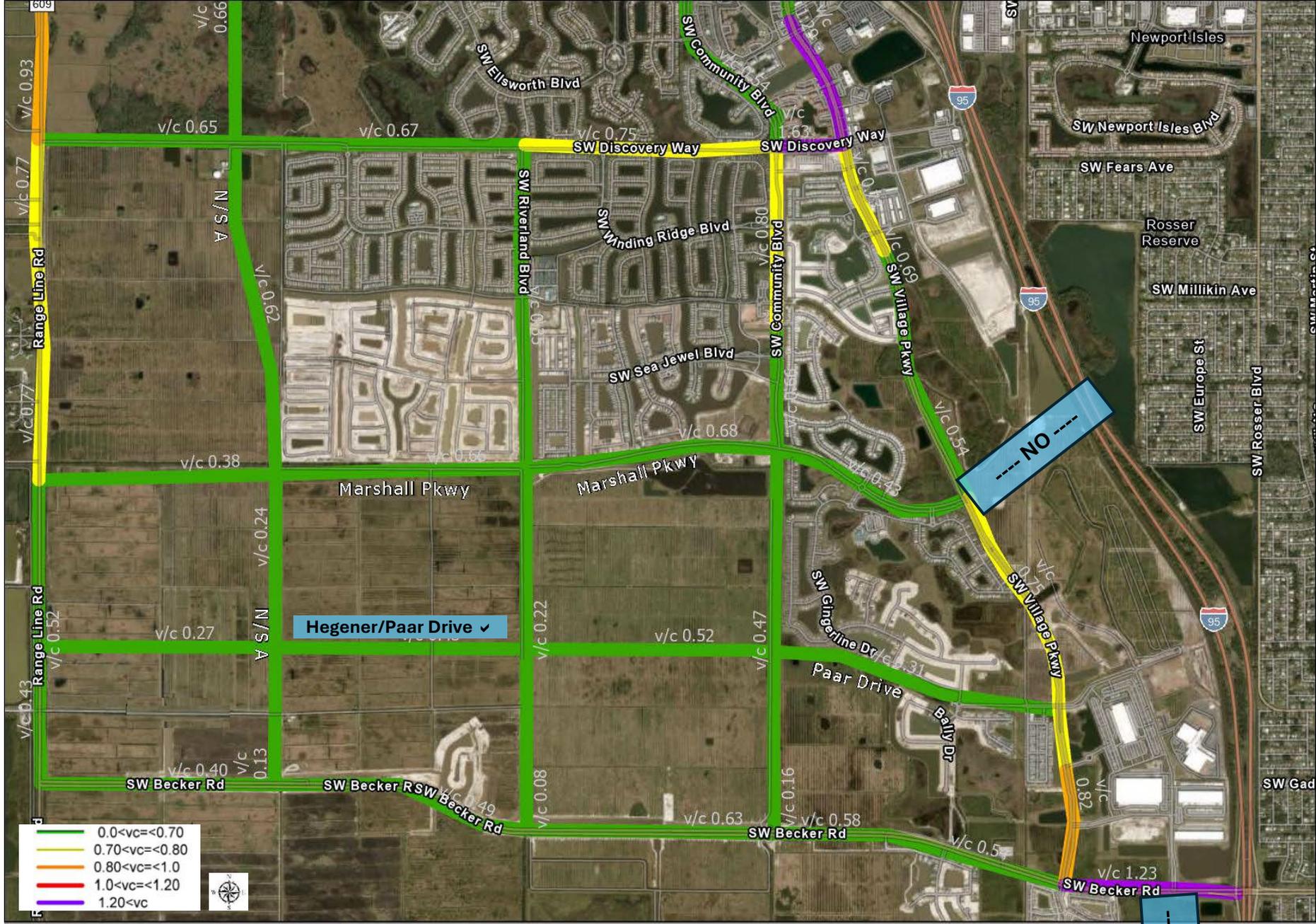
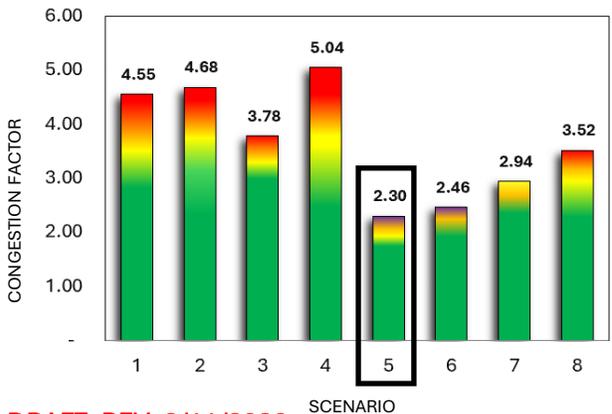
Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community

NO

SCENARIO 5

Hegener/Par Drive	✓
Marshall Parkway Interchange	NO
MC Dev. Proposed Road	NO

CONGESTION FACTOR



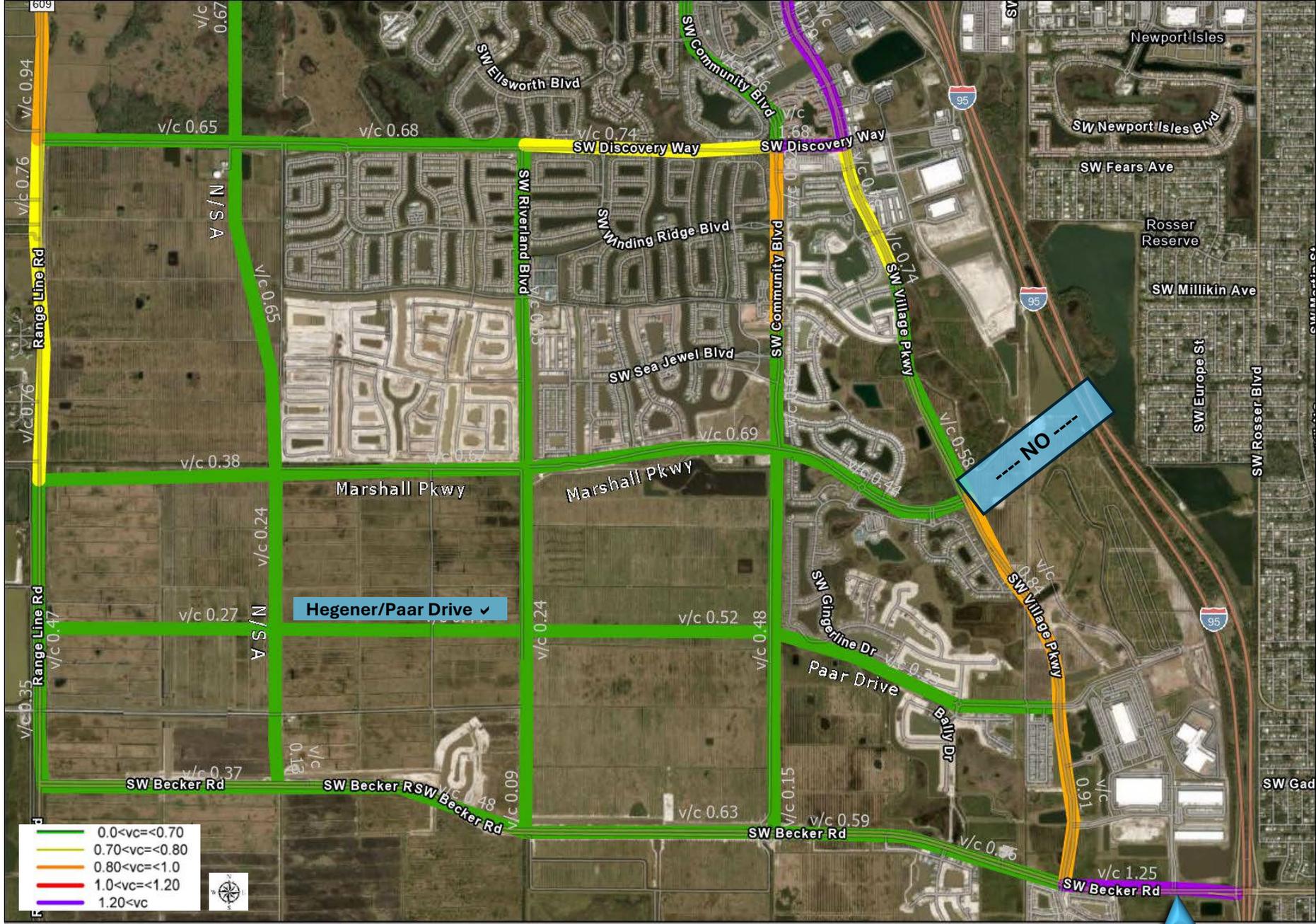
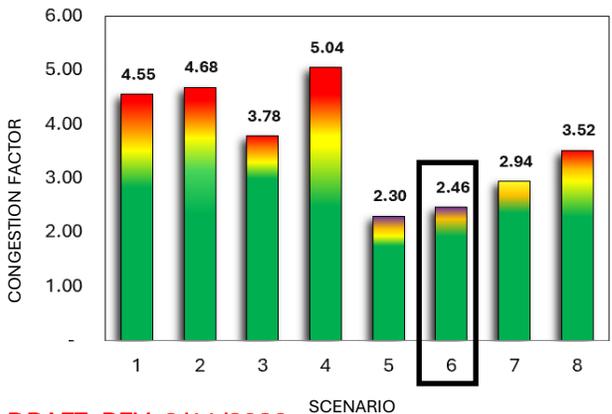
Scenario 5

Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community

SCENARIO 6

Hegener/Par Drive	✓
Marshall Parkway Interchange	NO
MC Dev. Proposed Road	✓

CONGESTION FACTOR



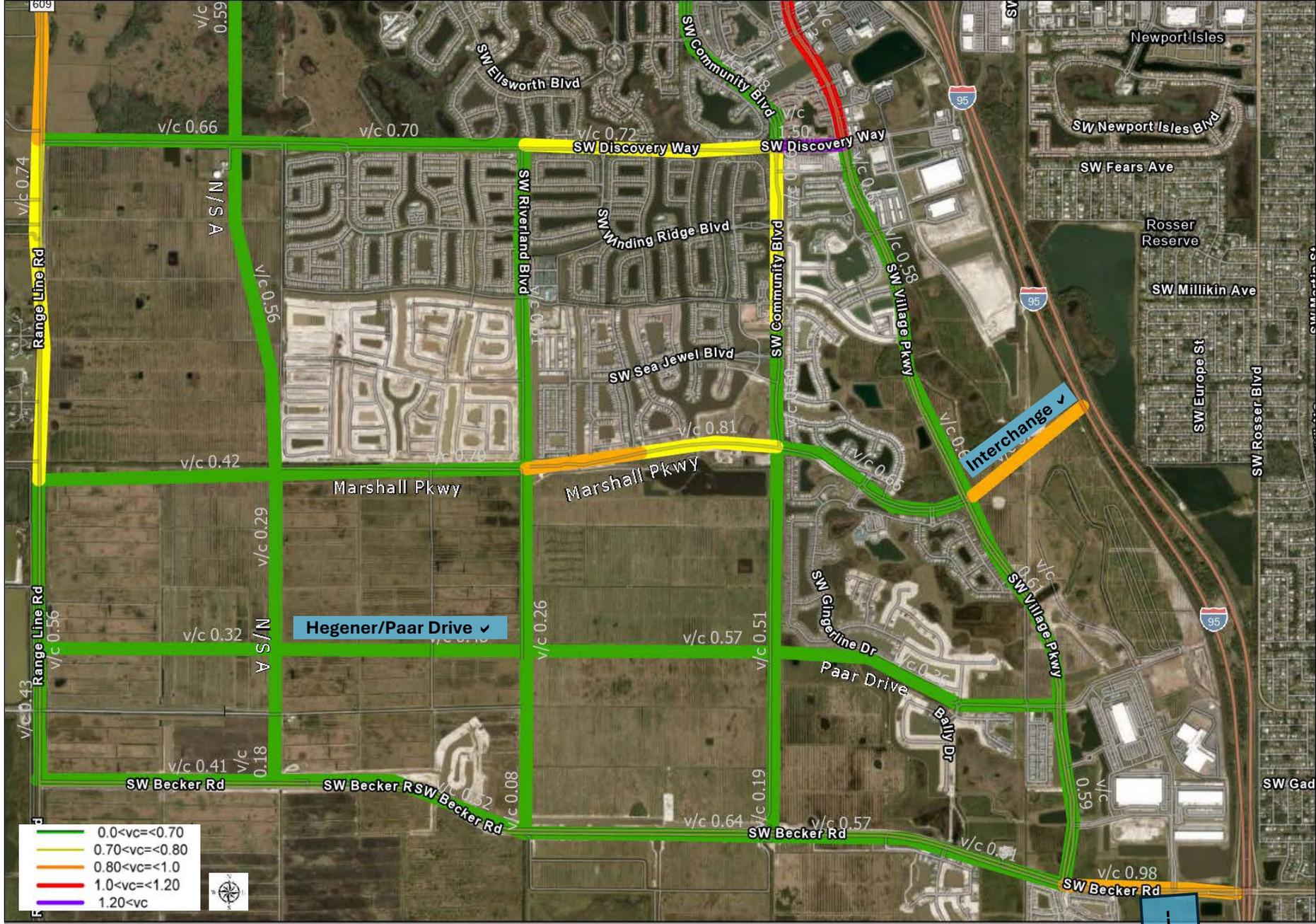
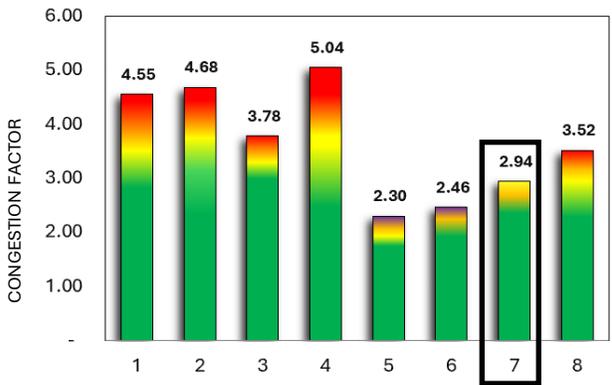
Scenario 6

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

SCENARIO 7

Hegener/Par Drive	✓
Marshall Parkway Interchange	✓
MC Dev. Proposed Road	NO

CONGESTION FACTOR



Scenario 7

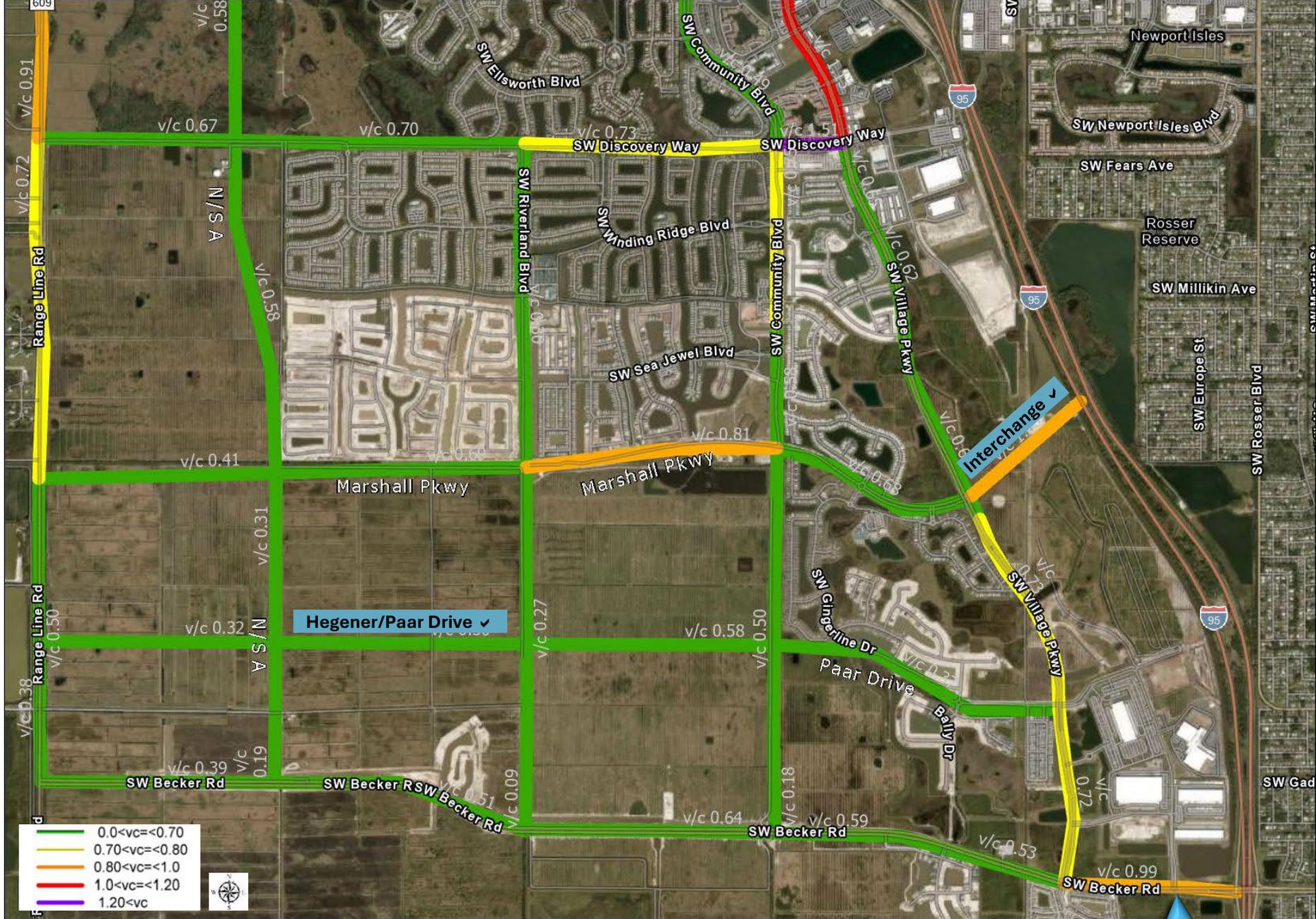
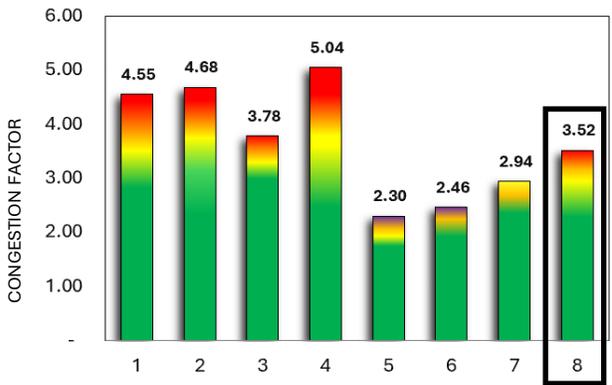
Sources: Esri, TomTom, Garmin, FAO, NOAA, OpenStreetMap contributors, and the GIS User Community



SCENARIO 8

Hegener/Par Drive	✓
Marshall Parkway Interchange	✓
MC Dev. Proposed Road	✓

CONGESTION FACTOR



Scenario 8

Sources: Esri, TomTom, Garmin, FAO, NOAA, U.S. Geological Survey, OpenStreetMap contributors, and the GIS User Community.

Initial Findings

- There will be a need for roadway capacity improvements over time as several roadway segments are forecast to be either at-risk or over capacity in all scenarios:
 - Noted Examples: portions of Tradition Parkway, Range Line Road, Community Boulevard, Village Parkway, and Becker Road.
- Hegener/Paar Drive:
 - Is the most influential segment among the 8 scenarios within the study area.
 - Provides connectivity and a parallel alternative for Marshall Parkway and Becker Road.
 - Overall, the study area network has less congestion with Hegener/Paar Drive in all scenarios.



SOUTHWEST ANNEXATION AREA TRANSPORTATION ASSESSMENT

Initial Findings

- Marshall Parkway Interchange:
 - Relieves congestion at the Becker Road and Gatlin Boulevard interchanges.
 - Attracts traffic east and west of Village Parkway because it provides a new connection.
- Potential North/South Connector to Martin County:
 - Effects of this connection are complex and require further analysis.
 - Although it will likely draw traffic from Martin County to the Becker Road interchange (“induced congestion”), it could also provide other economic and quality of life benefits.



SOUTHWEST ANNEXATION AREA TRANSPORTATION ASSESSMENT

Initial Recommendations

- The City should:
 - Retain the developer requirements related to the construction of the Hegener/Paar Road segment.
 - Advocate for the Marshall Parkway Interchange, especially as it provides relief for the Gatlin Boulevard and Becker Road interchanges and more travel options for Port St. Lucie residents and businesses.
 - Further analyze the effects of the developer-proposed road from Martin County, including transportation, economic development, and quality of life implications and potential developer contributions to the transportation network (e.g., Marshall Parkway Interchange).



SOUTHWEST ANNEXATION AREA TRANSPORTATION ASSESSMENT

Initial Recommendations

- Overall, as a City policy for future development, the City should:
 - Continue to require road rights-of-way be dedicated with initial development approvals with time-certain for dedication.
 - Require roads be constructed earlier in the development timeframe with specific delivery dates tied to construction phases rather than pursuant to trip counts.
- The City should pursue additional land-banking where possible for transportation, parks, preserves, and other infrastructure needs.



SOUTHWEST ANNEXATION AREA TRAFFIC STUDY

Next Steps

- Receive input on initial findings (February 2026)
- Complete Draft Traffic Study Report (March 2026)
- Finalize Traffic Study Report (April 2026)



SOUTHWEST ANNEXATION AREA TRAFFIC STUDY

Contact Information

KIM DELANEY, PH.D.
TREASURE COAST REGIONAL PLANNING COUNCIL
772.221.4060
KDELANEY@TCRPC.ORG





Agenda Summary

2026-170

Agenda Date: 2/18/2026

Agenda Item No.: 5.c

Placement: New Business

Action Requested: Motion / Vote

Hear an Update on Capital Projects

Submitted By: Kate Parmelee, Deputy City Manager and Chief Innovation Officer

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): An update on Capital Projects has been prepared reflecting projects currently in the Capital Improvement Plan and managed by the Public Works, Utility Systems, Parks & Recreation and Facilities Departments.

Presentation Information: Separate 20-minute presentations will be provided by the Public Works Department, Utility Systems Department, Parks & Recreation Department and Facilities Department.

Staff Recommendation: Move that the Council hear and accept the update.

Alternate Recommendations:

1. Move that the Council amend the recommendation and hear and accept the update.
2. Move that the Council provide direction.

Background: The Mayor and City Council have set a priority in their strategic plan to develop High Quality Infrastructure and Facilities and Culture, Nature and Recreation. The City Manager has prioritized a focus on capital projects to support the increased demands of our growing City. Departments will provide an update including the percent complete, key upcoming milestones and start and completion dates for the Council's review and discussion.

Issues/Analysis: N/A

Financial Information: Funding for Capital Projects is programmed each year through the Capital Improvement Plan and budgeting process.

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments:

Public Works Department:

- Infrastructure Projects CIP Update
- Developer Funded Projects CIP Update
- Stormwater Projects CIP Update
- Utility Systems Department CIP Update (to be provided 2/6/26)

Parks and Recreation Department CIP Update (to be provided 2/6/26)

Facilities Department CIP Update

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:

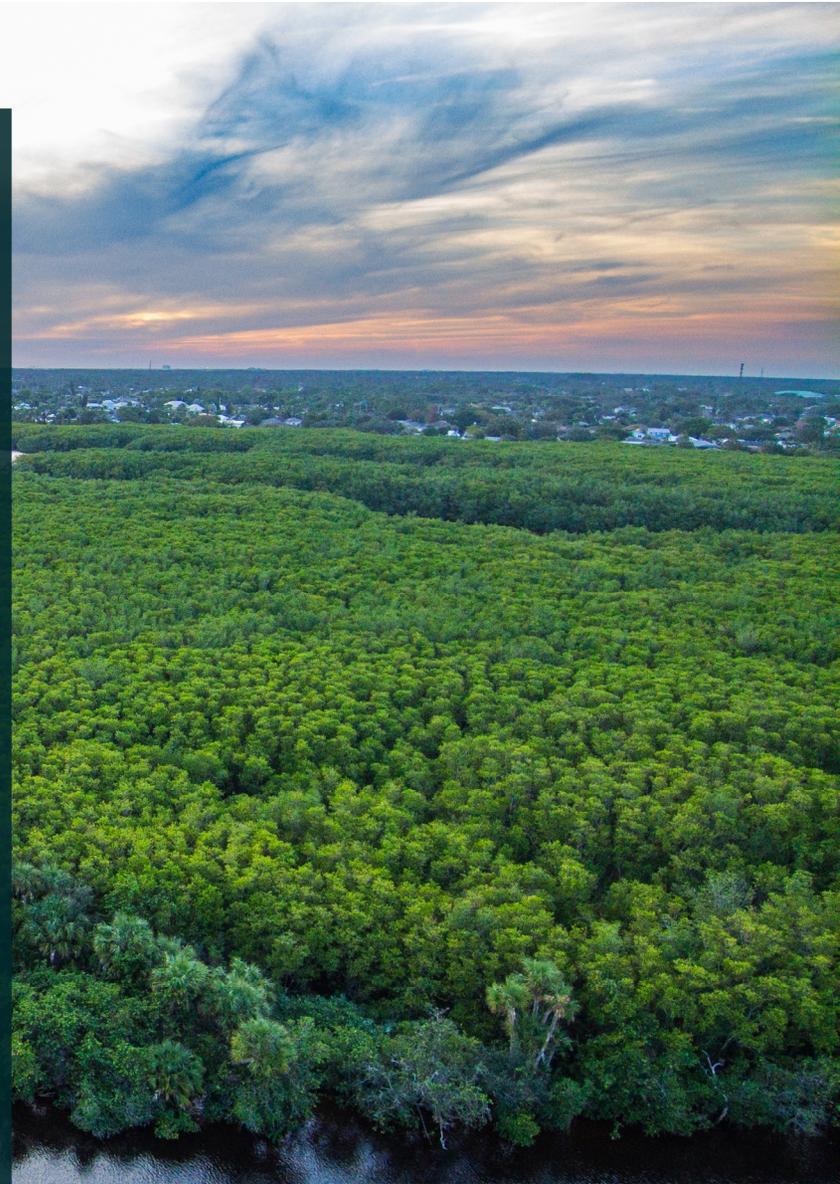
N/A



PORT ST. LUCIE
HEART OF THE TREASURE COAST

CIP

Roadway
Projects
Update





100%

Start Date:
09/26/21

Construction End
Date:
12/23/25

PORT ST. LUCIE BLVD. SEGMENT 3: GATLIN TO DARWIN CONSTRUCTION

**Construction Phase:
(including CEI):**

- **\$9M Contract**
- **\$12M Amended Cost**
 - \$4.2M in FDOT TRIP Grant Funding

Final project closeout phase is underway.



100%

Start Date:
11/06/23

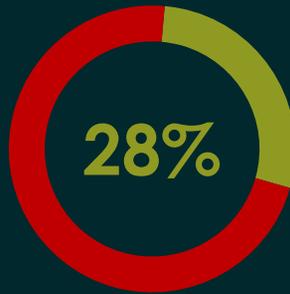
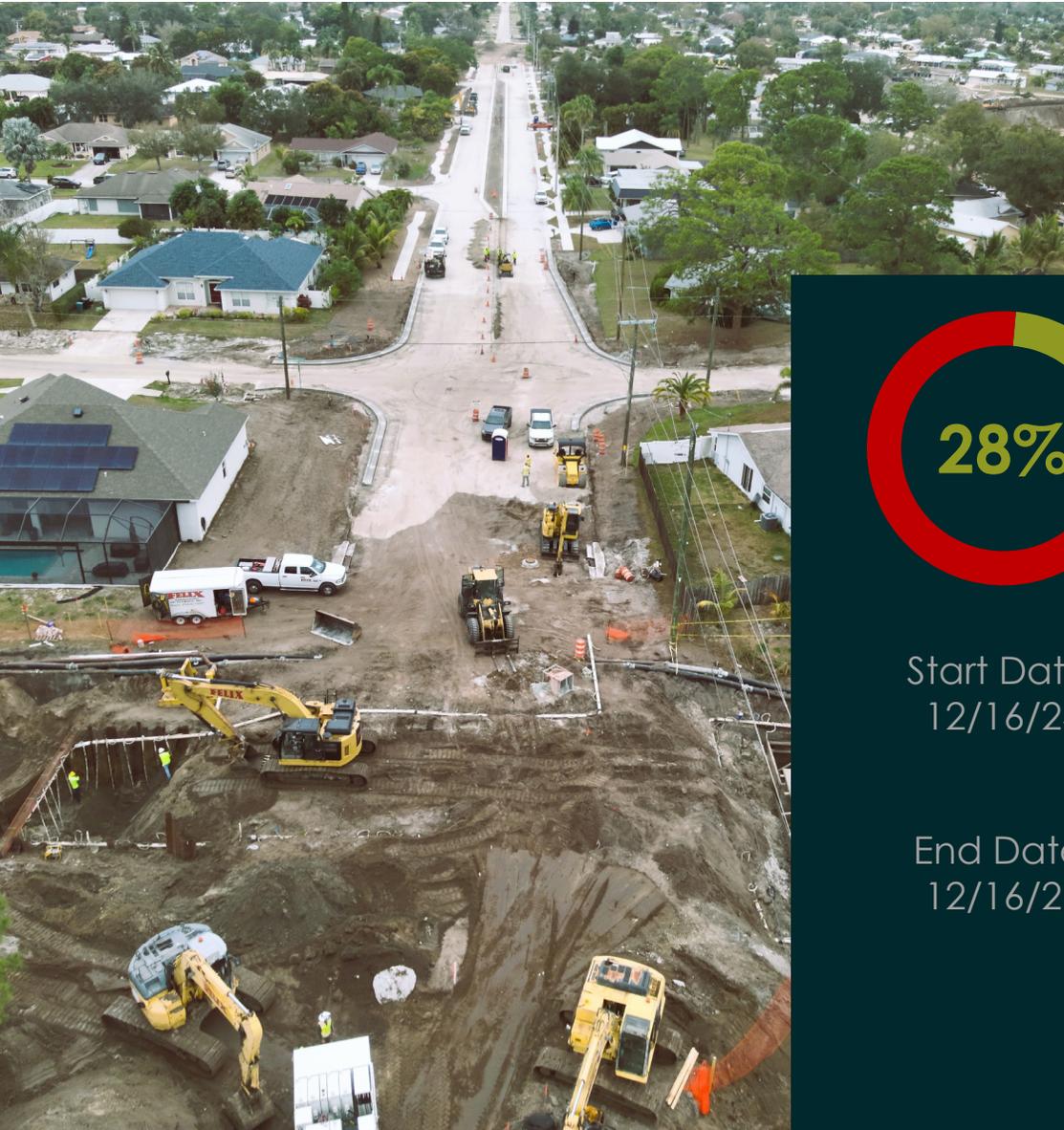
End Date:
01/14/26

E. TORINO PKWY. ROUNABOUT & TURN LANE CONSTRUCTION

**Construction Phase:
(including CEI):**

- \$2.5M Contract
- \$2.7M Amended Cost

Final project closeout phase is underway.



Start Date:
12/16/24

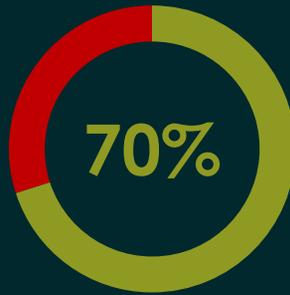
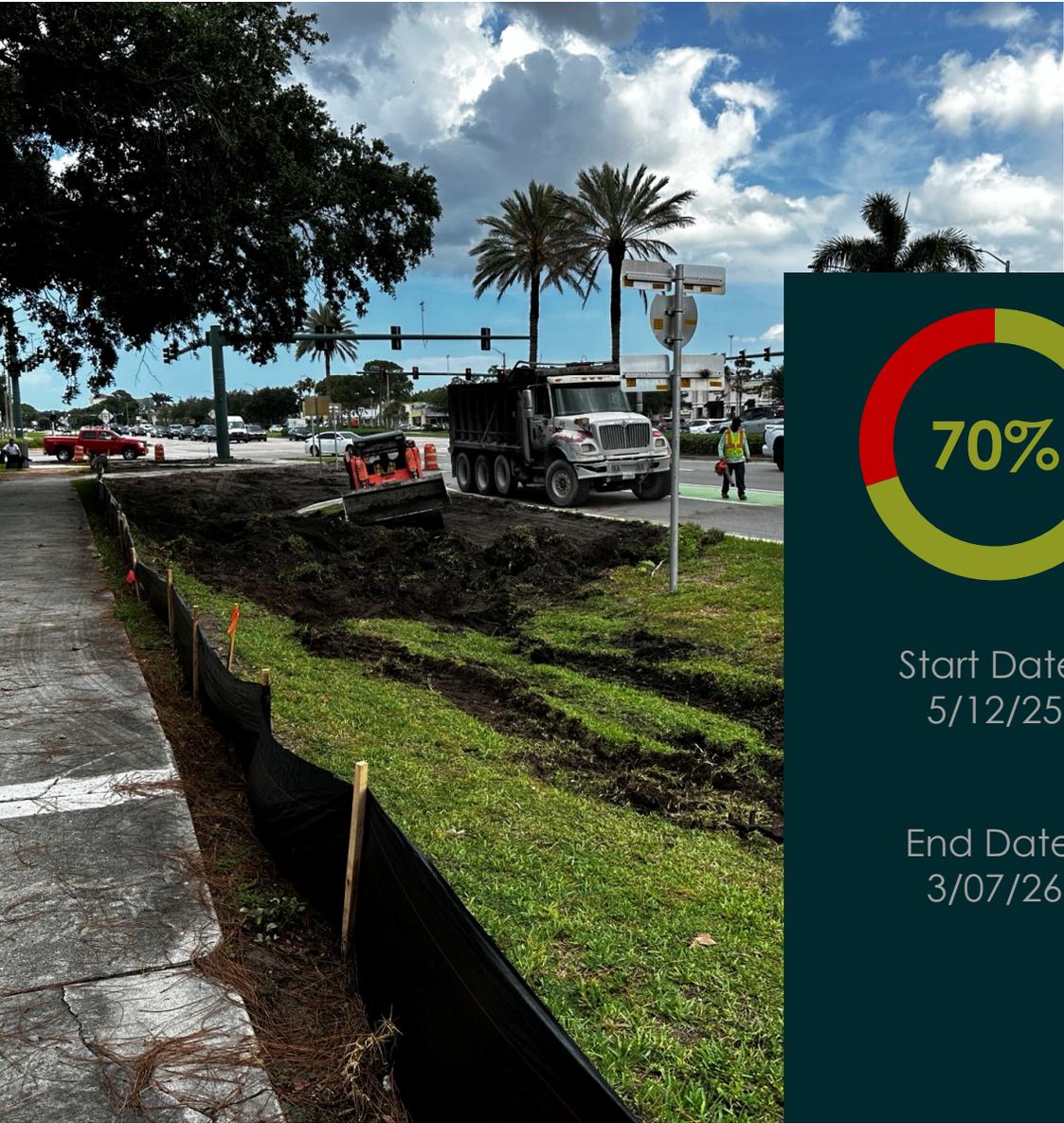
End Date:
12/16/27

FLORESTA PHASE 3 CORRIDOR IMPROVEMENTS CONSTRUCTION

Construction Phase:
(including CEI):

- **\$51.7M Contract**
 - **\$37.6M Floresta**
 - \$924K FDEP Grant
 - **\$8.2M D-11 Canal**
 - \$1.2M ARPA Grant
 - **\$5.9M Prima Vista**
 - \$5.9M St. Lucie County

Roadway, Drainage, Water, Sewer, and Pond construction are ongoing.



Start Date:
5/12/25

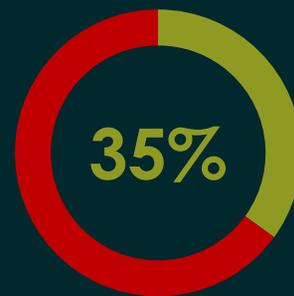
End Date:
3/07/26

ST. LUCIE WEST BLVD./ PEACOCK BLVD. INTERSECTION IMPROVEMENTS CONSTRUCTION

Construction Phase (including CEI):

- **\$4.1M**
 - \$1.5M St. Lucie County funding agreement

Partnership with St. Lucie County. Initial construction is underway. Per approved contract, no work is to take place before, during, or after Spring Training games.



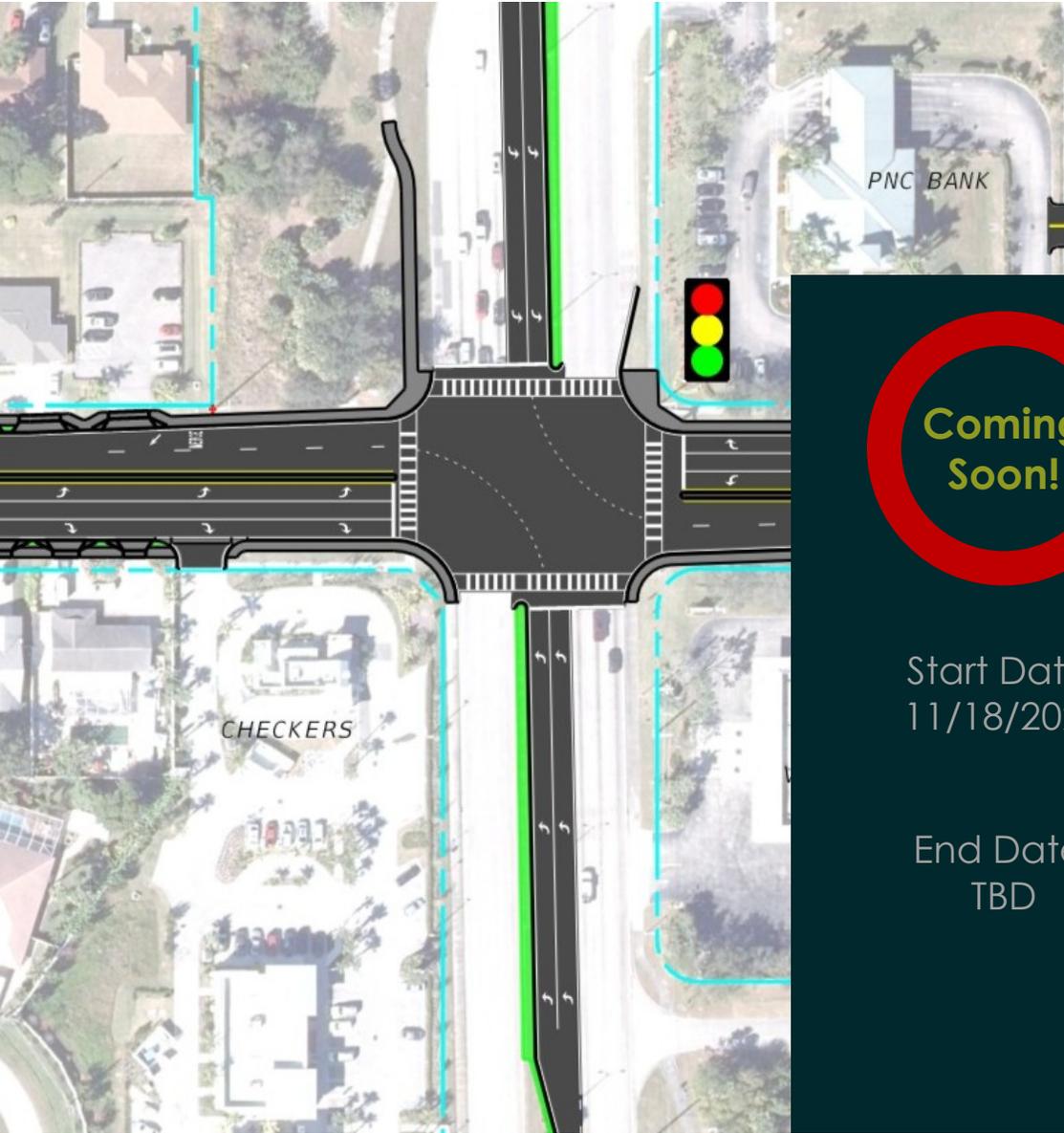
Start Date:
Summer 2025

End Date:
Fall 2026

TULIP/COLLEGE PARK INTERSECTION IMPROVEMENTS CONSTRUCTION

Construction Phase
(including CEI):
• \$1.9M

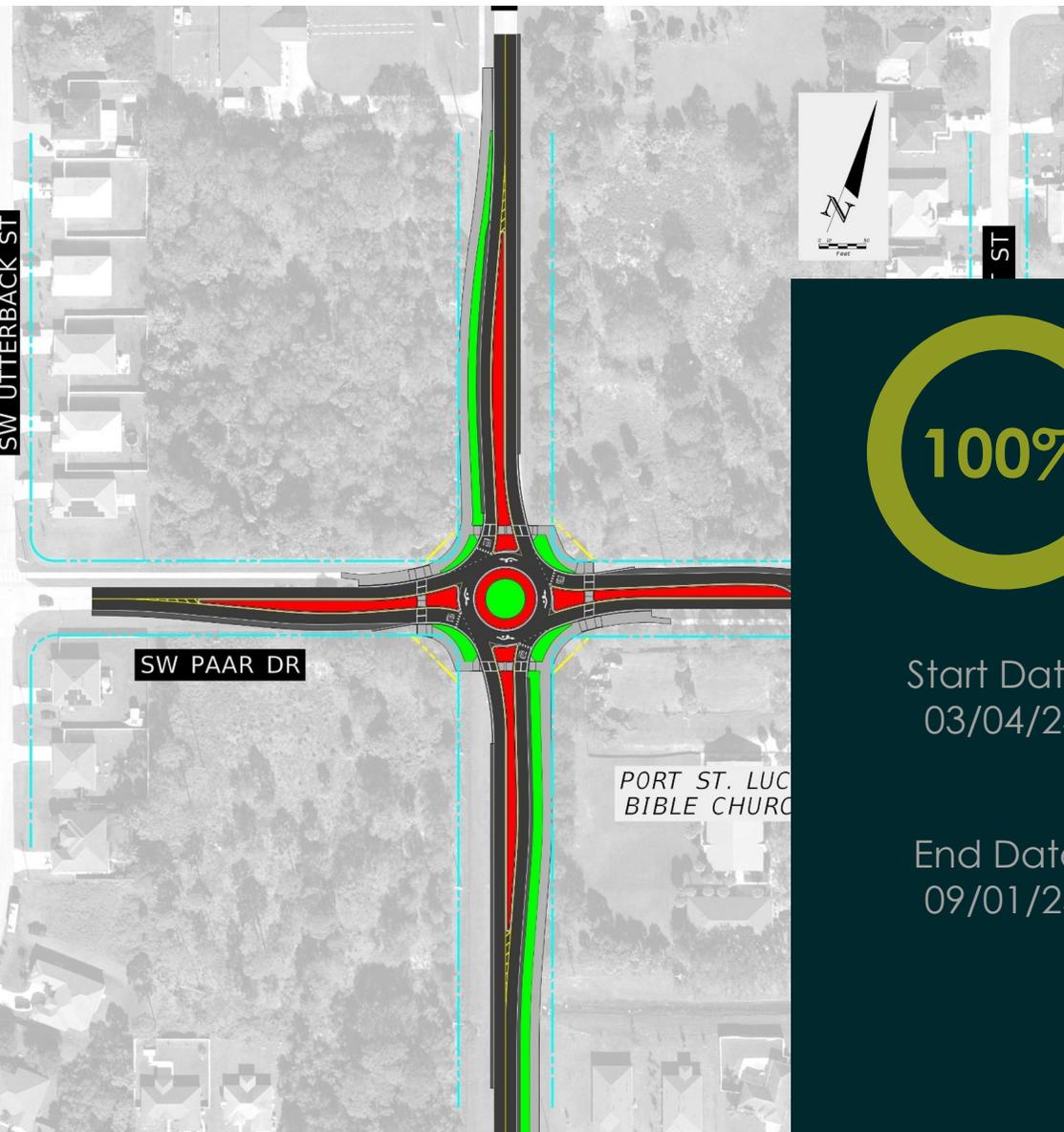
Construction ongoing; Completion is
anticipated early Fall 2026.



GATLIN/SAVONA INTERSECTION IMPROVEMENTS

- \$540K FDOT LAP Grant Funding

Staff has received feedback to extend the proposed turn lanes on Gatlin Boulevard. With that in mind, redesign is under consideration to increase capacity and address ultimate buildout. Options are being discussed with FDOT.



PAAR/SAVONA & PAAR/DARWIN

ROUNABOUTS

CONCEPTUAL & FINAL DESIGN

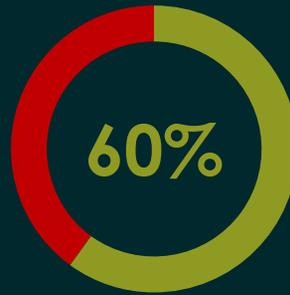
Design Phase:

- \$188K Contract
- \$346K Amended Cost

Next Steps:

- Property Acquisition (On-Going)
- Construction

Bundled the design of Paar/Darwin with Paar/Savona to save time and lower costs. A 100% Plan Set has been received, and the property acquisition process is on-going.



Start Date:
09/12/24

End Date:
Fall 2026

BAYSHORE BLVD. CORRIDOR IMPROVEMENTS CONCEPTUAL & FINAL DESIGN

Limits: Selvitz Rd to Prima Vista Blvd.

Design Phase:

- \$ 976K Contract

The Feasibility, Conceptual, and 60% phases have been completed. A four-lane Typical Section was approved by City Council on 6/23/25.



**Coming
Soon!**

Start Date:
Fall 2026

End Date:
TBD

CALIFORNIA BLVD. PHASE 1

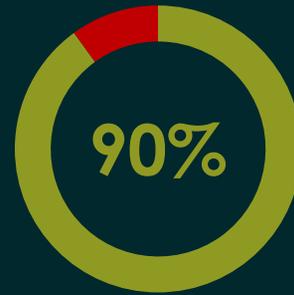
CORRIDOR IMPROVEMENTS

DESIGN BUILD PROJECT

Funding Source: Half Cent Sales Tax

Limits: St. Lucie West Blvd. to
Crosstown Pkwy. (±600 LF South)

Staff brought this project to the Bloomberg Harvard Leading City Procurement Reform Program in October 2025. The procurement delivery method has been altered to accommodate a Design-Build approach. Preliminary efforts in preparing solicitation and market research is underway



Start Date:
10/7/2024

End Date:
Summer 2026

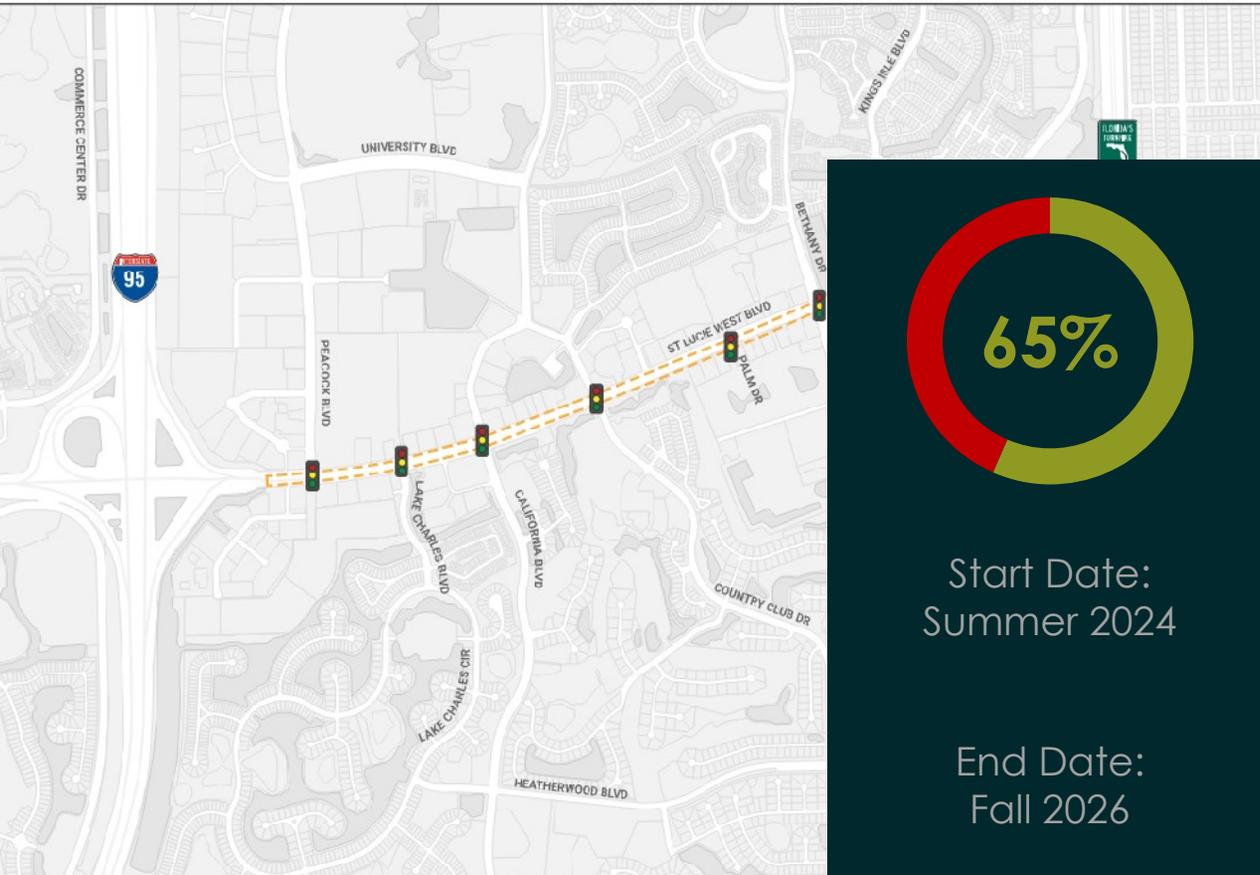
SAVONA BLVD. CORRIDOR IMPROVEMENTS *PLANNING & CONCEPTUAL DESIGN*

Limits: California Blvd. to Becker Rd.

Planning Phase:

- **\$ 290K Contract**

The Conceptual Design, Initial Traffic Analysis, and Engineering Analyses have been completed, with Traffic Analyses Update expected March 2026, and City Council One-on-Ones expected April and May 2026.



St. Lucie West Boulevard | Widening Feasibility Study

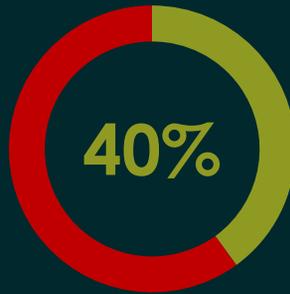
ST. LUCIE WEST BLVD. CORRIDOR IMPROVEMENTS PLANNING & CONCEPTUAL DESIGN

Limits: Peacock to Cashmere

Planning Phase:

- \$149K Contract

Phase 1 Preliminary study completed outlining the need for improvements. Phase 2 Sub Area Modeling for future growth rates in process; Final phase of the study including the operational analysis, conceptual build design, typical sections currently underway.



Start Date:
8/5/2025

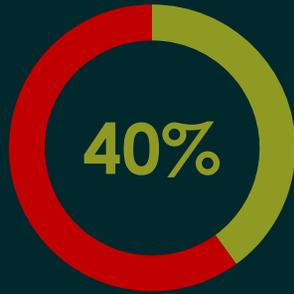
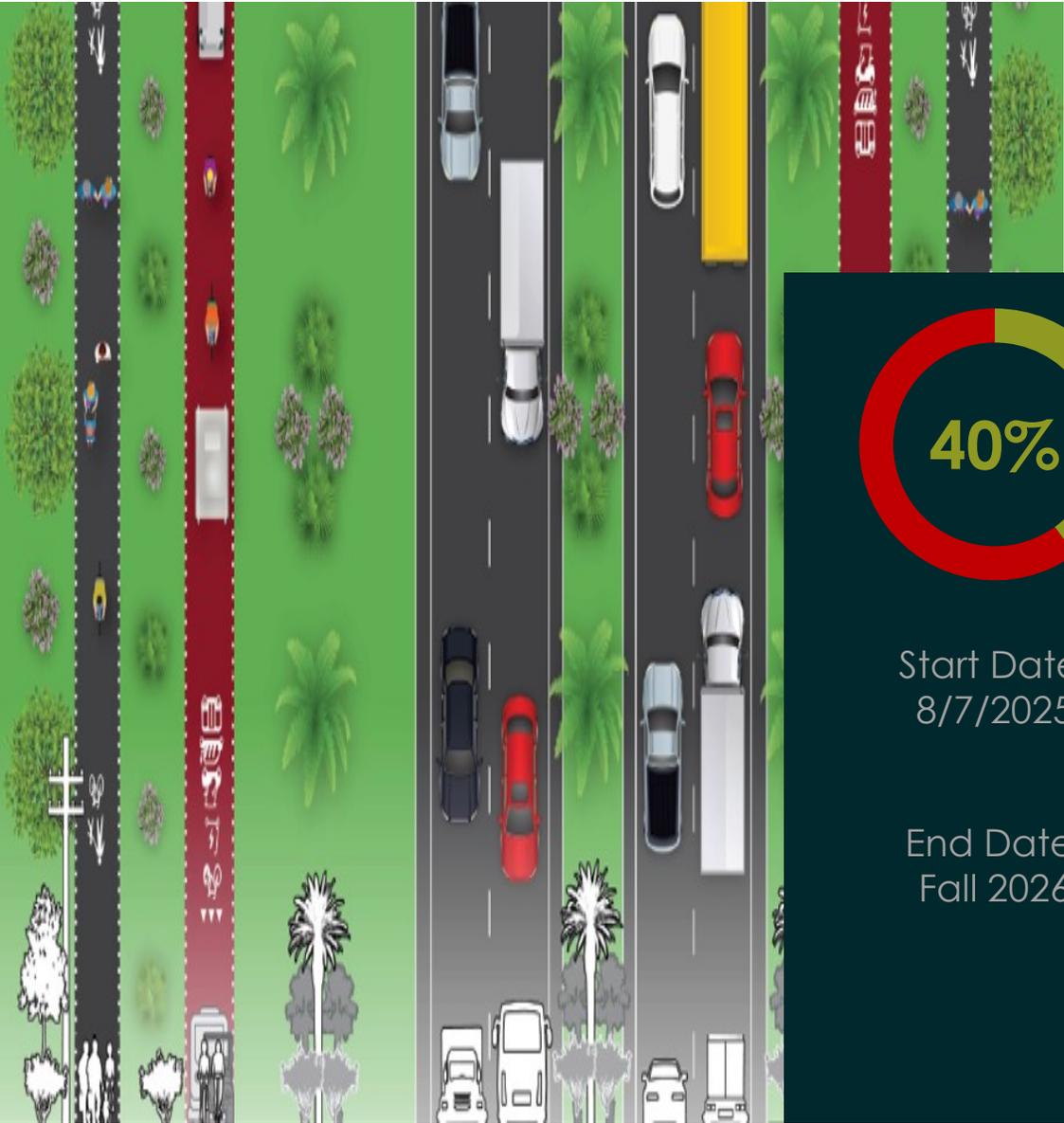
End Date:
Fall 2026

E. TORINO PKWY. CORRIDOR IMPROVEMENTS *PLANNING & CONCEPTUAL DESIGN*

Limits: Cashmere/Peacock
Roundabout to Midway Rd.

Planning Phase:
• \$ 260K Contract

Data Collection, Existing Analysis, and Safety Analysis phases have been completed. Traffic Analysis is on-going, to be followed by Conceptual Typical Sections Package.



Start Date:
8/7/2025

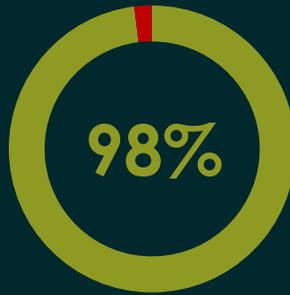
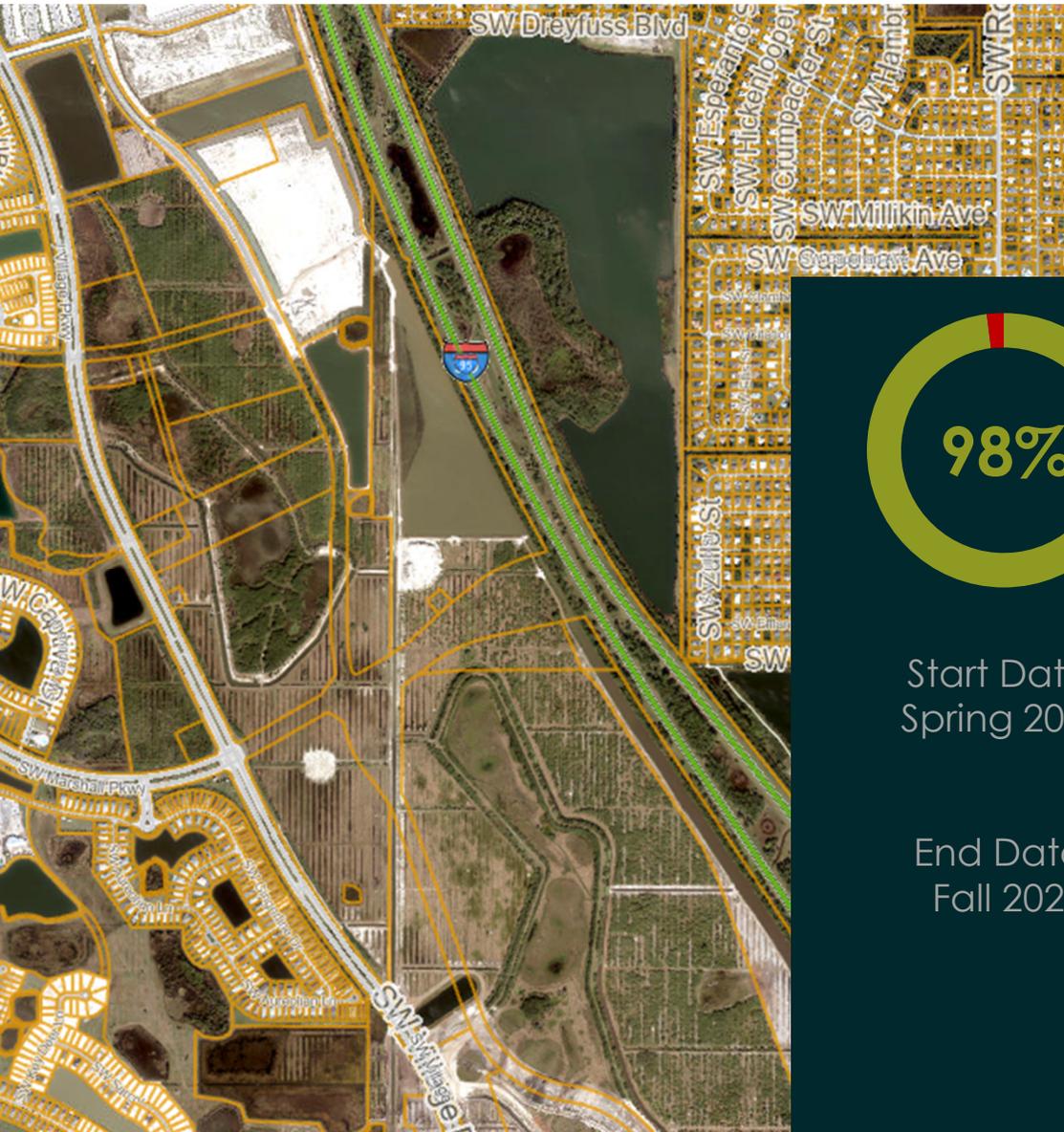
End Date:
Fall 2026

SOUTHBEND BLVD. CORRIDOR IMPROVEMENTS *PLANNING & CONCEPTUAL DESIGN*

Limits: Floresta/Oaklyn Roundabout
to Becker Rd.

Planning Phase:
• \$ 245K Contract

Data Collection, Existing Analysis, and Safety Analysis phases have been completed. Traffic Analysis is on-going, to be followed by Conceptual Typical Sections Package.



Start Date:
Spring 2025

End Date:
Fall 2025

MARSHALL PKWY & I-95 INTERCHANGE

PLANNING & CONCEPTUAL DESIGN

Limits: Western Annexation Area

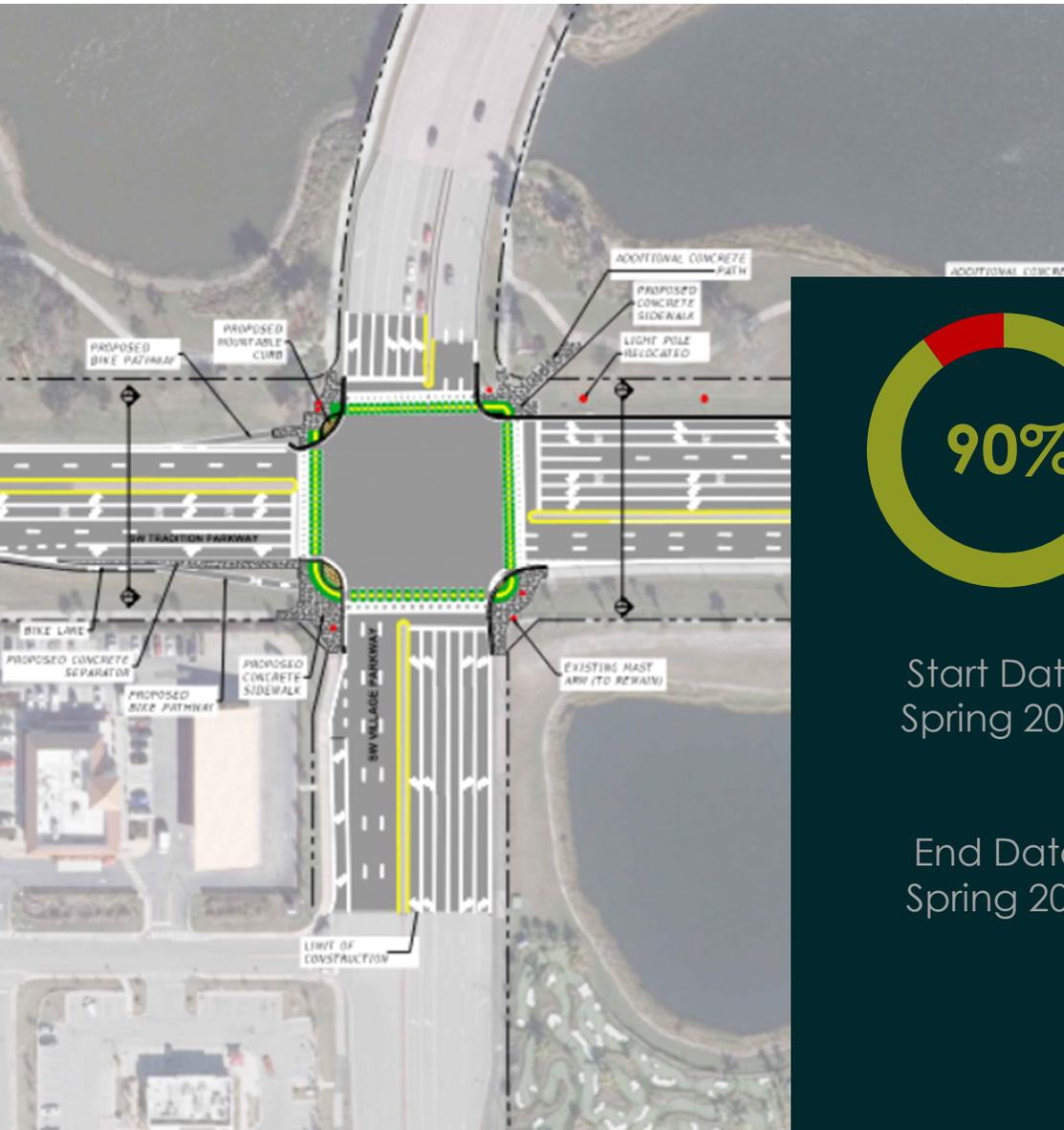
Study Phase:

- \$ 51,800 Completed
- Finalizing memo to FDOT

FDOT Study Phase:

- Projected Start FY 26/27
- \$ 2.0 M Estimated

FDOT must conduct internal Project Development and Environmental (PD&E) study including an Interchange Justification Report (IJR). City budgeting to possibly fund FDOT led efforts.



Start Date:
Spring 2025

End Date:
Spring 2026

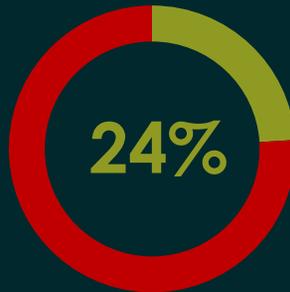
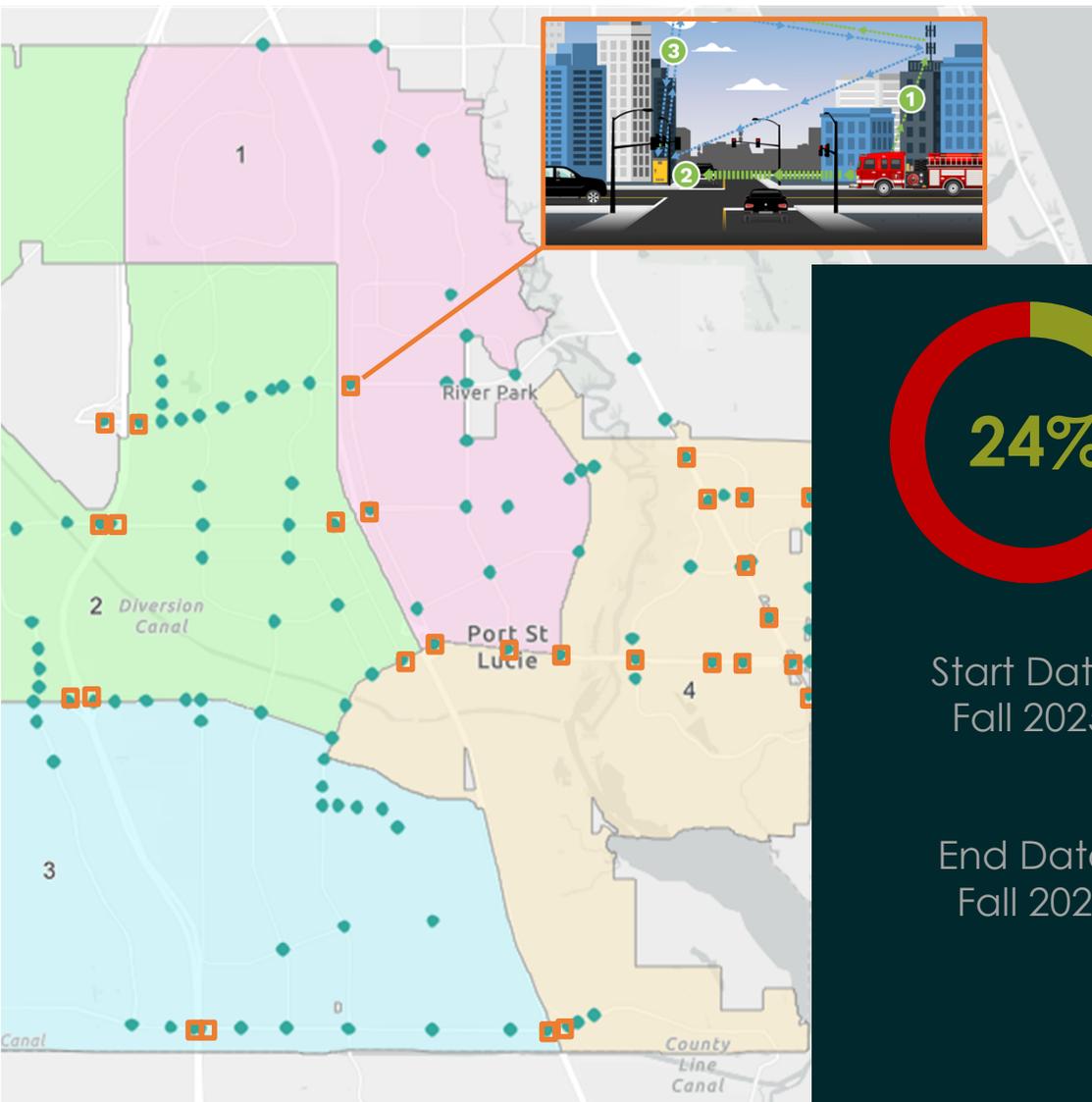
TRADITION PKWY/ VILLAGE PKWY INTERSECTION IMPROVEMENTS DESIGN

Design Phase:

- \$102K Contract*
- \$289K Amended Cost**

*Original scope covered bike ped safety issued in June 2023

**Project scope expanded in April 2025 to include Eastbound and Westbound left turn lane extensions as well as additional right turn lanes, lighting and drainage. Limits were extended to address existing roadway conditions. Increased cost for additional geotechnical, survey and design needs included in Amended Cost.



Start Date:
Fall 2025

End Date:
Fall 2026

TRAFFIC SIGNAL PRE-EMPTION CITY-WIDE IMPROVEMENTS *PLANNING & IMPLEMENTATION*

Limits: All existing and upcoming signalized intersections managed by the City.

Procurement and Installation Phase:

- \$ 1.7M Estimated
- Priority Corridors approved by Fire District

All FDOT owned and City managed signalized intersections have been outfitted with pre-emption.



PORT ST. LUCIE
HEART OF THE TREASURE COAST

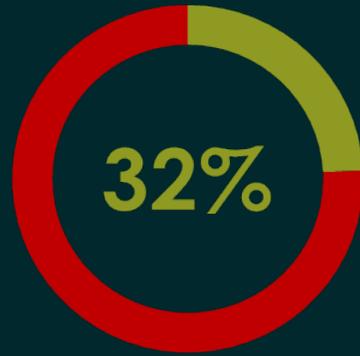
Thank you
Questions?



PORT ST. LUCIE
HEART OF THE TREASURE COAST

STORMWATER

Infrastructure
Projects Update



Start Date:
12/16/24

End Date:
12/16/27

D-11 CANAL IMPROVEMENTS

Construction Phase:
• \$8.3M Contract

Construction of the canal improvements started on 7/7/2025.



100%

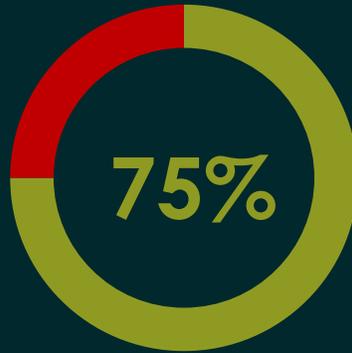
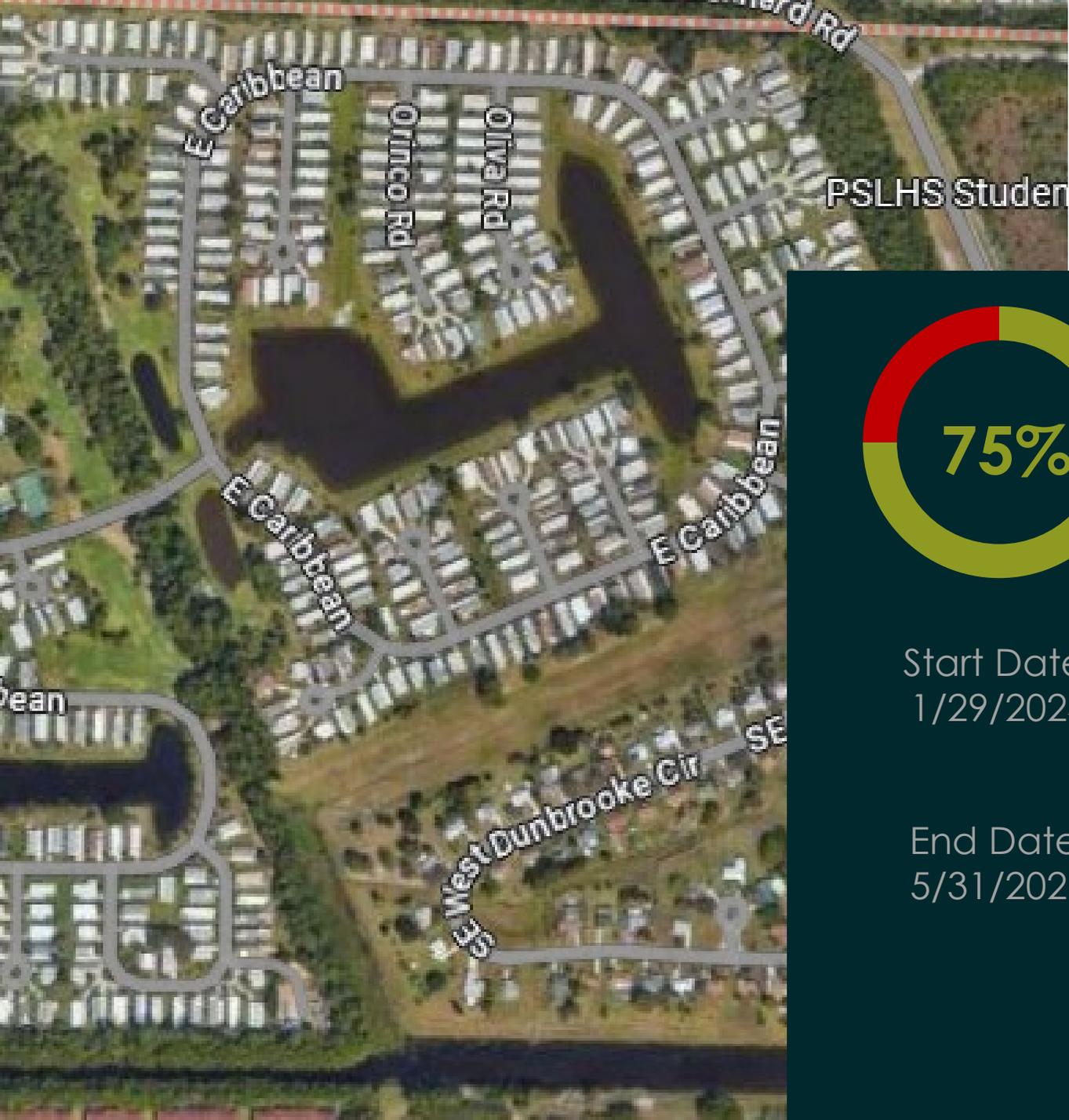
Start Date:
November 2023

End Date:
3/1/2025

SWW-1 REHABILITATION

Construction Phase:
• \$984k Contract

The project was completed in March of 2025.



Start Date:
1/29/2024

End Date:
5/31/2026

HOGPEN SLOUGH STORMWATER TREATMENT AREA DESIGN AND PERMITTING

Design Phase:
• \$300k

The preliminary plans and studies have been completed. Final design is underway with 90% plans nearing completion and permit applications will be submitted in February. The final plans and permits are anticipated to be completed by May.



100%

Start Date:
06/17/2025

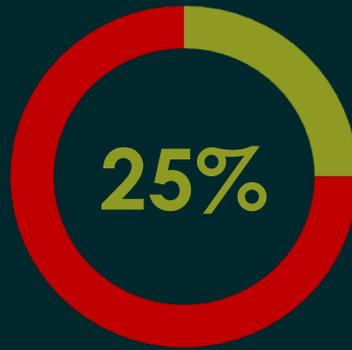
End Date:
11/14/2025

WHITMORE DR. BAFFLE BOX

Construction Phase:

- **\$831k Contract**
- **\$188k Amended Cost**
 - \$458k FDEP SWAG Grant
 - \$458k ARPA Grant

Baffle box installation is completed, and the project is currently being closed out.



Start Date:
12/16/2024

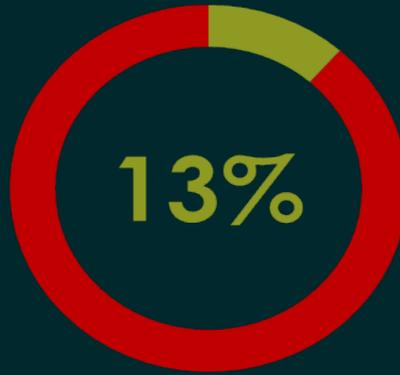
End Date:
12/16/2027

FLORESTA PH. III BAFFLE BOXES

Construction Phase:

- **\$1.4M Contract**
 - \$924k FDEP SWAG Grant

Baffle box at the D-10 canal has been installed. Site of the installation is still being worked on as related roadwork is commencing to then install the baffle box at the D-8 canal.



Start Date:
10/06/2025

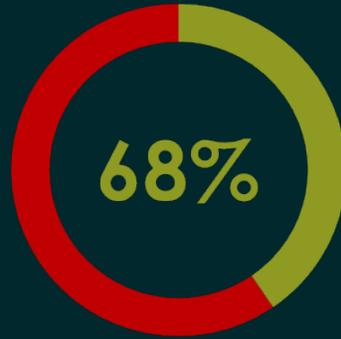
End Date:
12/31/2026

WATERSHED A&B IMPROVEMENTS

Construction Phase:

- **\$3.5 M Contract**
 - \$2M FDEP Resilient Florida Grant
 - \$1.06M ARPA Grant

The project is included in the same contract as the A-14 Water Control Structure Project. The contract was approved by Council at the June 23, 2025 meeting and construction is underway.



Start Date:
08/18/2025

End Date:
12/31/2026

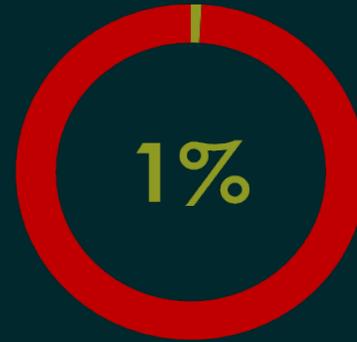
A-14 WATER CONTROL STRUCTURE

Construction Phase:

- **\$1.4M Contract**
 - \$525k FDEP SWAG Grant
 - \$100k State Water Quality Assistance
 - \$100k IRL Council

The project is included in the same contract as the Watershed A & B Improvements Project. The contract was approved by Council at the June 23, 2025 meeting and work is underway.

OAK HAMMOCK WATERSHED IMPROVEMENTS



Start Date:
10/1/2025

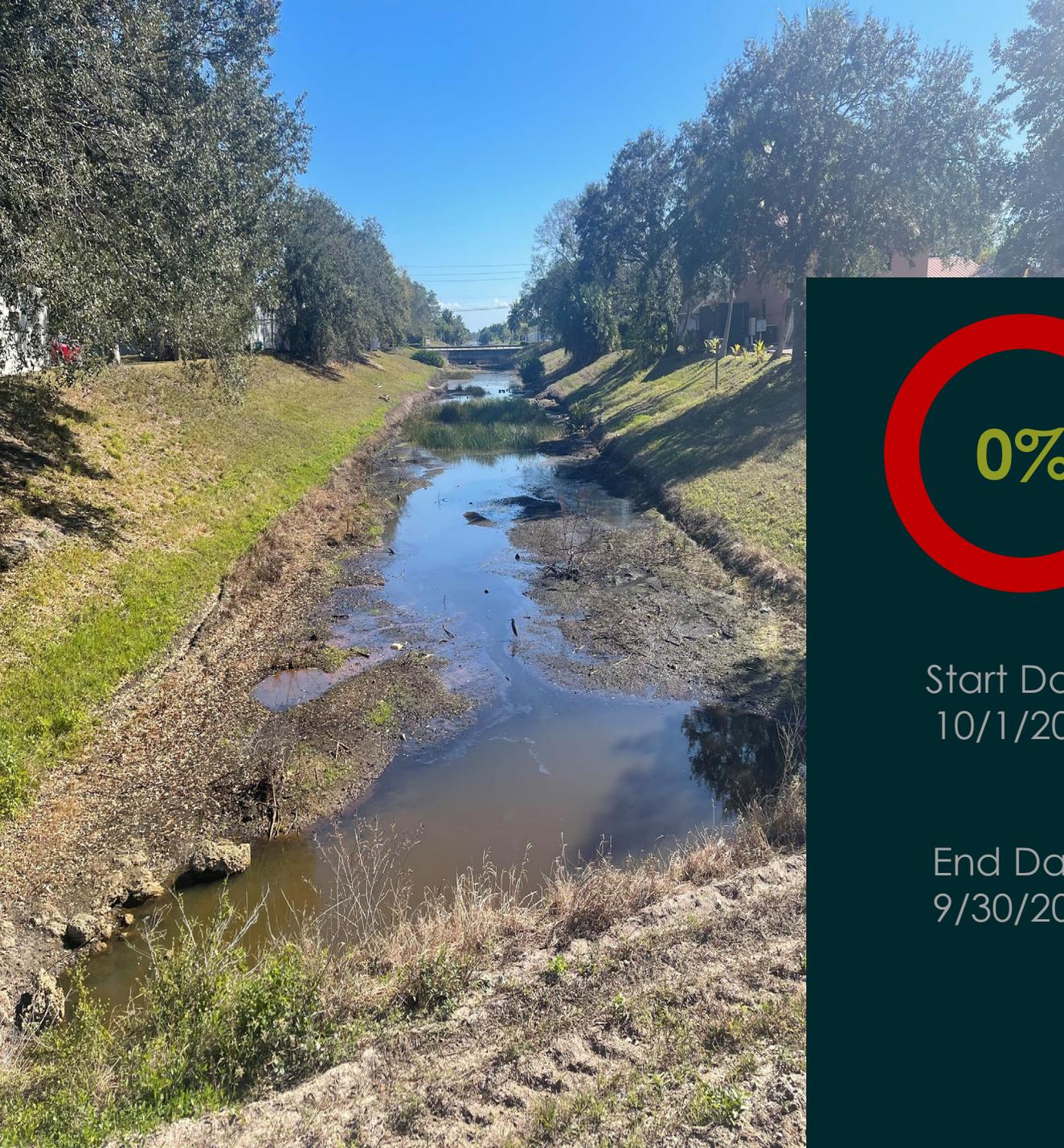
End Date:
Summer 2034

Planning, Design & Construction:
• \$32M Estimated

Currently in Procurement Phase for
Design

Design: Starting Summer 2026 – Summer 2028
Construction: Anticipated FY 29 – FY 34

Project will include a study to identify stormwater system improvements to decrease flooding and improve the level of resilience within the watershed.



0%

Start Date:
10/1/2026

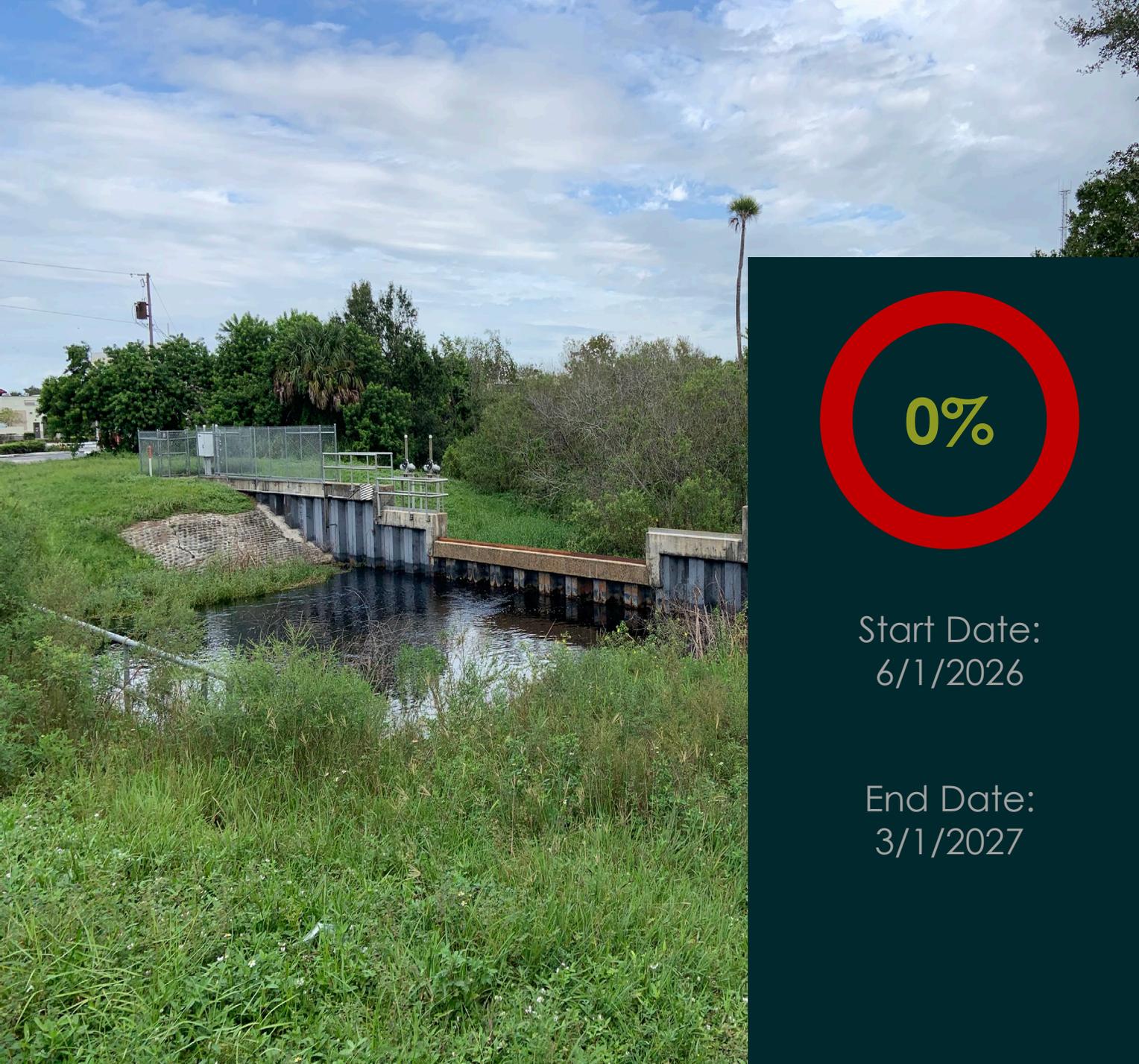
End Date:
9/30/2029

ELKCAM BASIN IMPROVEMENTS

Planning, Design & Construction:

- **\$8.4M Estimated**

Project will include a study to determine the excavation limits needed throughout the entire waterway upstream of the outfall structure along with adjustments to existing control structures to improve water quality in the area.



0%

Start Date:
6/1/2026

End Date:
3/1/2027

HOG PEN SLOUGH WATER CONTROL STRUCTURE

Construction Phase:
• \$1.3M Estimated

Design is 50% complete with final design and permits to be completed by end of December 2025.



0%

Start Date:
3/1/2026

End Date:
12/31/2028

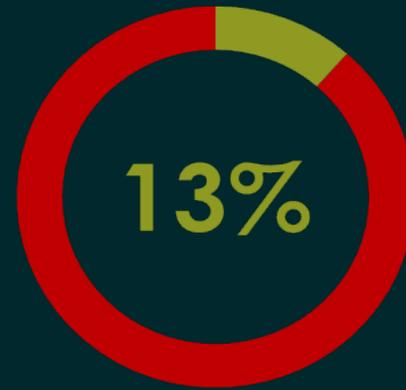
E-8 CANAL IMPROVEMENTS

Construction Phase:
• \$6M Estimated

Construction starting in March, City Council recently approved.



ACCELERATE SWALE & CULVERT PROGRAMS



Start Date:
10/1/2025

End Date:
9/30/2030

Construction Phase:

- **Existing Program - \$4.3M**
 - Acceleration program funding is spread over five years to assist in addressing existing 1PSL's.
 - This would be in addition to the current City Swale Program.
 - Maintenance will continue to be an ongoing program.

Exploring funding opportunities to further accelerate the swale rework program.

New Program is estimated to cost an additional \$5.7M and would accelerate work with a completion goal of 3.5 years.



PORT ST. LUCIE
HEART OF THE TREASURE COAST

Thank you

Questions?



PORT ST. LUCIE
HEART OF THE TREASURE COAST

**DEVELOPER
FUNDED /
OBLIGATED**
Infrastructure
Projects Update



100%

Start Date:
April 2023

End Date:
Winter 2025

CROSTOWN PKWY. Extension

Construction Cost:

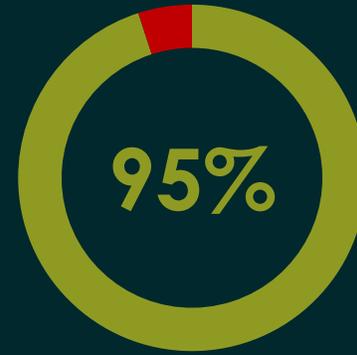
- \$21M

Developer Funded: Verano

From Village Pkwy, west to Range Line Rd

Status: Substantially Complete

- Roadway is open to the public
- Developer is finalizing closeout documents to transfer roadway to the city.



Start Date:
February 2025

End Date:
March 2026

MARSHALL PKWY AT RIVERLAND PARCEL B, PHASE 2

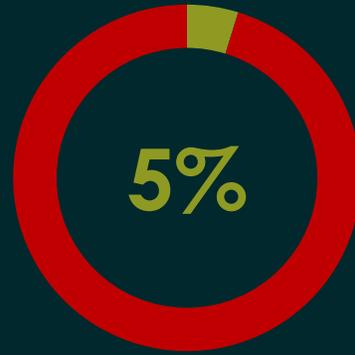
Construction Cost:

- \$1.2M Estimated

Developer Funded: Riverland

From Parcel B south entrance (SW Sea Warrior Pkwy), west to Riverland Blvd Intersection

Status: Under Construction



Start Date:
November 2025

End Date:
Fall 2026

DISCOVERY WAY AT RIVERLAND PARCEL C, PHASE 2

Construction Cost:

- **\$1.7M Estimated**

Developer Funded: Riverland

From Riverland Parcel C North entrance (SW Brookside Falls Way), west to Sundance Vista Blvd (a.k.a. N/S A Road)

Status: Under Construction



0%

Start Date:
Spring 2026

End Date:
Summer 2027

SUNDANCE VISTA BLVD AT RIVERLAND PARCEL D PHASE 1

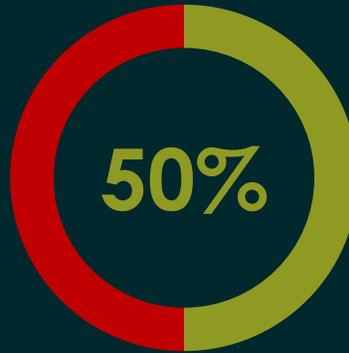
Construction Cost:

- **\$4.1M Estimated**

Developer Funded: Riverland

From Discovery Way intersection, south to
Riverland Parcel D, West Entrance
(Midnight Stream Blvd)

Status: Under Design/Review



Start Date:
May 2025

End Date:
Summer 2026

SUNDANCE VISTA BLVD

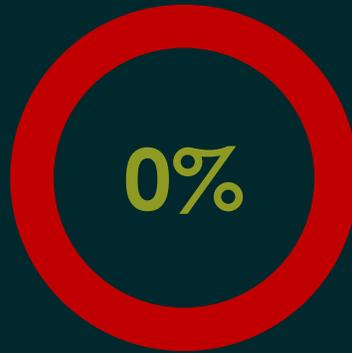
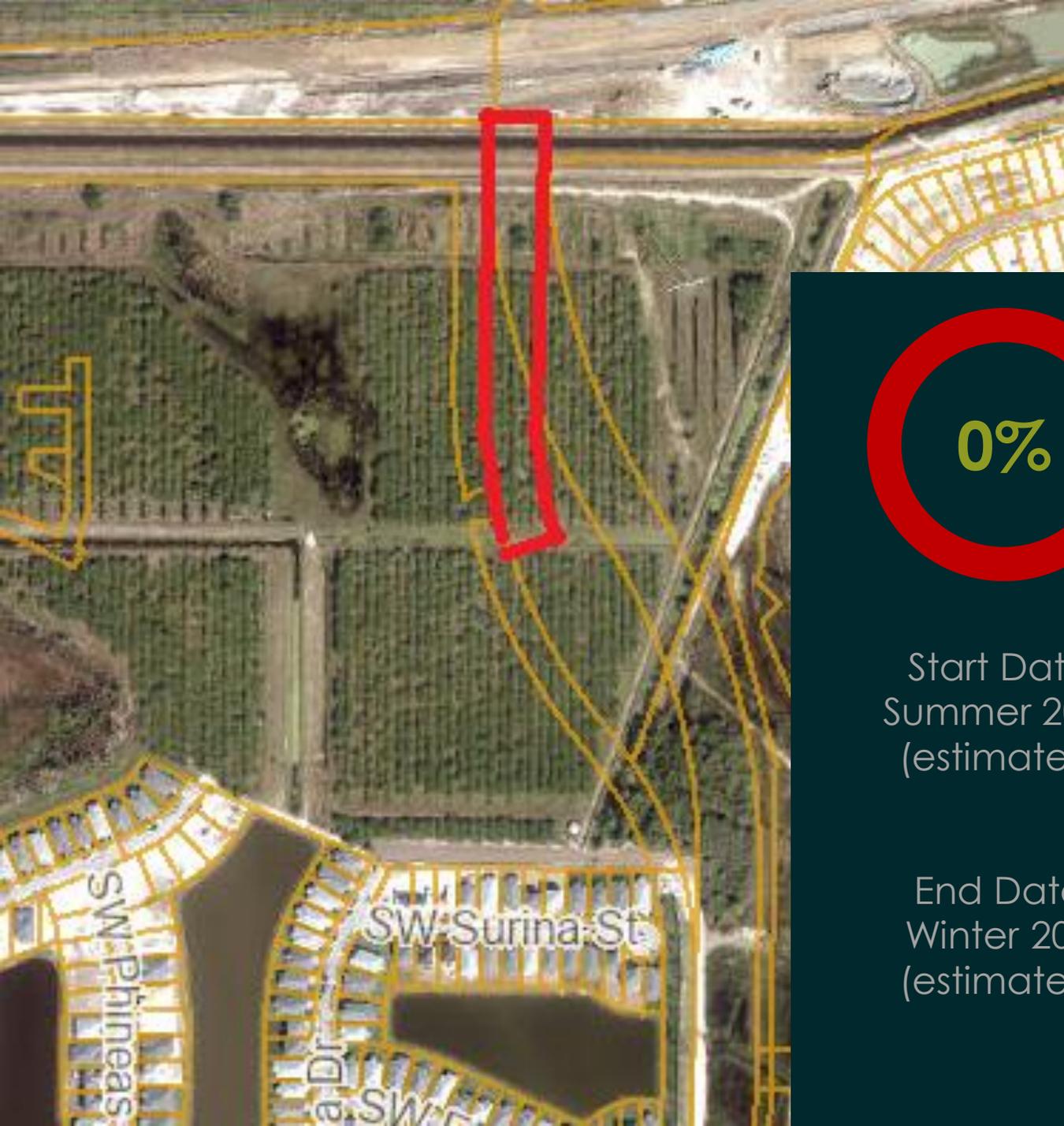
Construction Cost:

- **\$6.2M Estimated**

Developer Funded: Mattamy

From Tradition Pkwy south to SLC K-8
School in Western Grove

Status: Under Construction



Start Date:
Summer 2026
(estimated)

End Date:
Winter 2027
(estimated)

SUNDANCE VISTA BLVD

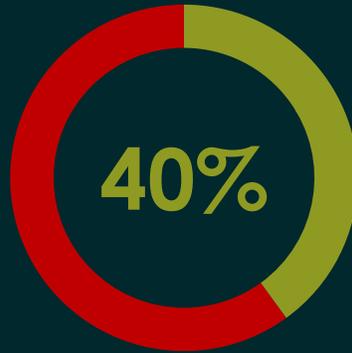
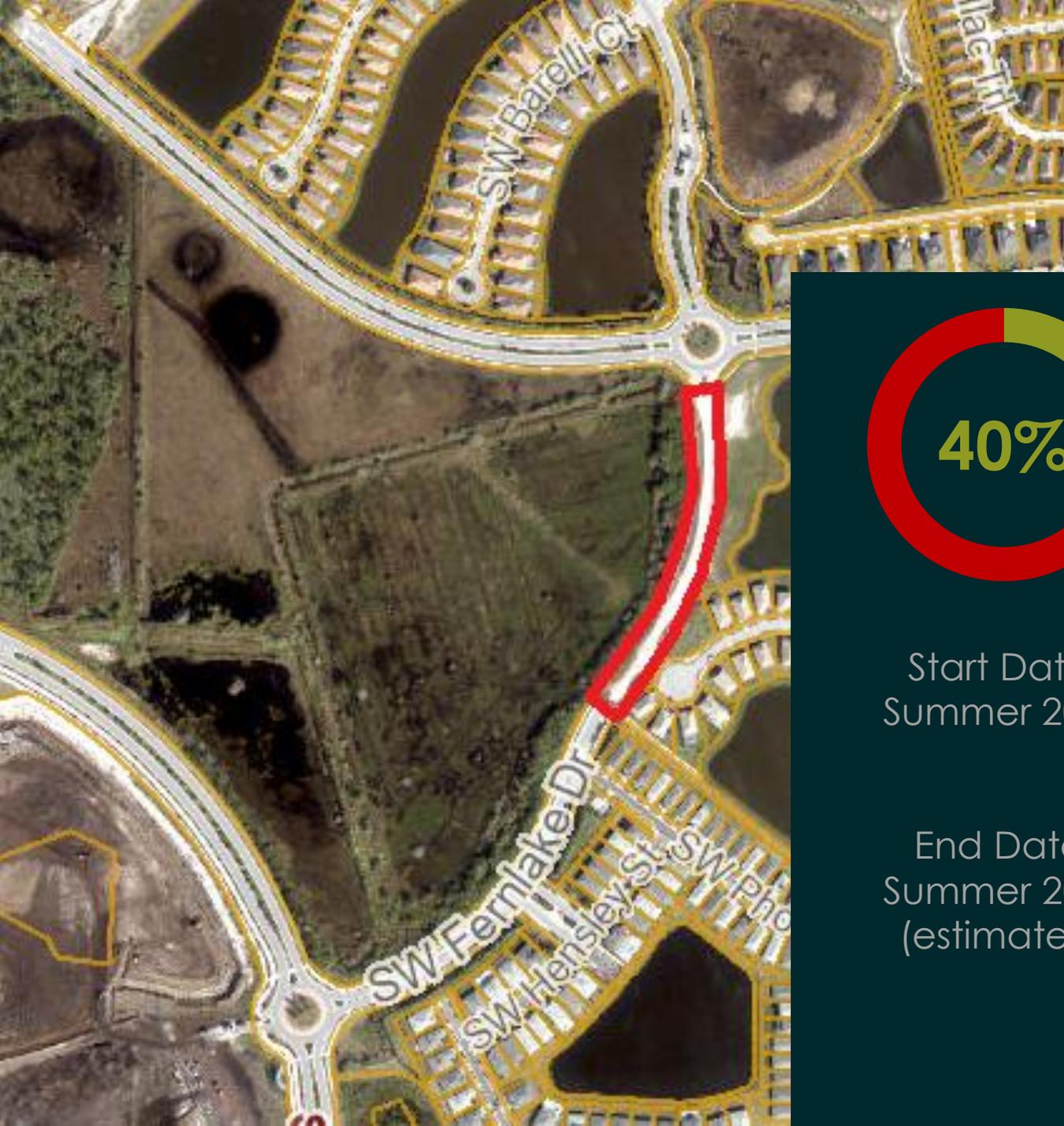
Construction Cost:

- **\$6M Estimated**

Developer Funded: Mattamy

From Crosstown Pkwy south to Western
Grove Cadence east entrance

Status: Under Design/Review



Start Date:
Summer 2025

End Date:
Summer 2026
(estimated)

FERNLAKE DRIVE

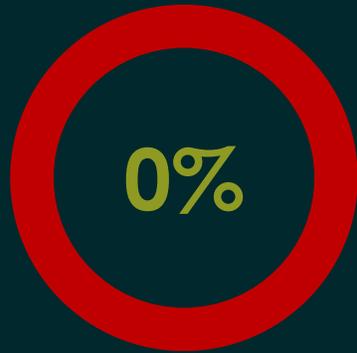
Construction Cost:

- **\$2.5M Estimated**

Developer Funded: Mattamy

From Westcliffe Lane, south to Emry
emergency entrance

Status: Under Construction –dependent on
Brynlie at Tradition



Start Date:
TBD

End Date:
TBD

SUNDANCE VISTA BLVD

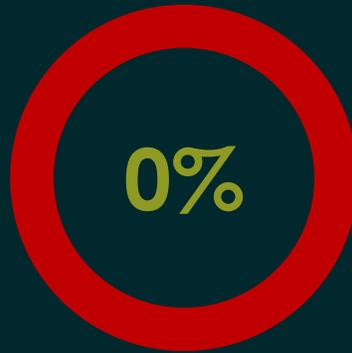
Construction Cost:

- **\$6.3M Estimated**

Developer Funded: Mattamy

From Western Grove Cadence 2nd
entrance, south to Tradition Pkwy

Status: In negotiations with developer to
accelerate construction.



Start Date:
TBD

End Date:
TBD

WESTCLIFFE LANE

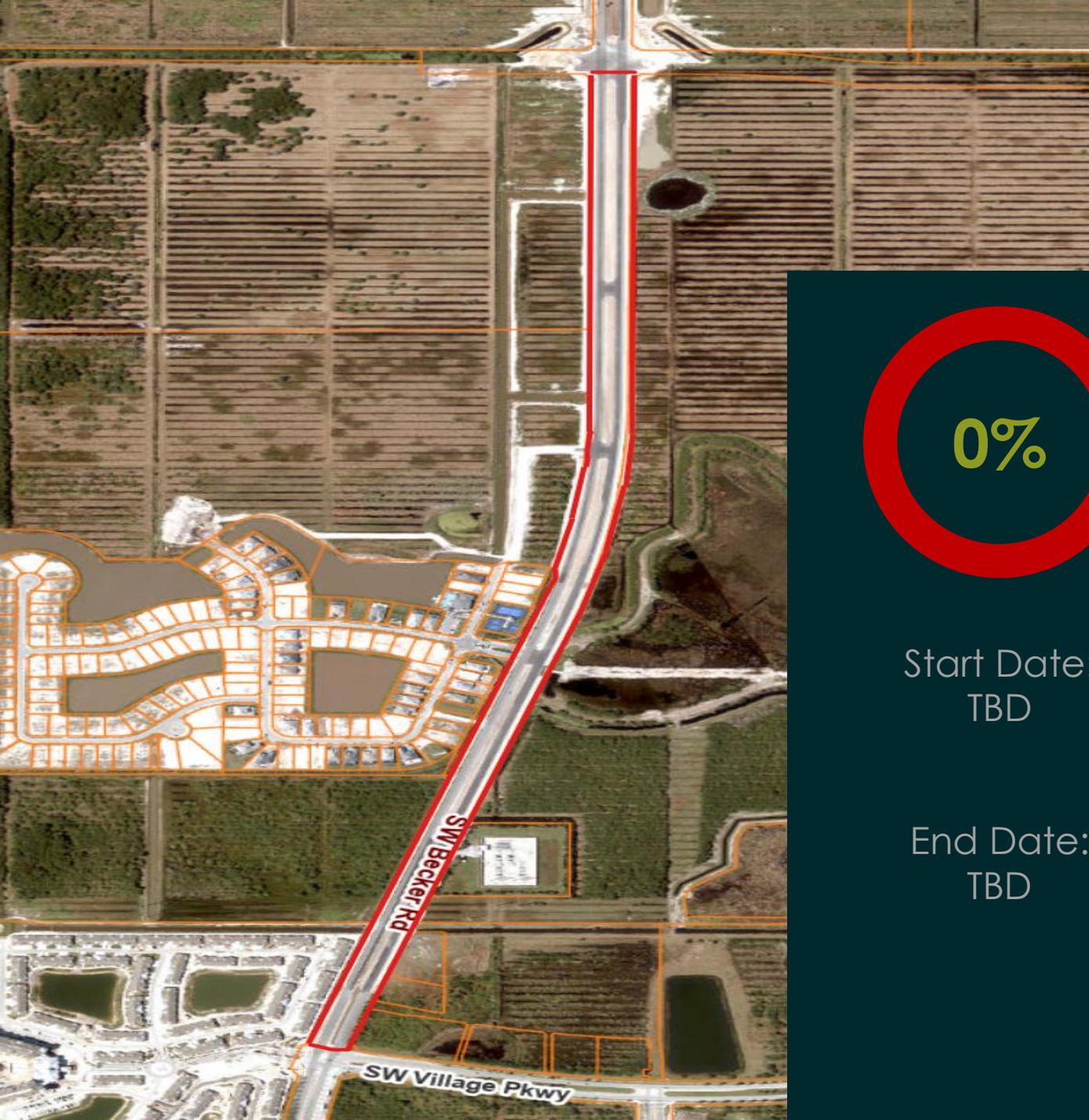
Construction Cost:

- **\$6.5M Estimated**

Developer Funded: Mattamy

From Esplanade west entrance, west to Sundance Vista Blvd (N/S A Roadway)

Status: To be constructed with development of the Lotus development.



0%

Start Date:
TBD

End Date:
TBD

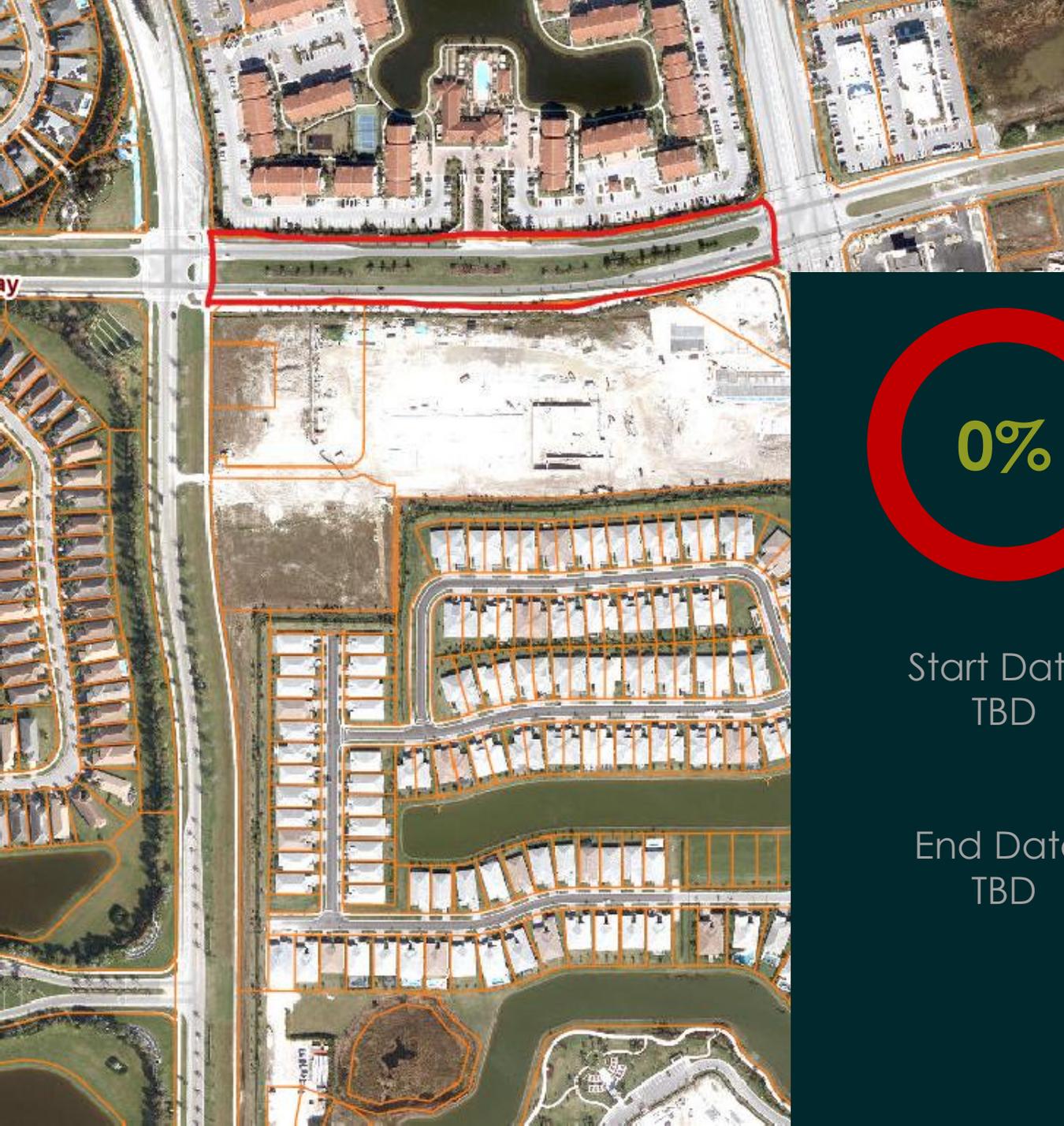
BECKER ROADWAY WIDENING

Developer was notified on
1/16/26 regarding the DRI
obligations for widening

Developer Funded: Mattamy

From Village Parkway west to Community Boulevard

Status: Per Section 11 of the DO Resolution, Mattamy has 30 days to provide evidence of contracts for the road widening or enter a development agreement within 60 days of receipt of the city's letter. The DO also allows for monitoring through the biennial report to determine when roadway widening is needed.



0%

Start Date:
TBD

End Date:
TBD

DISCOVERY WAY WIDENING

Developer was notified on 1/16/26 regarding the DRI obligations for widening

Developer Funded: Mattamy

From Village Parkway west to Community Boulevard

Status: Per Section 11 of the DO Resolution, Mattamy has 30 days to provide evidence of contracts for the road widening or enter a development agreement within 60 days of receipt of the city's letter.

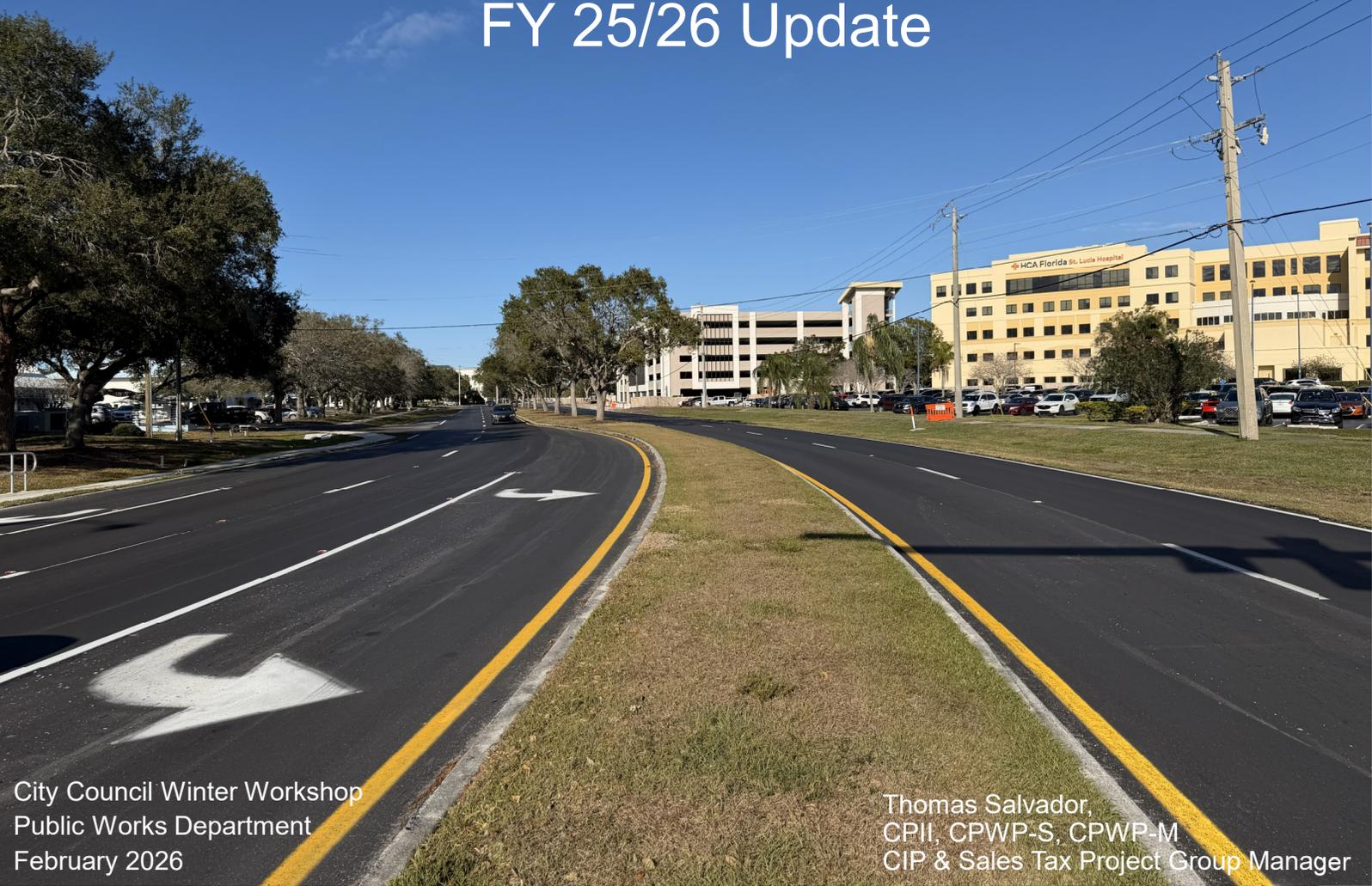


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Thank you

Questions?

Roadway Preservation and Resurfacing Plan FY 25/26 Update



City Council Winter Workshop
Public Works Department
February 2026

Thomas Salvador,
CPII, CPWP-S, CPWP-M
CIP & Sales Tax Project Group Manager



Objectives

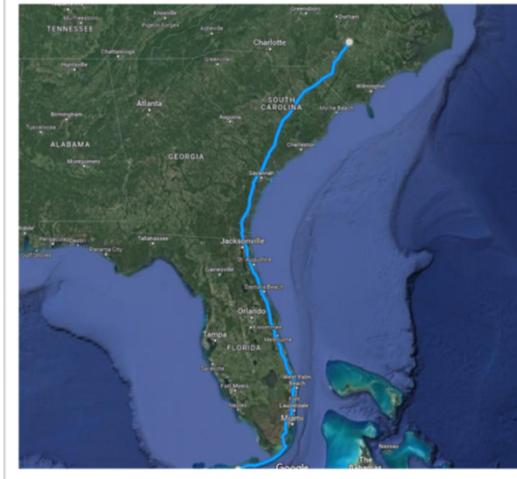
Goal 5 – High Quality Infrastructure and Facilities

1. Network Overview
Total Mileage Maintained
2. Resurfacing and Preservation
Methodology, Scope and Current Costs
3. Progress
To Date FY 25/26
4. Update
Proposed 10-Year Plan
5. Recommendations

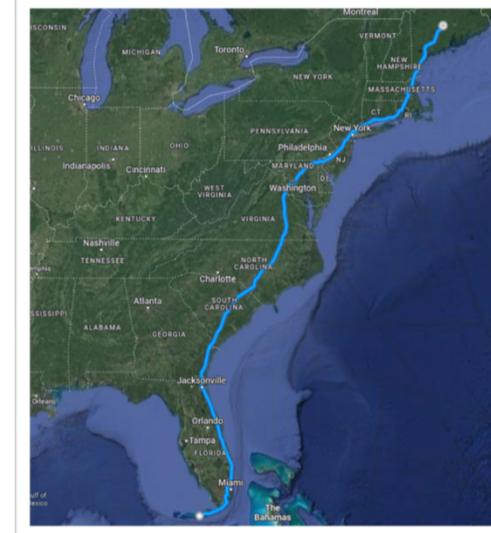


Roadway Network by the Numbers

- 924 Centerline Miles
- or-
- 1988 Lane Miles
 - 1728 Two-lane Miles
 - Residential Roads
 - 260 Multilane Miles
 - Gatlin Blvd.
 - Crosstown Pkwy.



Key West, Florida to
Benson, North Carolina
924 Centerline Miles on I-95

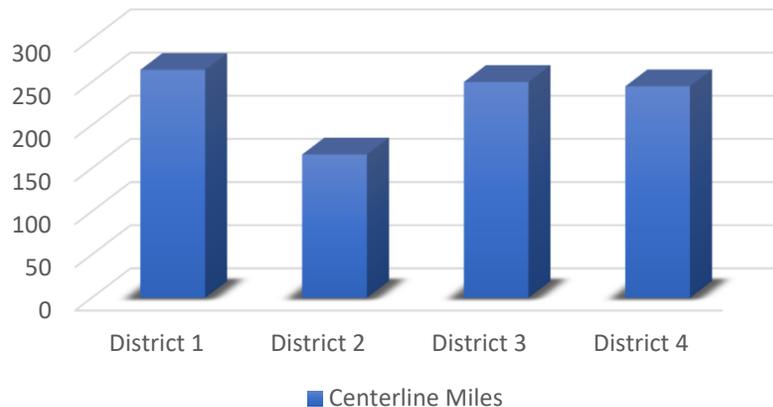


Key West, Florida to
Houlton, Maine
1988 Lane Miles on I-95

Current Plan Methodology

The resurfacing plan was developed using a need-based approach (“worst first”) while attempting to provide an equitable distribution of resources annually amongst the four (4) City Council Districts when feasible. The program encompasses all city roadways with prioritization given to arterials and collectors with higher volumes.

Council Districts



Approximate Centerline Miles – Residential and Multilane

District 1	District 2	District 3	District 4
264 Miles	166 Miles	250 Miles	245 Miles
29%	18%	27%	26%

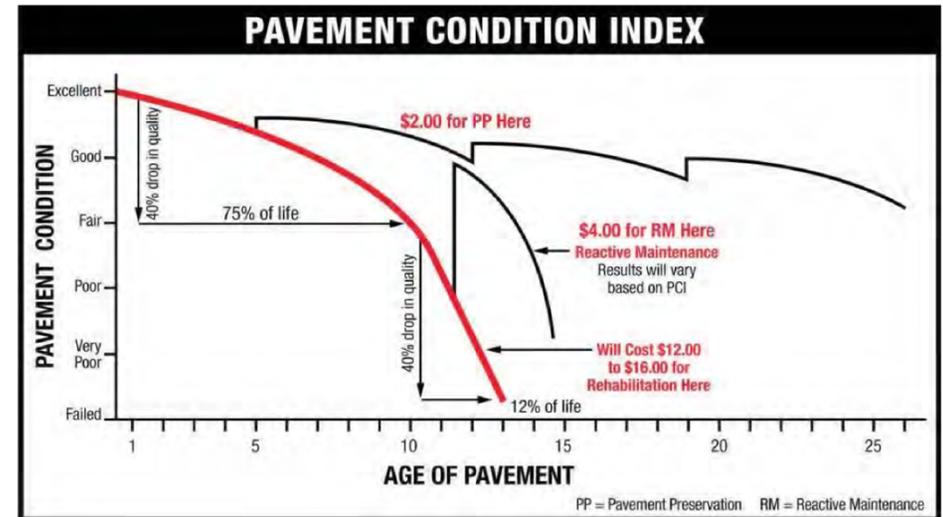


Resurfacing

- Began FY 17/18
 - Residential
 - \$83,900 per Centerline Mile
- Currently FY 25/26
 - Residential
 - \$141,000 per Centerline Mile
 - 68% Increase
 - Arterial/Collector
 - \$225,000 per Centerline Mile
 - Wider Lanes
 - Additional Depth
 - Pavement Markings
 - Night Work

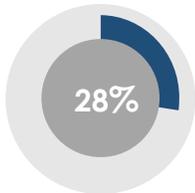
Preservation

- Residential (Local) Two-lane Two-way roadways and select two-lane collectors
- Began FY 21/22. Funded through the resurfacing budget
 - \$11,000 per Centerline Mile
- Currently FY 25/26
 - \$14,550 per Centerline Mile

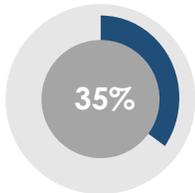


FY 25/26 Progress

(Through 01/28/2026)



- CIP - Completed 28% (5.19 miles) of the planned 18.95 miles
 - Hidden Oaks → Various residential streets
 - Lyngate → Lyngate Dr. from Veterans Memorial Pkwy. to Lyngate Park
 - Sandhill Crossing → Tiffany Ave. from US-1 to Lennard Rd.
 - Sandpiper Bay → Various residential streets
 - Torino → North Torino Pkwy. to Midway Rd.



- Sales Tax - Completed 35% (8.33 miles) of the planned 23.55 miles
 - Northport Village → Various residential streets
 - Sandpiper Bay → Various residential streets
 - Southbend Lakes → Various residential streets

- Paving goals for fiscal year 25/26 are on track to be completed by the end of the contract period, Oct. 31st, 2026

Progress

- Pavement Condition Index (PCI)
 - 2022: 63.2
 - 2023: 63.4
 - 2024: 64.4
 - 2025: 67.9*
- Equilibrium attained in FY 21/22
- At current budget levels, we expect average PCI's to increase slightly before leveling and starting to decrease.
- Preservation
 - Rejuvenating agent – Applied to 49 miles of roadway that were previously resurfaced in FY 21/22

* Artificial jump due to inclusion of Multilane roadways.



Year-over-Year Plan Update Comparison

Dollars

FY	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
24/25 CIP	\$4.0M	\$4.0M	\$4.0M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$0.0M
25/26 CIP	\$4.0M	\$4.0M	\$4.0M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$7.2M	\$7.2M
24/25 Sales Tax	\$3.2M	\$6.05M	\$4.6M	\$2.05M	-	-	-	-	-	-
25/26 Sales Tax	\$3.2M	\$6.05M	\$4.6M	\$2.05M	-	-	-	-	-	-
Change	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$7.2M
Cumulative	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$0.0M	\$7.2M



Centerline Miles

FY	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
24/25 Plan Total	42.5	57.7	46.3	44.5	32.9	36.3	33.7	44.1	43.5	-
25/26 Plan Total	42.5	30.2	43.3	57.2	31.7	31.4	34.7	41.4	46.1	35
Change	0	(27.5)	(3)	12.7	(1.2)	(4.9)	1	(2.7)	(2.6)	35
Cumulative	0	(27.5)	(30.5)	(17.8)	(19)	(23.9)	(22.9)	(25.6)	(28.2)	6.8



Total Miles in Recommended Plan = 393

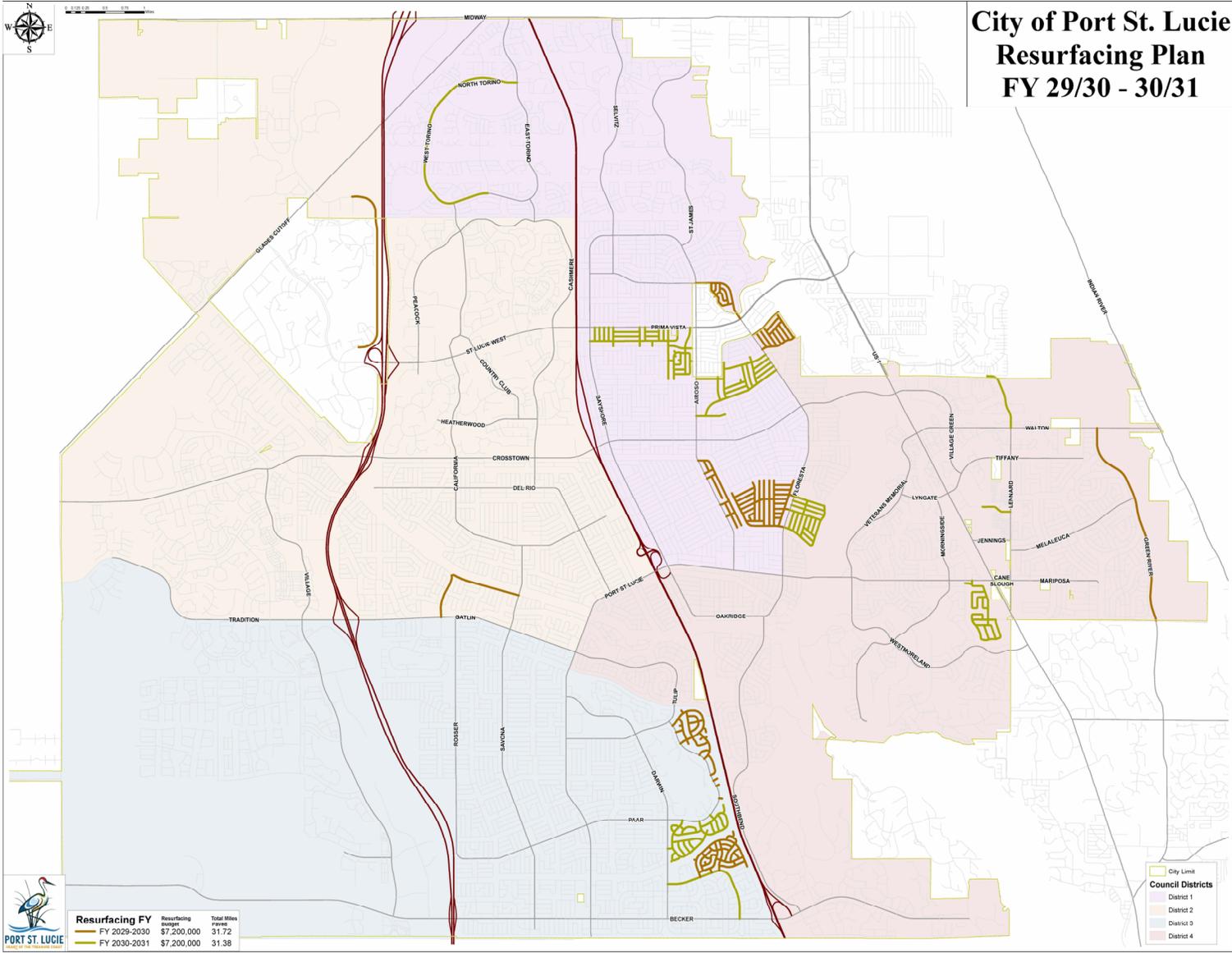
43% of Roadways

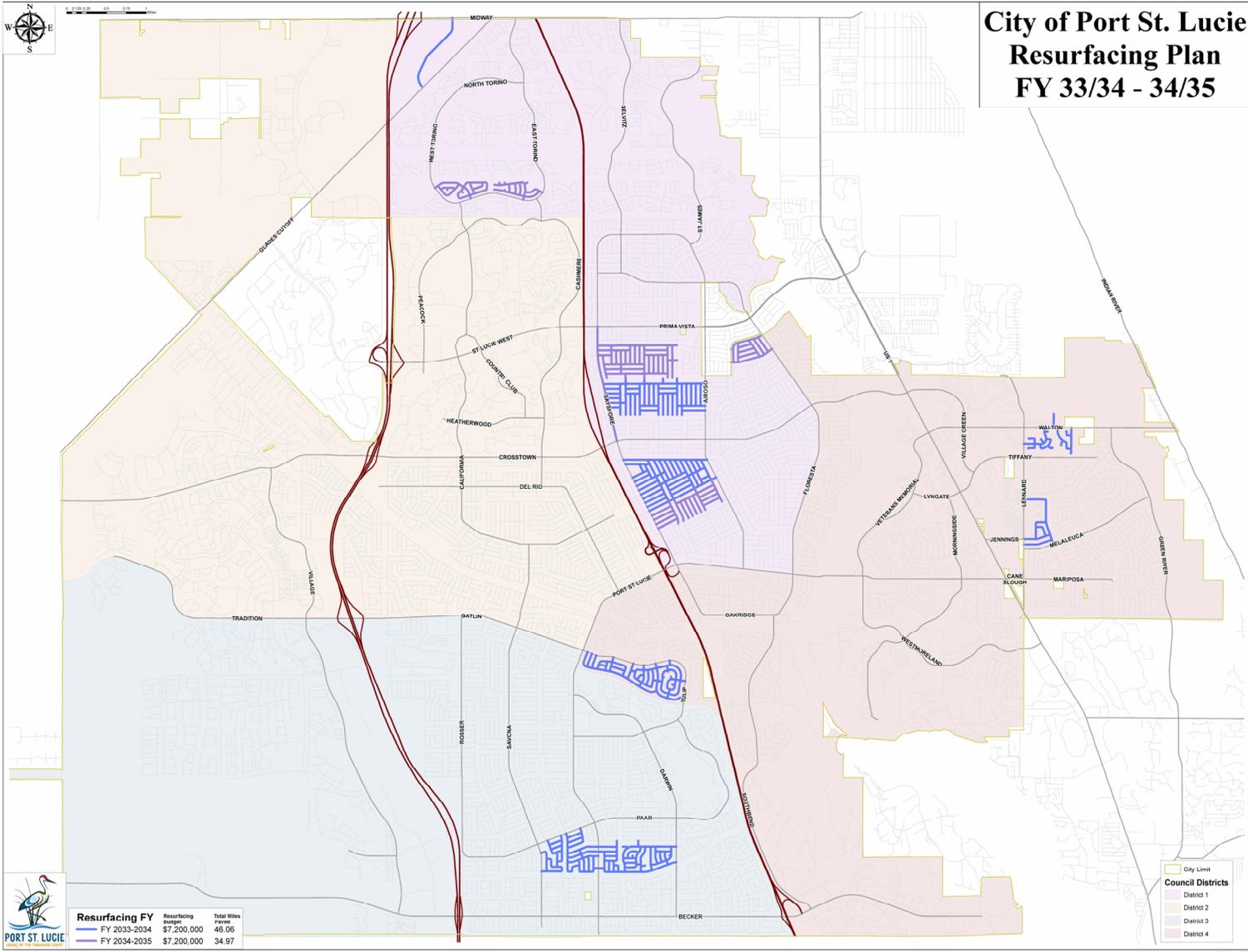
Plan does not meet the optimal 10-year goal of 50% or 462 miles

Contributing Factors

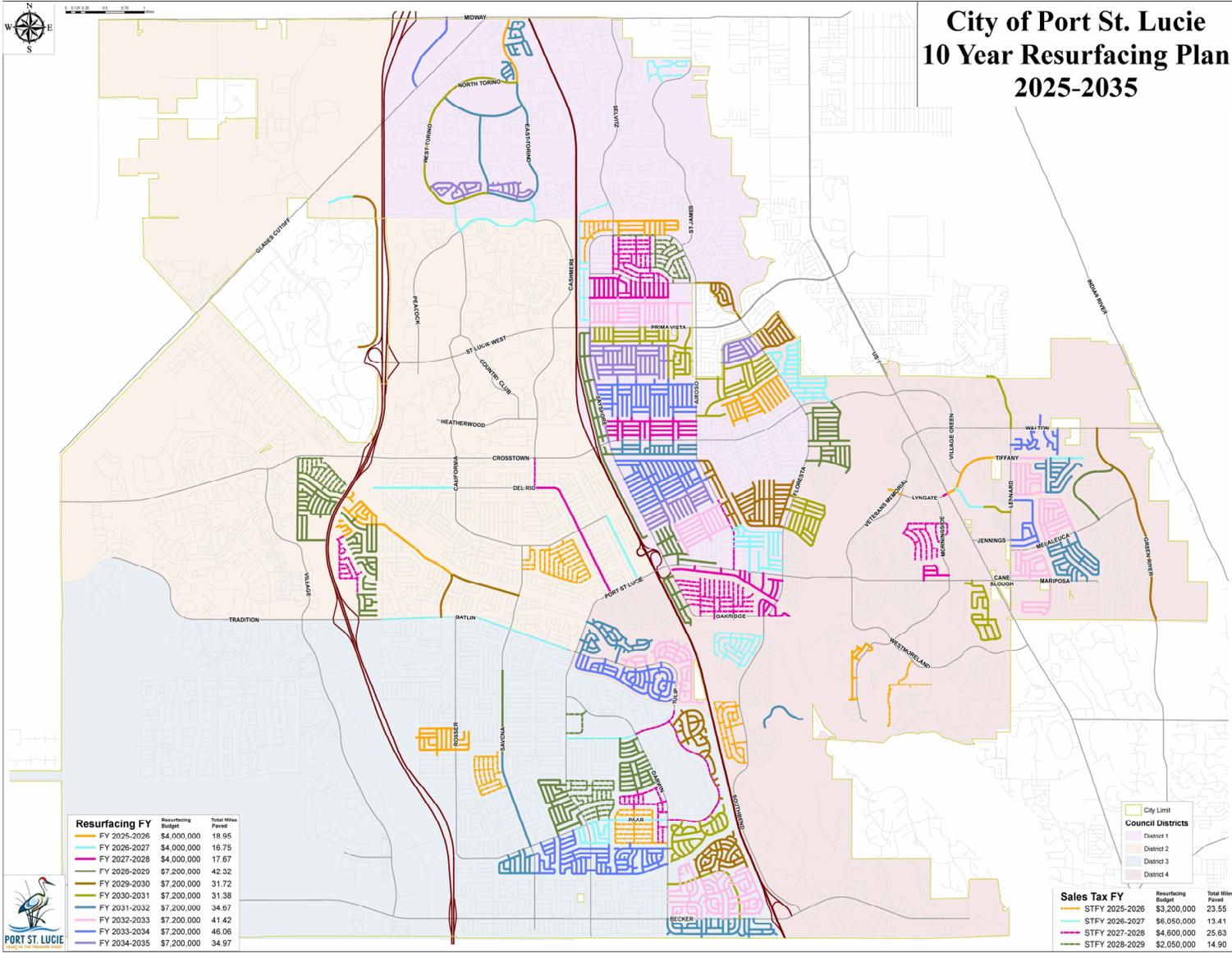
- Included Multilane Roadways in the plan. Previously only Two-lane, Two-way Roadways were considered.
- Gatlin Blvd. Resurfacing
 - \$1.25M Budgeted in Half-Cent Sales Tax (2018)
 - Design completed late 2025.
 - \$4.4M Estimated Cost for Construction and CEI
 - \$3.15M additional from Half-Cent Sales Tax budget
- Updated PCI Scores
 - Recent Data Collection completed Summer 2025
 - Accelerated/Slowed degradation leads to changes in prioritization







City of Port St. Lucie 10 Year Resurfacing Plan 2025-2035



Accept the
Roadway Preservation and
Resurfacing Plan
FY 25/26 Update

Requested Council Action

THANK
YOU!





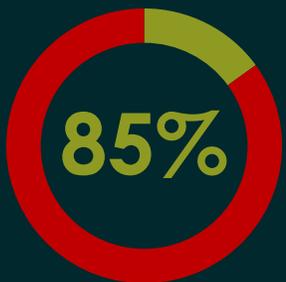
PORT ST. LUCIE
HEART OF THE TREASURE COAST

CIP

Major Facility
Projects Update

Police Training Facility

- Project Costs: \$28.3 million.
- Site Work 85% Complete.
- Building Structure Complete.
- Roofing 97% Complete.
- Building Exterior 95% Complete.
- Exterior Paint 95% Complete.
- Windows/Storefronts 93% Complete.
- Concrete/ Masonry 94% Complete.
- Irrigation 97% Complete.
- Mechanical 93% Complete.
- Electrical 88% Complete.
- Plumbing 84% Complete.
- Fire Protection 91% Complete.
- Elevator 86% Complete.
- Range 90% Complete.

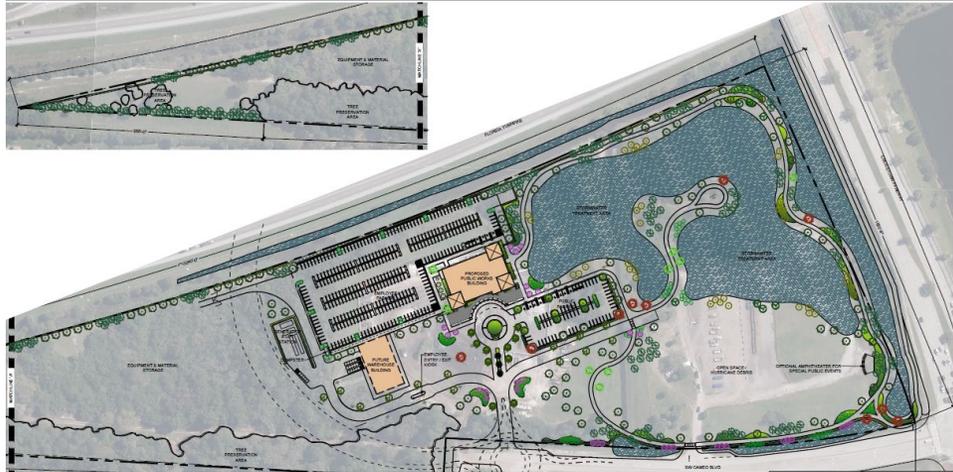


End Date:
March 23, 2026

Police Training Facility



Public Works Administration Building



- Design Costs: \$1.735 million.
- Final plans due February 23, 2026.
- Construction Award Tentative June 8, 2026.
- Construction budget for \$29 million.

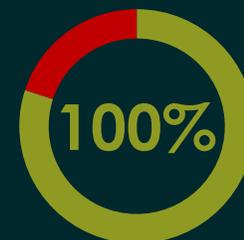


Design
Completion
Date:
February 23, 2026

City Hall Interior Improvements & Added Parking

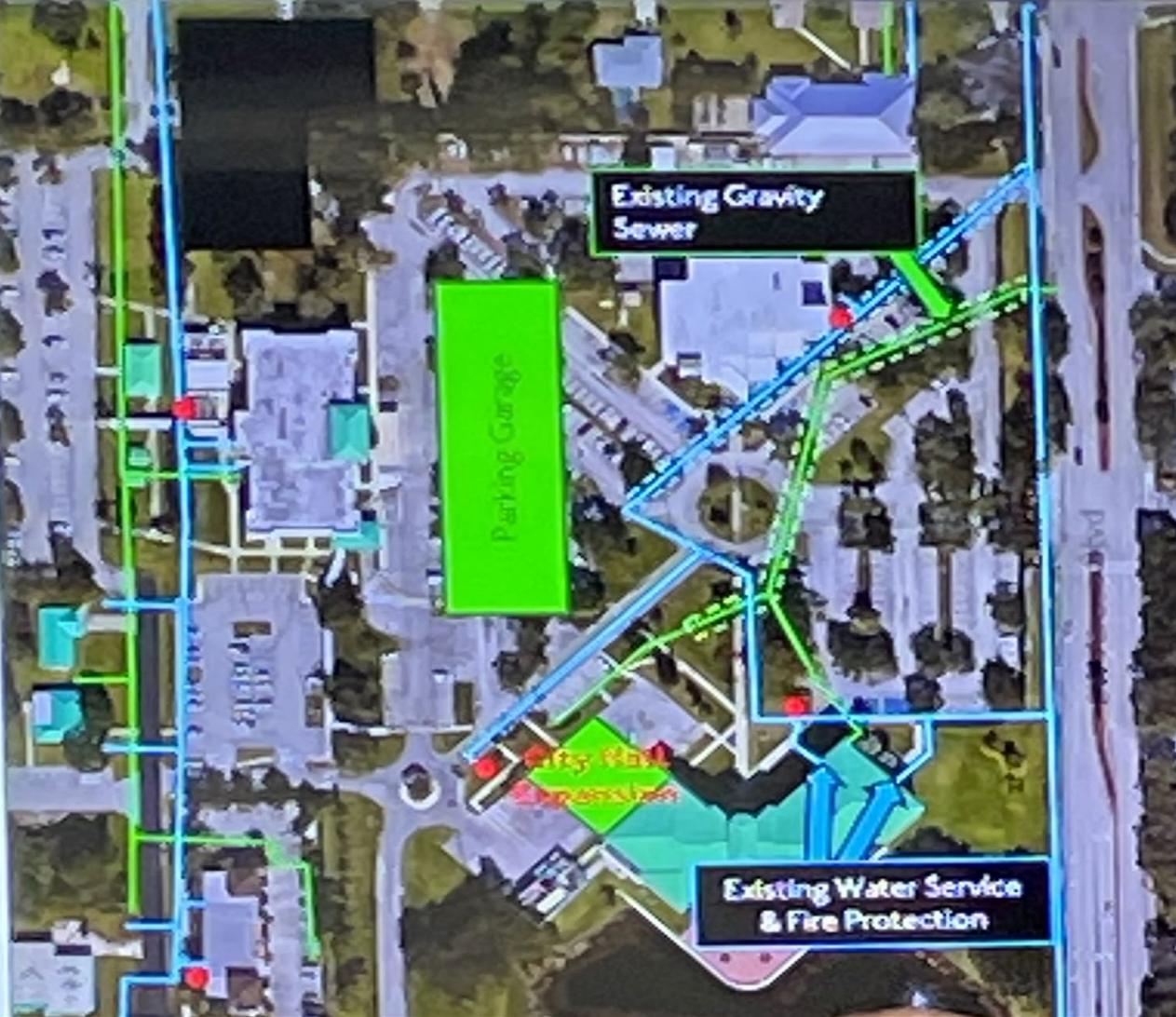


- Construction Costs: \$2.6 million.
- Construction 95% complete.
- Interior renovation completion March 2, 2026
- Separate City Complex Landscape Plantings and Restoration expected to be complete March 31, 2026.



Substantial Construction
Completion by March 31, 2026

City Hall Expansion & City Complex Parking Garage



- Design Costs: \$2.3 million.
- Draft Programming Plans delivered January 28, 2026.
- Departmental Space Allocations, Traffic Engineering and Parking Garage(s) location(s) determination, SFWMD design approval remain to be completed.
- Construction budget estimated at \$29 million.
- Additional Space Planning due to the future relocation of the Building Department and additional surface parking has extended the design completion to May 2027.

Design of City Hall Expansion and City Hall Complex Parking Garage

Design Work Completion:
May 31,
2027

MFEC Parking Garage & Main Building Repairs

- Settlement Agreement Amount: \$733,800.
- Repairs include original construction defects, structural concrete repairs to garage and main building.
- Repair responsibility to be determined on site during construction by Independent Threshold Engineer.

Construction
Started
August 2025
Anticipated
Completion by
June 30, 2026





CITY OF PORT ST. LUCIE

ROADWAY PRESERVATION AND RESURFACING PLAN FY 25/26 UPDATE



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OBJECTIVE

Develop, fund, and implement a Citywide Preservation and Resurfacing Plan designed to improve and maintain the quality of Port St. Lucie streets in a fiscally responsible manner with consideration for both short-and long-term needs.

ABSTRACT

The City's original resurfacing plan was developed using a need-based approach ("worst first") while providing an equitable distribution of resources annually amongst the four (4) City Council Districts. The program focused predominantly on local streets but will also occasionally encompass two-lane, two-way collectors and minor arterial roadways. Roadways with more than two lanes were prioritized and included in the capital improvement program (CIP) and were budgeted independently.

Currently the need-based approach ("worst first") is still being utilized; however, all city roadways are now included in the resurfacing budget to allow for a more holistic approach and to allow for long range budget forecasting.

BACKGROUND

Through the development of Port St. Lucie by the General Development Corporation (GDC), many of the City's roads were constructed in the 1980's and 1990's. Asphalt pavement in Florida typically has a life span of 15-20 years. Ideally the City's roads need to be resurfaced every 15-20 years, which means that many of the City's roads should be coming up on their second resurfacing cycle. Currently, the City has approximately 923 centerline miles of roads, with 864 of those miles being local streets. Considering an optimistic 20-year life span, the City needs to resurface a little over 46 centerline miles per year. With a 15-year life span, 62 miles need to be resurfaced per year.

Another consideration is that as streets age, not only does the asphalt deteriorate, but so does the underlying foundation (base and subgrade). Many factors contribute to base failure, such as high-water tables, the type of base constructed, vehicle volumes, and types of vehicles. Though roadway base typically has a longer lifespan than asphalt, it too may require replacement or rehabilitation. Given that the City is relatively young, the roadway base on most of the City's local streets remains structurally sound. The alligator and block cracking that is seen throughout the City is simply reflective of the cracking of the underlying base. This reflective cracking may be seen within weeks of resurfacing unless the base is also treated and/or repaired. Replacing the base material is very costly and is typically only performed once the base material loses its structural integrity and begins to fail. The cracking in the base and reflective cracking seen in the asphalt have little to no impact on the structural integrity of the street itself and should not be considered a structural issue.

Prior to 2015, roadway and street conditions throughout the City were evaluated by City Staff based upon a visual inspection. With approximately 916 centerlines miles (≈ 1877 lane miles) at the time, the inspection, documentation, evaluation, and then prioritization, proved to be a time-consuming and subjective task. In Spring 2015, the City contracted with a vendor to have all the City's roadways evaluated objectively utilizing a laser road surface tester (LRST). The LRST collected data including, but not limited to, Roughness, Surface Distress, Alligator Cracking, Rutting, Patching, and Raveling. All these factors were taken into consideration to calculate the Pavement Condition Index or PCI, which is a widely used metric in pavement management to evaluate pavement condition. The PCI ranges from zero (0), which is failing to 100, which is new asphalt. The PCI information provided allowed City staff to empirically evaluate and prioritize the City's resurfacing needs.

In the summer of 2025, the City followed up by again contracting with a vendor to conduct the third evaluation of roadways utilizing the LRST. Using the new data in comparison with the existing PCI information, City staff have been able to collect updated mileage due to development, as well as identify areas which have experienced accelerated deterioration or conversely, others which have fared better than expected. Based on the data, the Preservation and Resurfacing plan now accounts for 924 centerline miles (≈ 1988 lane miles) and has been revised to continue the focus on locations displaying a lower PCI. In the future, the City plans to conduct a survey of the roadway conditions on a three-to-four-year basis. This frequency reflects the industry standard which is widely used throughout the United States and allows for adjustments to the plan to be made in "real time".

HOW THE PLAN WORKS

As previously mentioned, the City's roadways should ideally be resurfaced every 15-20 years, but this is not always possible due to budgetary constraints. The preservation and resurfacing program attempts to leverage all available funding to optimize the benefits for all City residents while also attempting to provide equitable distribution amongst all Council Districts. This strategy has worked for a time but since the council districts do not have an evenly distributed total mileage of roadway, there will be instances where equitable distribution will not be advisable. Utilizing the roadway PCI ratings, local streets with lower PCIs in each Council District are targeted for resurfacing first, assuming the base is still intact and does not exhibit failure. Should the base show signs of failure, the street will be identified for more extensive repairs and rehabilitation and will be considered for the Capital Improvement Program (CIP). Additionally, an attempt is made to select an entire neighborhood or at least "blocks" of streets within a neighborhood that exhibit similar PCIs. This provides for a higher production rate, which in turn translates into lower costs and less inconvenience for the public. This methodology also provides a consistent look throughout the neighborhood and can lead to a better understanding of possible deficiencies in the future. For instance, if a single roadway begins to show signs of accelerated deterioration when compared to adjacent roadways, staff can conduct research, identify the issue in the early stages, and plan for the appropriate rehabilitation.

Current funding and estimated annual miles to be resurfaced are shown in Table 1 below. Thanks to the voters of St. Lucie County, a ½ Cent Sales Tax was approved in November 2018. The sales tax provides funding for infrastructure projects, including resurfacing and has made an impact on the total miles resurfaced each year. The funding provided by the CIP's resurfacing budget and the additional funds from the ½ Cent Sales Tax are both identified below. The complete list of roadways is included in this Preservation and Resurfacing Plan document. The budget, and thus annual mileage resurfaced, is subject to change as additional funding sources are identified. As funding and conditions change, this plan will be reviewed and updated annually.

TABLE 1: Centerline Miles

Fiscal Year	Budget	Annual Total	Miles Resurfaced	Annual Total
2025-2026	\$4,000,000	\$7,200,000	18.95	42.50
	\$3,200,000		23.55	
2026-2027	\$4,000,000	\$10,050,000	16.75	30.16
	\$6,050,000		13.41	
2027-2028	\$4,000,000	\$8,600,000	17.67	43.30
	\$4,600,000		25.63	
2028-2029	\$7,200,000	\$9,250,000	42.32	57.22
	\$2,050,000		14.90	
2029-2030	\$7,200,000	\$7,200,000	31.72	31.72
2030-2031	\$7,200,000	\$7,200,000	31.38	31.38
2031-2032	\$7,200,000	\$7,200,000	34.67	34.67
2032-2033	\$7,200,000	\$7,200,000	41.42	41.42
2033-2034	\$7,200,000	\$7,200,000	46.06	46.06
2034-2035	\$7,200,000	\$7,200,000	34.97	34.97

(Bold text represents funds and miles provided by ½ Cent Sales Tax.)

As pavement ages and base failures begin to occur, maintenance and rehabilitation become much more costly. Exhibit 1 shows the typical deterioration curve for asphalt pavement as well as the relative costs for "Preservation", "Maintenance", and "Rehabilitation". Resurfacing roadways would fall into the "Reactive Maintenance" category and is typically identified as being in the middle-cost range. To extend asphalt life and defer resurfacing costs, thus reducing lifetime asphalt maintenance costs, the Preservation and Resurfacing Plan includes preservation techniques such as rejuvenation. As shown in Exhibit 1, "Pavement Preservation" (PP) can extend the useful life of asphalt pavement for a fraction of the cost of resurfacing if performed at the proper time. The 10-year Resurfacing plan began allocating a percentage of the annual budget to PP starting in FY 21/22.

PAVEMENT CONDITION INDEX

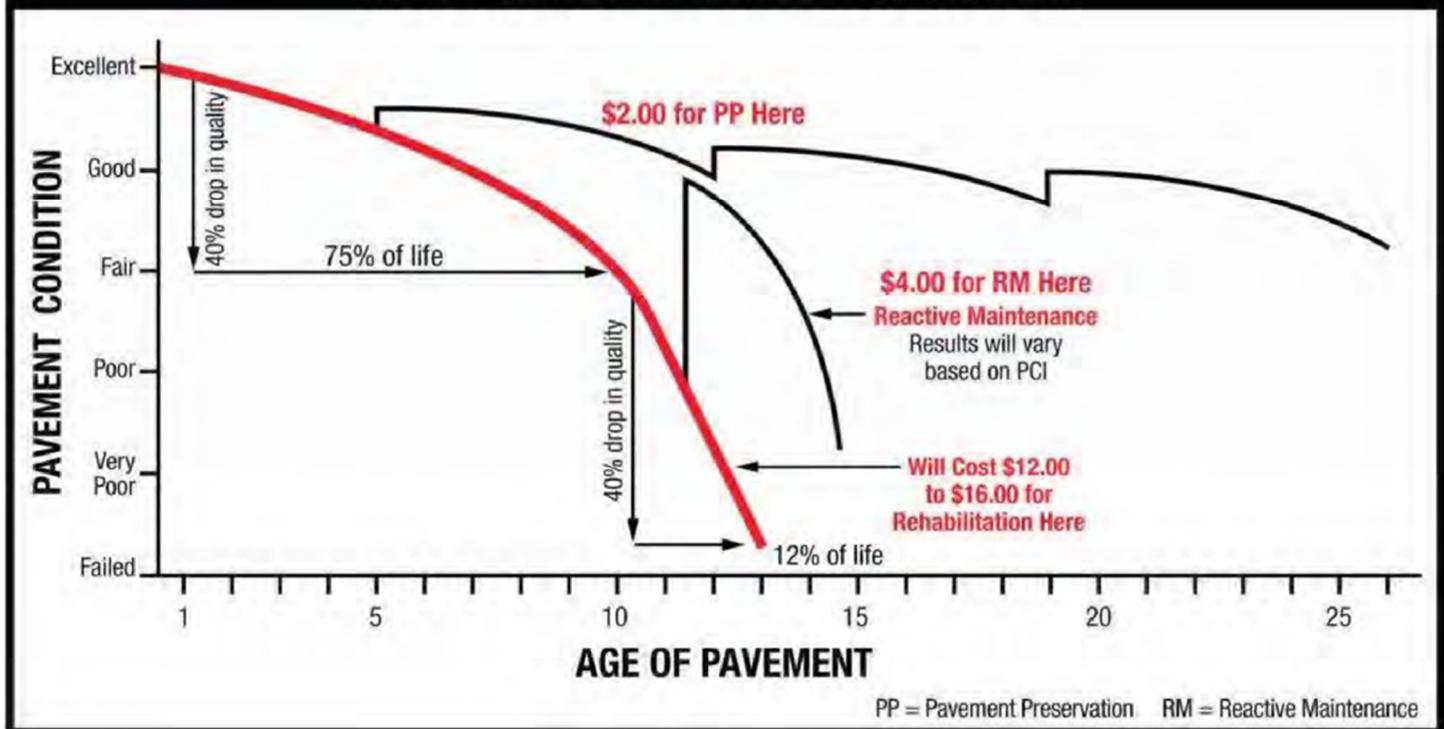


TABLE 2

Fiscal Year	Estimated Cost	Miles Treated
2025-2026	\$713,000	49
2026-2027	\$990,000	79
2027-2028	\$1,164,000	86
2028-2029	\$1,063,000	90
2029-2030	\$1,237,000	90
2030-2031	\$1,167,000	75
2031-2032	\$1,324,000	85
2032-2033	\$1,470,000	100
2033-2034	\$1,063,000	63
2034-2035	\$1,092,000	76

CONCLUSION

The Preservation and Resurfacing Plan focuses on the maintenance and upkeep of the City's roadways. These include all roadways classified as local, collector, minor arterial and principal arterial. Utilizing pavement management modeling software, all applicable treatment scenarios (i.e., rejuvenation, milling and resurfacing, crack seal then milling and resurfacing, full depth reclamation, and full reconstruction) have previously been evaluated to provide the most efficient treatment strategy at the proper time in the pavement life cycle. Based upon the results of these models, maintaining the target citywide average PCI (64) would require approximately \$9.2 Million per year.

As of the date of this publication the PCI has increased from 64.4 to 67.9 and with the currently proposed resurfacing budget (as shown in Table 1), which includes the additional funding from the voter-approved ½ Cent Sales Tax, the Citywide average PCI is projected to increase slightly before beginning to trend slowly downward. This means that funding levels had previously reached a point where the required maintenance was keeping pace with roadway deterioration but with the increase in costs for commodities and labor, the gap is again beginning to show.

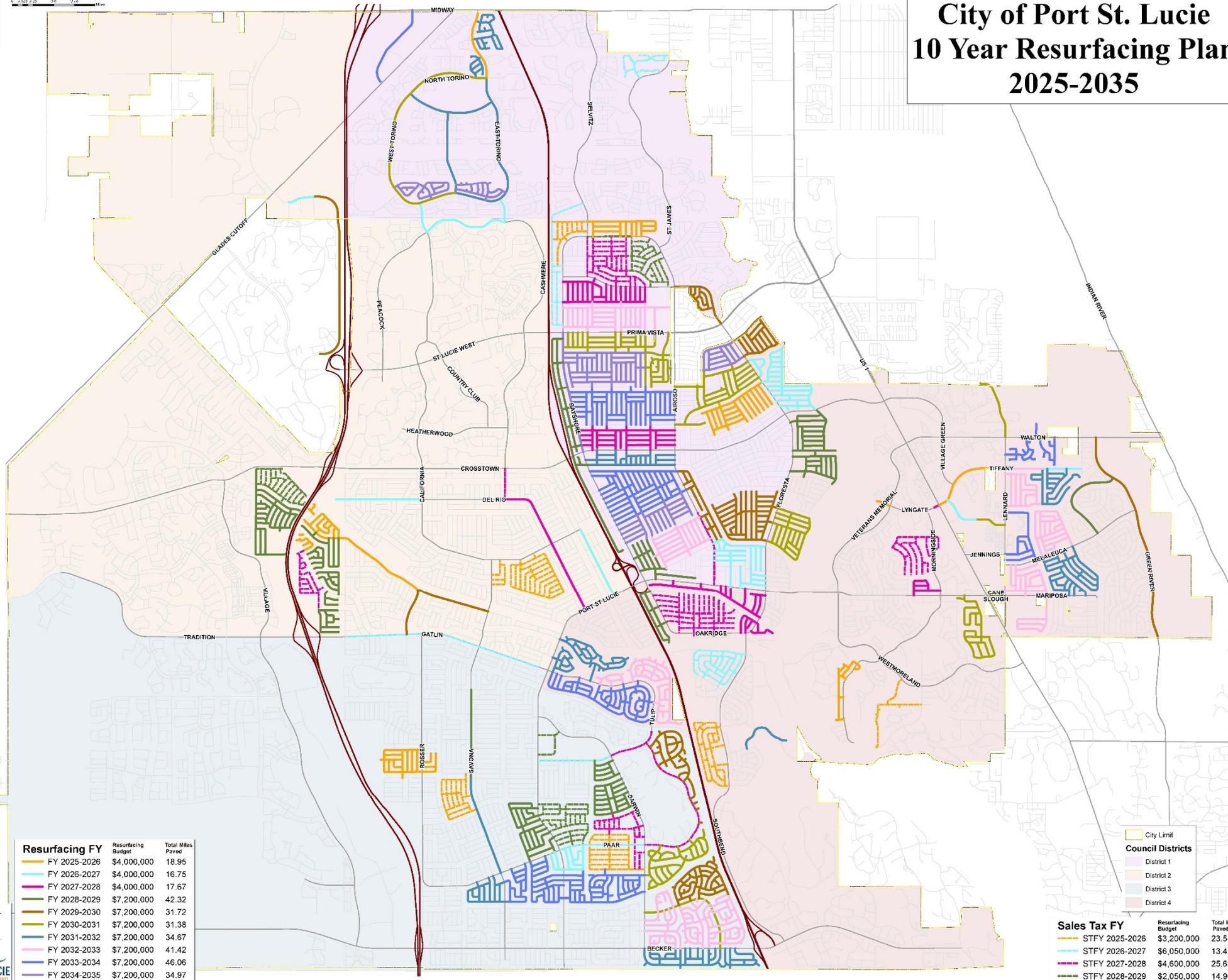
FY 25/26 PROGRESS UPDATE

At the time of this update (01/27/2026), 13.5 miles of the planned 42.5 miles have been resurfaced. 5.2 miles of CIP funded and 8.3 miles of Sales Tax funded roadways. All mileage for this fiscal year will be completed prior to the end of the contract period, October 31st, 2026. Thanks to the voter-approved ½ Cent Sales Tax, additional roadway segments continue to be advanced from their previously scheduled years. The segments advanced by the ½ Cent Sales Tax this fiscal year are in the following Neighborhoods.

- Northport Village (Mid) – Various residential streets.
- Palm Trails– Various residential streets
- Rosser Reserve (East) - Various residential streets
- Sandpiper Bay (Mid) – Various residential streets
- Southbend Lakes - Various residential streets
- Tulip Park/Crane Landing – Various residential streets

In this revision of the proposed resurfacing plan, 43% or 393 miles will be resurfaced in the next ten (10) years. That's a decrease of approximately 7% or 30 miles less than the resurfacing plan approved in 2024. This decrease can be attributed to the inclusion of the multilane roadways that were previously considered as separate CIP projects.

City of Port St. Lucie 10 Year Resurfacing Plan 2025-2035

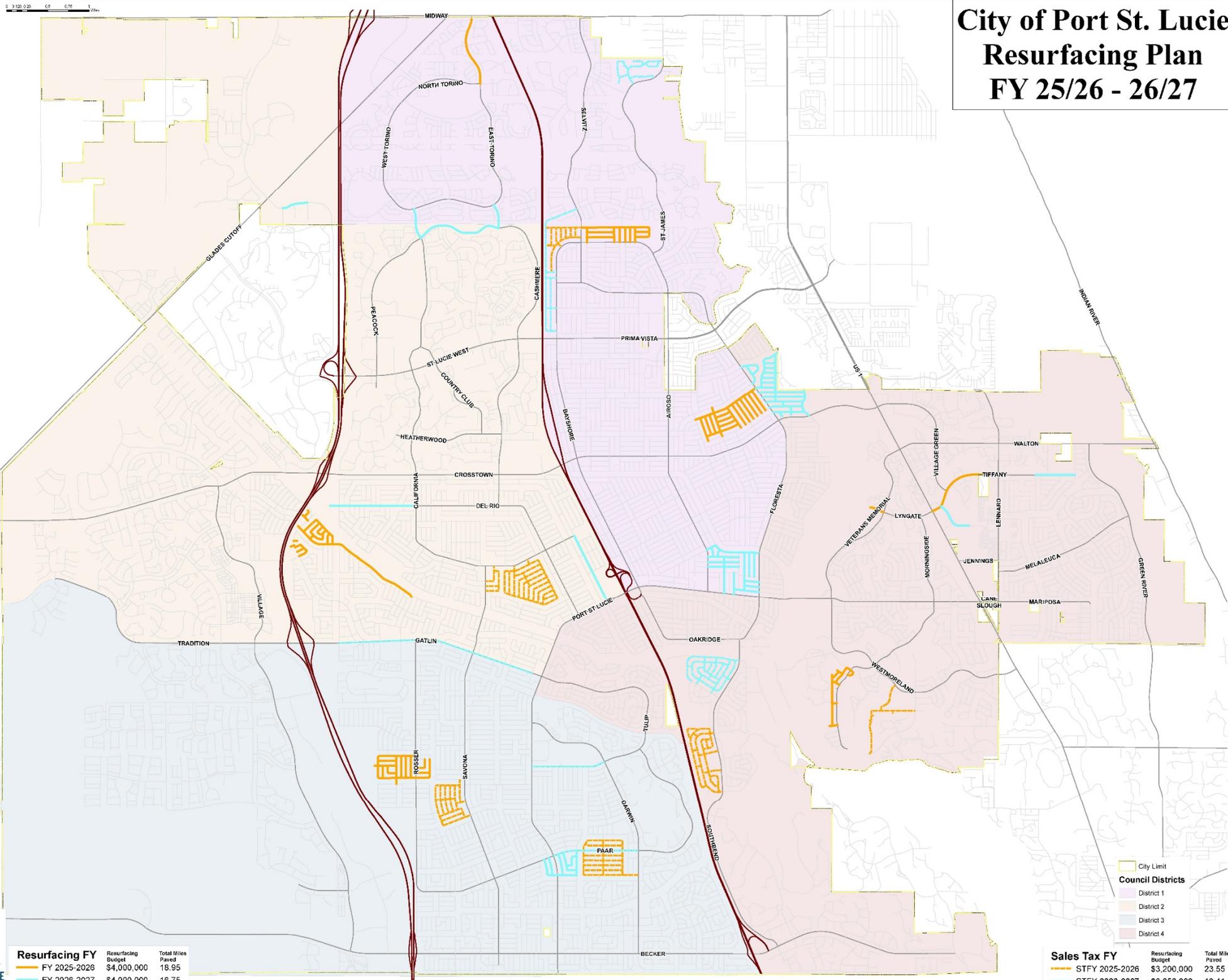


Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2025-2026	\$4,000,000	18.95
FY 2026-2027	\$4,000,000	16.75
FY 2027-2028	\$4,000,000	17.67
FY 2028-2029	\$7,200,000	42.32
FY 2029-2030	\$7,200,000	31.72
FY 2030-2031	\$7,200,000	31.38
FY 2031-2032	\$7,200,000	34.67
FY 2032-2033	\$7,200,000	41.42
FY 2033-2034	\$7,200,000	46.06
FY 2034-2035	\$7,200,000	34.97

Sales Tax FY	Resurfacing Budget	Total Miles Paved
STFY 2025-2026	\$3,200,000	23.55
STFY 2026-2027	\$6,050,000	13.41
STFY 2027-2028	\$4,600,000	25.63
STFY 2028-2029	\$2,050,000	14.90



City of Port St. Lucie Resurfacing Plan FY 25/26 - 26/27



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2025-2026	\$4,000,000	18.95
FY 2026-2027	\$4,000,000	16.75

Sales Tax FY	Resurfacing Budget	Total Miles Paved
STFY 2025-2026	\$3,200,000	23.55
STFY 2026-2027	\$6,050,000	13.41



2025-2026

Street	From	To	LF
FLORESTA POINTE			
SE Fallon Dr.	SE Sandia Dr.	SE Floresta Dr.	4450
SE Sandia Dr.	SE Crosspoint Dr.	SE Faith Ter.	2200
SE Manth Ln.	SE Crosspoint Dr.	SE Evergreen Ter.	2000
SE Jupiter Ter.	SE Manth Ln.	SE Odonnell Ln.	1000
SE Justine Ter.	SE Manth Ln.	SE Odonnell Ln.	1100
SE Karney Ter.	SE Manth Ln.	SE Odonnell Ln.	1200
SE Navajo Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Naples Ln.	SE Fallon Dr.	SE Guava Ter.	1250
SE Odonnell Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Guava Ter.	SE Navajo Ln.	SE Odonnell Ln.	2200
SE Proctor Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Preston Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Nancy Ln.	SE Fallon Dr.	SE Guava Ter.	1250
SE Fallon Dr.	SE Preston Ln.	SE Floresta Dr.	1550
SE Puritan Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Sabina Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Clifton Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
SE Euclid Ln.	SE Fallon Dr.	SE Evergreen Ter.	1550
GATLIN PINES/ROSSER RESERVE			
SW Emden St.	SW Mackey Ave.	SW Caisor Ave.	550
SW Caisor Ave.	SW Rosser Blvd.	SW Emden St.	570
SW Glacador Ave.	SW Rosser Blvd.	SW Englewood St.	900
SW Buttercup Ave.	SW Englewood St.	SW Esperanto St.	3300
SW Englewood St.	SW Buttercup Ave.	SW Duclair Ave.	1500
SW Elijah Ave.	SW Europe St.	SW Edo St.	550
SW Citation Ave.	SW Europe St.	SW Esperanto St.	1400
SW Clambake Ave.	SW Europe St.	SW Esperanto St.	1200
SW Capehart Ave.	SW Rosser Blvd.	SW Esperanto St.	2400
SW Esperanto St.	SW Capehart Ave.	SW Buttercup Ave.	1400
SW Ellis St.	SW Buttercup Ave.	SW Citation Ave.	800
SW Edo St.	SW Elijah Ave.	SW Citation Ave.	500
SW Europe St.	SW Buttercup Ave.	SW Capehart Ave.	1600
SW Funtuna St.	SW Buttercup Ave.	SW Capehart Ave.	1425
SW Galeti St.	SW Buttercup Ave.	SW Capehart Ave.	1425
SW Fashoda St.	SW Buttercup Ave.	SW Capehart Ave.	1425
HIDDEN OAKS			
SW Zamora Ter.	SW Import Dr.	SW Abalon Cir.	350
SW Salmon Rd.	SW Import Dr.	SW Import Dr.	3150
SW Abalon Cir.	SW Salmon Rd.	SW Salmon Rd.	2450
SW Crocus Ln.	SW Salmon Rd.	SW Abalon Cir.	900

SW Pruitt St.	SW Import Dr.	SW Salmon Rd.	800
SW Fairgreen Rd.	SW Savage Blvd.	End	450
SW Darwin St.	SW Fairgreen Rd.	End	600
SW Page Cir.	SW Savage Blvd.	SW Savage Blvd.	1550
SW Red Ter.	SW Savage Blvd.	SW Page Cir.	500
SW Plum Ct.	SW Savage Blvd.	End	350
SW Upland Ave.	SW Savage Blvd.	End	200
HIDDEN OAKS			
SW Import Dr.	End	SW Abingdon Ave.	8950
LYNGATE			
SE Lyngate Dr.	End	SE Veterans Memorial Pkwy.	700
NORTHPORT VILLAGE			
NW Archer Ave.	NW Selvitz Rd.	NW Sable St.	4300
NW Lincoln Ave.	NW Kingston St.	NW Elm St.	1800
NW Kingston St.	NW Archer Ave.	NW Bayshore Blvd.	950
NW Elm St.	NW Archer Ave.	NW Bayshore Blvd.	950
NW Grenada St.	NW Archer Ave.	NW Bayshore Blvd.	950
NW Avens St.	NW Archer Ave.	NW Bayshore Blvd.	900
NW Virginia St.	NW Archer Ave.	NW Bayshore Blvd.	950
NW Viscaya St.	NW Archer Ave.	NW Bayshore Blvd.	950
NW Sable St.	NW Archer Ave.	NW Goldcoast Ave.	600
NW Lincoln Ave.	NW Viscaya St.	NW Sable St.	900
NW Goldcoast Ave.	NW Viscaya St.	NW Sable St.	850
NW Goldcoast Ave.	NW Kingston St.	NW Elm St.	1750
SANDHILL CROSSING			
SE Tiffany Ave.	US-1	SE Lennard Rd.	5350
SANDPIPER BAY			
SE Mitchell Ave.	SE Morningside Blvd.	End	400
SE Griffith Ave.	SE Morningside Blvd.	End	350
SE Mayfair Ln.	SE Morningside Blvd.	End	550
SE Merritt Ter.	SE Pruitt Rd.	SE Overhill Dr.	600
SE Wiltshire Ter.	SE Mayfair Ln.	SE Pocatella Rd.	1200
SE Overhill Dr.	SE Wiltshire Ter.	End	450
SE Pocatella Rd.	SE Morningside Blvd.	SE Wiltshire Ter.	1100
SE Pruitt Rd.	SE Mitchell Ave.	End	3200
Advanced from FY 26/27			
TORINO			
NW E. Torino Pkwy.	Midway Rd.	NW N. Torino Pkwy.	2200
		Miles Resurfaced	18.95
		Resurfacing Budget	\$4,000,000

2025-2026 Sales Tax Funded

Street	From	To	LF
CRANE LANDING/TULIP PARK			
SW Lacroix Ave.	SW Halcomb St.	SW Darwin Blvd.	3550
SW Laconic Ave.	SW Halcomb St.	SW Kamsler St.	2500
SW Kabot Ave.	SW Halcomb St.	SW Kamsler St.	2500
SW Lakota Ave.	SW Halcomb St.	SW Kamsler St.	2520
SW Dailey Ave.	SW Halcomb St.	SW Kamsler St.	2520
SW Fields Ave.	SW Halcomb St.	SW Kamsler St.	2400
SW Dahled Ave.	SW Halcomb St.	SW Kamsler St.	2250
SW Halcomb St.	SW Dahled Ave.	SW Lacroix Ave.	2275
SW Kamsler St.	SW Dahled Ave.	SW Lacroix Ave.	2175
SW Hainlin St.	SW Lacroix Ave.	SW Feldman Ave.	2250
NORTHPORT VILLAGE			
NW Cardinal Dr.	NW Selvitz Rd.	NW Treemont Ave.	3550
NW Cory Ave.	NW N. Macedo Blvd.	NW Cardinal Dr.	625
NW Bristol St.	NW Cory Ave.	NW Archer Ave.	1150
NW Rainbow St.	NW Archer Ave.	NW Bayshore Blvd.	1400
NW Orchid St.	NW Archer Ave.	NW Cardinal Dr.	850
NW Dupre St.	NW Archer Ave.	NW Cardinal Dr.	700
NW Cabot St.	NW Archer Ave.	NW Cardinal Dr.	650
NW Sharpe St.	NW Archer Ave.	NW Cardinal Dr.	600
NW Archer Ave.	NW N Macedo Blvd.	NW Selvitz Rd.	2300
PALM TRAILS			
SW Fountain Ave.	SW Savona Blvd.	SW Lawrence St.	850
SW Granville Ave.	SW Savona Blvd.	SW Lawrence St.	850
SW Parma Ave.	SW Savona Blvd.	SW Venus St.	525
SW Venus St.	SW Parma Ave.	SW California Blvd.	950
SW Lawrence St.	SW Fountain Ave.	SW California Blvd.	1800
SW Plymouth St.	SW Provincetown Ln.	SW John McCormick Ter.	1400
SW Mt Vernon.	SW Provincetown Ln.	SW John McCormick Ter.	1500
SW Franklin St.	SW Provincetown Ln.	SW California Blvd.	1950
SW Fenway Rd.	SW Provincetown Ln.	SW Susset Ln.	2800
SW Baystate Rd.	SW Provincetown Ln.	SW Susset Ln.	2500
SW Longfellow Rd.	SW Provincetown Ln.	SW Susset Ln.	2200
SW Commonwealth Rd.	SW Provincetown Ln.	SW Susset Ln.	1900
SW Harvard Rd.	SW Provincetown Ln.	SW Susset Ln.	1625
SW Andrew Rd.	SW Provincetown Ln.	SW Susset Ln.	1350
SW Phyllis Ln.	SW Whittier Ter.	SW Longfellow Rd.	950
SW Iowa Ln.	SW California Blvd.	SW John McCormick Ter.	350
SW Whittier Ter.	SW Franklin St.	SW Susset Ln.	1850
SW John McCormick Ter.	SW Plymouth St.	SW Susset Ln.	2300
SW Susset Ln.	SW John McCormick Ter.	SW Paul Revere Ter.	2800

SW Saltonstall Ter.	SW Andrew Rd.	SW Susset Ln.	900
SW Paul Revere Ter.	SW Provincetown Ln.	SW Susset Ln.	950
SW Provincetown Ln.	SW Plymouth St.	SW Paul Revere Ter.	2750
ROSSER RESERVE			
SW Wepaco Ave.	SW Masilunas St.	SW Foremost Dr.	1550
SW Maywall Ave.	SW Masilunas St.	SW Carmody Dr.	1250
SW Adcock Ave.	SW Carmody Dr.	SW Savona Blvd.	650
SW Devera St.	SW Masilunas St.	SW Hulska St.	1500
SW Dimpero St.	SW Masilunas St.	SW Hulska St.	1500
SW Glastonberry St.	SW Masilunas St.	SW Savona Blvd.	1900
SW Masilunas St.	SW Wepaco Ave.	SW Glastonberry Ave.	2700
SW Margela St.	SW Wepaco Ave.	SW Devera Ave.	1950
SW Dellamano St.	SW Wepaco Ave.	SW Devera Ave.	1850
SW Vollmer St.	SW Wepaco Ave.	SW Devera Ave.	1750
SW Carmody St.	SW Wepaco Ave.	SW Devera Ave.	1650
SW Foremost Dr.	SW Adcock Ave.	SW Medina St.	1500
SW Hulska St.	SW Devera Ave.	SW Glastonberry Ave.	625
SANDPIPER BAY			
SE Santa Anita St.	SE Westmoreland Blvd.	SE Sunshine Ave.	2000
SE Sunshine Ave.	SE Monte Vista St.	SE Pine Valley St.	2800
SE Monte Vista St.	SE Sunshine Ave.	SE Pine Valley St.	2850
SE Monte Vista Ct.	SE Monte Vista St.	End	275
SE Beatrice Ave.	SE Monte Vista St.	End	175
SE Alfa St.	SE Sunshine Ave.	End	150
SOUTHBEND LAKES			
SE Wake Rd.	SE Quay St.	SE Pinto St.	1800
SE Otis Ln.	SE Pinto St.	SE Wake Rd.	600
SE Pinto St.	SE Wake Rd.	SE Bevil Ave.	3950
SE Navy Ave.	SE W. Snow Rd.	SE Southbend Blvd.	1300
SE Ines Ave.	SE W. Snow Rd.	SE Southbend Blvd.	1200
SE Bevil Ave.	SE Pinto St.	W. Snow Rd.	1500
SE Hub Ct.	SE Pinto St.	SE Pinto St.	300
SE W. Snow Rd.	SE Southbend Blvd.	SE Southbend Blvd.	5600
SE Quay St.	SE Wake Rd.	W. Snow Rd.	5000
SE Sims Cir.	SE Quay St.	SE Quay St.	1300
SE Vinci Pl.	SE Quay St.	W. Snow Rd.	350
SE Cody Pl.	SE Quay St.	W. Snow Rd.	350
SE Teck Pl.	SE Quay St.	W. Snow Rd.	350
SE May Ct.	SE Quay St.	SE Quay St.	300
		Sales Tax Miles	23.55
		Sales Tax Funding	\$3,200,000

2026-2027

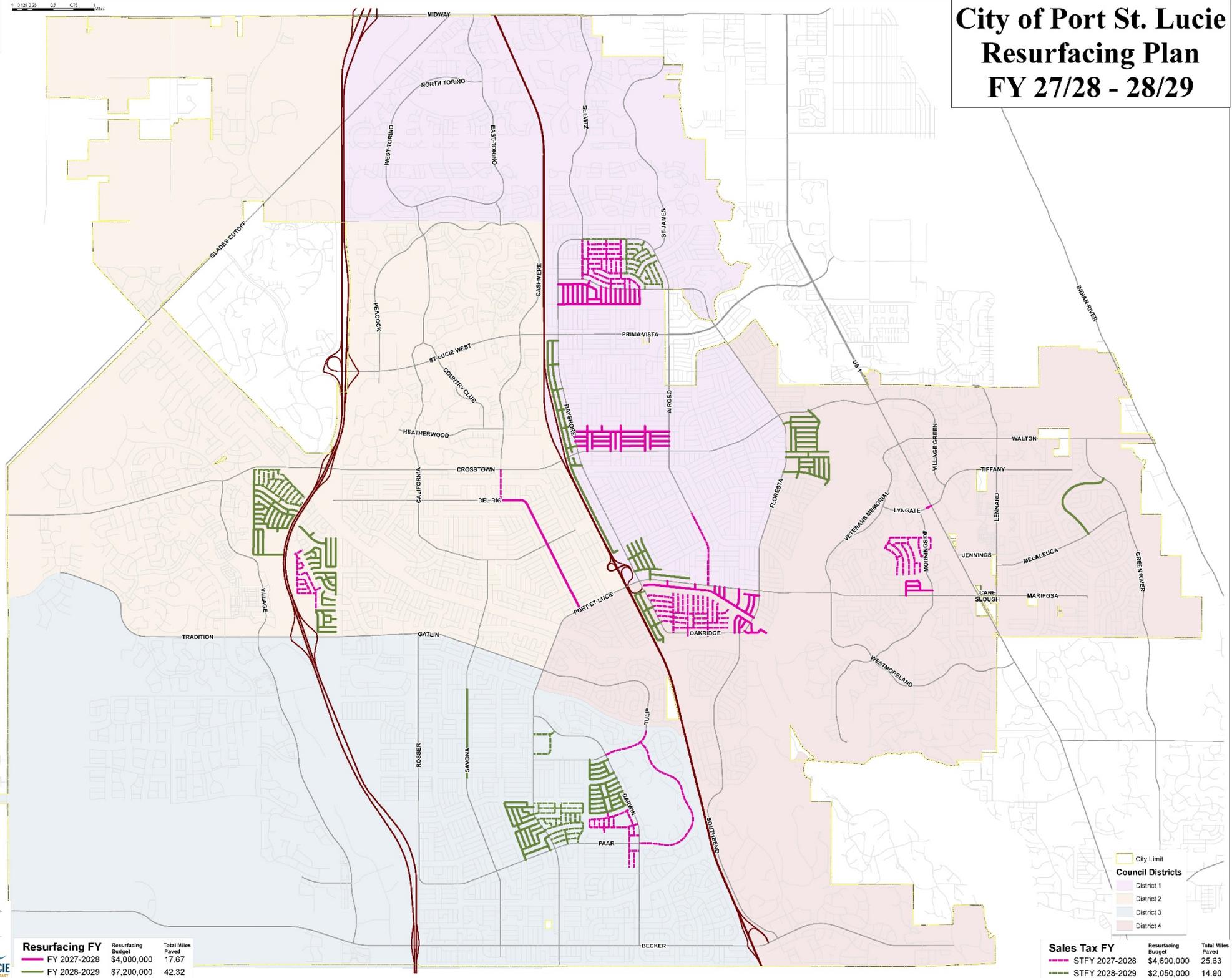
Street	From	To	LF
CRANE LANDING/WOODLAND TRAILS			
SW McCrory St.	SW Jordin Ave.	SW Paar Dr.	1800
SW Jordin Ave.	SW McCrory St.	SW PSL Blvd.	1250
SW Jaffe Ave.	SW McCrory St.	SW McCandless St.	560
SW Jada Rd.	SW McCrory St.	SW McCandless St.	1200
SW McCandless St.	SW Paar Dr.	SW Jaffe Ave.	1200
SW McIntosh St.	SW Parr Dr.	SW Jordin Ave.	1375
SW Jordin Ave.	SW PSL Blvd.	SW Jaquist St.	600
SW Jaquist St.	SW Jordin Ave.	SW Paar Dr.	1100
SW McIntyre St.	SW Jordin Ave.	SW Paar Dr.	1140
RIVERVIEW			
SE Pisces Ter.	Airoso Blvd.	SW Whitmore Dr.	600
SE Cable Ter.	SE Lancaster Ave.	SW Whitmore Dr.	500
SE Aires Ln.	SE Lancaster Ave.	SE Pisces Ter.	600
SE Whitmore Dr.	SE Pisces Ter.	End	2950
SE Stonecrop St.	SE Whitmore Dr.	SE Thanksgiving Ave.	2900
SE Watercrest St.	SE Whitmore Dr.	SE Thanksgiving Ave.	2750
SE Wald St.	SE Whitmore Dr.	SE Chapman Ave.	3850
SE Lancaster Ave.	Airoso Blvd.	SE Aneci St.	1950
SE Dalva Ave.	Airoso Blvd.	SE Aneci St.	1950
SE Evans Ave.	Airoso Blvd.	SE Aneci St.	1950
SE Rich St.	SE Lancaster Ave.	SE PSL Blvd.	2300
SE Glover St.	SE Thanksgiving Ave.	SE PSL Blvd.	1300
SE Chapman Ave.	SE Glover St.	SE Floresta Dr.	1600
SE Crescent Ave.	SE Wald St.	SE Floresta Dr.	950
SE Tanner Ave.	SE Wald St.	SE Floresta Dr.	950
ST. LUCIE WEST			
NW Peacock Blvd.	NW California Blvd.	NW Cashmere Blvd.	3900
NW Cashmere Blvd.	NW E. Torino Pkwy.	Roundabout	1600
NW California Blvd.	NW. W. Torino Pkwy.	NW Peacock Blvd.	830
Advanced from FY 27/28			
CASHMERE COVE			
SW Cameo Blvd.	SW California Blvd.	SW PSL Blvd.	4100
RIVERVIEW			
SE Carnival Ave.	SE Floresta Dr.	SE Coral Reef St.	2900
SE Cavern Ave.	SE Floresta Dr.	SE Coral Reef St.	2750
SE Celtic Ave.	SE Floresta Dr.	SE Coral Reef St.	2400
SE Evergreen Ter.	SE Floresta Dr.	SE Coral Reef St.	2100
SE Chaloupe Ave.	SE Floresta Dr.	SE Coral Reef St.	2000
SE Forgal St.	SE Carnival Ave.	SE Celtic Ave.	650
SE Dykes St.	SE Celtic Ave.	SE Evergreen Ter.	350

SE Media Ln.	SE Chaloupe Ave.	End	350
SE Bayharbor St.	SE Evergreen Ter.	End	200
SE Coral Reef St.	SE Carnival Ave.	End	1550
Advanced from FY 28/29			
RIVERVIEW			
SE Fallon Dr.	SE Floresta Dr.	SE Forgal St.	1300
SE Whitehurst Ave.	SE Degan Dr.	SE Forgal St.	950
SE Hollahan Ave.	SE Degan Dr.	SE Forgal St.	950
SE Elwood Ave.	SE Degan Dr.	End	950
SE White Ave.	SE Degan Dr.	SE Forgal St.	700
SE Norcross Ave.	SE Degan Dr.	SE Forgal St.	750
SE Degan Dr.	SE Fallon Dr.	End	2900
SE Forgal St.	SE Carnival Ave.	SE Degan Dr.	2550
SE Harborview Ter.	SE Floresta Dr.	SE Arton Ln.	1850
SE Arton Ln.	SE Harborview Ter.	SE Harborview Dr.	700
SANDHILL CROSSING			
SE Hillmoor Dr.	SE Tiffany Ave.	Woodstork Trail Park	2300
ST. LUCIE WEST/TORINO			
NW Commerce Centre Dr.	NW Reserve Park Trace	NW Commerce Lakes Dr.	2660
Advanced from FY 29/30			
OAK HAMMOCK			
SW Del Rio Blvd.	End	SW California Blvd.	5350
Advanced from FY 30/31			
SANDHILL CROSSING			
SE Tiffany Ave.	SE Durango St.	SE Grand Dr.	2600
		Miles Resurfaced	16.75
		Resurfacing Budget	\$4,000,000

2026-2027 Sales Tax Funded			
Street	From	To	LF
GATLIN PINES/HIDDEN OAKS/NEWPORT ISLES			
SW Gatlin Blvd.	SW Edgarce St.	SW Brighton St.	12619
CRANE LANDING/TULIP PARK			
SW Paar Dr.	SW PSL Blvd.	SW Darwin Blvd.	5450
NORTHPORT VILLAGE			
NW Biltmore St.	NW Riverside Dr.	NW Macedo Blvd.	3400
NW Riverside Dr.	NW Bayshore Blvd.	NW Macedo Blvd.	700
NW Kilpatrick Ave.	NW Bayshore Blvd.	NW Macedo Blvd.	700
NW Treemont Ave.	NW Bayshore Blvd.	NW Macedo Blvd.	700
NW Macedo Blvd.	NW Treemont Ave.	NW Bayshore Blvd.	4400
NW Macedo Blvd.	NW Treemont Ave.	NW Selvitz Rd.	5400
SOUTHBEND LAKES			

SE Eagle Dr.	SE Southbend Blvd.	SE Bella Rd.	4800
SE Nome Dr.	SE Eagle Dr.	SE Cork Rd.	7325
SE Fisk Rd.	SE Tate Ave.	SE Cork Rd.	2100
SE Tate Ave.	SE Eagle Dr.	SE Cork Rd.	2000
SE Joel Pl.	SE Cork Rd.	SE Southbend Blvd.	650
SE Cork Rd.	SE Eagle Dr.	SE Fisk Rd.	700
SE Fall St.	SE Nome Dr.	SE Tate Ave.	725
SE Kern Rd.	SE Eagle Dr.	SE Fisk Rd.	1225
SE Nance St.	SE Nome Dr.	SE Tate Ave.	1075
SE Lock Pl.	SE Eagle Dr.	SE Nome Dr.	325
SE Cork Rd.	SE Eagle Dr.	SE Eagle Dr.	2500
ST. LUCIE NORTH			
NW Nolia Ct.	NW Thyer Cir.	End	575
NW Snook Ct.	NW Thyer Cir.	End	375
NW Huey Ct.	NW Thyer Cir.	End	250
NW Thyer Cir.	NW Scepter Dr.	NW Scepter Dr.	2000
NW Scepter Dr.	NW St. James Dr.	NW St. James Dr.	3375
NW Hoke Ct.	NW Telford Ave.	End	350
NW Telford Ave.	NW Scepter Dr.	NW St. James Dr.	1650
NW Hixon Ct.	NW Scepter Dr.	End	325
NW Tyrol Ct.	NW Scepter Dr.	End	350
NW Relief Ct.	NW Scepter Dr.	End	1000
NW Theda Ln.	NW Scepter Dr.	NW Scepter Dr.	1175
Advanced from FY 28/29			
TULIP PARK_WHISPERING PINES			
SW Tulip Blvd.	SW PSL Blvd.	SW Darwin Blvd.	2600
		Sales Tax Miles	13.41
		Sales Tax Funding	\$6,050,000

City of Port St. Lucie Resurfacing Plan FY 27/28 - 28/29



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2027-2028	\$4,000,000	17.67
FY 2028-2029	\$7,200,000	42.32

Sales Tax FY	Resurfacing Budget	Total Miles Paved
STFY 2027-2028	\$4,600,000	25.63
STFY 2028-2029	\$2,050,000	14.90

2027-2028

Street	From	To	LF
LYNGATE			
SE Montauk St.	SE Goucho Ave.	SE PSL Blvd.	950
SE Goucho Ave.	SE Montauk St.	SE Monitor St.	750
SE Monitor St.	SE Goucho Ave.	SE Minorca Ave.	750
SE Grapeland Ave.	SE Montauk St.	SE Monitor St.	950
SE Minorca Ave.	SE Montauk St.	SE Morningside	1700
LYNGATE			
SE Lyngate Dr.	US-1	West Approx. 330'	330
Rescheduled from FY 26/27			
CANAL POINTE			
Essex Dr.	End	SE Floresta Dr.	7900
SE Penn Ave.	SE Wald St.	SE Floresta Dr.	1000
SW Cary St.	SW PSL Blvd.	SW Essex Dr.	300
SW Best St.	SW PSL Blvd.	SW Essex Dr.	300
SE West St.	SE PSL Blvd.	SE Essex Dr.	450
SE Belvedere St.	SE PSL Blvd.	SE Essex Dr.	600
SE Rich St.	SW PSL Blvd.	SW Essex Dr.	750
SE Aneci St.	SE PSL Blvd.	SE Essex Dr.	750
SE Watercrest St.	SE Penn Ave,	SE Essex Dr.	1200
SE Stonecrop St.	SE Penn Ave,	SE Essex Dr.	1350
SE Hemsing St.	SE Delancey Ln.	Oakridge Dr.	1200
SE Oaklyn St.	SE Delancey Ln.	Oakridge Dr.	1000
SE Price Ct.	SE Oaklyn St.	SE Delancey Ln.	700
SE Delancey Ln.	SE Hemsing Ct.	SE Floresta Dr.	900
SE Portage Ave.	SE Floresta Dr.	End	1650
SE Welsh St.	SE Floresta Dr.	SE Portage Ave.	700
Rescheduled from FY 26/27			
PALM TRAILS/CASHMERE COVE			
SW Del Rio Blvd.	SW Garnet St.	SW PSL Blvd.	9750
Advanced from FY 29/30			
NORTHPORT VILLAGE			
NW Biscayne Dr.	NW Bayshore Blvd.	NW LaBrea Ave.	3200
NW Camrose St.	NW Biscayne Dr.	NW Kilpatrick Ave.	1300
NW La Playa St.	NW Biscayne Dr.	NW Kilpatrick Ave.	1300
NW Dearman St.	NW Biscayne Dr.	NW Kilpatrick Ave.	1300
NW Aurora St.	NW Biscayne Dr.	NW Kilpatrick Ave.	1300
NW Friar St.	NW Biscayne Dr.	NW Kilpatrick Ave.	1300
NW Heather St.	NW Floresta Dr.	NW Marion Ave.	1600
NW Granadeer St.	NW Floresta Dr.	NW Kilpatrick Ave.	1200
NW Hogan St.	NW Floresta Dr.	NW Kilpatrick Ave.	1100

NW Hibiscus St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Dorchester St.	NW Floresta Dr.	NW Marion Ave.	1400
NW Broadview St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Avens St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Byron St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Curry St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Curtis St.	NW Floresta Dr.	NW Kilpatrick Ave.	1000
NW Kilpatrick Ave.	NW Bayshore Blvd.	NW Curtis St.	5300
NW La Brea Ave.	NW Heather St.	NW Granadeer St.	900
Advanced from FY 31/32			
SWAN PARK			
SW Todd Ave.	SW Airoso Blvd.	SW Bayshore Blvd.	6150
SW Twig Ave.	SW Airoso Blvd.	SW Irving St.	1200
SW Ray Ave.	SW Airoso Blvd.	SW Irving St.	1200
SW Grove Ave.	SW Airoso Blvd.	SW Irving St.	1200
SW Twig Ave.	SW Hutchins St.	SW Broadview St.	1550
SW Ray Ave.	SW Hutchins St.	SW Broadview St.	1550
SW Grove Ave.	SW Hutchins St.	SW Broadview St.	1550
SW Twig Ave.	SW Hibiscus St.	SW Empire St.	1200
SW Ray Ave.	SW Hibiscus St.	SW Empire St.	1200
SW Grove Ave.	SW Hibiscus St.	SW Empire St.	1200
SW Irving St.	SW Todd Ave.	End	1200
SW Dorchester St.	SW Todd Ave.	End	1200
SW Hibiscus St.	SW Todd Ave.	SW Crosstown Pkwy.	1200
SW Empire St.	SW Todd Ave.	End	1200
SW Heather St.	SW Eyerly Ave.	SW Crosstown Pkwy.	1600
SW Twig Ave.	SW Bayshore Blvd.	SW Heather St.	800
SW Ray Ave.	SW Bayshore Blvd.	SW Heather St.	750
SW Grove Ave.	SW Bayshore Blvd.	SW Heather St.	650
SW Grenadeer St.	SW Eyerly Ave.	SW Todd Ave.	375
SW Broadview St.	SW Eyerly Ave.	SW Crosstown Pkwy.	1600
SW Hutchins St.	SW Eyerly Ave.	SW Crosstown Pkwy.	1600
		Miles Resurfaced	17.67
		Resurfacing Budget	\$4,000,000

2027-2028 Sales Tax Funded

CANAL POINTE

SW Fairchild Ave.	SW Hinchman St.	SE Appleby St.	2650
SW Inwood Ave.	SW Warwick St.	SE Appleby St.	2250
SW Langfield Ave.	SW Warwick St.	SE Carpenter St.	950
SE Carpenter St.	SE Oakridge Dr.	SE Glenwood Dr.	2450
SE Whitehorse St.	SE Inwood Ave.	SE Glenwood Dr.	1525
SE Blackhorse St.	SE Inwood Ave.	SE Glenwood Dr.	1325

SE Langfield Ave.	SE Blackhorse St.	SE Appleby St.	750
SE Airview Ave.	SE Blackhorse St.	SE Glenwood Dr.	800
SE Summit St.	SW Glenwood Dr.	SW Airview Ave.	1150
SW Mercer St.	SW Airview Ave.	SW Glenwood Dr.	1200
SW Airview Ave.	SE Carpenter St.	SW Hinchman St.	1300
SW Warwick St.	SW Fairchild Ave.	SW Glenwood Dr.	2150
CASHMERE COVE/PALM TRAILS			
SW Cashmere Blvd.	SW Crosstown Pkwy.	SW Del Rio Blvd.	1850
MORNINGSIDE			
SE Elmhurst Rd.	SE Blockton Ave.	SE Portillo Rd.	3200
SE Bisbee St.	SE Elmhurst Rd.	SE Portillo Rd.	2500
SE Dorit Ave.	SE Blockton Ave.	SE Bisbee St.	400
SE Harding St.	SE Chiffon Ave.	SE Portillo Rd.	2200
SE Harlow St.	SE Blockton Ave.	SE Portillo Rd.	2500
SE Chiffon Ave.	SE Bisbee St.	SE Harlow St.	1100
SE Bersell Rd.	SE Harlow St.	SE Portillo Rd.	950
SE Hanford Rd.	SE Blockton Ave.	SE Morningside Blvd.	1600
SE Isabell	SE Blockton Ave.	SE Morningside Blvd.	1000
SE Blockton Ave.	SE Morningside Blvd.	SE Isabell Rd.	400
SE Blockton Ave.	SE Elmhurst Rd.	SE Morningside Blvd.	2350
PAAR ESTATES/WHISPERING PINES			
SW Tulip Blvd.	SW Darwin Blvd.	Canal ROW	3000
Rescheduled from FY 26/27			
CANAL POINTE			
SW Statler Ave.	SW Bayshore Blvd.	SW Mountwell St.	1700
SW Moselle Ave.	SW Bayshore Blvd.	SW Mountwell St.	1550
SW Aubudon Ave.	SW Bayshore Blvd.	SW Mountwell St.	1400
SW Airview Ave.	SW Bayshore Blvd.	SW Hinchman St.	2150
SW Langfield Ave.	SW Bayshore Blvd.	SW Hinchman St.	2000
SW Inwood Ave.	SW Bayshore Blvd.	SW Mountwell St.	1800
SW Hinchman St.	SW Glenwood Dr.	End	2550
SW Avondale St.	SW Airview St.	SW Glenwood Dr.	1250
SW Lafayette St.	SW Airview St.	SW Glenwood Dr.	1250
SW Mountwell St.	SW Glenwood Dr.	End	2650
SW Fairchild Ave.	SW Mountwell St.	SW Hinchman St.	1000
HIDDEN OAKS			
SW Angus Ave.	SW Alminar St.	SW Halisee St.	600
SW Garcia Ave.	SW Alminar St.	SW Vale St.	625
SW Datura Ave.	SW Alminar St.	SW Vale St.	600
SW Lamb Ave.	SW Alminar St.	SW Vale St.	750
SW Santana Ave.	SW Alminar St.	SW Halisee St.	1200
SW Vale St.	SW Santana Ave.	SW Garcia Ave.	1025
SW Luse Ln.	SW Savage Blvd.	SW Halisee St.	400

SW Hallisee St.	SW Angus Ave.	SW Graybeal Ave.	2700
SW Alimar St.	SW Tanforan Blvd.	SW Santana Ave.	2825
SW Mabry Ct.	SW Alminar St.	End	350
SW Gay Cir.	SW Alminar St.	SW Alminar St.	1000
SW Tanforan Blvd.	SW Savage Blvd.	End	600
NORTHPORT VILLAGE			
NW Riverside Dr.	NW Selvitz Rd.	NW Avens St.	2850
NW Kingston St.	NW Bayshore Blvd.	NW Riverside Dr.	2525
NW Conover St.	NW Ferris Dr.	NW Bayshore Blvd.	2100
NW Monica St.	NW Ferris Dr.	NW Placid Ave.	700
NW Haven St.	NW Ferris Dr.	NW Placid Ave.	950
NW Colonial St.	NW Ferris Dr.	NW Placid Ave	950
NW Placid Ave.	NW Selvitz Rd.	NW Grenada St.	2500
NW Cornell Ave.	NW Kingston St.	NW Grenada St.	2100
NW Sherbrooke Ave.	NW Kingston St.	NW Grenada St.	2100
NW Fairfax Ave.	NW Kingston St.	NW Grenada St.	2100
NW Ferris Dr.	NW Kingston St.	NW Grenada St.	2200
NW Concord Dr.	NW Ferris Dr.	NW Floresta Dr.	3700
NW Byron St.	NW Concord Dr.	NW Floresta Dr.	650
NW Argosy St.	NW Kingston St.	NW Monica St.	900
NW Hibiscus St.	NW Concord Dr.	NW Floresta Dr.	625
NW Avens St.	NW Concord Dr.	NW Floresta Dr.	650
NW Grenada St.	NW Bayshore Blvd.	NW Concord Dr.	2550
NW Selvitz Rd.	NW Floresta Dr.	NW Bayshore Blvd.	2500
TULIP PARK/CRANE LANDING			
SW Feldman Ave.	SW Darwin Blvd.	SW Hale St.	2125
SW Dagget Ave.	SW Darwin Blvd.	SW Hale St.	3125
SW Hale St.	SW Dagget Ave.	SW Feldman Ave.	525
SW Hall St.	SW Dagget Ave.	SW Feldman Ave.	525
SW Koba St.	SW Dagget Ave.	SW Feldman Ave.	550
SW Hainlin St.	SW Feldman Ave.	SW Dahled Ave.	1000
SW Kasin St.	SW McComb Ave.	SW Dagget Ave.	1000
SW Daisy St.	SW Dagget Ave.	SW Feldman Ave.	725
SW Haines St.	SW Feldman Ave.	SW Fig Ave.	1700
SW Fig Ave.	SW Hablow St.	SW Darwin Blvd.	650
SW Kane Ave.	SW Hablow St.	SW Darwin Blvd.	650
SW Hablow St.	SW Lacriox Ave.	SW Dagget Ave.	2640
SW Kallen St.	SW Lacriox Ave.	SW Kane Ave.	1080
Advanced from FY 29/30			
PAAR ESTATES			
SW Paar Dr.	SW Tulip Blvd.	SW Darwin Blvd.	10700
Added			
BAYSHORE HEIGHTS/RIVERVIEW			

Airoso Blvd.	Thornhill Dr.	PSL Blvd.	4610
		Sales Tax Miles	25.63
		Sales Tax Funding	\$4,600,000

2028-2029

Street	From	To	LF
BAYSHORE HEIGHTS			
SW Chandler Ter.	SW Bayshore Blvd.	SW Burlington St.	1300
SW Crescent Ave.	SW Bayshore Blvd.	SW Brisbane St.	1700
SW Chapman Ave.	SW Trenton Ln.	SW Kail St.	2500
SW Burman Ln.	SW Thornhill Dr.	SW Crescent Ave.	1750
SW Larchmont Ln.	SW Thornhill Dr.	SW Crescent Ave.	1825
SW Trenton Ln.	SW Thornhill Dr.	SW PSL Blvd.	2650
SW Burlington St.	SW Thornhill Dr.	SW Crescent Ave.	2100
OAK HAMMOCK/PALM TRAILS			
SW California Blvd.	SW Crosstown Pkwy.	SW Del Rio Blvd.	1850
RIVERVIEW			
SE Walters Ter.	SE Floresta Dr.	End	2800
SE Bayharbor St.	SE Albatross Ave.	SE Walters Ter.	1800
SE Coral Reef St.	End	SE Walters Ter.	2800
SE Albatross Ave.	SE Bayharbor St.	SE Coral Reef St.	1600
SE Atlantis Ave	SE Floresta Dr.	SE Coral Reef St.	2350
SE Vine St.	SE Walters Ter.	SE Bywood Ave.	450
SE Bayfront Ave.	SE Bayharbor St.	SE Coral Reef St.	1400
SE Belfast Ave.	SE Concha St.	SE Coral Reef St.	1400
SE Breakwater Ave.	SE Concha St.	SE Coral Reef St.	1400
SE Brookedge Ave.	SE Concha St.	SE Coral Reef St.	1400
SE Browning Ave.	SE Concha St.	SE Coral Reef St.	1800
SE Concha St.	SE Bayfront Ave.	SE Walters Ter.	1650
RIVERVIEW			
SE Bywood Ave.	SE Floresta Dr.	SE Crowberry Dr.	3000
SE Candle Ave.	SE Clearmont St.	SE Clearbrook St.	1000
SE Caravan Ave.	SE Clearmont St.	SE Clearbrook St.	1000
SE Damask Ave.	SE Floresta Dr.	SE Crowberry Dr.	2100
SE Clearmont St.	SE Bywood Ave.	SE Lansdowne Ave.	1400
SE Pratt St.	SE Caravan Ave.	SE Damask Ave.	500
SE Clearbrook St.	SE Bywood Ave.	SE Damask Ave.	1200
SE Cownie St.	SE Bywood Ave.	SE Damask Ave.	1300
SE Croquet St.	SE Bywood Ave.	SE Damask Ave.	1400
SE Crowberry Dr.	SE Bywood Ave.	SE Lansdowne Ave.	2000
Rescheduled from FY 26/27			
CANAL POINTE			
SW Glenwood Dr.	SW Barber Ln.	SW Bayshore Blvd.	750
SW Aubudon Ave.	SW Barber Ln.	SW Bayshore Blvd.	700
SW Inwood Ave.	SW Barber Ln.	SW Bayshore Blvd.	700
SW Barber Ln.	SW Glenwood Dr.	SW Cooper Ln.	3600
SW Cooper Ln.	SW Glenwood Dr.	End	3600
HIDDEN OAKS			

SW Kenwick Ave.	SW Brescia St.	SW Halissee St.	1160
SW Elmwood Ave.	SW Brescia St.	SW Halissee St.	1160
SW Choctaw St.	SW Elmwood Ave.	SW Gray Beal Ave.	1100
SW Haycraft Cir.	SW Choctaw St.	SW Choctaw St.	1300
SW Lusby Ave.	SW Brescia St.	SW Haycraft Cir.	350
SW Halissee St.	SW Gray Beal Ave.	SW Kenwick Ave.	1400
SW Culpepper Ave.	SW Brescia St.	SW Gamberi St.	825
SW Dapsco Ave.	SW Brescia St.	SW Gamberi St.	850
SW Gamberi St.	SW Culpepper Ave.	SW Savage Blvd.	900
SW Brescia St.	SW Savage Blvd.	SW Almansa Ave.	1500
SW Neal Rd.	SW Brescia St.	SW Savage Blvd.	1700
SW Gables Ave.	SW Neal Rd.	SW Brescia St.	800
SW High Ct.	SW Natena Rd.	End	250
SW Natena Rd.	SW Brescia St.	SW Almansa Ave.	1200
SW Almansa Ave.	SW Brescia St.	SW Savage Blvd.	1400
SW Kent Cir.	SW Savage Blvd.	SW Savage Blvd.	2900
SW Naomi Ave.	SW Savage Blvd.	SW Kent Cir.	750
SW Ranch Ave.	SW Savage Blvd.	SW Kent Cir.	900
SW Ranch Ct.	SW Ranch Ave.	End	300
SW Race Rd.	SW Ranch Ave.	SW Kent Cir.	650
SW Webster Ln.	SW Savage Blvd.	SW Algiers St.	2150
SW Algiers St.	SW Jay Ave.	SW Import Dr.	1850
SW Pruitt St.	SW Jay Ave.	SW Import Dr.	1850
SW Quarry St.	SW Jay Ave.	SW Import Dr.	1850
SW Jay Ave.	SW Quarry St.	SW Algiers St.	650
SW Zamora Ter.	SW Import Dr.	SW Webster Ln.	350
SANDHILL CROSSING			
SE Berkshire Blvd.	SE Green River Pkwy.	SE Melaleuca Blvd.	6000
Rescheduled from FY 27/28			
BAYSHORE BUSINESS DISTRICT			
SW S. Macedo Blvd	SW Bayshore Blvd.	SW Thornhill Dr.	15500
SW Thornhill Dr.	SW S Macedo Blvd.	SW Biltmore St.	450
SW Carter Ave.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Grove Ave.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Eyerly Ave.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Dwyer Ave.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Lakehurst Dr.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Swan Ave.	SW Bayshore Blvd.	SW S. Macedo Blvd.	650
SW Biltmore St.	SW S. Macedo	End	7400
SW Biltmore St.	SW Carter Ave.	End	800
FAIRGREEN CROSSINGS			
SW Salvatierra Blvd.	SW Juliet Ave.	SW Tanforan Blvd.	5500
SW Fair Isle Rd.	SW Salvatierra Blvd.	End	3200
SW Import Dr.	SW Salvatierra Blvd.	End	3100

SW Opechee Ave.	SW Salvatierra Blvd.	SW Lewis St.	1100
SW Our Ct.	SW Opechee Ave.	End	300
SW Palace Ave.	SW Salvatierra Blvd.	SW Opechee Ave.	850
SW Onaway Ave.	SW Salvatierra Blvd.	SW Lewis St.	800
SW Hamilton Ave.	SW Salvatierra Blvd.	SW Lewis St.	700
SW Altamira Ave.	SW Salvatierra Blvd.	SW Breezeway St.	850
SW Lewis St.	SW Fair Isle Rd.	SW Altamira Ave.	1700
SW Breezeway St.	SW Import Dr.	SW Acacia Ave.	1400
SW Glendale St.	SW Import Dr.	SW Acacia Ave.	1200
SW Guernsey St.	SW Import Dr.	End	1300
SW Fanfare St.	SW Fair Isle Rd.	SW Acacia Ave.	1300
SW Saga St.	SW Import Dr.	SW Acacia Ave.	1000
SW Backton Ave.	SW Salvatierra Blvd.	SW Imperial St.	700
SW Gailwood St.	SW Tanforan Blvd.	SW Backton Ave.	1650
SW Imperial St.	SW Tanforan Blvd.	SW Backton Ave.	1650
SW Tanforan Blvd.	SW Salvatierra Blvd.	End	1900
SW Acacia Ave.	SW Breezeway St.	SW Saga St.	1325
ROSSER RESERVE			
SW McCoy Ave.	SW Janus St.	SW Lafleur St.	1400
SW McCracken Ave.	SW Lafleur St.	SW PSL Blvd.	1750
SW McComkle Ave.	SW Lafleur St.	SW PSL Blvd.	1500
SW McComb Ave.	SW Kaiser St.	SW PSL Blvd.	900
SW Darbey Ln.	SW McCracken Ave.	SW McComb Ave.	900
SW Janus St.	SW McCoy Ave.	SW McCracken Ave.	350
SW Lafleur St.	SW McCoy Ave.	SW McComkle Ave.	1100
SW Kakopo St.	SW McCracken Ave.	SW McCall Rd.	2800
SW Kaiser St.	SW McCracken Ave.	SW McComkle Ave.	1100
SW McDevitt St.	SW Jarmer Rd.	SW PSL Blvd.	1700
SW McCall Rd.	SW Jarmer Rd.	SW PSL Blvd.	2325
SW Jaslo Ave.	SW Jarmer Rd.	SW McIntyre St.	1700
SW Jarmer Rd.	SW McDevitt St.	SW Parr Dr.	1950
SW Laffite St.	SW McDevitt St.	SW McCall Rd.	1200
SW Kabane St.	SW McDevitt St.	SW McCall Rd.	1200
SW McHord Ave.	SW Kabane St.	SW PSL Blvd.	800
SW McIntyre St.	SW Parr Dr.	SW PSL Blvd.	1125
TULIP PARK			
SW McComb Ave.	SW Darwin Blvd.	SW Hale St.	2625
SW Sadwick Ave.	SW Hale St.	SW Kasin St.	1050
SW Sadwick Ave.	SW Karin St.	SW Haines St.	730
SW Lawler Ave.	SW Hale St.	SW Kasin St.	960
SW Lawler Ave.	SW Karin St.	SW Haines St.	700
SW Prater Ave.	SW Hale St.	SW Darwin Blvd.	2225
SW Baoy Ave.	SW Hale St.	SW Kasin St.	800

SW Baoy Ave.	SW Karin St.	SW Darwin Blvd.	900
SW Kaabe Ave.	SW Hale St.	SW Kasin St.	700
SW Kaabe Ave.	SW Karin St.	SW Darwin Blvd.	850
SW Hale St.	SW McComb Ave.	SW Laird Ave.	1900
SW Kasin St.	SW McComb Ave.	SW Laird Ave.	2225
SW Karin St.	SW McComb Ave.	SW Laird Ave.	1875
SW Haines St.	SW McComb Ave.	SW Prater Ave.	950
SW Hale St.	SW Tulip Blvd.	SW Fifer Ave.	1200
SW Haines St.	SW Halden Ave.	SW Fifer Ave.	950
SW Fifer Ave.	SW Hale St.	SW Darwin Blvd.	1650
SW Halkell Ave.	SW Hale St.	SW Haines St.	1150
SW Halifax Ave.	SW Hale St.	SW Haines St.	1050
SW Halden Ave.	SW Hale St.	SW Darwin Blvd.	1200
SW Laird Ave.	SW Hale St.	SW Darwin Blvd.	1800
Advanced from FY 31/32			
GATLIN PINES			
SW Savona Blvd.	SW Alcantarra Blvd.	SW Wellington Ave.	5800
		Miles Resurfaced	42.32
		Resurfacing Budget	\$7,200,000

2028-2029 Sales Tax Funded			
Rescheduled from FY 27/28			
FAIRGREEN CROSSINGS			
SW Lisbon St.	SW Fairgreen Rd.	SW Galiano Rd.	300
SW Cadima St.	SW Fairgreen Rd.	SW Galiano Rd.	800
SW Comfort St.	SW Fairgreen Rd.	SW Galiano Rd.	1000
SW Columbia St.	SW Fairgreen Rd.	SW Galiano Rd.	1100
SW Commargo St.	SW Fair Isle Rd.	SW Galiano Rd.	1550
SW Catalonia St.	SW Fairgreen Rd.	SW Galiano Rd.	1200
SW Cordova St.	SW Fairgreen Rd.	SW Galiano Rd.	1300
SW Palermo Rd.	SW Fairgreen Rd.	SW Salzedo Ave.	825
SW Paddock St.	SW Juliet Ave.	SW Salzedo Ave.	650
SW Pancoast St.	SW Fairgreen St.	SW Juliet Ave.	1200
SW Realty St.	SW Fairgreen St.	SW Juliet Ave.	1100
SW Rutland St.	SW Fairgreen St.	SW Juliet Ave.	1000
SW Ivy St.	SW Galiano Rd.	SW Juliet Ave.	350
SW Galiano Rd.	SW Ivy St.	SW Lisbon St.	2500
SW Juliet Ave.	SW Ivy St.	SW Salvatierra Blvd.	1850
SW Fairgreen Rd.	SW Lisbon St.	SW Salvatierra Blvd.	1850
SW Salzedo Ave.	SW Pancoast St.	SW Cordova St.	950
SW Galiano Rd.	SW Cadima St.	End	250
NORTHPORT VILLAGE			
NW Avens St.	NW Bayshore Blvd.	NW Ferris Dr.	2180
NW Fairfax Ave.	NW Avens St.	NW Salem Ter.	1040

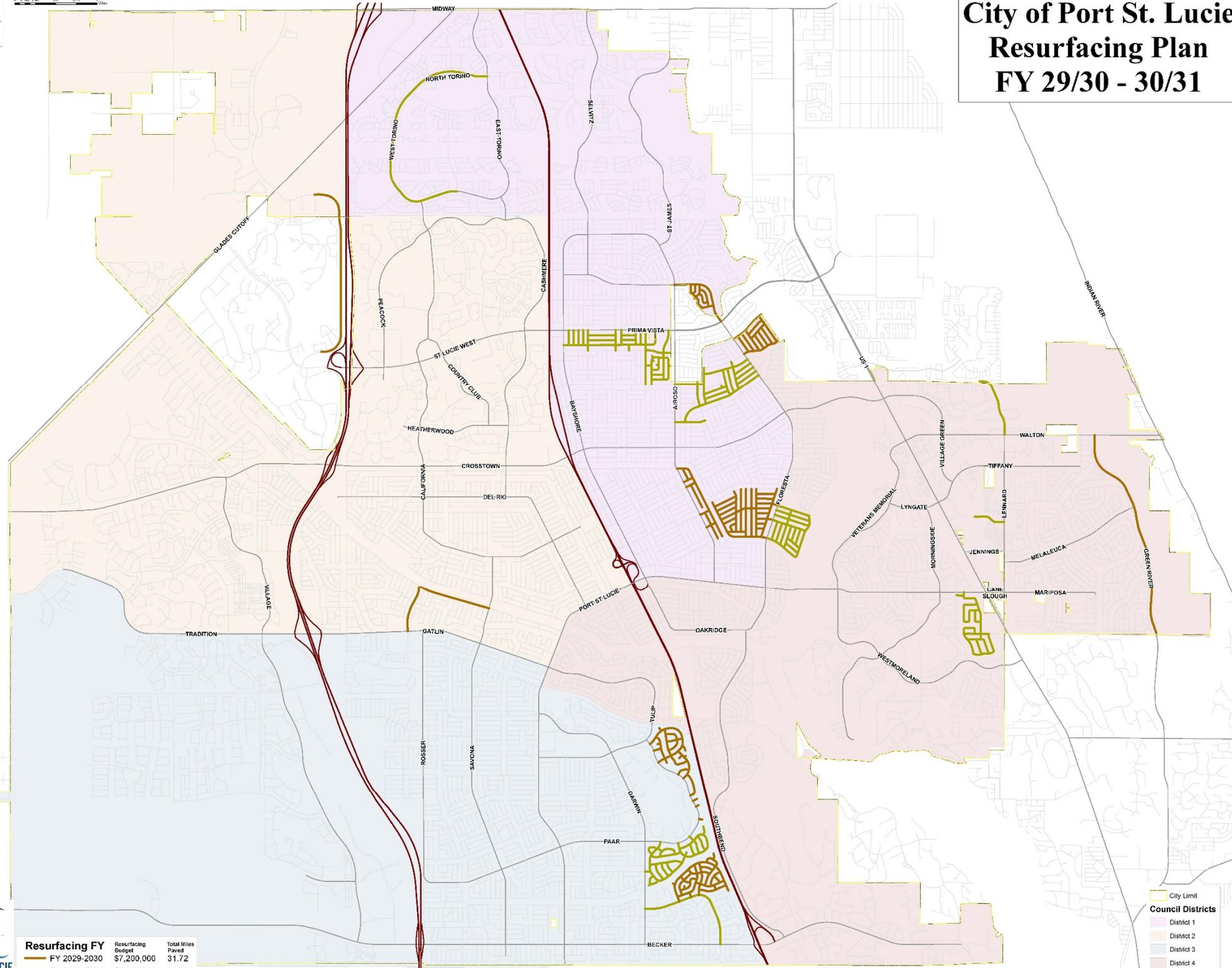
NW Sherbrooke Ave.	NW Avens St.	NW Salina Ter.	900
NW Cornell Ave.	NW Avens St.	NW Salina Ter.	600
NW Placid Ave.	NW Grenada St.	NW Twylite Ter.	1400
NW Rebecca Ave.	NW Avens St.	NW Twylite Ter.	850
NW Tyler Ave.	NW Avens St.	NW Twylite Ter.	700
NW Salem Ter.	NW Airoso Blvd.	NW Salina Ter.	700
NW Saline Ter.	NW Walnut Ln.	NW Placid Ave.	1200
NW Turton Ter.	NW Placid Ave.	NW Walnut Ln.	950
NW Twylite Ter.	NW Ferris Dr.	NW Airoso Blvd.	2000
NW Walnut Ln.	NW Salina Ter.	NW Twylite Ter.	600
NW Ferris Dr.	NW Grenada St.	NW Ravenswood Ln.	2900
NW Sagamore Ter.	NW Ferris Dr.	NW Airoso Blvd.	1775
NW Ravenswood Ln.	NW Sagamore Ter.	NW Floresta Dr.	1800
NW Raymond Ln.	NW Sagamore Ter.	NW Ferris Dr.	1400
NW Reading Ln.	NW Sagamore Ter.	NW Ferris Dr.	1100
NW Virgo Ct.	NW Reading Ln.	End	500
NW Hutchins St.	NW Ferris Dr.	NW Floresta Dr.	375
TULIP PARK			
SW McCoy Ave.	SW PSL Blvd.	SW Findlay St.	1425
SW McCracken Ave.	SW Jamros St.	SW Jack St.	2900
SW McComb Ave.	SW PSL Blvd.	SW Findlay St.	1375
SW Jamros St.	SW McCoy Ave.	SW Comb Ave.	600
SW Findlay St.	SW McCoy Ave.	SW Comb Ave.	600
SW McCoy Ave.	SW Lachine St.	SW Jack St.	1430
SW McComb Ave.	SW Lachine St.	SW Jack St.	1430
SW Jack St.	SW McCoy Ave.	SW McComb Ave.	600
SW Lachine St.	SW McCoy Ave.	SW McCall Rd.	1400
SW Jablo St.	SW McComb Ave.	SW McCall Rd.	625
SW McKim St.	SW McComb Ave.	SW McCall Rd.	625
SW Kolsted St.	SW McComb Ave.	SW McCall Rd.	650
SW Kocerik St.	SW McComb Ave.	SW McCall Rd.	650
SW Jacobs St.	SW Koler Ave.	SW McCall Rd.	475
SW Kober Rd.	SW Koler Ave.	SW McCall Rd.	950
SW Koler Ave.	SW Lachine St.	SW PSL Blvd.	1575
SW McCall Rd.	SW McCrory St.	SW PSL Blvd.	2550
SW McCullough Ave.	SW McCrory St.	SW PSL Blvd.	2350
SW Jacoby Ave.	SW McCrory St.	SW PSL Blvd.	1950
SW Jaslo Ave.	SW McCrory St.	SW PSL Blvd.	1650
SW McCain St.	SW McCullough Ave.	SW Paar Dr.	950
SW McCrory St.	SW Paar Dr.	SW McCall Rd.	1450
WHISPERING PINES			
SW Rice Ave.	SW PSL Blvd.	SW Chartwell St.	1100
SW Chartwell St.	SW Tunis Ave.	SW Rice Ave.	1150

SW Tunis Ave.	SW PSL Blvd.	NW Avens St.	2550
Added			
NORTHPORT VILLAGE			
NW Bayshore Blvd.	NW Selvitz Rd.	NW Avens St.	2550
		Sales Tax Miles	14.90
		Sales Tax Funding	\$2,050,000



0 0.25 0.5 1 Miles

City of Port St. Lucie Resurfacing Plan FY 29/30 - 30/31



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2029-2030	\$7,200,000	31.72
FY 2030-2031	\$7,200,000	31.38

City Limit

Council Districts

- District 1
- District 2
- District 3
- District 4

2029-2030

Street	From	To	LF
FLORESTA GARDENS			
SE Whitmore Dr.	SE Airoso Blvd.	SE Pisces Ter.	5500
SE Aires Ln.	SE Whitmore Dr.	SE Walters Ter.	1600
SE Walters Ter.	SE Airoso Blvd.	SE Whitmore Dr.	600
SE Voltair Ter.	SE Airoso Blvd.	SE Whitmore Dr.	600
SE Aires Ln.	SE Voltair Ter.	SE Thornhill Dr.	1600
SE Starfish Ave.	SE Airoso Blvd.	SE Whitmore Dr.	600
SE Aires Ln.	SE Starfish Ave.	SE Pisces Ter.	1850
SE Starflower Ave.	SE Airoso Blvd.	SE Whitmore Dr.	600
HIDDEN OAKS			
SW Abingdon Ave.	SW Import Dr.	SW Savona Blvd.	4600
Rescheduled from FY 27/28			
SANDHILL CROSSING			
SE Green River Pkwy.	SW Walton Rd.	SE Melaleuca Blvd.	5641
NORTHPORT VILLAGE			
NE Floresta Dr.	SE Airoso Blvd.	Prima Vista Blvd.	4450
Rescheduled from FY 28/29			
BECKER RIDGE			
SW Ridgecrest Dr.	SW Kestor Dr.	SW Namoit Pl.	6200
SW My Ct.	SW Ridgecrest Dr.	End	300
SW Taluga St.	SW Exora Ter.	SW Kestor Dr.	300
SW Exora Ter.	SW Ridgecrest Dr.	SW Ridgecrest Dr.	2750
SW Elba St.	SW Exora Ter.	SW Lama Ave.	1750
SW Chad Ave.	SW Ridgecrest Dr.	SW Glen Rd.	750
SW Veal Ct.	SW Glen Rd.	End	350
SW Glen Rd.	SW Elba St.	SW Exora Ter.	1500
SW Lama Ave.	SW Ridgecrest Dr.	SW Macad St.	1500
SW Muncie St.	SW Kestor Dr.	SW Ridgecrest Dr.	2050
SW Nabble Ave.	SW Exora Ter.	SW Ridgecrest Dr.	1900
SW Film Ave.	SW Muncie St.	SW Macad St.	800
SW Aero Cir.	SW Ridgecrest Dr.	SW Ridgecrest Dr.	1175
SW Kidd Ct.	SW Aero Cir.	End	550
SW Macad St.	SW Nabble Ave.	SW Ridgecrest Dr.	1425
SW Webb St.	SW Nabble Ave.	SW Ridgecrest Dr.	1150
SW Fiji Ln.	SW Webb St.	SW Nabble Ave.	550
SW Palau Ln.	SW Nabble Ave.	SW Saginaw Ave.	300
SW Saginaw Ave.	SW Muncie St.	SW Ridgecrest Dr.	1800
CASHMERE COVE/PALM TRAILS			
SW California Blvd.	SW Cameo Blvd.	SW Plantation Ter.	7050
FLORESTA GARDENS			
SE Fallon Dr.	SE Thornhill Dr.	SE Seahouse Dr.	2125
SE Seahouse Dr.	SE Fallon Dr.	End	2600

SE Doat St.	SE Fallon Dr.	SE Aneci St.	560
SE Leo Ln.	SE Yacht Ter.	SE Doat St.	1300
SE Yacht Ter.	SE Leo Ln.	SE Sandia Dr.	475
SE Tray Ter.	SE Fallon Dr.	SE Sandia Dr.	900
SE Starflower Ave.	SE Fallon Dr.	SE Sandia Dr.	1050
SE Streamlet Ave.	SE Fallon Dr.	SE Sandia Dr.	1300
SE Strait Ave.	SE Fallon Dr.	SE Sandia Dr.	1400
SE Starfish Ave.	SE Fallon Dr.	SE Sandia Dr.	1600
FLORESTA GARDENS			
SE Starfish Ave.	SE Joy Haven St.	SE Fairfield St.	1200
SE Strait Ave.	SE Joy Haven St.	SE Fairfield St.	1100
SE Streamlet Ave.	SE Joy Haven St.	SE Floresta Dr.	1000
SE Starflower Ave.	SE Sandia Dr.	SE Fairfield St.	2250
SE Sweetbay Ave.	SE Joy Haven St.	SE Fairfield St.	800
SE Polynesian Ave.	SE Joy Haven St.	SE Floresta Dr.	1100
SE Picasso Ave.	SE Joy Haven St.	SE Fairfield St.	575
SE Ridgely Ave.	SE Joy Haven St.	SE Fairfield St.	475
SE Fairfield St.	SE Seahouse Dr.	SE Thornhill Dr.	3250
SE Joy Haven St.	SE Seahouse Dr.	SE Thornhill Dr.	3100
SE Manth Ln.	SE Seahouse Dr.	SE Thornhill Dr.	3050
SE Aneci St.	SE Seahouse Dr.	SE Thornhill Dr.	3050
SE Carvalho St.	SE Thornhill Dr.	SE Doat St.	2725
SE Sandia Dr.	SE Doat St.	SE Thornhill Dr.	2650
HIDDEN OAKS			
SW Import Dr.	SW Abingdon Ave.	SW Gatlin Blvd.	3000
NORTHPORT VILLAGE			
NE Ardsley Dr.	NE Floresta Dr.	NE Floresta Dr.	2475
NE Jonquil St.	NE Floresta Dr.	NE Ardsley Dr.	650
NE Surrey St.	NE Floresta Dr.	DROW	1050
NE Orchard St.	NE Surrey St.	NE Ardsley Dr.	1325
NE Midfield Ln.	NE Surrey St.	NE Orchard St.	925
PAAR ESTATES			
SW Hawthorne Cir.	SW Paar Dr.	SW Paar Dr.	5250
SW Mark Ct.	SW Hawthorn Cir.	End	400
SW Myers Ct.	SW Hawthorn Cir.	End	550
SW Hill Ct.	SW Hawthorn Cir.	End	500
SW Hill St.	SW Hawthorn Cir.	SW Hawthorn Cir.	1550
SW Catskill Dr.	SW Hawthorn Cir.	SW Hawthorn Cir.	1750
SW Catskill Dr.	SW Hawthorn Cir.	SW Crestview Rd.	1400
SW Oakland Ave.	SW Catskill Dr.	SW Hawthorne Cir.	1100
SW Meade Cir.	SW Catskill Dr.	SW Catskill Dr.	1950
SW Blue Ct.	SW Hill St.	End	350
SW Landis Ln.	SW Paar Dr.	SW Hill St.	500
SW Crestview Rd.	SW Hawthorn Cir.	SW Paar Dr.	2150
SW Terry Ct.	SW Crestview Rd.	End	400

SW Bell Ct.	SW Crestview Rd.	End	400
SW Lion Ln.	SW Crestview Rd.	SW Paar Dr.	850
SW Macon Rd.	SW Crestview Rd.	SW Paar Dr.	1700
SW Perry Ct.	SW Paar Dr.	End	500
SW Jane Ct.	SW Paar Dr.	End	400
SW Peak Ct.	SW Paar Dr.	End	500
RIVERVIEW			
SE Brookside Ter.	SE Sea Breeze Ln.	SE Galleon Ln.	1300
SE Marydale Ter.	SE Sea Breeze Ln.	SE Galleon Ln.	1300
SE Calmoso Dr.	SE Floresta Dr.	End	2500
SE Anchor Ln.	SE Verada Ave.	SE Calmoso Dr.	1300
SE Skipper Ln.	SE Verada Ave.	SE Calmoso Dr.	1400
SE Sea Breeze Ln.	SE Verada Ave.	SE Calmoso Dr.	1600
SE Asbury Ln.	SE Marydale Ter.	SE Calmoso Dr.	1150
SE Sunnydale Ln.	SE Marydale Ter.	SE Calmoso Dr.	1200
SE Lamon Ln.	SE Marydale Ter.	SE Calmoso Dr.	1400
SE Galleon Ln.	SE Verada Ave.	SE Calmoso Dr.	2050
SANDHILL CROSSING			
SE Green River Pkwy.	SE Melaleuca Blvd.	County Line	8400
ST. LUCIE WEST/TORINO			
NW Commerce Centre Dr.	NW Commerce Lakes Dr.	NW Brandywine Ln.	10800
		Miles Resurfaced	31.72
		Resurfacing Budget	\$7,200,000

2030-2031

Street	From	To	LF
Rescheduled from FY 28/29			
BECKER RIDGE			
SW Kestor Dr.	SW Darwin Blvd.	SW Becker Rd.	7375
SANDHILL CROSSING			
SE Hillmoor Dr.	Hillmoor Apts.	SE Lennard Rd.	1955
SWAN PARK			
SW Ivanhoe Dr.	SW Lakehurst Dr.	SW Ulman Ave.	1750
SW Calmoso Dr.	SW Curtis St.	SW Ivanhoe Dr.	375
SW Ulman Ave.	SW Ivanhoe Dr.	SW Goodrich St.	1000
SW Branford Dr.	SW Ivanhoe Dr.	SW Ulman Ave.	1200
SW Ivanhoe Ct.	SW Ivanhoe Dr.	End	325
SW Bolin Ct.	SW Branford Dr.	End	225
SW Axis Ct.	SW Ivanhoe Dr.	End	275
SW Dabney Dr.	SW Ivanhoe Dr.	SW Ravenswood Ln.	750
SW Reynolds Ave.	SW Ivanhoe Dr.	SW Goodrich St.	1025
SW Goodrich St.	SW Reynolds Ave.	SW Ulman Ave.	1375
SW Calmoso Dr.	SW Goodrich St.	DROW	150
SW Curtis St.	SW Lucero Dr.	SW Lakehurst Dr.	2175
SW Ravenswood Ln.	Prima Vista Blvd.	SW Reynolds Ave.	3200
SW Lucero Dr.	SW Curtis St.	DROW	1700
Rescheduled from FY 29/30			
PAAR ESTATES			
SW Covington St.	SW Paar Dr.	SW S. Danville Cir.	1300
SW W. Danville Cir.	SW Paar Dr.	SW W. Danville Cir.	5400
SW Valley Pl.	SW W. Danville Cir.	End	450
SW Revere Ct.	SW E. Danville Cir.	SW E. Danville Cir.	650
SW Gettysburg Dr.	SW Paar Dr.	SW W. Danville Cir.	5400
SW Wind Cir.	SW Gettysburg Dr.	SW Gettysburg Dr.	1250
SW Wind Ct.	SW Wind Cir.	End	250
SW Newport Cir.	SW Gettysburg Dr.	SW Gettysburg Dr.	1000
SW Saratoga Ave.	SW Gettysburg Dr.	SW Gettysburg Dr.	2150
SW Marathon Ave.	SW Gettysburg Dr.	SW W. Danville Cir.	2000
SW Sebring Cir.	SW Marathon Ave.	SW Marathon Ave.	1450
SW Forge Ln.	SW Sebring Cir.	SW Gettysburg Dr.	400
SW Melbourne St.	SW Saratoga Ave.	SW Gettysburg Dr.	1150
SW Rushmore St.	SW Saratoga Ave.	SW Gettysburg Dr.	1000
SW Saybrook St.	SW Saratoga Ave.	SW Gettysburg Dr.	800
SW Millard Dr.	SW Gettysburg Dr.	SW Darwin Blvd.	350
SW Leesburg St.	SW E. Danville Cir.	SW S. Danville Cir.	1050
SW Darmouth St.	SW E. Danville Cir.	SW S. Danville Cir.	750
RIVERVIEW			
SE Streamlet Ave.	SE Floresta Dr.	SE Crowberry Dr.	2150

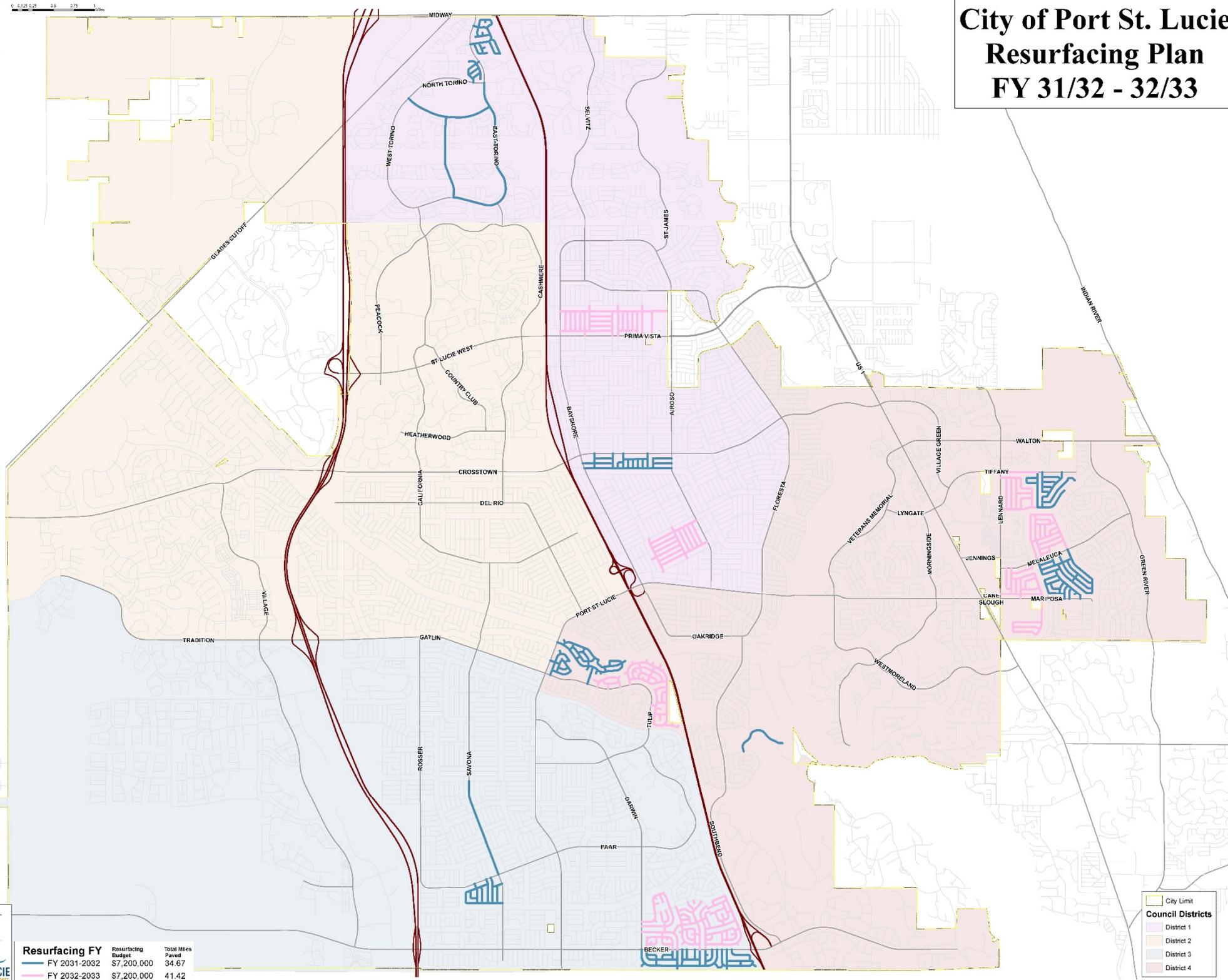
SE Starflower Ave.	SE Floresta Dr.	SE Crowberry Dr.	2300
SE Sweetbay Ave.	SE Floresta Dr.	SE Crowberry Dr.	2325
SE Polynesian Ave.	SE Floresta Dr.	SE Crowberry Dr.	2225
SE Quiescent Ln.	SE Doverbrook St.	SE Crowberry Dr.	1050
SE Roulette Ln.	SE Doverbrook St.	SE Crowberry Dr.	1025
SE Seahouse Dr.	End	SE Crowberry Dr.	2225
SE Cheltenham St.	SE Seahouse Dr.	SE Polynesian	1250
SE Crystal Mist St.	SE Seahouse Dr.	SE Polynesian Ave.	1300
SE Benedictine St.	SE Seahouse Dr.	SE Streamlet Ave.	1375
SE Doverbrook St.	SE Seahouse Dr.	SE Polynesian Ave.	1475
SE Esterbrook St.	SE Quiescent Ln.	SE Polynesian Ave.	950
SE Franciscan St.	SE Quiescent Ln.	SE Polynesian Ave.	1050
SE Crowberry Dr.	SE Streamlet Ave.	SE Seahouse Dr.	3000
SANDHILL CROSSING			
SE Lennard Rd.	End	Walton Rd.	3250
SANDPIPER BAY			
SE Delano Rd.	SE Port St. Lucie Blvd.	SE Emmett Rd.	3700
SE Bolton Ave.	SE Elston St.	SE Delano Rd.	850
SE Elston St.	SE Bolton Ave.	SE Issac Rd.	1300
SE Isaac Rd.	SE Elston St.	SE Delano Rd.	1450
SE Hillard Rd.	SE Isaac Rd.	SE Delano Rd.	1100
SE Bowen Ct.	SE Gowin Dr.	SE Delano Rd.	475
SE Hamden Rd.	SE Tickridge Rd.	SE Carthage Rd.	2875
SE DeLong Rd.	SE Emmett Rd.	SE Carthage Rd.	1000
SE Emmett Rd.	SE Hamden Rd.	SE Carthage Rd.	1600
SE Carthage Rd.	SE Tickridge Rd.	SE Hamden Rd.	2575
SWAN PARK			
SE Dorchester St.	Prima Vista Blvd.	SW Violet Ave.	950
SW Violet Ave.	SW Bayshore Blvd.	SW Irving St.	5900
SW Buswell Ave.	SW Friar St.	SW Hibiscus St.	1780
SW Butler Ave.	SW Friar St.	SW Hibiscus St.	1780
SW Buswell Ave.	SW Dorchester St.	SW Byron St.	950
SW Butler Ave.	SW Dorchester St.	SW Byron St.	950
SW Hibiscus St.	Prima Vista Blvd.	SW Lucero Dr.	1550
SW Friar St.	Prima Vista Blvd.	SW Lucero Dr.	1300
SW Curtis St.	Prima Vista Blvd.	SW Lucero Dr.	1300
SW Curry St.	Prima Vista Blvd.	SW Violet Ave.	1525
SW Byron St.	Prima Vista Blvd.	SW Violet Ave.	950
SW Carmelite St.	SW Violet Ave.	Prima Vista Blvd.	950
SW Peach St.	SW Violet Ave.	Prima Vista Blvd.	950
SW Aileen St.	SW Violet Ave.	Prima Vista Blvd.	950
SW Doreen St.	SW Violet Ave.	Prima Vista Blvd.	950
SW Irving St.	Prima Vista Blvd.	SW Curtis St.	950
SW Avens St.	SW Violet Ave.	SW Lucero Dr.	375
TORINO			
NW N. Torino Pkwy.	NW Blanton Blvd.	NW E. Torino Pkwy.	5200

TORINO			
NW W. Torino Pkwy.	NW N. Torino Pkwy.	NW E. Torino Pkwy.	11025
Advanced from FY 33/34			
FLORESTA POINTE			
SE Lakehurst Dr.	SE Airoso Blvd.	SE Prineville St.	1900
SE Sandia Dr.	DROW	SE Crosspoint Dr.	1600
SE Crosspoint Dr.	SE Eyerly Ave.	SE Floresta Dr.	4250
SE Eyerly Ave.	SE Airoso Blvd.	SE Sandia Dr.	2100
SE Prineville St.	SE Verada Ave.	SE Crosspoint Dr.	3450
SE Preston Ln.	SE Calmoso Dr.	SE Crosspoint Dr.	3150
SE Ogden Ln.	SE Huron Terr.	Gate	200
SE Proctor Ln.	SE Greenway Terr.	SE Crosspoint Dr.	1600
SE Greenway Terr.	SE Prineville St.	SE Floresta Dr.	2975
SE Huron Terr.	SE Prineville St.	SE O'Donnell Ln.	1500
SE Husted Terr.	SE Prineville St.	SE O'Donnell Ln.	1575
SE Ocean Spray Terr.	SE Preston Ln.	SE Floresta Dr.	1250
SE Sunnybrook Terr.	SE Preston Ln.	SE Floresta Dr.	1350
SE Maple Terr.	SE Preston Ln.	SE Floresta Dr.	1475
SE O'Donnell Ln.	SE Greenway Ter.	SE Crosspoint Dr.	1700
		Miles Resurfaced	31.38
		Resurfacing Budget	\$7,200,000

City of Port St. Lucie Resurfacing Plan FY 31/32 - 32/33



0 0.10 0.20 0.30 Miles



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2031-2032	\$7,200,000	34.67
FY 2032-2033	\$7,200,000	41.42

City Limit

Council Districts

- District 1
- District 2
- District 3
- District 4

2031-2032

Street	From	To	LF
BECKER RIDGE			
SW Duck Ct.	SW Kestor Dr.	SW Rad Ct.	475
SW Rad Ct.	SW Duck Ct.	SW Bradshaw Cir.	300
SW Bradshaw Cir.	SW Becker Rd.	SW Backert Ave.	3075
SW Flintstone Dr.	SW Becker Rd.	End	1175
SW Bradshaw Cir.	SW Becker Rd.	SW Backert Ave.	1750
SW Backert Ave.	SW Flintstone Dr.	SW Bradshaw Cir.	1650
SW Naftac Pl.	SW Backert Ave.	SW Bradshaw Cir	325
SW Mica Ct.	SW Bradshaw Cir.	End	450
SW Kestor Dr.	SW Becker Rd.	SW Becker Rd.	7000
SW Milburn Cir.	SW Sea Lion Rd.	End	2400
SW Ladybug Dr.	SW Kestor Dr.	SW Milburn Cir.	850
SW Stacy Ct.	SW Kestor Dr.	End	425
SW Felix Ave.	SW Milburn Cir.	SW Milburn Cir.	900
SW Milburn Cir.	End	SW Milburn Cir.	550
SW Sea Lion Rd.	SW Becker Rd.	End	1250
SW Caisson St.	SW Becker Rd.	SW Kestor Dr.	1000
SW Lassiter Ter.	SW Becker Rd.	SW Janice Ave.	625
SW Junietta Ter.	SW Becker Rd.	SW Janice Ave.	625
SW Athena Dr.	SW Becker Rd.	SW Kestor Dr.	1125
SW Janice Ave.	SW Caisson St.	SW Athena Dr.	1125
SW Paley Rd.	End	SW Kestor Dr.	925
SW Nackman Ter.	SW Becker Rd.	SW Paley Rd.	1000
SW Ley Ct.	SW Paley Rd.	End	275
ROSSER RESERVE			
SW Savona Blvd.	SW Alcantarra Blvd.	SW Paar Dr.	8500
Rescheduled from FY 30/31			
BAYSHORE HEIGHTS			
SW Fairway Ave.	SW Airoso Blvd.	SW Irving St.	1175
SW Fairview Ave.	SW Airoso Blvd.	SW Irving St.	1175
SW Carter Ave.	SW Airoso Blvd.	SW Bayshore Blvd.	5600
SW Fairway Ave.	SW Hibiscus St.	SW Empire St.	1200
SW Fairview Ave.	SW Hibiscus St.	SW Bayshore Blvd.	1950
SW Irving St.	SW Fairway Ave.	SW Carter Ave.	650
SW Hutchins St.	SW Crosstown Pkwy.	SW Carter Ave.	900
SW Broadview St.	SW Crosstown Pkwy.	SW Carter Ave.	900
SW Empire St.	SW Crosstown Pkwy.	SW Carter Ave.	900
SW Hibiscus St.	SW Crosstown Pkwy.	SW Carter Ave.	550
SW Curtis St.	SW Fairway Ave.	SW Carter Ave.	550
SW Curry St.	SW Fairway Ave.	SW Carter Ave.	550
SW Byron St.	SW Fairway Ave.	SW Carter Ave.	550
SW Avens St.	SW Fairway Ave.	SW Carter Ave.	550
SW Fairway Ave.	SW Broadview St.	SW Hutchins St.	1550

SW Hurtig Ct.	SW Carter Ave.	SW Broadview St.	700
SANDHILL CROSSING			
SE Calcutta Cir.	SE Durango St.	SE Durango St.	1700
SE Dogwood Ave.	SE Simmons St.	SE Flintlock Rd.	1200
SE Gilbert Ave.	SE Simmons St.	SE Flintlock Rd.	925
SE Wood Ave.	SE Simmons St.	SE Flintlock Rd.	675
SE Tracy Ave.	SE Simmons St.	SE Flintlock Rd.	500
SE Flintlock Rd.	SE Tiffany Ave.	SE Grand Dr.	2800
SE Mariana Rd.	SE Flintlock Rd.	SE Grand Dr.	2925
SE Simmons St.	SE Tiffany Ave.	SE Tracy Ave.	1250
SE Durango St.	SE Tiffany Ave.	SE Grand Dr.	2250
SE Grand Dr.	SE Durango St.	SE Earl Blvd.	2250
SANDHILL CROSSING			
SE Camden St.	SE Melaleuca Blvd.	SE Trail Ave.	950
SE Caliph St.	SE Melaleuca Blvd.	SE Calusa Ave.	650
SE Short St.	SE Toledo Ave.	SE Tiger Ave.	950
SE Tile Ter.	SE Shell Ave.	SE Dill Ln.	850
SE Dill Ln.	SE Seamist St.	SE Tiger Ave.	800
SE Pear Ln.	SE Seamist St.	SE Mariposa Ave.	950
SE Sesame Ln.	SE Seamist St.	SE Mariposa Ave.	750
SE Opal Cir.	SE Seamist St.	St. to End	325
SE Caligula Ave.	SE Camden St.	SE Caliph St.	925
SE Calusa Ave.	SE Camden St.	SE Bowie St.	2100
SE Trail Ave.	SE Camden St.	SE Trillo St.	1200
SE Toledo Ave.	SE Short St.	SE Seamist St.	900
SE Shell Ave.	SE Short St.	SE Seamist St.	1000
SE Tiger Ave.	SE Short St.	SE Pear Ln.	1000
SE Seamist St.	SE Trail Ave.	SE Mariposa Ave.	2550
SE Osage Ave.	SE Trillo St.	SE Genoa St.	650
SE Trillo St.	SE Calusa Ave.	SE Bowie St.	3025
SE Gaslight St.	SE Melaleuca Blvd.	SE Bowie St.	3250
SE Genoa St.	SE Calusa Ave.	SE Bowie St.	2250
SE Bowie St.	SE Melaleuca Blvd.	SE Trillo St.	3350
SOUTHBEND LAKES			
SE Bay St. Lucie Dr.	SE East Snow Rd.	End	3700
TORINO			
NW E. Torino Pkwy.	NW Volucia Dr.	NW N. Torino Roundabout	9950
TORINO			
NW Blanton Blvd.	NW E. Torino Pkwy	NW N. Torino Pkwy.	6000
NW Volucia Dr.	NW E. Torino Pkwy.	NW W. Blanton Blvd.	5500
TORINO			
NW Briscoe Dr.	NW N. Torino Pkwy.	NW E. Torino Pkwy.	1800
NW Downs St.	NW Briscoe Dr.	NW Mecca Ct.	600
NW Bolin St.	NW Briscoe Dr.	NW Norris Ave.	775
NW Mecca Ct.	NW Downs St.	End	575
NW Norris Ave.	NW Briscoe Dr.	NW Mecca Ct.	675

NW Model Ct.	NW Briscoe Dr.	End	700
NW N. Delwood Dr.	NW E. Torino Pkwy.	NW E. Delwood Dr.	900
NW E. Delwood Dr.	NW N. Delwood Dr.	NW S. Delwood Dr.	900
NW S. Delwood Dr.	NW E. Delwood Dr.	NW E. Torino Pkwy.	1300
NW W. Piper Cir.	NW Iredell St.	NW N. Piper Cir.	1100
NW N. Piper Cir.	NW W. Piper Cir.	NW E. Piper Cir.	675
NW E. Piper Cir.	NW N. Piper Cir.	NW E. Piper Cir.	650
NW Ossa Ct.	NW N. Piper Cir.	End	350
NW Smyer Ct.	NW Iredell St.	End	350
NW Iredell St.	End	NW E. Delwood Dr.	1200
NW W. Paden Cir.	NW S. Delwood Dr.	NW E. Paden Cir.	825
NW Nail Ct.	NW E. Paden Cir.	End	375
NW Mara Ct.	NW E. Paden Cir.	End	475
NW E. Paden Cir.	NW S. Delwood Dr.	NW W. Paden Cir.	775
NW Gamma St.	NW S. Delwood Dr.	NW W. Paden Cir.	1150
NW Jannebo St.	NW Gamma St.	NW E. Delwood Dr.	1125
WHISPERING PINES			
SW Dalton Cir	SW PSL Blvd.	SW Slade Pl.	6100
SW Scroll Ct.	SW Dalton Cir.	End	375
SW Dalton Cir.	SW Dalton Cir.	SW Dauphin Ave.	3000
SW Dauphin Ave.	SW Dalton Cir.	SW Dalton Cir.	1700
SW Slade Pl.	SW Dalton Cir.	SW Dauphin Ave.	325
SW Sunset Ct.	SW Dauphin Ave.	SW Dalton Cir.	325
SW Lundar Ct.	SW Dalton Cir.	SW Somber Rd.	325
SW Selkirk Ln.	SW Dalton Cir.	SW Dalton Cir.	475
SW Somber Rd.	SW District Ave.	SW Dalton Cir.	1350
SW Shoal Ct.	SW Dalton Cir.	End	375
SW Amory Rd.	SW District Ave.	SW Dalton Cir.	300
SW District Ave.	SW Selkirk Ln.	SW Dalton Cir.	2000
SW St. Marys Ct.	SW Dalton Cir.	End	325
SW Sun Ct.	SW Dalton Cir.	End	400
SW Teulon Ct.	SW Dalton Cir.	End	275
SW Oakner St.	SW Dalton Cir.	SW Tulip Blvd.	1250
SW Tolley Ct.	SW College Park Rd.	End	375
SW College Park Rd.	SW Tulip Blvd.	End	2300
SW Drake Ct.	SW Pierson Rd.	SW Pierson Rd.	300
SW Tupper Ln.	SW Pierson Rd.	SW Pierson Rd.	700
SW Parker Ave.	SW College Park Rd.	SW Pierson Rd.	1325
SW Aviation Ave.	SW PSL Blvd.	SW Pierson Rd.	625
SW Windsor Pl.	SW College Park Rd.	SW Pierson Rd.	300
SW Pierson Rd.	SW Parker Ave.	SW Parker Ave.	1700
Advanced from FY 32/33			
WOODLAND TRAILS			
SW Kapok Ave.	SW Utterback St.	SW Savona Blvd.	650

SW McClellen St.	SW Kapok Ave.	SW Jericho Ave.	1100
SW Utterback St.	SW Jericho Ave.	SW Paar Dr.	1650
SW Tuscol St.	SW Paar Dr.	SW Jericho Ave.	1550
SW Kazan St.	SW Kapok Ave.	SW Jericho Ave.	1050
SW Kapok Ave.	SW Iliad St.	SW Tuscol St.	1500
SW Iliad St.	SW Kapok Ave.	SW Jericho Ave.	675
SW Karluk Dr.	SW Kapok Ave.	SW Jive St.	850
SW Jive St.	SW Paar Dr.	SW Jericho Ave.	1250
SW Jericho Ave.	SW Iliad St.	SW Savona Blvd.	2400
		Miles Resurfaced	34.67
		Resurfacing Budget	\$7,200,000

2032-2033

Street	From	To	LF
NORTHPORT VILLAGE			
NW Marion Ave.	NW Bayshore Blvd.	End	6850
NW Avon Ave.	NW Heather St.	NW Hibiscus St.	1475
NW Azalea Ave.	NW Heather St.	NW Hibiscus St.	1475
NW Azine Ave.	NW Heather St.	NW Hibiscus St.	1475
NW Billiar Ave.	NW Bayshore Blvd.	NW Hibiscus St.	3350
NW Billiar Ave.	NW Dorchester St.	NW Curry St.	1250
NW Carmelite St.	NW Marion Ave.	NW Billiar Ave.	950
NW Peach St.	NW Marion Ave.	NW Billiar Ave.	950
NW Aileen St.	NW Marion Ave.	NW Billiar Ave.	950
NW Doreen St.	NW Marion Ave.	NW Billiar Ave.	950
NW Friar St.	NW Marion Ave.	Prima Vista Blvd.	1300
NW Heather St.	NW Billiar Ave.	NW Kilpatrick Ave.	1600
NW Hibiscus St.	NW Marion Ave.	Prima Vista Blvd.	1550
NW Broadview St.	NW Billiar Ave.	NW Marion Ave.	1250
NW Avens St.	NW Billiar Ave.	NW Marion Ave.	1250
NW Byron St.	NW Billiar Ave.	NW Marion Ave.	1250
NW Curry St.	Prima Vista Blvd.	NW Marion Ave.	1525
NW Curtis St.	Prima Vista Blvd.	NW Kilpatrick Ave.	3500
NW Dorchester St.	Prima Vista Blvd.	NW Kilpatrick Ave.	1925
NW Irving St.	Prima Vista Blvd.	NW Marion Ave.	1575
Rescheduled from FY 30/31			
BECKER RIDGE			
SW N. Wakefield Cir.	SW Darwin Blvd.	SW Kestor Dr.	1275
SW N. Wakefield Cir.	SW Kestor Dr.	SW Kestor Dr.	2800
SW Otto Ct.	SW N. Wakefield Cir.	End	450
SW Tot Ct.	SW N. Wakefield Cir.	End	325
SW Elaine Ct.	SW N. Wakefield Cir.	End	700
SW Nina Ct.	SW N. Wakefield Cir.	End	275
SW Cabo Ct.	SW N. Wakefield Cir.	End	350
SW Klee Cir.	SW Kestor Dr.	SW Kestor Dr.	1650
SW S. Wakefield Cir.	SW Darwin Blvd.	SW Kestor Dr.	3000
SW Xavier St.	SW Klee Cir.	SW Sea Lion Rd.	650
SW Sea Lion Rd.	SW Darwin Blvd.	SW Becker Rd.	3000
SW Beta Ln.	SW Sea Lion Rd.	SW Milburn Cir.	300
SW Mil Ct.	SW Milburn Cir.	End	275
SW Euler Ave.	SW Milburn Cir.	SW Milburn Cir.	1000
SW Euler Ct.	SW Euler Ave.	End	300
SW Milburn Cir.	End	SW Becker Rd.	2900
SW Card Ct.	SW Milburn Cir.	End	300
SW Pilsner Cir.	SW Milburn Cir.	SW Milburn Cir.	1050
SW Elderberry Dr.	SW Sea Lion Rd.	SW Ridgecrest Dr.	800
SW Elderberry Dr.	SW Ridgecrest Dr.	SW Appleseed Rd.	1650

SW Uneeda Pl.	SW Ridgecrest Dr.	SW Athena Dr.	1050
SW Taluga St.	SW Kestor Dr.	SW Athena Dr.	650
SW Hide Pl.	SW Ridgecrest Dr.	SW Elderberry Dr.	1100
SW Yager Pl.	SW Ridgecrest Dr.	SW Hide Pl.	550
SW New Ct.	SW Ridgecrest Dr.	End	325
SW Oscar Ct.	SW Ridgecrest Dr.	End	400
SW Ridgecrest Dr.	SW Kestor Dr.	SW Athena Dr.	3350
SW Aldoro Pl.	SW Fireside Cir.	SW Fireside Cir.	1025
SW Ike Pl.	End	SW Athena Dr.	650
SW Fireside Cir.	SW Ridgecrest Dr.	SW Ridgecrest Dr.	1750
SW Athena Dr.	SW Becker Rd.	SW Kestor Dr.	3150
SW Volta Ct.	SW Kestor Dr.	End	325
SW Paley Rd.	SW Kestor Dr.	End	2950
SW Appleseed Rd.	SW Kestor Dr.	SW Ryan Ave.	1250
SW Ryan Ave.	SW Paley Rd.	SW Ridgecrest Dr.	2000
SW Log Dr.	SW Paley Rd.	SW Ransom Ln.	3350
SW Naftal Pl.	SW Paley Rd.	SW Log Dr.	725
SW Ridgecrest Dr.	SW Paley Rd.	SW Namoit Pl.	5400
SW Namoit Pl.	SW Ridgecrest Dr.	SW Balfour Ave.	1150
SW Balfour Ave.	SW Kestor Dr.	SW Ridgecrest Dr.	1300
SW Copperfield Ave.	SW Kestor Dr.	SW Calah Cir.	1000
SW Calah Cir.	SW Balfour Ave.	SW Copperfield Ave.	2350
SW Cahoon Ct.	SW Calah Cir.	End	550
SW Galbut Ln.	SW Calah Cir.	SW Ridgecrest Dr.	300
SW Ikola Ln.	SW Calah Cir.	SW Ryan Ave.	300
SW Ransom Ln.	SW Log Dr.	SW Ridgecrest Dr.	800
SW Illan Ln.	SW Log Dr.	SW Log Dr.	575
SW Log Ct.	SW Log Dr.	End	425
SW Gale Ln.	SW Log Ct.	SW Ridgecrest Dr.	300
SW Duo Ct.	SW Ridgecrest Dr.	End	275
Rescheduled from FY 31/32			
SANDHILL CROSSING			
SE Pascal Ave.	SE Camden St.	SE Bowie St.	1450
SE Renick Ave.	SE Camilo St.	SE Rival Ave.	1225
SE Melon Ct.	SE Sapelo Ave.	SE Bowie St.	900
SE Sapelo Ave.	SE Camden St.	SE Bowie St.	2000
SE Victory Ave.	SE Camilo St.	SE Bowie St.	1675
SE Alfonso Ave.	SE Camilo St.	SE Bowie St.	1675
SE Betty Rd.	SE Camilo St.	SE Alfonso Ave.	925
SE Camden St.	SE Pascal Ave.	SE Melaleuca Blvd.	3025
SE Camilo St.	SE Pascal Ave.	SE Melaleuca Blvd.	2950
SE Dock St.	SE Rival Ave.	SE Sapelo Ave.	1000
SE Rival Ave.	SE Camilo St.	SE Bowie St.	1325
SE Dupont St.	SE Rival Ave.	SE Sapelo Ave.	875
SE Bowie St.	SE Pascal Ave.	SE Melaleuca Blvd.	2400
SANDHILL CROSSING			

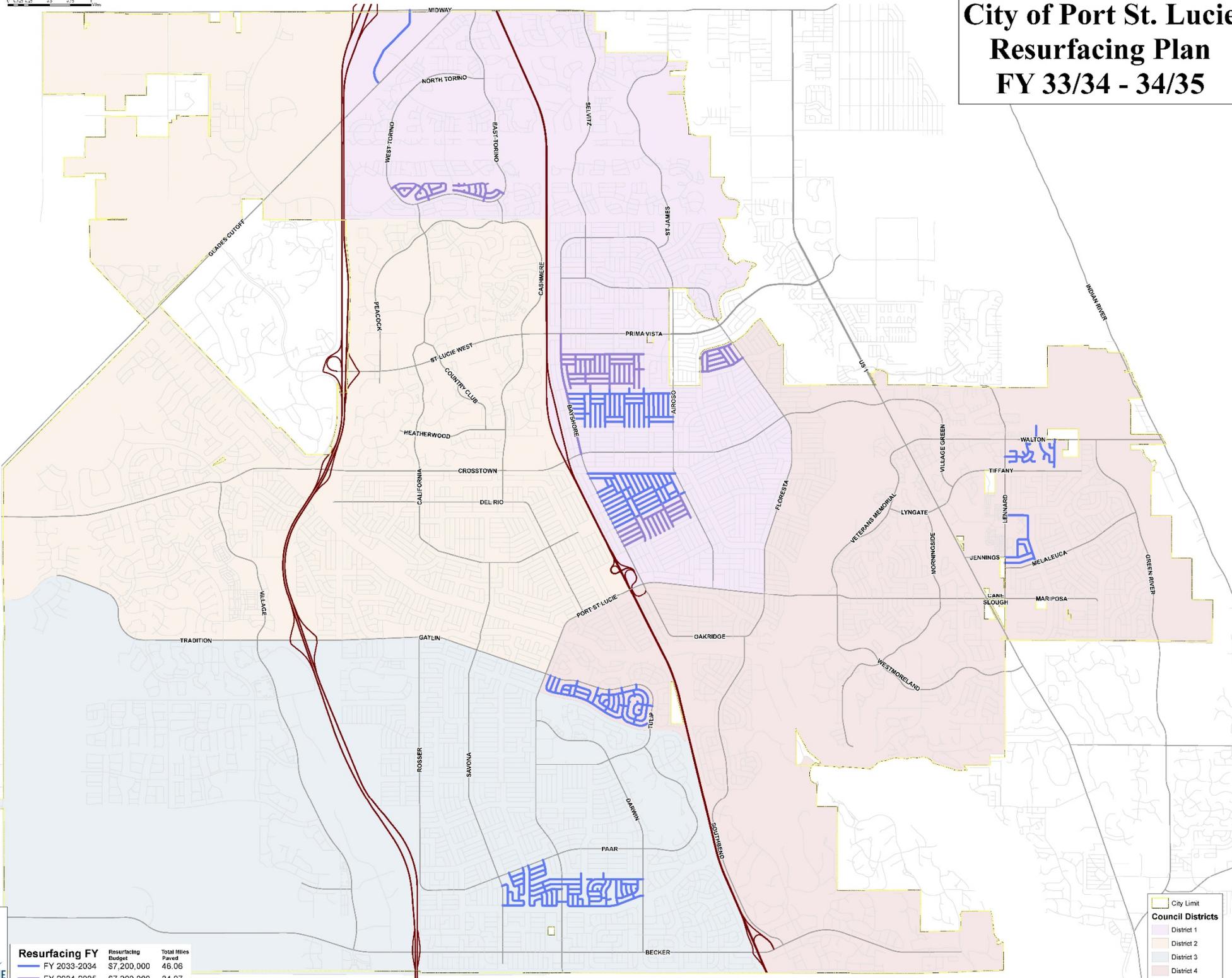
SE Tiffany Ave.	SE Lennard Rd.	SE Durango St.	2150
SE Avalon Rd.	SE Lennard Rd.	SE Grand Dr.	3800
SE Bounty Ave.	SE Ridgewood St.	SE Avalon Rd.	1050
SE Patio Cir.	SE Avalon Rd.	SE Grand Dr.	1450
SE Lorraine St.	SE Avalon Rd.	SE Grand Dr.	2050
SE Mansfield St.	SE Avalon Rd.	SE Grand Dr.	2050
SE Ridgewood St.	SE Avalon Rd.	SE Grand Dr.	2050
SE Grand Dr.	SE Lennard Rd.	SE Durango St.	2150
SANDHILL CROSSING			
SE Lily St.	SE Gillette Ave.	SE Harrington Ave.	650
SE Leithgow St.	SE Mariposa Ave.	SE Harrington Ave.	2450
SE Gillette Ave.	SE Lily St.	SE Leithgow St.	1850
SE Fruit Ave.	SE Lily St.	SE Leithgow St.	1775
SE Harrington Ave.	SE Lily St.	SE Leithgow St.	1500
SE Lucaya St.	SE Melaleuca Blvd.	SE Lucca St.	1575
SE Lucca St.	SE Melaleuca Blvd.	SE Longhorn Ave.	1675
SE McMaster St.	SE Mariola Ave.	SE Longhorn Ave.	1000
SE Maize St.	SE Mariola Ave.	SE Mariposa Ave.	1375
SE Maniton Ter.	SE Leithgow St.	SE Luau Ave.	1225
SE Leithgow St.	SE Mariola Ave.	SE Mariposa Ave.	1750
SE Manor Ave.	SE Lucca St.	SE Melaleuca Blvd.	1700
SE Mariola Ave.	SE Lucca St.	SE Leithgow St.	1550
SE Luau Ave.	SE Maize St.	SE Leithgow St.	1200
SE Longhorn Ave.	SE Lennard Rd.	SE Leithgow St.	2575
WHISPERING PINES			
SW Cherryhill Rd.	SW Tulip Blvd.	SW Tulip Blvd.	2200
SW Saturn Ct.	SW Cherryhill Rd.	End	500
SW Souris Ave.	SW Cherryhill Rd.	SW Cherryhill Rd.	1200
SW Hiawatha St.	SW Souris Ave.	SW Tulip Blvd.	325
SW Ukana Ct.	SW Cherryhill Rd.	End	350
SW Ann Arbor Rd.	SW Tulip Blvd.	SW Tulip Blvd.	8400
SW Buzby Ct.	SW Ann Arbor Rd.	End	375
SW Covington Rd.	SW Amesbury Ave.	SW Amesbury Ave.	2900
SW Virden Ct.	SW Covington Rd.	End	325
SW Bedford Rd.	SW Amesbury Ave.	SW Amesbury Ave.	1725
SW Amesbury Rd.	SW Ann Arbor Rd.	SW Ann Arbor Rd.	2500
SW Valley Ct.	SW Amesbury Ave.	End	300
SW Duluth St.	SW Ann Arbor Rd.	SW Amesbury Ave.	1100
SW Simms Ct.	SW Ann Arbor Rd.	End	300
SW Eunice Ct.	SW Ann Arbor Rd.	SW Bedford Rd.	700
SW Pier Ct.	SW Ann Arbor Rd.	End	325
SW Jerico Ln.	SW Ann Arbor Rd.	End	150
SW Kasson Ct.	SW Ann Arbor Rd.	End	425
SW Boxwood Cir.	SW Ann Arbor Rd.	SW Ann Arbor Rd.	2900
SW Dunham Ct.	SW Boxwood Cir.	End	275

SW Coastal Ter.	SW Ann Arbor Rd.	SW Brandon Ave.	1125
SW Brandon Ave.	SW Boxwood Cir.	SW Ann Arbor Rd.	650
SW Austin Ct.	SW Boxwood Cir.	End	425
SW Kimball Cir.	SW Tulip Blvd.	SW Boxwood Cir.	300
SW Bowden Ave.	SW Boxwood Cir.	SW Ann Arbor Rd.	925
SW Chilton Ct.	SW Bowden Ave.	End	500
SW Andover Ct.	SW Ann Arbor Rd	End	1100
SW Willig St.	SW Andover Ct.	End	200
Advanced from FY 33/34			
BAYSHORE HEIGHTS			
SW Starfish Ave.	SW Brisbane St.	SW Airoso Blvd.	3300
SW Chelsea Ter.	SW Brisbane St.	SW Gemini Ln.	1750
SW Chandler Ter.	SW Brisbane St.	SW Gemini Ln.	1750
SW Starflower Ave.	SW Burlington St.	SW Gemini Ln.	2100
SW Pagoda Ter.	SW Brisbane St.	SW Gemini Ln.	1750
SW Christmas Ter.	SW Brisbane St.	SW Airoso Blvd.	3400
SW Burman Ln.	SW Thornhill Dr.	SW Crescent Ave.	1750
SW Larchmont Ln.	SW Thornhill Dr.	SW Crescent Ave.	1825
SW Trenton Ln.	SW Thornhill Dr.	SW PSL Blvd.	2650
SW Burlington St.	SW Thornhill Dr.	SW Crescent Ave.	2100
SW Brisbane St.	SW Thornhill Dr.	SW Crescent Ave.	2400
SW Gemini Ln.	SW Thornhill Dr.	SW Pisces Ter.	2200
SW Aquarius Ln.	SW Starfish Ave.	SW Christmas Ter.	1550
SW Scorpio Ln.	SW Starfish Ave.	SW Christmas Ter.	1550
SW Libra Ln.	SW Starfish Ave.	SW Christmas Ter.	1550
SW Taurus Ln.	SW Starfish Ave.	SW Christmas Ter.	1550
		Miles Resurfaced	41.42
		Resurfacing Budget	\$7,200,000

City of Port St. Lucie Resurfacing Plan FY 33/34 - 34/35



0 0.125 0.25 0.375 0.5 Miles



Resurfacing FY	Resurfacing Budget	Total Miles Paved
FY 2033-2034	\$7,200,000	46.06
FY 2034-2035	\$7,200,000	34.97

City Limit

Council Districts

- District 1
- District 2
- District 3
- District 4

2033-2034

Street	From	To	LF
BAYSHORE HEIGHTS			
SW Whitmore Dr.	SW Bayshore Blvd.	SW Airosa Blvd.	5500
SW Nautical Ave.	SW Bayshore Blvd.	SW Burlington St.	1625
SW Sea Holly Ter.	SW Bayshore Blvd.	SW Buffum Ln.	1125
SW Hamburg Ter.	SW Bayshore Blvd.	SW Buffum Ln.	1125
SW Sea Flower Ter.	SW Bayshore Blvd.	SW Victor Ln.	2125
SW Meadow Ter.	SW Bayshore Blvd.	SW Burlington St.	1500
SW Molloy St.	SW Bayshore Blvd.	SW Gemini Ln.	3400
SW Nativity Ter.	SW Bayshore Blvd.	SW Burlington St.	1450
SW Holden Ter.	SW Bayshore Blvd.	SW Burlington St.	1450
SW Parish Ter.	SW Bayshore Blvd.	SW Burlington St.	1450
SW Voltair Ter.	SW Bayshore Blvd.	SW Airosa Blvd.	4950
SW Burlington St.	SW Whitmore Dr.	SW Voltair Ter.	3100
SW Buffum Ln.	SW Nautical Ave.	SW Sea Flower Ter.	1100
SW Wende Ln.	SW Nautical Ave.	SW Sea Holly Ter.	650
SW Nativity Ter.	SW Brisbane St.	SW Taurus Ln.	2775
SW Holden Ter.	SW Brisbane St.	SW Gemini Ln.	1550
SW Parish Ter.	SW Brisbane St.	SW Gemini Ln.	1550
SW Parish Ter.	SW Schleicher Ln.	SW Taurus Ln.	700
SW Brisbane Ter.	SW Whitmore Dr.	SW Voltair Ter.	2900
SW Victor Ln.	SW Whitmore Dr.	SW Molloy St.	1600
SW Sylvester Ln.	SW Whitmore Dr.	SW Molloy St.	1400
SW Norman Ln.	SW Whitmore Dr.	SW Molloy St.	1250
SW Angelico Ln.	SW Whitmore Dr.	SW Molloy St.	1100
SW Gemini Ln.	SW Whitmore Dr.	SW Voltair Ter.	2200
SW Tivan Ln.	SW Whitmore Dr.	SW Voltair Ter.	2000
SW Schleicher Ln.	SW Whitmore Dr.	SW Voltair Ter.	1825
SW Pleasant Ln.	SW Whitmore Dr.	SW Nativity Ter.	750
SW Taurus Ln.	SW Whitmore Dr.	SW Voltair Ter.	1500
LTC RANCH INDUSTRIAL PARK			
NW LTC Pkwy.	Glades Cut Off Rd.	Midway Rd.	5520
Rescheduled from FY 32/33			
CRANE LANDING			
SW McCrory St.	SW Jordin Ave.	SW Kayak Ave.	1275
SW Hamberland Ave.	SW PSL Blvd.	SW McCrory St.	1200
SW Haas Ave.	SW PSL Blvd.	SW McCrory St.	1200
SW McHole Ave.	SW Jame St.	SW McCrory St.	825
SW Kayak Ave.	SW Jame St.	SW McCrory St.	825
SW Bachman St.	SW Kayak Ave.	SW Jeanne Ave.	750
SW Carl St.	SW Kayak Ave.	SW Jeanne Ave.	750
SW Dido Dr.	SW Carl St.	SW Jeanne Ave.	725
SW Jame St.	SW Haas Ave.	SW Jeanne Ave.	1375

SW Jingle Ave.	SW PSL Blvd.	SW Jame St.	350
SW Jeanne Ave.	SW Jame St.	SW Darwin Blvd.	4900
SW Xita St.	SW Lacroix Ave.	SW Millard Dr.	375
SW Inez Ct.	SW Millard Dr.	End	550
SW Millard Dr.	SW Jeanne Ave.	SW Darwin Blvd.	5000
SW Nadell Ct.	SW Nadell Ave.	End	300
SW Nadell Ave.	SW Millard Dr.	SW Whitebread Rd.	850
SW Nagle Pl.	SW Nadell Ave.	SW Whitebread Rd.	1050
SW Rabbit Ave.	SW Millard Dr.	SW Whitebread Rd.	800
SW Whitebread Rd.	SW Millard Dr.	SW Millard Dr.	2200
SW Paco Ln.	SW Whitebread Rd.	SW Baltic St.	300
SW Baltic St.	SW Jeanne Ave.	SW Millard Dr.	1800
SW Astro Ct.	SW Baltic St.	End	425
SW Tumble St.	SW Millard Dr.	SW Jeanne Ave.	1625
SW Baird St.	SW Millard Dr.	SW Hollyhock Dr.	1175
SW Dustin Ave.	SW Baird St.	SW Hollyhock Dr.	1050
SW Allsworth St.	SW Dustin Ave.	SW Hollyhock Dr.	725
SW Callicoe St.	SW Dustin Ave.	SW Jeanne Ave.	925
SW Hollyhock Dr.	SW Tumble St.	SW Millard Dr.	2175
SW Hollyhock Ct.	SW Hollyhock Dr.	End	250
SANDHILL CROSSING			
SE Starlake Ct.	SE Belcrest St.	End	750
SE Belcrest St.	SE Walton Rd.	End	1900
SE Arenson Ln.	SE Belcrest St.	SE Walton Rd.	1900
SE Belgius Ct.	SE Arenson Ln.	End	550
SE Meadowood Ct.	SE Rainier Rd.	End	400
SE Rainier Rd.	SE Lennard Rd.	SE Walton Rd.	2400
SE Escambia Ct.	SE Rainier Rd.	End	500
SE Collette Cir.	SE Rainier Rd.	SE Rainier Rd.	1550
SE Collette Ct.	SE Collette Cir.	End	525
SE N. Balcourt Ct.	SE Rainier Rd.	End	875
SE S. Balcourt Ct.	SE Rainier Rd.	End	900
SE Scenic Park Dr.	SE Walton Rd.	Park Entrance	900
SANDHILL CROSSING			
SE Master Ave.	SE Lennard Rd.	SE Mantua St.	1750
SE Maslan Ave.	SE Lennard Rd.	SE Mantua St.	2100
SE Parrot St.	SE Maslan Ave.	SE Marsh Ave.	1050
SE Marsh Ave.	SE Parrot St.	SE Mantua St.	650
SE Mary Ter.	SE Parrot St.	SE Maslan Ave.	1050
SE Mantua St.	SE Melaleuca Blvd.	SE Blossom Rd.	3000
SE Blossom Rd.	SE Mantua St.	SE Lennard Rd.	1500
SWAN PARK			
SW Duval Ave.	Airosa Blvd.	SW Bayshore Blvd.	6750
SW Ivanhoe St.	SW Duval Ave.	SW Ewing Ave.	1500
SW Ithica St.	SW Duval Ave.	SW Ewing Ave.	1500
SW Jumper St.	SW Duval Ave.	SW Ewing Ave.	1500

SW Irving St.	SW Duval Ave.	SW Ewing Ave.	1500
SW Hutchins St.	SW Duval Ave.	SW Eyerly Ave.	2050
SW Curtis St.	SW Lakehurst Dr.	SW Eyerly Ave.	2800
SW Curry St.	SW Dwight Ave.	SW Eyerly Ave.	1500
SW Byron St.	SW Dwight Ave.	SW Eyerly Ave.	1500
SW Avens St.	SW Dwight Ave.	SW Eyerly Ave.	1500
SW Broadview St.	SW Duval Ave.	SW Eyerly Ave.	2050
SW Dorchester St.	SW Duval Ave.	SW Ewing Ave.	1450
SW Hibiscus St.	SW Duval Ave.	SW Ewing Ave.	1450
SW Hogan St	SW Lakehurst Dr.	SW Ewing Ave.	1800
SW Granadeer St.	SW Duval Dr.	SW Eyerly Ave.	2050
SW Cynthia St.	SW Dwight St.	SW Eyerly Ave.	1450
SW Empire St.	SW Dwight St.	SW Eyerly Ave.	1450
SW Duxbury Ave.	SW Curtis St.	SW Broadview St.	1250
SW Dwight Ave.	SW Curtis St.	SW Broadview St.	1250
SW Duxbury Ave.	SW Granadeer St.	SW Heather St.	950
SW Dwight Ave.	SW Granadeer St.	SW Heather St.	950
SW Ewing Ave.	Airosa Blvd.	SW Curtis St.	1825
SW Exmore Ave.	Airosa Blvd.	SW Hutchins St.	1525
SW Ewing Ave.	SW Broadview St.	SW Granadeer St.	1250
SW Exmore Ave.	SW Broadview St.	SW Granadeer St.	1250
SW Duxbury Ave.	SW Addie St.	SW Bayshore Blvd.	950
SW Dwight Ave.	SW Addie St.	SW Bayshore Blvd.	950
SW Ewing Ave.	SW Heather St.	SW Bayshore Blvd.	1200
SW Exmore Ave.	SW Addie St.	SW Bayshore Blvd.	725
SW Addie St.	SW Duval Ave.	SW Eyerly Ave.	2075
SW Heather St.	SW Lakehurst Dr.	SW Eyerly Ave.	2450
SW Dwyer Ave.	SW Bayshore Blvd.	SW Addie St.	875
SW Avens St.	SW Lakehurst Dr.	SW Duval Ave.	350
WHISPERING PINES			
SW College Park Rd.	SW Tulip Blvd.	SW Cherryhill Rd.	6500
SW Sandbar St.	SW Tulip Blvd.	SW College Park Rd.	950
SW Skyline St.	SW Tulip Blvd.	SW College Park Rd.	925
SW Pierson Rd.	SW Tulip Blvd.	SW College Park Rd.	1000
SW Hillsboro Cir.	SW College Park Rd.	SW College Park Rd.	3200
SW Suffolk Ln.	SW Hillsboro Cir.	SW Varsity Ln.	525
SW Varsity Ln.	SW Hillsboro Cir.	SW College Park Rd.	625
SW Stillman Ave.	SW Pierson Rd.	SW Hillsboro Cir.	950
SW Cherryhill Rd.	SW Tulip Blvd.	SW College Park Rd.	1050
SW Cherryhill Rd.	SW Tulip Blvd.	SW Tulip Blvd.	3900
SW Elgin Pl.	SW Cherryhill Rd.	SW Homeland Rd.	325
SW Hiawatha St.	SW Tulip Blvd.	SW College Park Rd.	1175
SW Lovell Ter.	SW Homeland Rd.	SW Hiawatha St.	575
SW Homeland Rd.	SW Homeland Rd.	SW Kimball Cir.	7150
SW Lindsay St.	SW Homeland Rd.	SW Homeland Rd.	1025

SW Winter Ln.	SW Homeland Rd.	SW Kentwood Rd.	625
SW Kentwood Rd.	SW Kimball Cir.	SW Kimball Cir.	4900
SW Kimball Cir.	SW Tulip Blvd.	SW Kimball Cir.	2800
SW Massey Ln.	SW Kimball Cir.	SW Cherryhill Rd.	625
SW Dillon Ct.	SW Kimball Cir.	End	350
SW Mathis Ct.	SW Kimball Cir.	End	325
SW Birtle Ct.	SW Homeland Rd.	End	550
SW Cleaves St.	SW Tulip Blvd.	SW Homeland Rd.	325
WOODLAND TRAILS			
SW Jasper Ave.	SW Jarmer Rd.	SW Kadlic St.	1000
SW McElroy Ave.	SW Jarmer Rd.	SW Kadlic St.	1050
SW Jeremko Ave.	SW Jarmer Rd.	SW Kadlic St.	1100
SW Kadlic St.	SW Jeremko Ave.	SW Paar Dr.	925
SW Jarmer Rd.	SW Paar Dr.	SW Walker St.	3600
SW Hamberland Ave.	SW Jarmer Rd.	SW PSL Blvd.	2100
SW Haas Ave.	SW Jarmer Rd.	SW PSL Blvd.	2100
SW Kappa Ave.	SW Jarmer Rd.	SW PSL Blvd.	2100
SW Java Ave.	SW Walker St.	SW Yalta St.	925
SW Walker St.	SW Kappa Ave.	SW Java Ave.	800
SW Jared St.	SW Hamberland Ave.	SW Java Ave.	1225
SW Xenon St.	SW Kappa Ave.	SW Java Ave.	1050
SW Yalta St.	SW Kappa Ave.	SW Java Ave.	1075
SW Jingle Ave.	SW Yalta St.	SW PSL Blvd.	300
SW Winslow St.	SW Paar Dr.	SW Ragen St.	2000
SW Ragen St.	SW Paar Dr.	SW Kant Ave.	900
SW Ragen St.	SW Kant Ave.	SW Khan Dr.	975
SW Khan Dr.	SW Oblique St.	SW Jericho Ave.	1775
SW Jericho Ave.	SW Savona Blvd.	SW Khan Dr.	1300
SW Oblique St.	SW Jericho Ave.	SW Savona Blvd.	1650
SW Kant Ave.	SW Ragen St.	SW Winslow St.	650
SW Locke Ave.	SW Ragen St.	SW Winslow St.	750
SW Macao Ave.	SW Ragen St.	SW Winslow St.	875
		Miles Resurfaced	46.06
		Resurfacing Budget	\$7,200,000

2034-2035

Street	From	To	LF
BAYSHORE BUSINESS DISTRICT/SWAN PARK			
SW Bayshore Blvd.	Prima Vista Blvd.	SW Lakehurst Dr.	3425
BAYSHORE BUSINESS DISTRICT/SWAN PARK			
SW Bayshore Blvd.	SW Lakehurst Dr.	SW Crosstown Pkwy.	4030
Rescheduled from FY 33/34			
BAYSHORE HEIGHTS			
SW De Gouvea Terr.	SW Bayshore Blvd.	SW Burlington St.	1500
SW Donna Terr.	SW Bayshore Blvd.	SW Burlington St.	1500
SW Grimaldo Ter.	SW Bayshore Blvd.	SW Burlington St.	1500
SW Majestic Ter.	SW Bayshore Blvd.	SW Burlington St.	1450
SW Burlington St.	SW Voltair Ter.	SW Thornhill Dr.	1700
SW De Gouvea Terr.	SW Brisbane St.	SW Taurus Ln.	2775
SW Donna Terr.	SW Gemini Ln.	SW Taurus Ln.	1250
SW Grimaldo Terr.	SW Gemini Ln.	SW Taurus Ln.	1250
SW Majestic Ter.	SW Gemini Ln.	SW Taurus Ln.	1250
SW Brisbane St.	SW Voltair Ter.	SW Thornhill Dr.	1700
SW Victor Ln.	SW De Gouvea Terr.	SW Thornhill Dr.	1250
SW Sylvester Ln.	SW De Gouvea Terr.	SW Thornhill Dr.	1250
SW Norman Ln.	SW De Gouvea Terr.	SW Thornhill Dr.	1250
SW Angelico Ln.	SW De Gouvea Terr.	SW Thornhill Dr.	1250
SW Gemini Ln.	SW Voltair Ter.	SW Thornhill Dr.	1600
SW Taurus Ln.	SW Voltair Ter.	SW Thornhill Dr.	1700
FLORESTA POINTE			
SE Prineville St.	SE Verada Ave.	SE Calmoso Dr.	1100
SE Lucero Dr.	DROW	SE Prineville St.	200
SE Calmoso Dr.	DROW	SE Floresta Dr.	3000
SE Keyes St.	SE Verada Ave.	SE Calmoso Dr.	1300
SE Preston Ln.	SE Verada Ave.	SE Calmoso Dr.	1300
SE Clifton Ln.	SE Verada Ave.	SE Calmoso Dr.	1250
SE Euclid Ln.	SE Verada Ave.	SE Calmoso Dr.	1200
SE Atlas Terr.	SE Keyes St.	SE Preston Ln.	900
SE Bayview Terr.	SE Keyes St.	SE Preston Ln.	1100
SE Yardley Terr.	SE Keyes St.	SE Preston Ln.	1275
SE Verada Ave.	SE Prineville St.	SE Floresta Dr.	2050
SWAN PARK			
SW Lucero Dr.	SW Bayshore Blvd.	SW Curtis St.	5300
SW Dolores Ave.	SW Bayshore Blvd.	SW Empire St.	2200
SW Swan Ave.	SW Bayshore Blvd.	SW Fredrica St.	900
SW Colleen Ave.	SW Carmelite St.	SW Hogan St.	2700
SW Ester Ave.	SW Carmelite St.	SW Hogan St.	2650
SW Prado Ave.	SW Carmelite St.	SW Byron St.	4100
SW Dolores Ave.	SW Hogan St.	SW Byron St.	1550

SW Buxton Ave.	SW Hogan St.	SW Byron St.	1550
SW Calmoso Dr.	SW Byron St.	SW Curtis St.	800
SW Carmelite St.	SW Lakehurst Dr.	SW Swan Ave.	1600
SW Fredrica St.	SW Lucero Dr.	SW Colleen Ave.	1300
SW Kenyoun St.	SW Dolores Ave.	SW Colleen Ave.	950
SW Addie St.	SW Dolores Ave.	SW Prado Ave.	1575
SW Heather St.	SW Dolores Ave.	SW Colleen Ave.	1000
SW Empire St.	SW Lucero Dr.	SW Colleen Ave.	1250
SW Cynthia St.	SW Lucero Dr.	SW Colleen Ave.	1250
SW Granadeer St.	SW Lucero Dr.	SW Colleen Ave.	1250
SW Hogan St.	SW Lucero Dr.	SW Lakeurst Dr.	2200
SW Hibiscus St.	SW Buxton Ave.	SW Prado Ave.	1250
SW Dorchester St.	SW Buxton Ave.	SW Prado Ave.	1250
SW Broadview St.	SW Buxton Ave.	SW Prado Ave.	1250
SW Avens St.	SW Buxton Ave.	SW Prado Ave.	1250
SW Byron St.	SW Lucero Dr.	SW Lakehurst Dr.	2250
SW Curry St.	SW Lucero Dr.	SW Lakehurst Dr.	2250
SW Heather St.	SW Prado Ave.	SW Lakehurst Dr.	350
TORINO			
NW Chesboro Ter.	NW E. Torino Pkwy.	NW Conus St.	1250
NW Conus St.	NW E. Torino Pkwy.	NW Corso Ave.	1250
NW Conus Ct.	NW Conus St.	End	300
NW Carefree St.	NW Corso Ave.	NW Culebra Ave.	850
NW Center St.	NW Corso Ave.	NW Culebra Ave.	725
NW Cowry St.	NW Corso Ave.	NW Culebra Ave.	550
NW Culebra Ave.	NW Chesboro Ter.	NW Volucia Dr.	3525
NW Corso Ave.	NW Conus St.	NW Volucia Dr.	1550
NW Corso Ct.	NW Corso Ave.	End	250
NW Cincy Ct.	NW Corso Ave.	End	250
NW Cibo Ct.	NW Culebra Ave.	End	250
NW E. Deville Cir.	NW W. Deville Cir.	NW Winfield Dr.	4000
NW W. Deville Cir.	NW Winfield Dr.	NW E. Deville Cir.	950
NW Diana Ct.	NW West Deville.	End	250
NW Durian St.	NW E. Deville Cir.	NW E. Deville Cir.	800
NW Daroco Ter.	NW Durian St.	NW E. Deville Cir.	900
NW Winfield Dr.	NW W. Torino Pkwy.	NW W. Torino Pkwy.	3000
NW Drophy Ave.	NW Densaw Ter.	NW Densaw Ter.	950
NW Drophy Ct.	NW Drophy Ave.	End	250
NW Densaw Ter.	NW Winfield Dr.	NW Winfield Dr.	2000
		Miles Resurfaced	34.97
		Resurfacing Budget	\$7,200,000



PORT ST. LUCIE
HEART OF THE TREASURE COAST

CIP

Utility Project
Updates



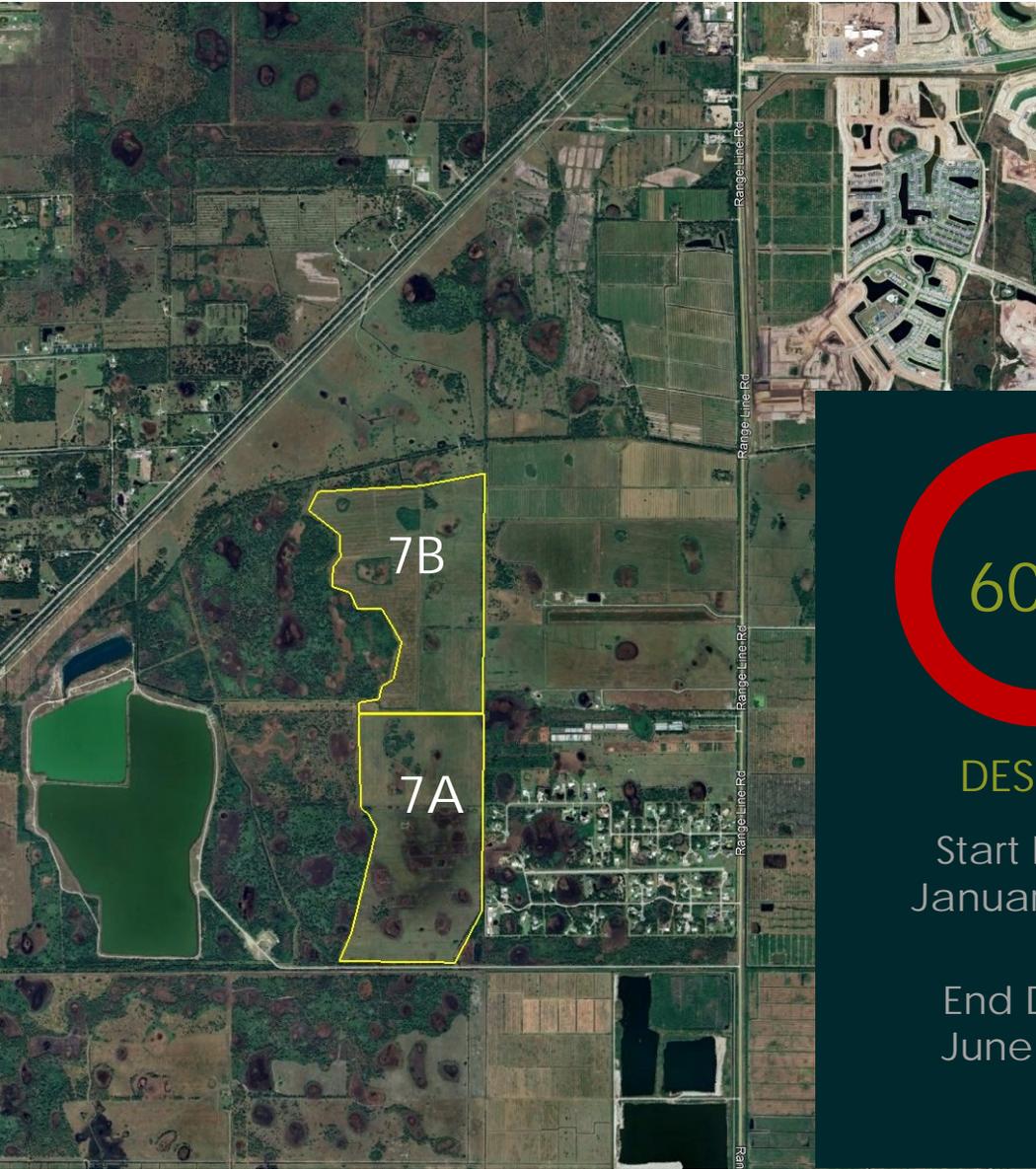


UTILITY WORK FOR ROADWAY PROJECTS

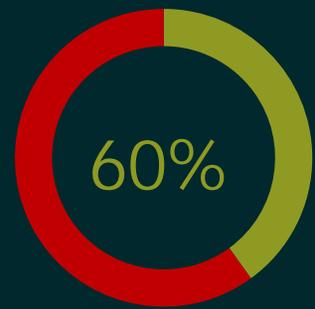


- Floresta Dr. – Phase 3:
 - Utility work at 40% completion as of December 2025.
- Port St. Lucie Blvd. (Gatlin to Darwin, City):
 - Utility work completed.
- Port St. Lucie Blvd. (Darwin to Alcantarra, FDOT):
 - Utility work completed.
- Port St. Lucie Blvd. (Alcantarra to Paar, FDOT):
 - Utility relocations began and are 30% completed as of Jan 2026.
- Port St. Lucie Blvd. (Paar to Becker, FDOT):
 - Design phase at 60%. Construction to not expected until 2027.
- Midway Rd. (Selvitz to Jenkins, FDOT):
 - Water main is 100% installed, punch list items remaining.
- Midway Rd. (Jenkins to Glades Cutoff, FDOT):
 - Design phase at 90% as of Jan 2026. USD will relocate at 12-in WM.
- Bayshore Blvd. (Selvitz to Prima Vista, City):
 - 30% utility plans submitted and utilities under review by USD staff.
- Village Green Drive. (US1 to Walton, City):
 - 30% Roadway plans submitted under review by USD staff.

➤ Approximate Construction Cost for the above projects – \$27.3 Million.



McCARTY RANCH WATER QUALITY RESTORATION AREA 7A



DESIGN

Start Date:
January 2025

End Date:
June 2026

Design Phase: \$719,800

- \$416,875 (Legislative Grant)

Construction Phase: \$10,219,800

- \$1,000,000 (Federal Appropriation)

Design options being discussed:

- Alternatives for conveyance of water from C-23 and/or existing water quality areas.
- Site Plan - Clearing, grubbing, access roads, seepage canals and pump station(s) layout plan.
- Surveying and Geotechnical Report have been completed.
- 90% design due in March 2026.

PRINEVILLE DEEP INJECTION WELL #2

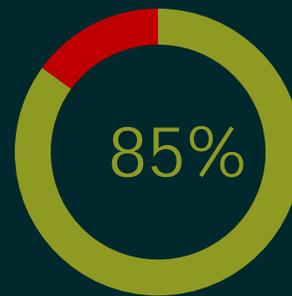
Construction Phase:

- \$15 Million*

*USD negotiated cost down by approximately \$4 million by allowing additional contract time.

Activities:

- All casings (48-, 40-, 32, and 22-inch diameters) have been installed.
- Contractor is currently cementing the 22-inch diameter casing from a depth of 2,843 feet to land surface.
- Remaining drilling activities include finish cementing 22-inch casing, drill to a depth 3,350 feet, install 13-3/8-inch diameter FRP liner and perform testing on the well.
- Above ground appurtenances to follow drilling and testing activities.



CONSTRUCTION

Start Date:
November 2023

End Date:
August 2026



RO WELL F-19



CONSTRUCTION

Start Date:
November 2022

End Date:
March 2026

Jan 19, 20

Construction Phase:

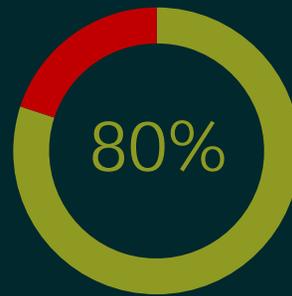
- \$2.5 Million

Activities:

- Well has been installed.
- Building has been constructed
- Start-up and commissioning has occurred and the punchlist is being completed.



WESTERN RAW WATER MAIN



CONSTRUCTION

Start Date:
April 2024

End Date:
April 2026

Construction Phase:

- \$7.6 Million

Activities:

- Addressing required bores with the Florida Department of Transportation (FDOT).
- Western bore profiles are being adjusted to meet FDOT comments.
- Once revised bore profiles have been approved, the contractor will begin installing pipe on west end of project.
- Approximately 5,700 Linear Feet of 14,080 Linear Feet installed to date.



BECKER RD MAIN IMPROVEMENTS



CONSTRUCTION

Start Date:
November 2024

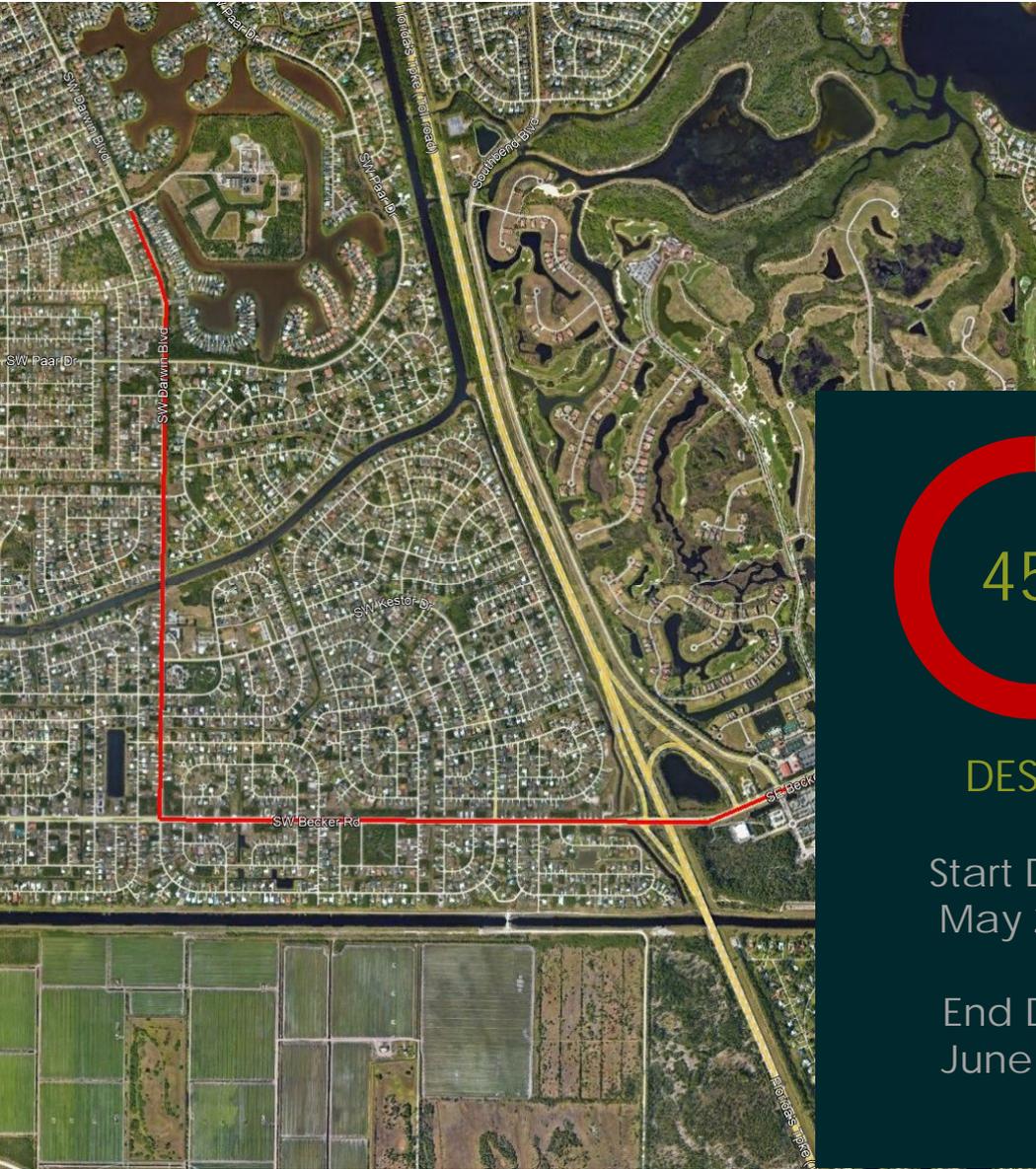
End Date:
February 2026

Construction Phase:

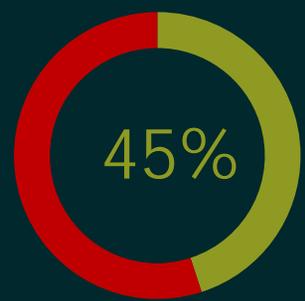
- \$1.5 Million (American Rescue Plan Act Funded)

Activities:

- All 7,800 Linear Feet of 2-inch low-pressure main has been installed.
- All 1,900 Linear Feet of water main has been installed.
- Roadway reconstruction is ongoing.
- Punchlist items are being addressed



DARWIN & BECKER PARALLEL FORCE MAIN



DESIGN

Start Date:
May 2025

End Date:
June 2026

Design Phase:

- \$982,000

Activities:

- Route analysis completed.
- Discussion on sizing to address needs, 16-in versus 24-in.
- Coordination with FDOT and Turnpike Authority ongoing as to crossings under their facilities.
- Surveying is completed.
- Geotechnical investigations are under way.
- 30% plans are complete; staff comments have been completed.
- Several options for the crossing at Becker and Darwin being considered.



SOUTHPORT 24-INCH SEWER FORCE MAIN

100%

CONSTRUCTION

Start Date:
February 2024

End Date:
February 2026

Construction Phase:

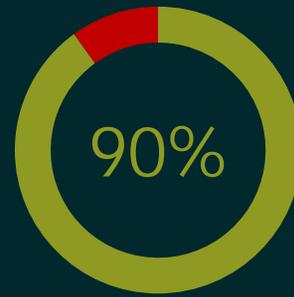
- \$13.6 Million
 - \$8.76 Million (Resiliency Grant 50/50 Match)

Activities:

- Phase 1 work within the Westport Wastewater Treatment Facility is complete.
- Phases 2-3 Complete – Waiting on Final FDEP Clearance.
- The contractor has installed all 34,220 Linear Feet (6.5 miles) of 24-inch pipe.
- Compiling Final FDEP Grant Reimbursement Paperwork.



REPLACEMENT OF LIFT STATION NP-13



CONSTRUCTION

Start Date:
March 2025

End Date:
May 2026

Construction Phase:

- \$1.19 Million Contract
- \$1.26 Million Amended Contract

Activities:

- Construction of Lift Station work been completed.
- Startup Testing Late February
- Demolition of existing lift station to begin once new station has been tested.



McCARTY RANCH WATER MAIN



CONSTRUCTION

Start Date:
February 2025

End Date:
December 2025

Construction Phase:

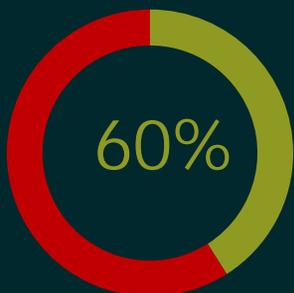
- \$394,970.81 - Material Cost
 - \$375,429.69 American Rescue Act Fund
- \$533,000 – Construction Cost

Activities:

- Project is complete.



WESTPORT WWTP NUTRIENT REDUCTION IMPROVEMENTS



CONSTRUCTION

Start Date:
December 2023

End Date:
March 2028

Construction Phase:

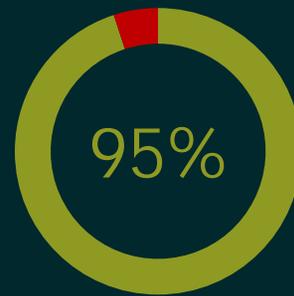
- \$40 Million Phase 1 BMAP
- \$22 Million Phase 2 AWT
- \$25 Million Estimated Phase 3 Reject Tanks
 - Approximately \$35 Million Grant

Activities:

- Multi year/Multi phase project.
- Electrical improvements and hardening is approximately 85% complete.
- The new aeration basin and headworks were placed into service in September 2025.
- Phase 2 – Advanced Wastewater Treatment GMP has been authorized and construction has begun.
- Phase 3 – 90% design documents for the reject water storage and pumping system have been received and are currently being reviewed by staff.



Range Line Road & Glade Future Injection Wells



DESIGN/
PROCUREMENT

Start Date:
March 2025

End Date:
December 2029

Design/Procurement Phase:

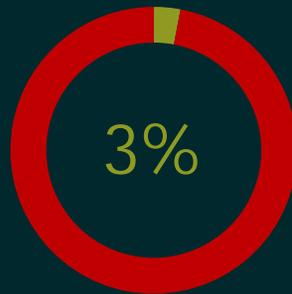
- \$3.7 Million for Design/Construction Oversight

Activities:

- Design of two Class I deep injection wells and dual-zone monitor well for the upcoming Range Line Water Treatment Facility and one Class I deep injection well for the existing Glades Wastewater Treatment Facility 100% complete.
- The construction permits have been issued by Florida Department of Environmental Protection (FDEP).
- Bids for the Glades IW-2 have been received, and procurement is assisting with negotiations with the single bidder.
- Bid package for Rangeline is in Procurement and anticipate Request for Bids within 30 days.



DESIGN-BUILD FOR NINE FLORIDAN WELLS AND RAW WATER MAIN



3%

DESIGN/
CONSTRUCTION

Start Date:
September 2025

End Date:
December 2029

Design/Construction Phase:

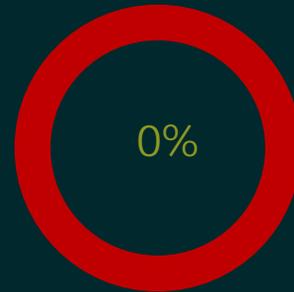
- GMP #1 \$10,574,067.63
 - Complete Design of 9 Wells
 - Construction of 2 Wells
 - ODP Purchase of all Casing

Activities:

- Multi Year/Multi Phase Project
- Site Plans Approved
- 50% Well Design Complete
- Pit Casings for F-23 & F-38 Installed
- Drilling for F-23 Underway
- Expect Second Rig April/May 2026
- 30% Design of Raw Water Main Under Review
- PO's Issued for ODP



Range Line Road Water Treatment Plant



**PLANNING/
PROCUREMENT**

Start Date:
Design
Est. April 2026

End Date:
Construction
Est. Dec 2029

Planning Phase:

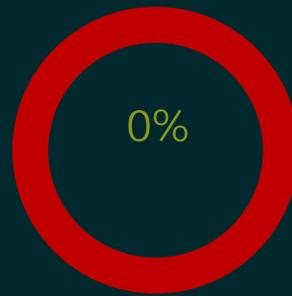
- \$130 Million Estimated

Activities:

- A preliminary selection of a design-build firm was completed in December 2025.
- Negotiations for the Scope of Work and Initial Guaranteed Maximum Price (GMP#1) is ongoing, under the auspice of the Procurement.
- Design estimated to start April of 2026.
- Fully constructed plant should be online late 2029/early 2030.



Glades Wastewater Treatment Facility Expansion



PLANNING

Start Date:
TBD

End Date:
TBD

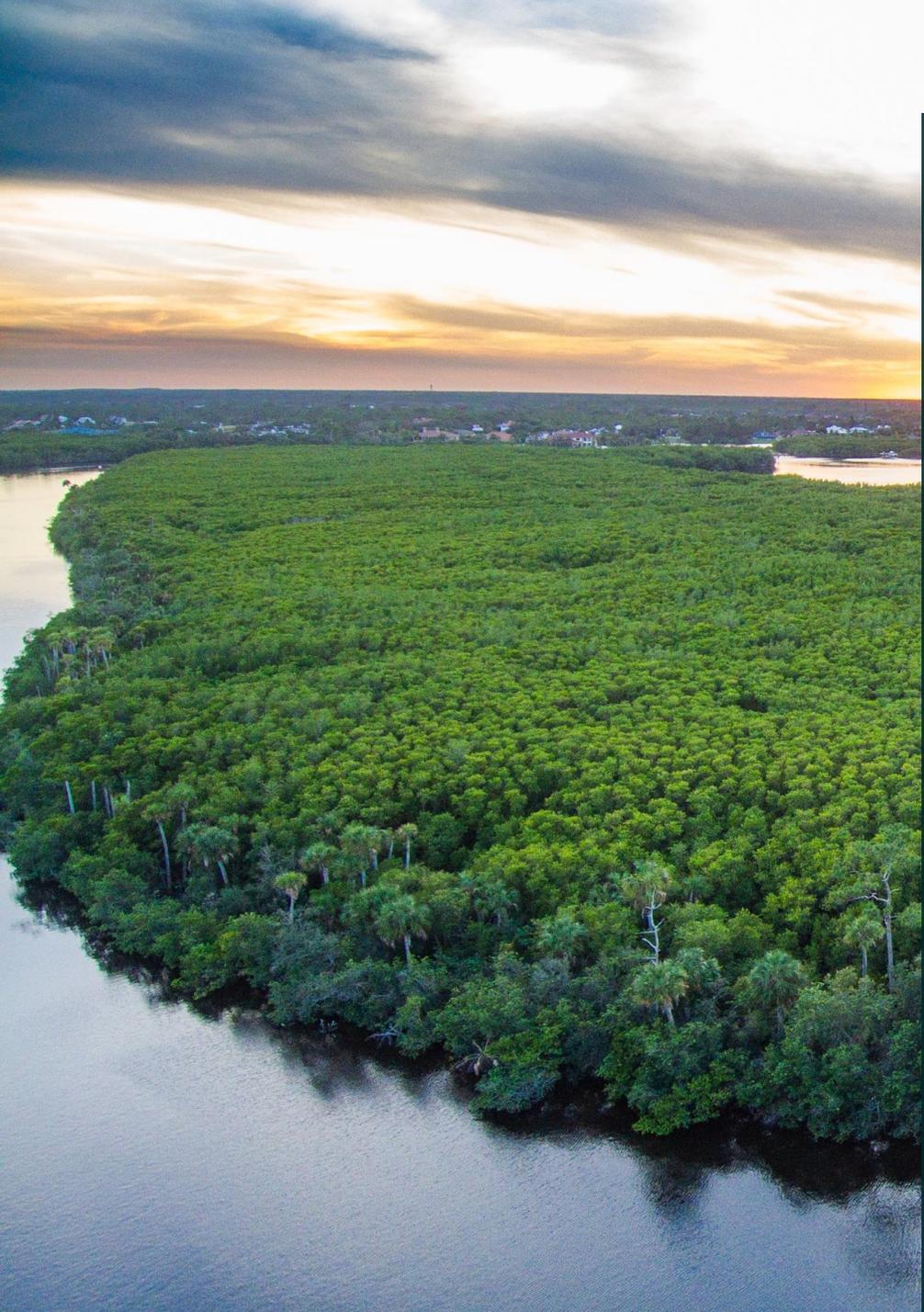
Planning Phase:

- Estimated construction cost for this project to be determine.
- Staff drafting request for qualification to select Owners Representative for the construction of the Glades Wastewater Treatment Facility.
-
- Draft to Procurement by March 2026.



PORT ST. LUCIE
HEART OF THE TREASURE COAST

Thank you
Questions?



PORT ST. LUCIE
HEART OF THE TREASURE COAST

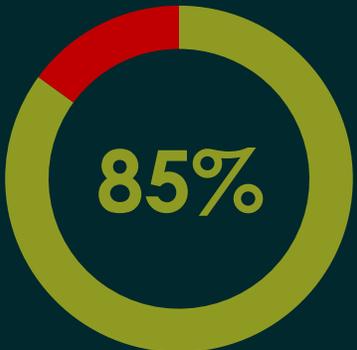
CIP

Parks &
Recreation





Tradition Regional Park - Phase I



Start Date:
July 2024

End Date:
Q2 2026

Upcoming Milestones:

Baseball and multipurpose fields and sports lighting installation – August 2025

Site Electrical – December 2205

Site Lighting – Feb 2026

BMX Track Completion – Feb/Mar 2026

Restrooms & Maintenance Bldgs – Mar 2026

Natural Grass Soccer fields – April 2026

Opening – Q2 2026

Budget – \$32 million







Torino Regional Park – Phase I Design



Start Date:
November 2024

End Date:
Fall 2027

Upcoming Milestones:

Ceremonial Groundbreaking – Dec 2025

90% Design – Dec 2025

Site Plan Approval – Jan 2026

GMP Delivery – Feb 2026

Amend CMAR Contract/Encumber
Construction funds – March 2026

Construction Start – April 2026

Opening – Fall 2027

ARPA Funds – \$5.5 million awarded

SLC Contribution – \$5 million

Torino Regional Park Phase 1 Master Plan

Port St. Lucie, Florida





Start Date:
April 2024

End Date:
April 2026

Stars & Stripes Construction

Upcoming Milestones:

Groundbreaking – April 2024

Site Lighting – January 2026

Restroom Installation – February 2026

Drainage/Parking Lot Improvements –
March 2026

Opening – April 2026

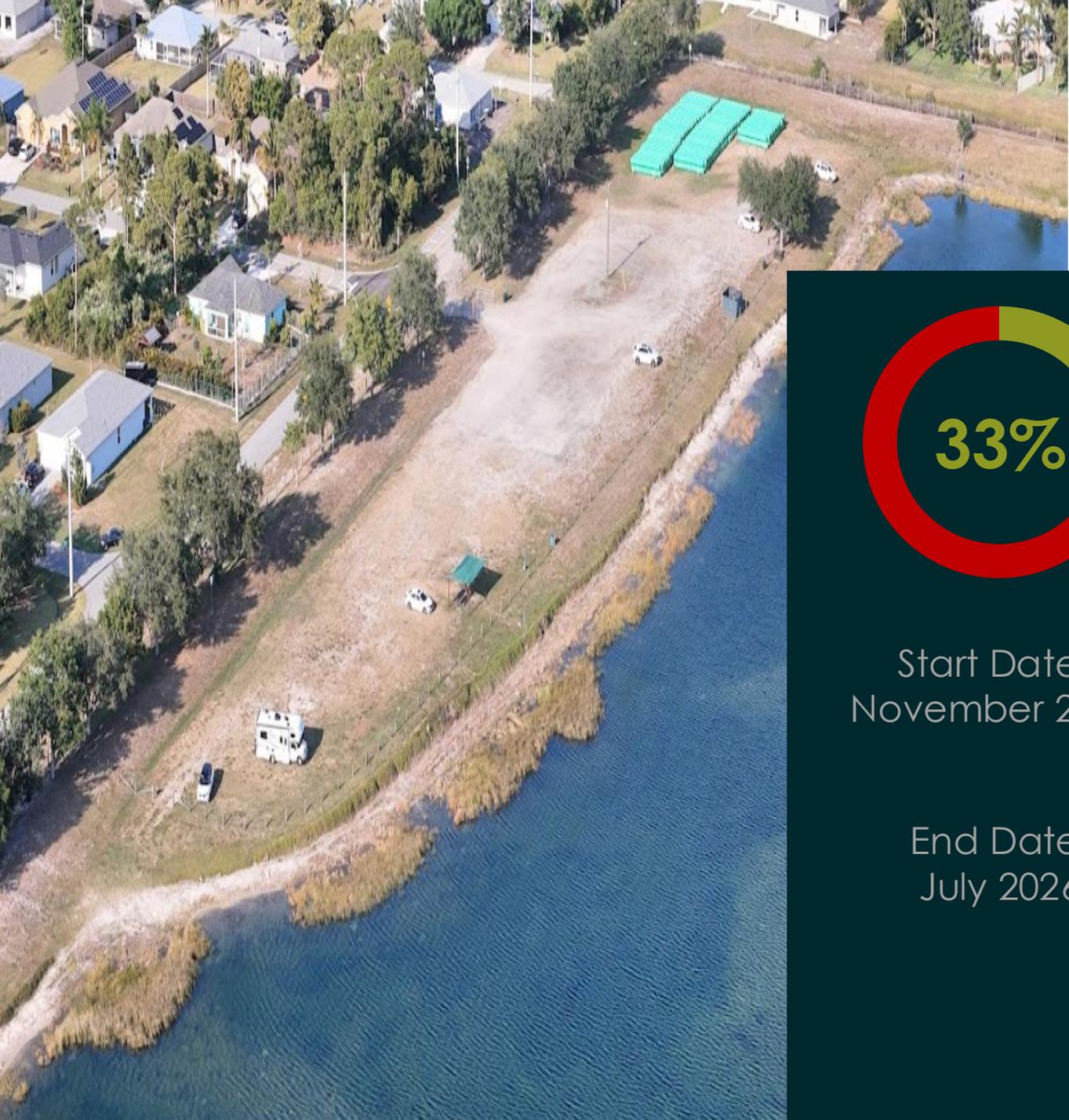
Budget – \$6,969,307.20 million (funded
by Mattamy)



A Celestial Park with Solar System and Sun Dial

“Stars & Stripes” in the Park





O.L. Peacock Sr. Park Construction

Upcoming Milestones

Groundbreaking – November 2025

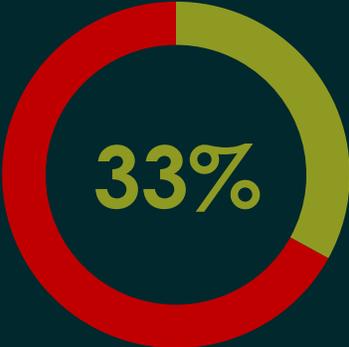
Playground Installation – Feb 2026

Trail Completion – April 2026

Anticipated Completion – by July 2026

Budget – \$2,072,670.17

FRDAP Grant – \$200,000 awarded

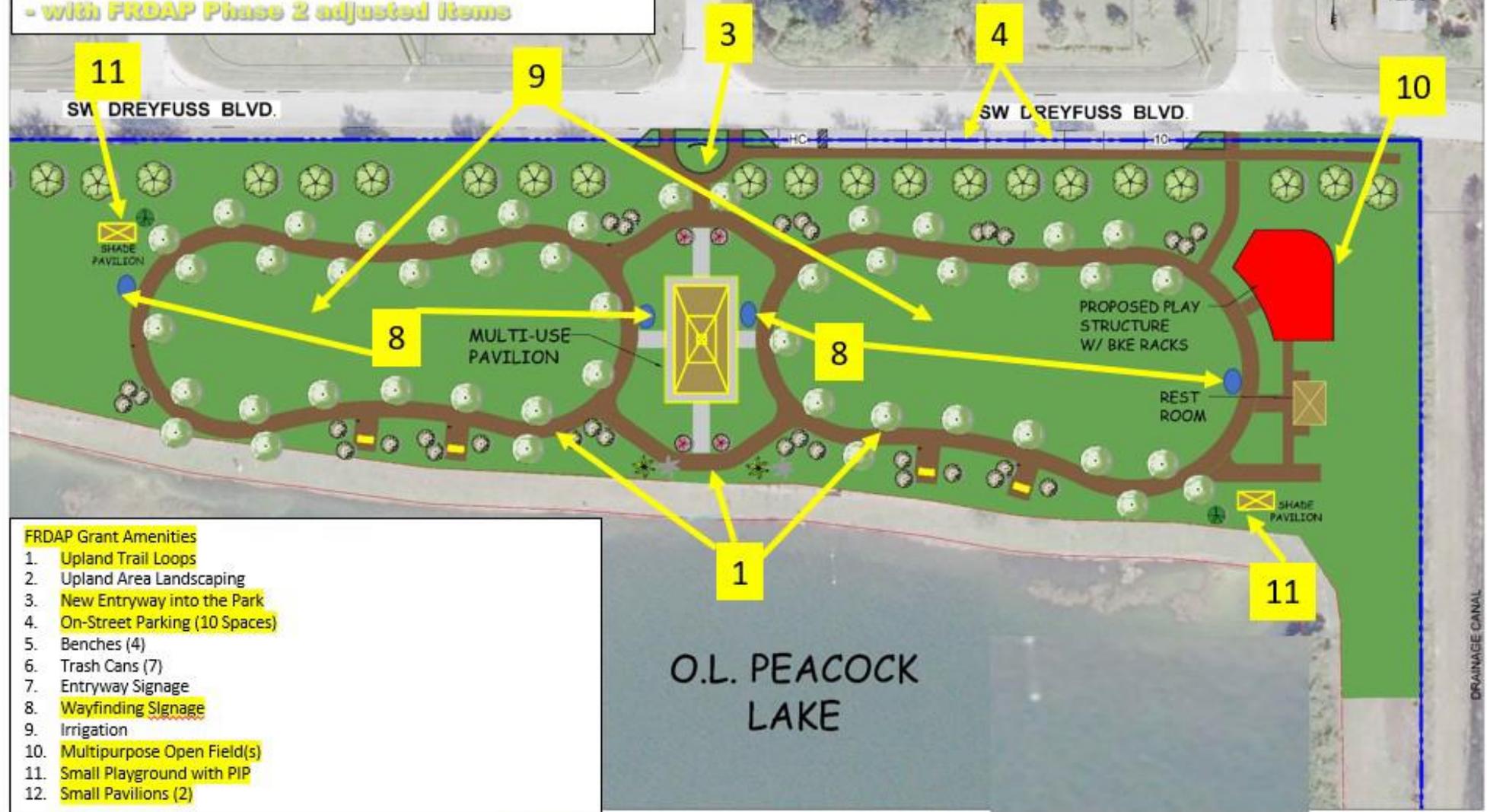


Start Date:
November 2025

End Date:
July 2026

New PHASE 1

- with FRDAP Phase 2 adjusted items



FRDAP Grant Amenities

1. Upland Trail Loops
2. Upland Area Landscaping
3. New Entryway into the Park
4. On-Street Parking (10 Spaces)
5. Benches (4)
6. Trash Cans (7)
7. Entryway Signage
8. Wayfinding Signage
9. Irrigation
10. Multipurpose Open Field(s)
11. Small Playground with PIP
12. Small Pavilions (2)

PRELIMINARY



- REVISIONS -		DATE	BY	APP'D
DESIGNED	3/24	5/20/20		
DRAWN	3/24	5/20/20		
CHECKED	3/24	5/20/20		
APPROVED	3/24	5/20/20		

O.L. PEACOCK LAKE PARK

PRELIMINARY SITE PLAN

DATE	30/01/2021
HEET	SCALE 1:20
JOB No.	21-037
SHEET	of



Wilderness Trail Construction

Upcoming Milestones:

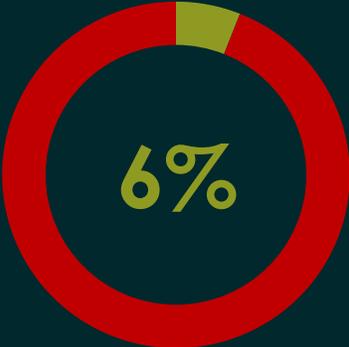
Groundbreaking – February 2026

Trail Completion – August 2026

Opening – September 2026

Budget – \$2.77 million

RTP Grant Awarded – \$500,000



Start Date:
February 2026

End Date:
September 2026



Preserve Trail at The Port Construction



Start Date:
July 2025

End Date:
March 2026

Upcoming Milestones:

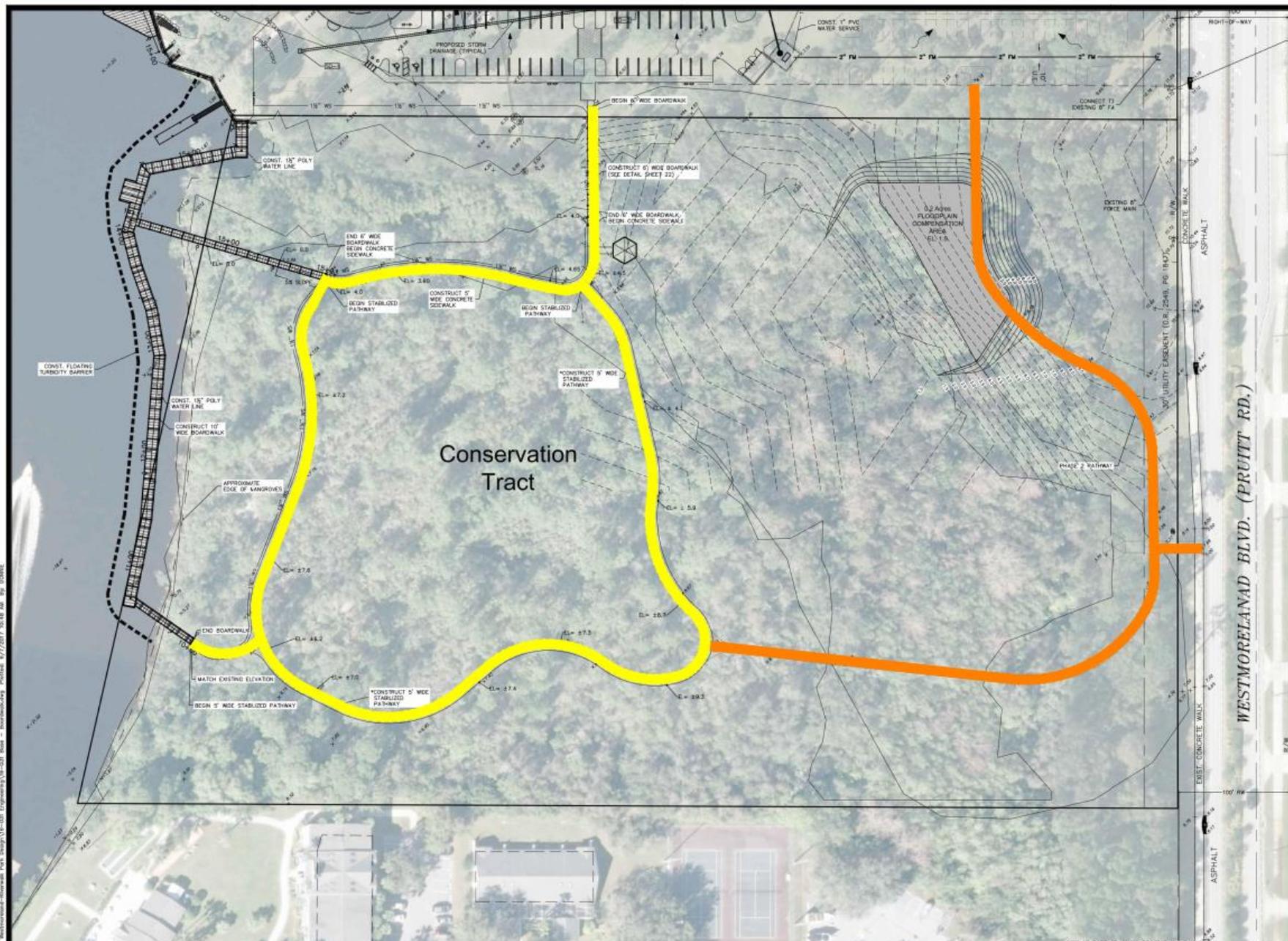
Groundbreaking – July 2025

Opening – March 4, 2026

Budget – \$971,531.00

FIND Grant for \$400,000 awarded





LEGEND

- PROPOSED CONCRETE
- PROPOSED STABILIZED PATHWAY
- OVERLAND FLOW DIRECTION
- PROPOSED WHEEL STOP
- UNDERGROUND DRAINAGE FLOW
- PROP. 2" FORCE MAIN
- PROP. 8" WATER MAIN
- EXIST. 8" FORCE MAIN
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- FLOATING TURBIDITY BARRIER

* PATHWAY TO BE CONSTRUCTED TO AVOID TREES WHERE POSSIBLE AND MINIMIZE REMOVAL OF VEGETATION. ADJUSTMENT OF FINAL LOCATION OF PATHWAY TO BE FIELD DETERMINED BY CITY REPRESENTATIVE.

P:\2017\2017-03-01 PE - Westmoreland-Westmoreland Park Design\2017-03-01 PE - Westmoreland-Westmoreland Park Design\2017-03-01 PE - Westmoreland-Westmoreland Park Design.dwg
 Plotted: 8/7/2017 10:48 AM By: DDMEE

NOTES:
 1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM (N.A.V.D.) OF 1988.



COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS
 3880 HAZARD 20th STREET • INDIAN RIVER, FLORIDA 34955
 100 NW FLORIDA AVE. SUITE 100 • MIAMI, FLORIDA 33136
 PHONE: 772-464-8877 • FAX: 772-464-8877 • www.ctei.com

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	SKM	04/20/17
CALCS		
DRAWN	RE	04/20/17
DETAILED		
CHECKED	PLF	04/28/17
APPROVED	SKM	04/03/17

RIVERWALK BOARDWALK & WESTMORELAND PARK
CONSERVATION TRACT PATHWAY PLAN

DATE: 04/07/17
HORIZ. SCALE: 1"=60'
VERT. SCALE: NA
JOB No. 16-001
SHEET 8 of 27

STEFAN K. MATTHEE, P.E. FL REG. NO. 38723



Start Date:
June 2023

End Date:
August 2025

Boardwalk Connection – PSL Under Bridge

Milestones:

Opened – August 8, 2025

Budget – \$1,373,636.38

FIND Grant – \$225,100 awarded



Start Date:
September 2024

End Date:
August 2025

Boardwalk Connection – Tom Hooper

Milestones:

Opened – August 8, 2025

Budget – \$2,286,804



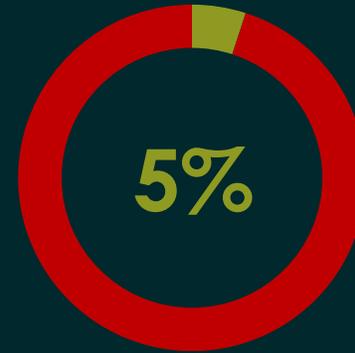
Duck Court Construction

Upcoming Milestones:

Groundbreaking – January 2026

Opening – July 2026

Budget – \$261,613.30



Start Date:
January 2026

End Date: July
2026

Other CIP in FY26

Upcoming Milestones:

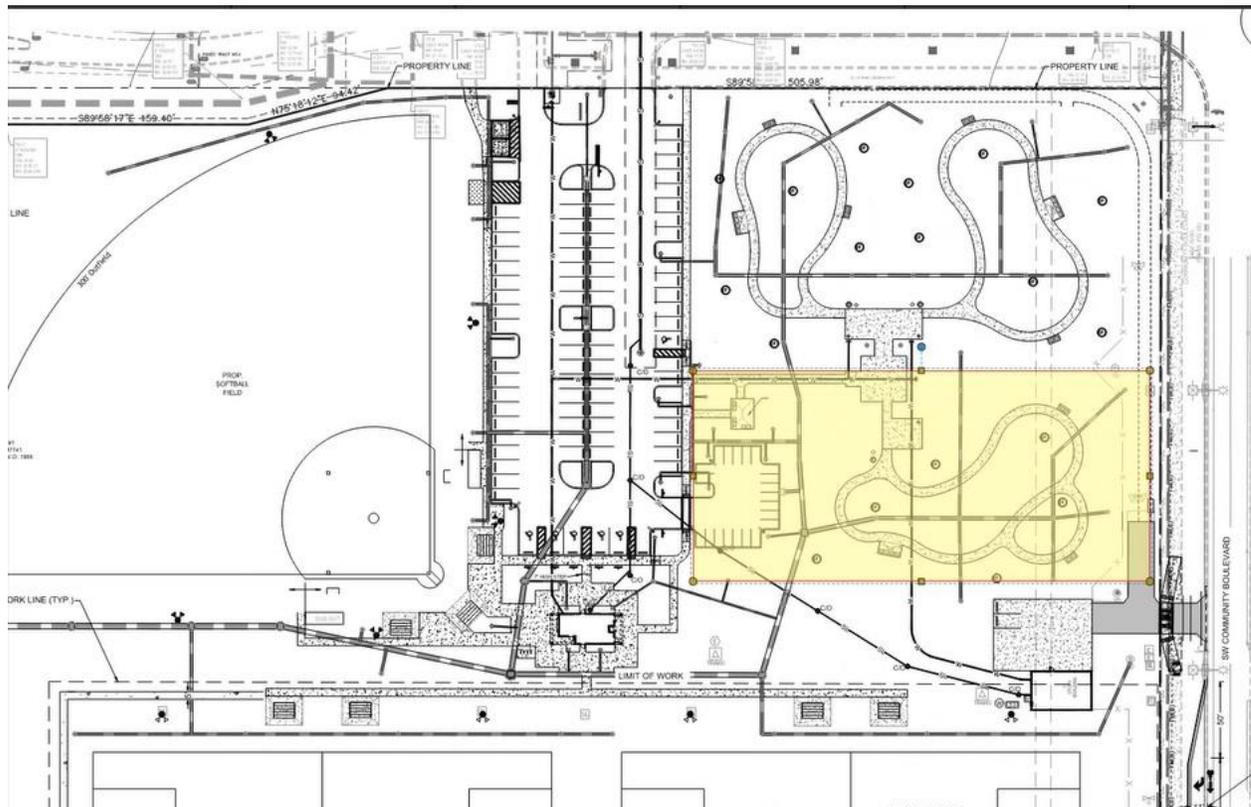
- ❑ **Port St. Lucie Elementary Site Master Plan** – In Risk/Legal review, then out to bid
- ❑ **Port St. Lucie Elementary Renovations** – Moving to FY27
- ❑ **Community Center Roof** – Out to bid
- ❑ **Minsky Gym Interior Wall Repairs** – CPZ finalizing revised bid set, then out to bid
- ❑ **Winterlakes Sports & Interior Walkway Lighting** – In Fusion review process

Sportsman's Park



Other CIP in FY26

Riverland Paseo Parking Lot



Upcoming Milestones:

- ❑ **Oak Hammock Inclusive Playground** – Design underway
- ❑ **Whispering Pines Security and Fiber Optic Upgrade** – **Complete**
- ❑ **Lyngate Park Lighting Improvements** – Contract awarded, preparing permit submittals
- ❑ **Riverland Paseo Park Parking Lot Expansion** – Design underway
- ❑ **Parks Entrance Signs Rebranding** – Contract anticipated to go to Council in Feb/Mar
- ❑ **Neighborhood Green Spaces** – Public outreach underway through *On Common Ground* grant for Whispering Pines greenspace (\$25,000 Awarded)

Other CIP in FY26

Stars & Stripes Restroom



Upcoming Milestones:

- ❑ **Paseo Park Security Camera Upgrade** – Purchase Order opened
Cameras on order
- ❑ **Jessica Clinton Baseball Field Drainage - Complete**
- ❑ **McCarty Ranch Preserve Campsite Electric Service** – Scope of work being developed for bid
- ❑ **Stars and Stripes restroom** – Grinder installation underway, anticipated completion in February
- ❑ **O.L. Peacock Sr. Park Restroom** – Floor plan finalized, in design
- ❑ **Rivergate Boat ramp parking (FIND Grant Awarded \$180,000)** – Working through the Fusion process

Other CIP in FY26

Rosser Lakes Nature Sanctuary



Upcoming Milestones:

- ❑ **C-24 Canal Security Cameras** (FIND Grant Awarded \$105,000) – Purchase order opened, materials ordered
- ❑ **Sportsman's Park Security Camera Upgrade** – VE'ing scope, anticipated completion this fiscal year
- ❑ **Grant Applications Submitted for the Following Projects:**
 - LWCF Grant – McChesney (\$785k)
 - Florida FCT Grant – Rosser Lakes (\$1.5 Million)
 - RTP Grant – Torino (\$350k)
 - FIND Grant – Bridge Plaza Outparcel (\$325k)
 - CDBG Grant - River Place Park Inclusive Playground (\$250k)



100%

Start Date:
February 2025

End Date:
November 2025

Saints Golf Course – Irrigation System Upgrade

Upcoming Milestones:

Scope – New structure for existing irrigation pumps & fertigation system

Phase 1 of a larger irrigation system upgrade

PO – February 2025

Completion - November 2025

Budget - \$75,000



Start Date:
July 2025

End Date:
October 2025

Saints Golf Course – Drainage Improvements

Upcoming Milestones:

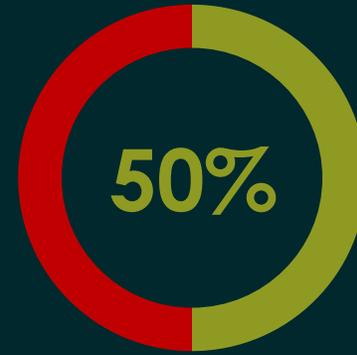
Scope – Sub-surface drainage installation in key areas

Previous installations installed in 2023

Construction – July-October 2025

Completion – October 2025

Budget - \$300,000



Start Date:
October 2024

End Date:
December 2027

Saints Golf Course – Cart Path Repair and Additions

Upcoming Milestones:

Project phased over 4 years to minimize disruptions. Budget \$350,000

Phase 1 Completion – December 2024

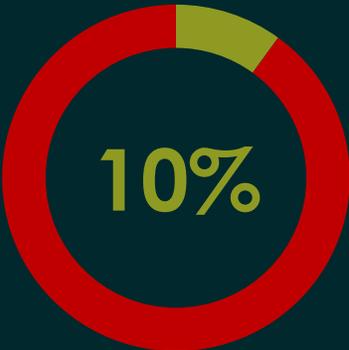
Phase 2 Completion – June 2025

Phase 3 Start – June 2026

Phase 4 Start – June 2027



Saints Golf Course – Bunker Renovations



Start Date:
June 2025

End Date:
August 2028

Upcoming Milestones:

Scope – Re-build and refurbish existing course bunkers

Budget - \$500,000

Phase 1 Completion – June 2025

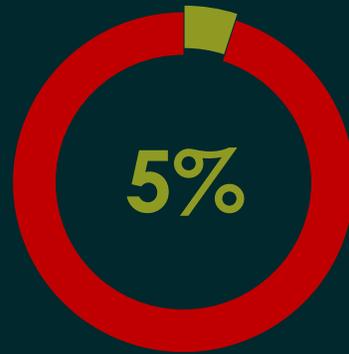
Phase 2 Start – June 2027

Phase 3 Start – June 2028



Area for New
Mechanic
Building

Existing Roof
Structure to be
Replaced



Start Date:
March 2026

End Date:
July 2026

Saints Golf Course – Maintenance Facility

Upcoming Milestones:

Scope – Construct a new maintenance building for equipment servicing and remove the existing covered structure to expand the equipment yard. Design for the maintenance building is complete, and the project is advancing through site plan review.

Construction – March 2026

Budget - \$200,000



Agenda Summary

2026-185

Agenda Date: 2/18/2026

Agenda Item No.: 5.d

Placement: Proclamations and Special presentations

Action Requested: Motion / Vote

Hear a Port St. Lucie Economic Update

Submitted By: : Kate Parmelee, Deputy City Manager/Chief Innovation Officer

Strategic Plan Link: The City's Goal of a diverse local economy and employment opportunities.

Executive Summary (General Business): Brad Hunter, an economist with Brad Hunter Economics will provide an update on economic trends related to the City of Port St. Lucie, as the City Council begins planning for strategic planning and budget development.

Presentation Information: : A 30-minute PowerPoint presentation will be provided by Mr. Hunter.

Staff Recommendation: Move that the Council hear the presentation and provide any feedback for consideration in this year's strategic plan update and budget development.

Alternate Recommendations:

1. Move that the Council amend the recommendation and hear the presentation and provide any feedback for consideration in this year's strategic plan update and budget development.
2. Move that the Council provide direction.

Background: The winter workshop is utilized each year to provide in-depth updates to the Mayor and City Council as a key component of the City Council's strategic planning process. This year, Brad Hunter of Brad Hunter Economics will provide a detailed presentation on Port St. Lucie's economic outlook and trends.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: 1. PSL Economic Outlook Presentation (to be provided on 2/18/26)

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



Agenda Summary
2026-186

Agenda Date: 2/18/2026

Agenda Item No.: 5.e

Placement: New Business

Action Requested: Discussion

Proposed Half-Cent Sales Tax Extension Prioritization Project List

Submitted By: Thomas Salvador, CPII, CPWP-S, CPWP-M, CIP and Sales Tax Project Group Manager, Public Works

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Executive Summary (General Business): Staff will provide Council with a follow-up presentation on the proposed project list for consideration and inclusion with the potential sales tax referendum extension. Methodology and supporting data will also be provided.

Presentation Information: 15-minute presentation

Staff Recommendation: Move that the Council approve the project list and provide direction.

Alternate Recommendations:

1. Move that the Council amend the recommendation and provide staff direction.
2. Move that the Council not approve and provide staff direction.

Background: On November 6, 2018, voters approved Ballot Question #14, the referendum to levy a Half-Cent Sales Tax for a period of 10 years. Prior to approval of the tax, City Council adopted an Ordinance on September 24, 2018, approving a List of Priority Projects to be funded by the additional tax, including a contingency.

As the Sales Tax referendum is scheduled to sunset in 2029, staff prepared a proposed priority projects list for consideration of a potential extension of the Half-Cent Sales Tax and provided this information to City Council on November 17, 2025. During the presentation, methodology and data collection were discussed as well as how additional survey data from the public was included. Council ultimately agreed with the project list as presented; however, during the discussion, it was determined that a prioritization data set would be beneficial and that the best opportunity would be at the 2026 Citizen Summit. That information was collected on 2/7/26 and will be provided.

Issues/Analysis: Provides a follow-up to the proposed project list to the City Council for consideration and discussion.

Financial Information: The Half-Cent Sales Tax provides critical funding for projects to provide better roads, sidewalks, and a cleaner river.

Special Consideration: Staff requests Council input and approval of the finalized prioritization list.

Location of Project: Various City of Port St. Lucie locations

Attachments:

1. Half-Cent Sales Tax Projects Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: n/a

Legal Sufficiency Review:

N/A



Half-Cent Sales Tax Projects

Future Projects 2029 to 2039

www.cityofpsl.com/salestax



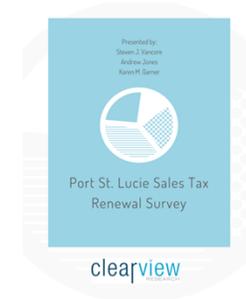
Data Driven Transportation

- **City of Port St. Lucie**
 - 2045 Mobility Plan
 - 2050 Mobility Plan (Draft)
 - Comprehensive Plan
 - StreetLight Data Traffic Counts
 - PSLPD Crash Data
- **St. Lucie Transportation Planning Organization (TPO)**
 - Annual Traffic Counts
 - Long Range Transportation Plan (LRTP)
 - Congestion Management Process (CMP)
 - FDOT Five Year Work Program
 - TPO List of Priority Projects (LOPP)
 - TPO Transportation Improvement Program (TIP)
 - **Update: LRTP Calculations**
- **Resident Engagement**
 - Citizen Summit 2025
 - National Community Survey
 - Sales Tax Renewal Survey
 - **Update: Citizen Summit 2026 (Prioritization)**

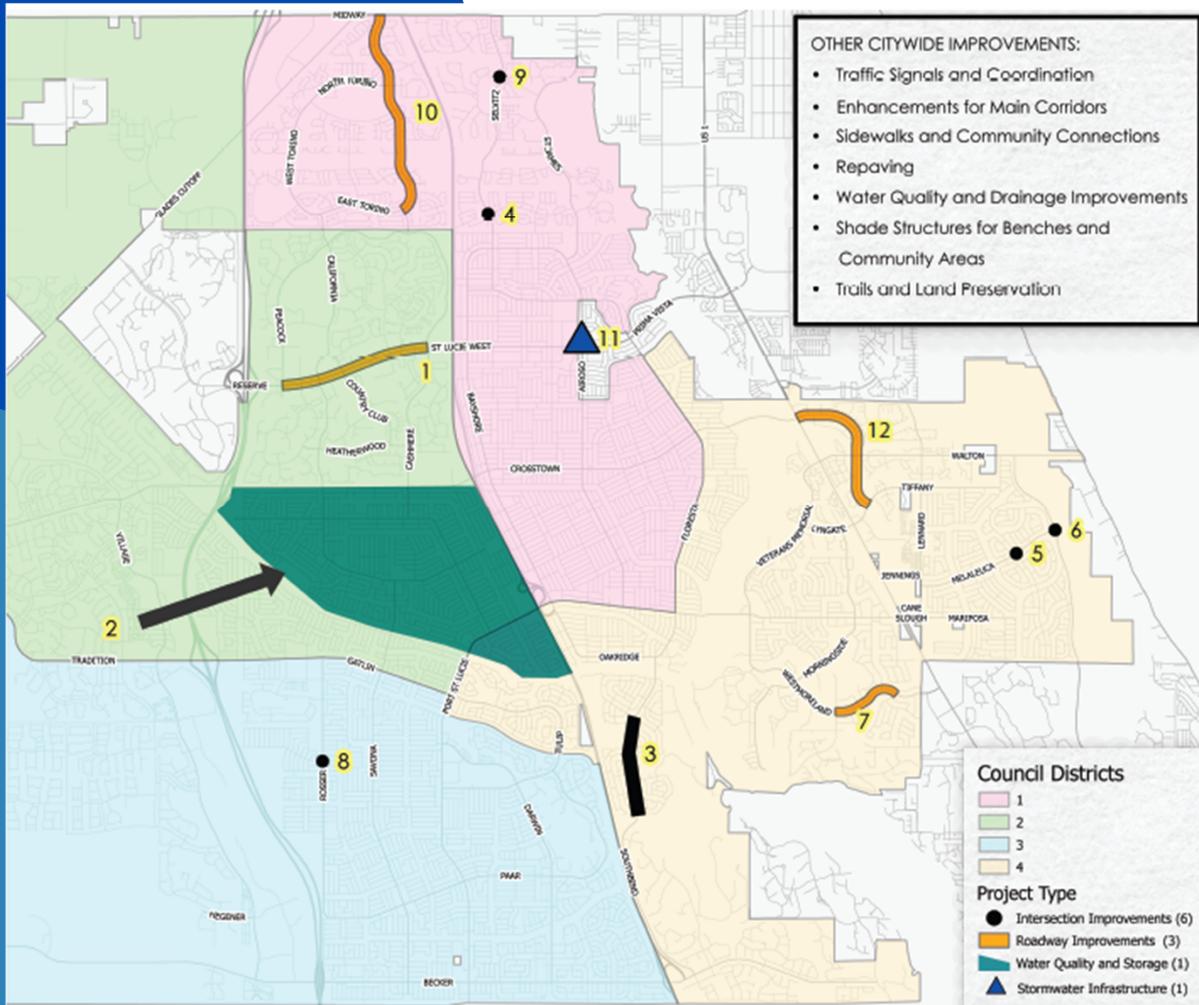


Port St. Lucie, FL
The National Community Survey
Report of Results
2025

Report for
National
Research
Center
Polco
Visit us online!
www.polco.us



Proposed Projects



Future Sales Tax Opportunities

- 1 - St. Lucie West Boulevard Widening Project
- 2 - Oak Hammock Drainage Improvements
- 3 - Southbend Corridor Improvements
- 4 - Macedo/Selvitz Improvements
- 5 - Melaleuca/Berkshire Improvements
- 6 - Melaleuca/Green River Improvements
- 7 - Sandpiper Traffic Calming and Safety Improvements
- 8 - Rosser/Dreyfuss Improvements
- 9 - Selvitz/Peachtree Improvements
- 10 - Torino Parkway Widening Project
- 11 - Central Drainage Improvements
- 12 - Village Green Drive Corridor Revitalization

- Sidewalks and Community Connections
- Traffic Signals and Coordination Enhancements
- Repaving
- Water Quality and Drainage Improvements
- Shade Structures for Benches and Community Areas
- Trails and Land Preservation

Proposed Projects Ranking

Estimated \$174M Revenue			
Project	Staff Recommendation	L RTP Score***	Citizen Summit Total Votes
St. Lucie West Blvd.*	1	65	63
Oak Hammock Drainage Improvements	2		7
Village Green Drive Corridor Revitalization**	3	47	10
Sidewalks and Community Connections	4		48
East Torino Parkway Improvements*	5	46	17
Southbend Corridor Improvements*	6	28	11
Traffic Signals and Coordination Enhancements	7		48
Roadway Resurfacing	8		9
Water Quality and Drainage Improvements	9		42
Trails and Land Preservation	10		30
Central Drainage Improvements	11		7
Selvitz/Macedo Improvements	12	28	4
Melaleuca/Green River Improvements	13	25	5
Selvitz/Peachtree Improvements	14	25	3
Sandpiper Traffic Calming and Safety Improvements	15	5	3
Shade Structures for Benches and Community Areas	16		15
Rosser/Dreyfuss Improvements	17	23	4
Melaleuca/Berkshire Improvements	18	23	4

* Feasibility study ongoing

** Design ongoing

***L RTP only applies to transportation infrastructure



REQUEST COUNCIL DIRECTION TO FINALIZE PRIORITIZATION OF FUTURE SALES TAX PROJECTS





Thank you!

With Sales Tax We Can Do More to Support Our Community

www.cityofpsl.com/salestax



Survey Results

2025 National Community Survey

Question:

"The City is considering a ballot initiative for November 2026 to renew the existing half-cent sales tax for an additional ten years. This tax has funded road, sidewalk, and water quality projects since 2018. Below are potential projects identified through prior resident surveys and the Citizen Summit. To what extent do you support or oppose using this sales tax to fund each project in the future if it is approved?"

Responses:

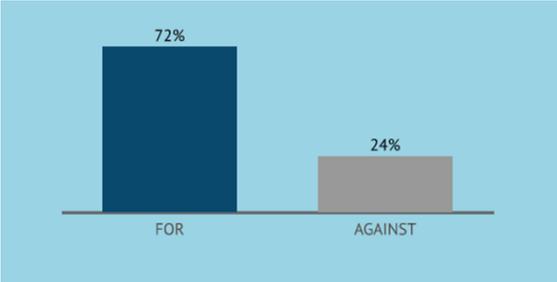
- | | |
|---|--|
| • "Improve traffic flow through widening roadways including St. Lucie West Blvd." | Strongly support 60%
Somewhat support 25% |
| • "Improve traffic flow through widening roadways including Torino Pkwy." | Strongly support 49%
Somewhat support 26% |
| • "Improve traffic flow through intersection improvements and roundabouts on key corridors including Southbend; Rosser/Dreyfuss; Selvitz/Peachtree; California/Cameo; Crosstown/Cashmere" | Strongly support 57%
Somewhat support 29% |
| • "Improve connectivity and pedestrian safety through upgrading sidewalks and roundabouts in the Sandpiper Neighborhood." | Strongly support 47%
Somewhat support 32% |
| • "Implement citywide traffic signal pre-emption systems to support emergency vehicle lifesaving response times" | Strongly support 62%
Somewhat support 27% |
| • "Acquire land for additional parks, green spaces, water quality, etc." | Strongly support 63%
Somewhat support 27% |
| • "Stormwater draining improvements to reduce flooding and increase beautification at Savona/California, Elkhorn Basin & Thornhill Dr, and throughout central Port St. Lucie." | Strongly support 64%
Somewhat support 30% |

Survey Results

2025 Port St. Lucie Sales Tax Renewal Survey

Question:
Extension of Existing Sales Surtax for Public Safety and Roadway Infrastructure

“To fund projects to improve local roads, reduce traffic congestion, add sidewalks, improve local water quality, including the Lagoon, reduce neighborhood flooding and similar uses under Florida law and seek matching funds for these purposes, shall St. Lucie County extend the existing half-cent sales tax, for ten years, with expenditures reviewed by an independent citizens committee ensuring dollars are spent fairly throughout Port St. Lucie, Fort Pierce, St. Lucie Village and St. Lucie County?”



Responses:

- “The money from this tax would go towards reducing traffic congestion in Port St. Lucie” More likely 80%
- “The money from this tax will be used for widening and improving our roads” More likely 79%
- “The money from this tax would go towards reducing neighborhood flooding” More likely 75%
- “The money from this tax would go towards upgrading and improve sidewalks” More likely 73%
- “The money from this tax would go towards reducing 911 response times” More likely 73%



Agenda Summary

2026-171

Agenda Date: 2/18/2026

Agenda Item No.: 5.f

Placement: New Business

Action Requested: Motion / Vote

Follow the Data: Strategic Plan 2nd Quarter Progress Report & PSL STAT Highlights and Introduction to Departmental High Impact Plans

Submitted By: Kate Parmelee, Deputy City Manager and Chief Innovation Officer

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): This is the quarterly progress report of the City's Strategic Plan which will also include highlights from PSL STAT. This item will also introduce department's "High Impact Plans" which detail the top ways departments are putting the strategic plan into action in their operations, along with corresponding key performance indicators.

Presentation Information: Kate Parmelee, Deputy City Manager/Chief Innovation Officer and project managers, will provide a 20-minute presentation on the progress of the Strategic Plan, highlight updates from PSL STAT and will introduce departmental "High Impact Plans." Select Departmental High Impact Plans are scheduled throughout the Winter Workshop agenda and at the request of the Council.

Staff Recommendation: Move that the Council hear the presentation, take action as necessary and accept the progress report.

Alternate Recommendations:

1. Move that the Council amend the recommendation and take action as necessary and hear the presentation and accept the progress report.
2. Move that the Council provide staff direction.

Background: Staff will provide an update on progress of the strategic plan as of the 1st Quarter of FY 2025/2026 and any key updates from the 2nd Quarter. This item will also provide an overview of the purpose of the development of High Impact Plans for City departments and the Council will hear brief presentations from City departments throughout the Winter Workshop.

Annually, each department updates their Strategic Operations Plan, which are used as internal documents for City departments. The Plans are utilized for departments to plan their services, communicate their purpose, outline their work plan and as a budgeting tool. All Strategic Operations Plans must align with the City Council's Strategic Plan. Each year at the Winter Workshop departments share highlights of their plan via the "High Impact Plan," which covers their top priorities advancing the City's Strategic Plan and key performance indicators. Departments scheduled to present their High Impact Plans during the Winter Workshop (as

outlined in the agenda) include Parks & Recreation, Public Works, Police and the Utility Systems Department. Other departments are prepared to present their plan summaries at the discretion of the Mayor and City Council. Plans are updated at least annually.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments:

1. Strategic Plan Quarterly Progress Report Presentation/PSL STAT Highlights
2. "High Impact Plans" Departments scheduled to present are listed separately on the agenda with their associated High Impact Plan. The following departments are not currently scheduled to present, but may be asked to present at the discretion of the City Council:
 - Human Resources Department
 - Risk Management Department
 - Finance Department
 - Office of Management and Budget
 - City Clerk
 - City Manager's Office
 - City Attorney's Office
 - Communications Department
 - Neighborhood Services Department
 - Information Technology Department
 - Facilities Maintenance Department
 - Building Department
 - Saints Golf Course
 - MIDFLORIDA Credit Union Event Center
 - Community Redevelopment Agency
 - Emergency Management
 - Office of Solid Waste
 - Planning & Zoning
 - Special Events

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:

N/A



STRATEGIC PLAN UPDATE

FY 25/26 Progress Report
PSL Stat

FEBRUARY 18, 2026

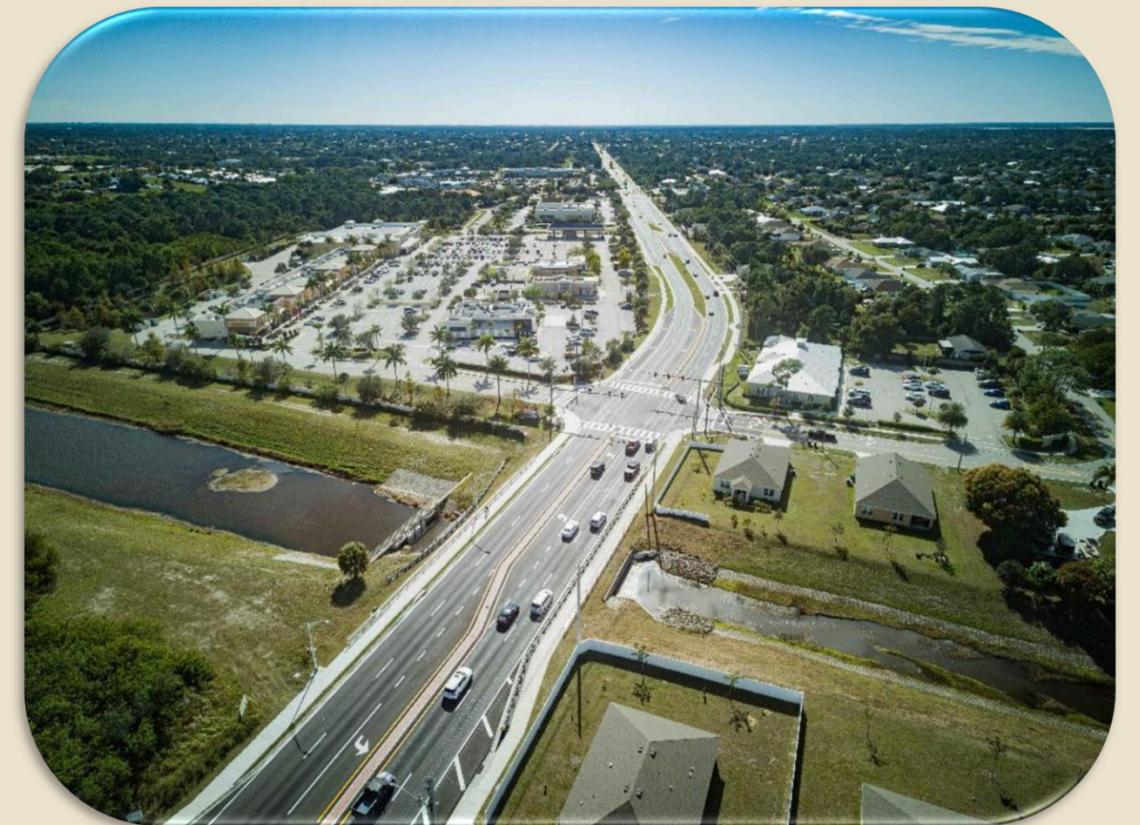


OUR MISSION

To provide exceptional services that enhance our community's safety, beauty and quality of life through innovation, engagement and fiscal responsibility.

OUR VISION

To be a leader in finding innovative solutions that put residents first and support opportunities for all people to thrive.



PSL NAMED 2025 ALL-AMERICA CITY

“Port St. Lucie defies the traditional South Florida origin story. Founded in 1961 as a retirement community without job centers, parks, or core infrastructure, **it has evolved into one of the fastest-growing cities in the nation through innovation, collaboration, and resident-driven leadership.** Now the third-largest city in Florida, PSL is reshaping its future with a focus on **sustainability and quality of life.**”

PORT ST. LUCIE



All-America City

NATIONAL CIVIC LEAGUE

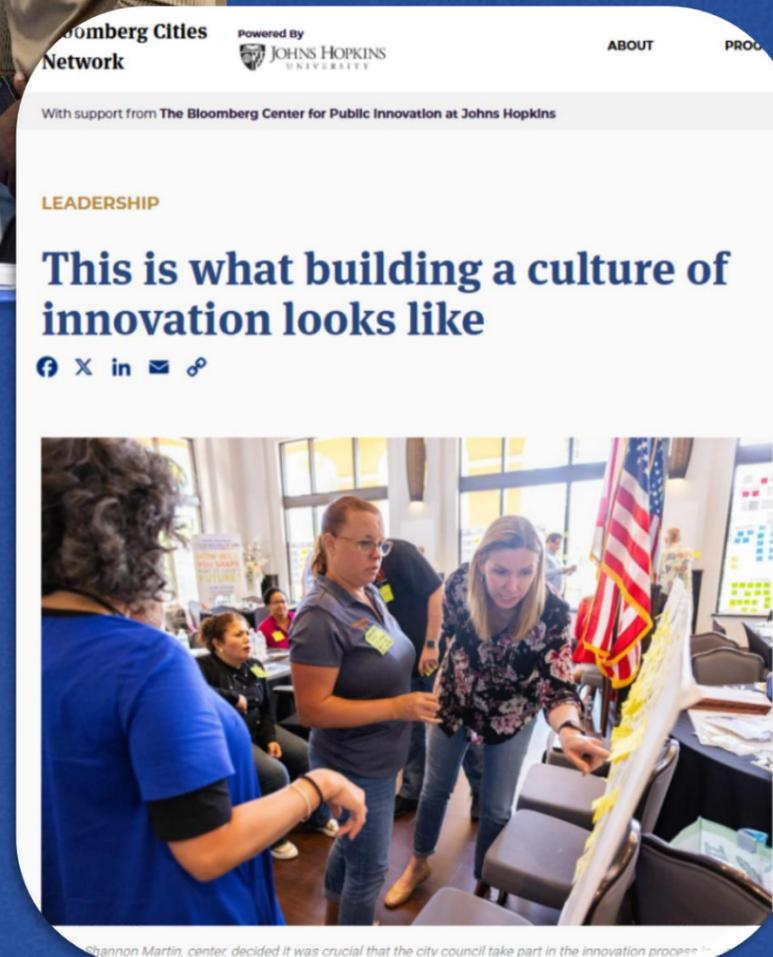


2025

“A PEOPLE-FIRST APPROACH” *To* STRATEGIC PLANNING

2025 Strategic Plan Process

Since 2024, we have been utilizing Human-Centered Design and innovation to transform the City’s Strategic Planning Process with the gratitude to the support of our partners



BLOOMBERG
Center for Public Innovation
AT JOHNS HOPKINS

BLOOMBERG
HARVARD
City Leadership
Initiative


Centre for
Public Impact
A BCG FOUNDATION

STRATEGIC PLANNING SYSTEM FY 25/26

2025

Jan.-
March

ANALYZE

NATIONAL COMMUNITY SURVEY™
Scientifically valid citizen feedback

Feb.
7

ANALYZE & DESIGN

CITIZEN SUMMIT
General citizen feedback on emerging needs

Feb.
18-20

ANALYZE

WINTER WORKSHOP
Forecast an in-depth review and identification of key Council issues for FY 24/25 1st Quarter Progress Report

April
29-30

DESIGN

COUNCIL STRATEGIC PLANNING SESSION

July
23

EVALUATE & IMPLEMENT

ADOPTION/UPDATE
Annual Strategic Plan Adoption, 2nd Quarter Progress Report

July
22-24

EVALUATE & IMPLEMENT

SUMMER WORKSHOP
Including Strategic Plan funding priorities in Proposed Capital and Operating Budget, 3rd Quarter Progress Report

Nov.
16

EVALUATE & ANALYZE

ANNUAL STRATEGIC PLAN PROGRESS REPORT, CITIZEN SURVEY & SUMMIT PLANNING
Determination of annual questions/kick-off Citizen Summit Planning 4th Quarter Progress Report

2026

STRATEGIC PLAN

Goals & Strategic Initiatives

GOAL 1



Safe, Clean & Beautiful

Improve Safety and Plan for Future Needs

Beautify Landscaping of Roadways, Public Parks & Gateways

GOAL 2



Strategic Growth for a Resilient Future

Advancing Community Design

GOAL 3



Engaged & Connected City

Advance Education & Engagement

Advance Innovation & Resiliency

GOAL 4

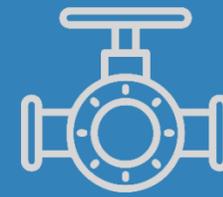


Diverse Economy & Employment Opportunities

Expand Job Opportunities and Support Economic Development

Revitalize Eastern Port St. Lucie

GOAL 5



High Quality Infrastructure & Facilities

Plan Roadways, Facilities and Fiber for Future Needs

Advance Mobility & Improve Traffic Flow

Improve Water Quality

GOAL 6



Culture, Nature & Recreation

The Port & Pioneer Park

Expand Culture, the Arts & Special Events

Implement the 10 Year Parks & Recreation Master Plan

GOAL 7



High-Performing Government Organization

Improve Service Delivery while Reducing Millage

Enhance Customer Service

Organizational Development

Intergovernmental Priorities Advancement

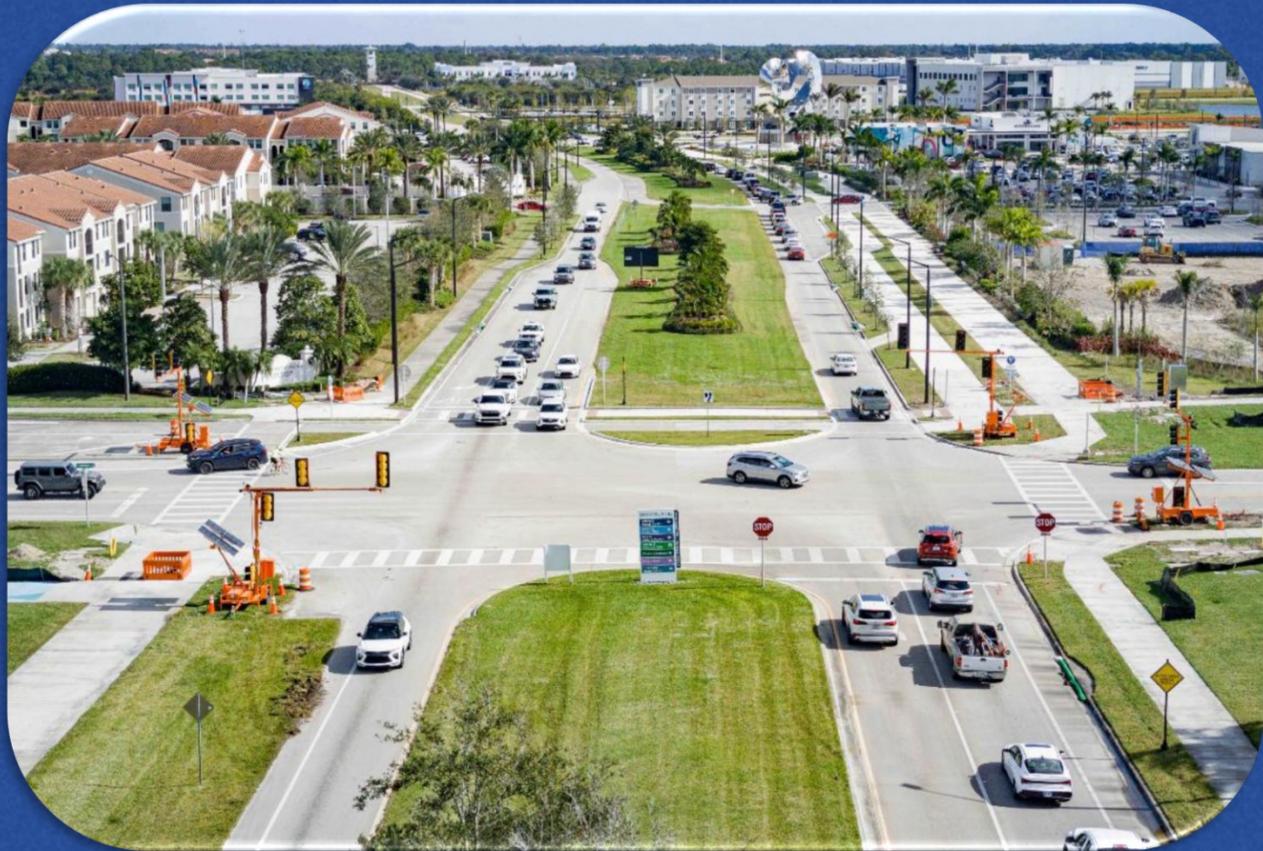
Re-envisioning PSL

GOAL 1:



SAFE, CLEAN, *and* BEAUTIFUL

Rise as a national leader—recognized as one of the safest, cleanest, and most beautiful cities in the United States.



52,795

Combined citations and warning in 2025

271

DUI arrests in 2025

Initiative: Strengthen Public Safety

ONGOING

Traffic, Bicycle, and Pedestrian Safety

- Utilizing the Stratified Policing model to identify intersections with the highest traffic safety concerns and collaborated with city partners to support long-term solutions beyond enforcement. Areas identified as **active traffic problem locations** are:
 - SW GATLIN BLVD (SW SAVONA BLVD – SW PSL BLVD)
 - ST LUCIE WEST BLVD (PEACOCK BLVD – CALIFORNIA BLVD)
 - CASHMERE & ST LUCIE WEST BLVD (Intersection)
 - VETERANS MEMORIAL PKWY (PSL BLVD – SE TRIUMPH RD)
 - SW TRADITION PKWY & SW VILLAGE PKWY (Intersection)
- To date, officers have dedicated **over 1,000 proactive enforcement** hours at identified traffic problem locations as part of our Stratified Policing strategy.
- PSLPD receives grant funding through partnerships with IPTM & FDOT to identify and proactively address **top locations of pedestrian & bicycle crashes** including:
 - SW Gatlin Blvd - From I-95 to SW Savage Blvd
 - SW Savona Blvd - From SW Melrose Avenue to SW Gatlin Blvd
 - SW Port St Lucie Blvd - From SW Bayshore Blvd to SE Aneci Street
- This has resulted in **over 1,000 citizen contacts** through educational stops, warnings, and citations and **over 737 hours of directed patrol** being conducted in these areas.

GOAL 1

SAFE, CLEAN,

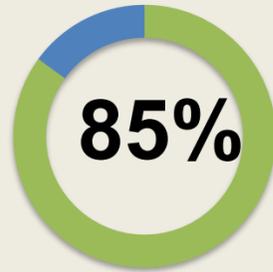


BEAUTIFUL

Strengthen Public Safety



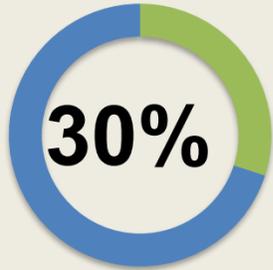
IN
PROGRESS



Police Training Facility

- **Mar 23, 2026:** Expected completion of facility.
- A 3-story Police Training Facility is being constructed at the City Hall campus. The facility will be a state-of-the-art training facility to provide cutting edge and relevant training.

IN
PROGRESS



Real-Time Public Safety Operations Center

- **Summer 2026:** Expected to be operational

The design contract has been completed, and the physical room build has been fully planned and approved. The project is in the procurement phase for digital infrastructure, technology hardware, and system installation, positioning the center for operational deployment.

ONGOING

Security and Hardening of City Facilities

Security and hardening efforts identified annually and underway at City Hall and other city facilities.

GOAL 1



SAFE, CLEAN, BEAUTIFUL

Keep Port St. Lucie Beautiful



ONGOING

Keep Port St. Lucie Beautiful Volunteer Program Expanded Litter Prevention/ Enforcement

KPSLB continues with pop-up cleanups, litter prevention campaigns including P.S.L. Please Stop Litter and CLPP Cigarette Litter Prevention Program. KPSLB will continue yearly events like drive-thru tree giveaway and hazardous waste collection day.

- **Mar 7:** Household Hazardous Waste Collection
- **Apr 11:** Caring Community Cleanup
- **May 2:** KPSLB Spread the Shade Tree Giveaway

IN
PROGRESS

Citywide Gateways

Logo changes are in progress for all current city signage, with all Utilities, Police and Public Works signs completed, and a balance of Parks and KPSLB signs remaining.

ONGOING

Attractive and Clean Streets (replaced Port St. Lucie Blvd. Beautification)

- CRA added focus on commercial beautification.
- Regularly meeting with commercial realtor groups to align property standards and ensure compliance is maintained.
- Creating a "Know Your Code" video targeting commercial property maintenance.
- Streamline workflows to improve case handling efficiency.

GOAL 2:



STRATEGIC GROWTH FOR A RESILIENT FUTURE

Approach growth strategically through bold environmental investment and a steadfast commitment to enhancing residents' quality of life.



GOAL 2



STRATEGIC GROWTH FOR A RESILIENT FUTURE

Improve Community Design



ONGOING

Strategic Growth Opportunities

- Mobility plan discussions are ongoing. Projects were vetted.
- Continuing coordination between City Council and St. Lucie County.
- Planning and Zoning collaborating with Public Works on maintaining our road network.

ONGOING

Naturally PSL: Green Spaces & Places

(includes Green Space Preservation and Acquisition)

- Proposed Naturally PSL Community Trust to be considered by City Council in February to support the continued land acquisition for green space preservation.
- Naturally PSL Land Bank: **273 acres** of pending/completed land acquisitions since 2025 - this is the equivalent to 1 acre per 1,000 residents in PSL.
- Naturally PSL Conservation Corps launched in partnership with Keep Port St. Lucie Beautiful and UF-IFAS and Love Your Block at an Invasive Plant Removal Day in Whispering Pines. Work continues with the Trust for Public Land On Common Ground program.

ONGOING

Expanded PSL Tree Canopy

- Through a \$50,000 FDACS Forestry Capacity Grant, a tree inventory was completed in January 2026 covering newly acquired roadways, previously un-inventoried streets, and improved corridors. The effort added nearly **15,000 trees** to the City's inventory.
- Identifying other funding sources to increase tree planting, including approval of private-property Grow Green Program tree planting on resident's property.

GOAL 2

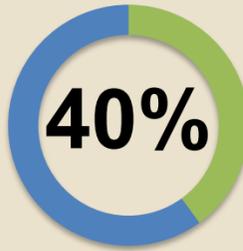


STRATEGIC GROWTH FOR A RESILIENT FUTURE

Improve Community Design



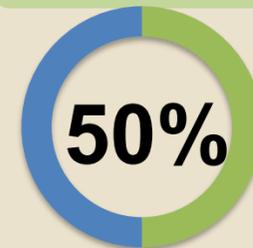
ONGOING



PSL 2045 Comprehensive Plan Update

- Draft data and analysis currently under review by City staff including resident comments
- **May 2026:** Transmittal hearing planned
- **Oct 2026:** Completion of plan anticipated.

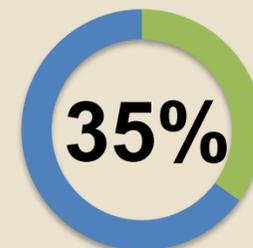
ONGOING



Sustainable & Resilient City (Vulnerability Assessment, Resiliency Plan)

- **June 2026:** Complete Vulnerability Assessment.
- Currently in process of completing a Critical Infrastructure, Key Resources (CIKR) Assessment and mapping

ONGOING



Supporting the Needs of Vulnerable Populations including Seniors

- Continue attendance at Council on Aging meetings to explore partnerships.
- Analyzing 2026 Citizen Summit data to inform Community STAT meeting.
- Hosting STAT stakeholder meeting for Gap Analysis and collaboration.
- **Ongoing:** Identify strategic programs and offer support for competitive grant applications to increase funding for local senior programs.

GOAL 3

ENGAGED



CONNECTED CITY

Expand Resident Connection & Engagement



ONGOING

Citywide Residents, Business and Neighborhood Engagement

- January 2026 : Love Your Block Celebration Event
- February 2026: Love Your Block Year 2 Kick Off
- City Ambassadors continue to improve city programs
- City U launched an engaging and expanded on-demand option
- **Q1 2026:** Presentation to Council for Mobile City Hall after testing at the Citizen Summit and focus groups.
- **Mar-Apr 2026:** Evaluate and select year two projects to receive Love Your Block (LYB) grants.
- **Oct 2026:** Inaugural annual small business conference
- Business workshops and grants continue to expand, including an on-demand “Before You Sign the Lease” workshop.

Love Your Block Statistics

16 mini-grants
710 volunteers mobilized
1,300+ Residents engaged

110

Businesses registered for “Before You Sign the Lease” workshop

183

Businesses attended ‘Pathways to Business’ expo

ONGOING

Youth Partnerships

- Boys & Girls "Mobile" Club of St. Lucie County continues to operate in City Parks
- Continued collaboration with St. Lucie County School District and charter schools in Florida City Government Week, St. Lucie History Day, St. Lucie Project Citizen, and the annual youth student symposium.
- Student Perks continues its partnership with the City at City Hall.
- Youth Council members continue to volunteer at city events like Fall Festival, International Festival, PSLinLights, MLK Celebration, and Love Your Block Celebration.
- **Jan 2026:** Youth Council participated in Legislative Action Days in Tallahassee.

GOAL 4

DIVERSE ECONOMY



EMPLOYMENT OPPORTUNITIES

Expand Job Opportunities and Support Economic Development



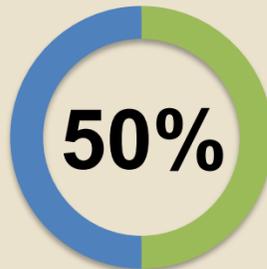
ONGOING

Develop Additional Job Corridors of Opportunity

- Work continues on developing a Jobs Corridor 2.0.
- Staff is exploring options and locations and working with IRSC and nonprofit partners.

ONGOING

Workforce Housing Initiatives – Partnerships/Toolbox



- Framework presented to Council in June 2025
- Collecting input at the 2026 Citizen Summit on current housing options and affordability
- Planning to evaluate and review relevant examples of workforce housing in Florida with the Council
- Present workforce housing initiative and potential ordinances to the Council in alignment with comprehensive plan updates.

GOAL 4

DIVERSE ECONOMY



EMPLOYMENT OPPORTUNITIES

Revitalize Eastern Port St. Lucie



OF PORT ST. LUCIE



ONGOING

Implement the Walton & One Master Plan

Walton & One will be a walkable, urban-style hub with a master plan that includes retail shops, restaurants, residential units, office spaces, hotels, entertainment venues, and public green spaces and trails with a 6,000-seat stadium anchoring the development. The stadium will be home to the Port St. Lucie Sports Club, a new USL League One professional soccer franchise. The men's team matches are expected to begin in 2027, with a women's team to follow. The stadium will also host concerts, festivals, and other community events.

Reimbursement for a portion of the stadium and infrastructure costs will be from the **Community Redevelopment Agency (CRA) using tax increment financing (TIF)**—no general taxpayer funds are being used.

The Walton & One Master Plan includes:

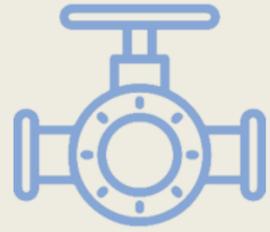
- Up to 1,800 residential units
- Up to 100,000 SF retail / restaurant
- Up to 100,000 SF general office
- Up to 250 hotel rooms
- Over .5M SF in public spaces
- Nearly 2,000 parking spaces

ONGOING

Eastside Economic Development & US 1 Business Revitalization Strategy

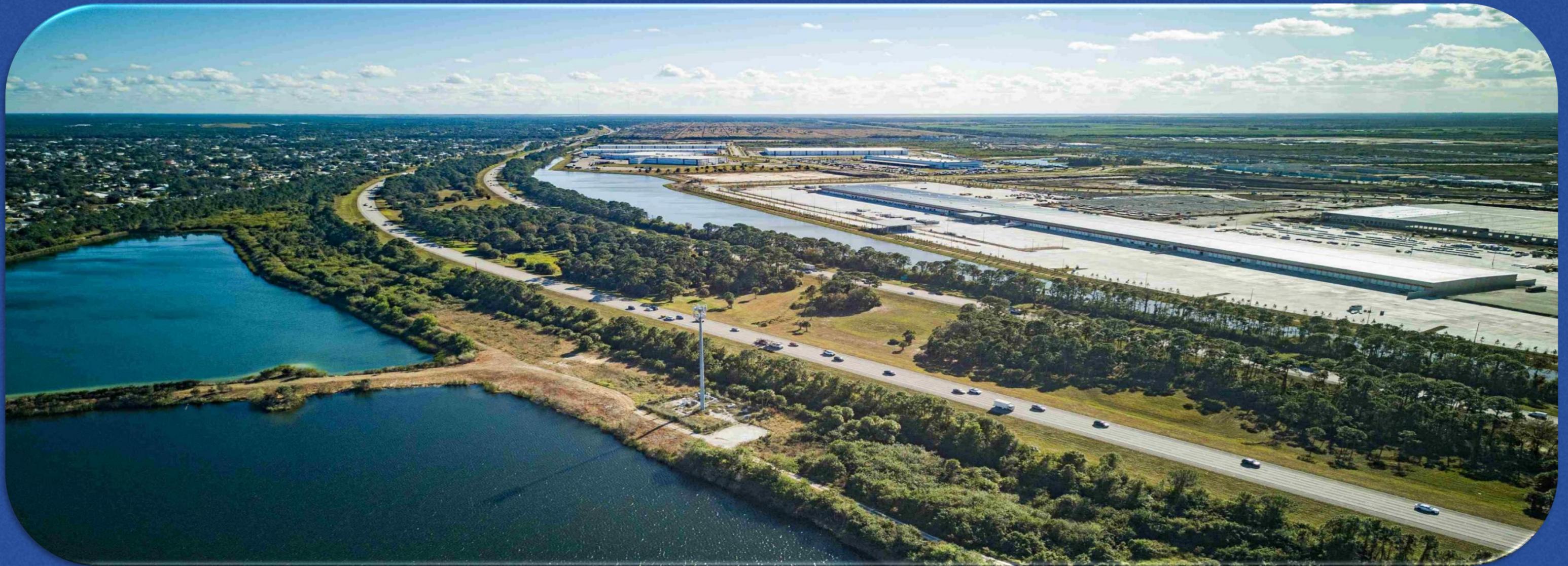
- With the implementation of the Walton & One Master Plan, additional development and redevelopment on the east side of Port St. Lucie is anticipated.
- Team with Economic Development staff to evaluate businesses within Revised Original CRA and Expansion CRA for new initiatives including signage, facades and landscaping.
- Pursuing new Opportunity Zone designation to further stimulate economic growth in the area.

GOAL 5:



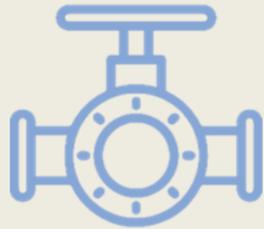
HIGH QUALITY INFRASTRUCTURE *&* FACILITIES

Plan roadways, facilities and fiber to meet future needs while improving transportation and advancing water quality.



GOAL 5

HIGH QUALITY INFRASTRUCTURE



FACILITIES

Plan Roadways, Facilities and Fiber for Future Needs



IN PROGRESS

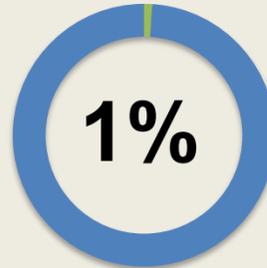
Partner with FDOT to Accelerate Port St. Lucie Boulevard South



Segment 3: Darwin Blvd to Gatlin Blvd.

Contract End Date: Dec 06, 2025

Port St Lucie Blvd. was reconstructed from Darwin Blvd. to Gatlin Blvd. The existing open swale drainage system was converted to curb and gutter, and sidewalks were added to both sides. Construction was partially funded through a Transportation Regional Incentive Program (TRIP) Grant.



Segment 2.2: Paar Dr. to Alcantarra Blvd

Targeted End Date: Feb 17, 2028

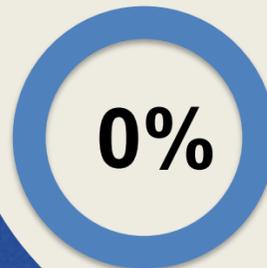
Construction of approximately one mile of roadway widening from 2 to 4 lanes. Project includes adding multi-use paths, landscaped median, signalized intersections, roadway lighting, curb and gutter, underground drainage, and relocation of water and sewer lines.



Segment 2.1: Alcantarra Blvd to Darwin Blvd

Contract End Date: Dec 30, 2025

Contractor is installing underground drainage and performing water and sewer deflections.



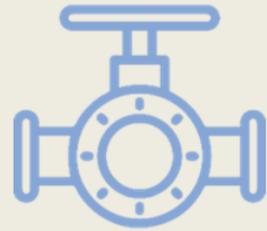
Segment 1: Becker Rd. to Paar Dr.

Targeted End Date: Dec 30, 2030

Dec 2026: Estimated completion of design
Submitted constructability plan to FDOT and City for review

GOAL 5

HIGH QUALITY INFRASTRUCTURE



FACILITIES

Plan Roadways, Facilities and Fiber for Future Needs
Public Works Administrative Building Rendering



IN PROGRESS

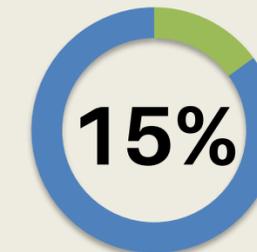


Public Works Administrative Building

The campus was approved by the City Council in Sep 2025 to relocate this Facility to the Cameo Boulevard site.

- Jan 2026: Design of the new complex was completed
- Feb 2026: Construction/CEI Contract Execution
- Jun 2026: Construction groundbreaking planned.
- Sep 2027: Anticipated Completion.

IN PROGRESS

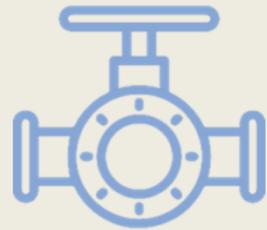


Future Facilities Master Plan (including community centers)

- Reviewing Programming Plans for the City Hall Expansion and a Proposed City Complex Parking Garage.
- Seeking state appropriations to help fund the redesign of the Community Center to repurpose 6,841 square feet of administrative office space into public recreation areas.
- The redesign would include the relocation of administrative staff currently housed at the Community Center, to the County Annex Building at Walton and One within the next 18 to 24 months.

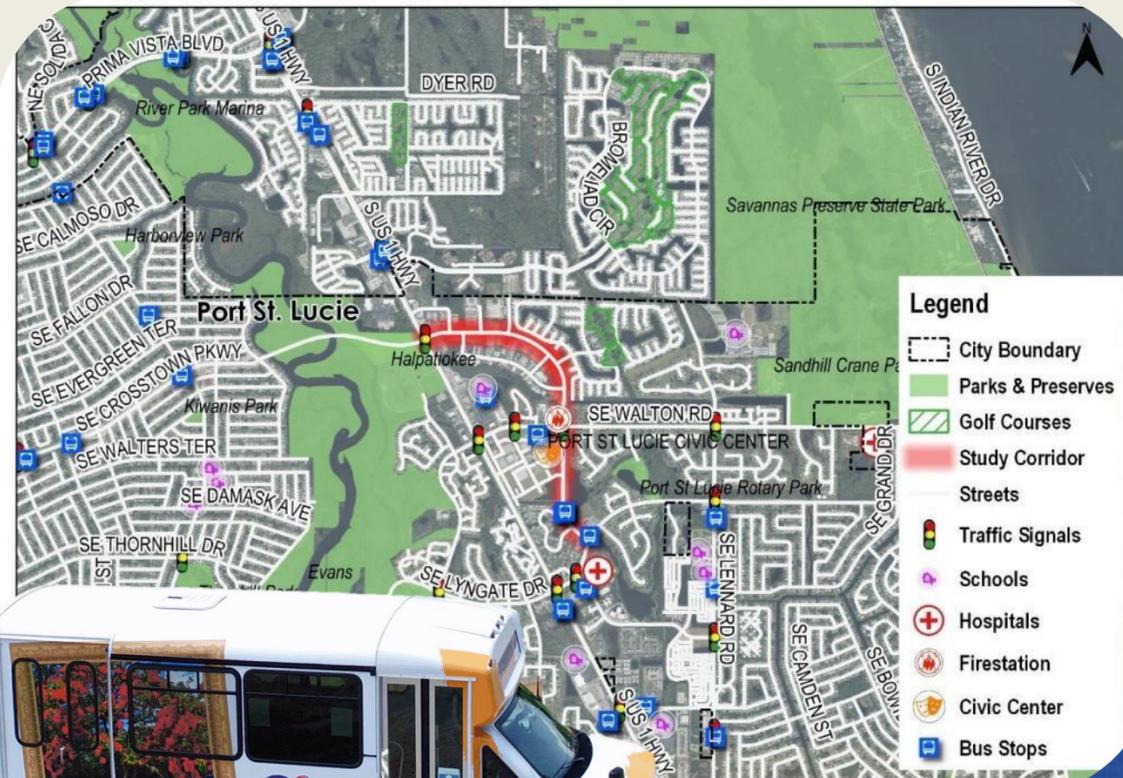
GOAL 5

HIGH QUALITY INFRASTRUCTURE



FACILITIES

Improve Traffic Flow, Transportation Options and Walkability



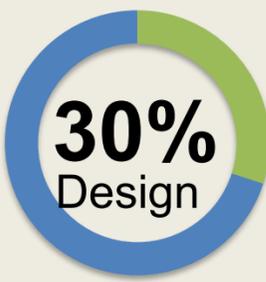
ONGOING Mobility Plan

- Vetted 2050 Mobility Plan projects and updated plan accordingly
- Draft 2050 Mobility Plan pending adoption by City Council
- **Dec 2025:** Council did not support raising the fees under Extraordinary Circumstances

IN PROGRESS Expand Transportation Network

- Expanded microtransit and times of service
- California Boulevard planning and St Lucie West Boulevard feasibility study underway.
- Southbend Blvd Improvements Feasibility & Planning underway
- **Fall 2026:** Complete Bayshore Blvd Improvements Design
- **Ongoing:** Coordinating with St. Lucie County Transit to install bus shelters and locate bus stops with roadway improvements
- **April 2026:** Construction expected to begin for the Port St. Lucie Intermodal Phase 2 Terminal. An amendment to the Interlocal Agreement is in review.

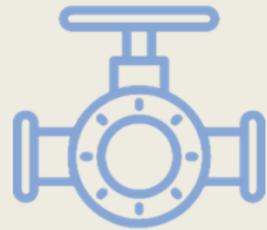
ONGOING Village Green Drive Corridor Revitalization Project



- Continuing to design the Village Green Drive Corridor Improvements which includes survey, environment analysis, stormwater, geotechnical and pavement design. Stakeholder meetings are being organized.
- Pursuing a BUILD grant to help fund construction.

GOAL 5

HIGH QUALITY INFRASTRUCTURE



FACILITIES

Improve Water Quality



ONGOING

St. Lucie River C-23 Water Quality Project at McCarty Ranch

McCarty Ranch Water Farm, a series of Above-Ground Impoundments (AGIs) to help remove harmful nutrients from the C-23 canal, and serve as a source for a future Surface Water Treatment Plant. AGIs 1, 2, 3, 4 and 5 have been completed.

- **Mar 2026:** AGI 7A is in the design process (60%) - Final Design on track to be completed by end of March (\$720,000 - grant funded)
- **FY 2030/2031:** AGI 7A construction expected completion(\$9,500,000 - not funded)
- **FY 2031/2032:** AGI 7B design expected completion (\$720,000 - not funded)
- **FY 2032/2033:** AGI 7B construction expected completion. (\$11,000,000 - not funded)

ONGOING

Septic to Sewer Master Plan Projects

The City Council has continued to allocate a budget of \$100,000 each funding year to provide septic to sewer conversion grants. To date, 183 conversions have been funded since FY 20/21.

- **2025-2026:** The Sawgrass Lakes area has been targeted for the FY 25/26 general funded conversions with 17 applications received to date and funding remains available for 10 additional conversions.
- Pursuing Indian River Lagoon Council's (IRLC) Federally funded grant for conversions in Sagamore, Elkcam and Monterrey Waterways (\$300,000).
- **2026-2027:** Application was submitted to IRLC for an additional \$300,000 to fund 64 conversions.

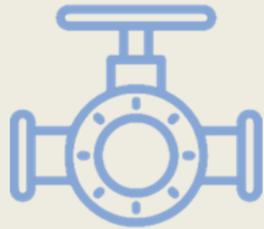
As of
Dec 2025: **11,250**
Septic-to-Sewer conversions since 1999

12,359
Septic systems remain

3,710
Of the septic systems that remain are within 50 ft of a waterway

GOAL 5

HIGH QUALITY INFRASTRUCTURE



FACILITIES

Improve Water Quality



ONGOING

Stormwater Management Plan Annual Projects

- SWW1 Rehabilitation construction completed. Upcoming Ditch Restoration, E-8 Canal Bank Stabilization, and E-8 Stormwater Treatment Area Construction.
- For FY 2025–2026, \$160,000 in CDBG funding has been allocated, along with \$400,000 from the Public Works Loan Program.
- **July 2025:** The Pilot Residential Culvert Assistance Program was approved by Council at the Summer Workshop.
- **November 2025:** Whitmore Baffle Box completion.
- **June 2026:** Design for Hog Pen Slough completion.
- **March 2027:** Hog Pen Slough HPS-60 Control Structure scheduled completion.
- **March 29, 2027:** A & B Project Control Structures (A-16, 17 & 18) along with A-14 Control Structures construction scheduled completion.
- **December 2027:** Floresta Phase 3 Baffle Box scheduled completion.

GOAL 6:



CULTURE, NATURE RECREATION

Advance culture and the arts, developing parks and public spaces to increase residents access to nature and recreation.



Initiative: The Port District

IN
PROGRESS

Implement the Port District Master Plan

- Boardwalk is complete and restaurant groundbreaking took place on October 23, 2025.
- 95% design complete for new restroom facility at Botanical Gardens.
- 41 Delineated parking spaces at the Historic Homes site are nearing completion and are expected to be finished by March..
- New anchor bases and artwork, designed and painted by local artists to reflect the community's connection to the water, were installed throughout the Port District at:
 - Pioneer Park roundabout entry
 - In front of the Botanical Garden along Westmoreland
 - Tom Hooper Park
 - Rivergate Park
 - Veterans Park
 - Midport Lake.
- Design of Port District gateway signage underway since November, with three concepts to be presented to the CRA Board in March 2026.
- **Mar 2026:** Preserve trail scheduled completion
- **Aug 2026:** Wilderness trail scheduled completion which includes 2.1 miles of multi-modal concrete trail.

GOAL 6

CULTURE, NATURE



RECREATION

Advance the Arts, Culture and Special Events



ONGOING

Increase Access to Entertainment and the Performing Arts

Continue pursuing grant funding to support a feasibility study for a performing arts spaces, including conceptual planning and strategies to meet the cultural needs of the community.

ONGOING

Reimagine Special Events

- Master Plan process is underway. Conducting surveys to obtain public feedback on the Master Plan, including at the Citizen Summit. Initial findings will be presented to Council at the winter workshop.
- Received National Endowment for the Arts grant to help support the 2025 International Fest

25

Number of Events
in FY 24/25

56,373

Number of Attendees
in FY 24/25

ONGOING

Public Art Master Plan Implementation

Working to improve Public Art webpage & Call to Artists enhancements and creating a “Where is the Art” brochure. Public Art installations and improvements include:

- **Ongoing:** Utility Box Art Replacement Program
- **Dec 2025:** Port District Branching Anchor Murals completed
- **In RFP, 3 months to select artist:** Paar Drive Roundabouts (2)
- **In RFQ:** City Hall functional shaded seating area
- **Recently approved, install in 7 months:** City Hall Interior Suspended Artwork and Exterior Installation
- **Early 2026 Planning for:** Torino Regional Park Roundabout
- **2026:** Village Green Drive General Design & Event Venue with functional art barricade concept

GOAL 6



CULTURE, NATURE & RECREATION

Implement the 10 Year Parks & Recreation Master Plan



Rendering of Fairytale Forest Playground for Torino Regional Park Phase 1

IN
PROGRESS



Torino Regional Park Phase 1

Phase 1 of Torino includes Dragon’s Lair Skate Park, Fairytale Forest Playground, Bugsville Splash Pad, Pickleball Courts, a covered Basketball Pavilion, Walking Trail, Covered Fitness Area, and support facilities.

- **Dec 2025:** 90% design plans complete. Also held groundbreaking.
- **Jan 2026:** Site plan was approved
- **Feb 2026:** Final Guaranteed Maximum Price for construction
- **Mar 2026:** Amend CMAR contract at Council to encumber all construction funds
- **May 2026:** Construction starts
- **Fall 2027:** Projected opening

IN
PROGRESS



Tradition Regional Park

Tradition Regional Park is a 110-acre park on the western side of the City and the City’s first regional park. The park is designed to support a variety of recreational uses with flexible fields accommodating multiple sports. Amenities include a baseball quad supporting softball and soccer, a multipurpose field for football, lacrosse, and soccer, three natural grass soccer fields, and an all-wheel adaptive, USA BMX–sanctioned track.

- **Dec 2025:** Installation of site electrical
- **Feb 2026:** Site/sports lighting and BMX track substantially complete
- **Mar 2026:** Construction of restrooms and maintenance building
- **Apr 2026:** Anticipated park opening

ONGOING



Expand Parks and Recreation Programming through partnerships

Developed an updated Recreation Program Plan as part of the 10-Year Parks & Recreation Master Plan, aligned with CAPRA Accreditation standards

22

New programs delivered

7

New programs launching soon including STEM workshops and senior art classes

2

Additional programs in the planning phase

5

New outdoor programs

GOAL 6



CULTURE, NATURE & RECREATION

Implement the 10 Year Parks & Recreation Master Plan



Rendering of O.L. Peacock, Sr. Preserve playground

**IN
PROGRESS**

O.L. Peacock Sr. Preserve Construction

Construction is underway at O.L. Peacock Sr. Park, having started in November. The FRDAP-supported project includes multipurpose open field and event lawn areas, a playground, pavilions, upland walking trail loops, and on-street parking.

- **Nov 2025:** Groundbreaking
- **Apr 2026:** Substantial completion of FRDAP grant elements (trail, two pavilions, playground, and event lawn turf)
- **July 2026:** Anticipated completion

ONGOING

Bikeways and Trails Expansion

- A 13-acre conservation area in The Port District will soon be a beautiful new destination for nature lovers with the construction of the Preserve Trail.
 - **Aug 2025:** Construction start
 - **Mar 2026:** Ribbon Cutting
 - **Jan – Aug 2026:** Wilderness Trail construction includes 2.1 miles of 10-ft wide multi-modal concrete trail and restroom.
- Peacock Trail Connection to the park – communication with FDOT in process.
- Torino Regional Park design for walkways and trails underway, currently at 90% completion.
- Hogpen Slough Boardwalk Trail Design is Complete.
- Partnering with All Trails Public Lands Program to raise city trail awareness and trail analytics.

ONGOING

McCarty Ranch Camping Enhancements

- Conceptual Master Plan for the McCarty Ranch Preserve camping areas is complete
- Utility Systems installed the main water line and completed the extension of individual water service connections to each RV site using American Rescue Plan Act funds.
- **FY 2026:** In CIP to install electrical service connections for RV camping. The new design will incorporate infrastructure to allow for up to 14 additional RV sites (current 6) to west and south of current area.
- On track to move into the construction phase in FY 2026.

GOAL 7

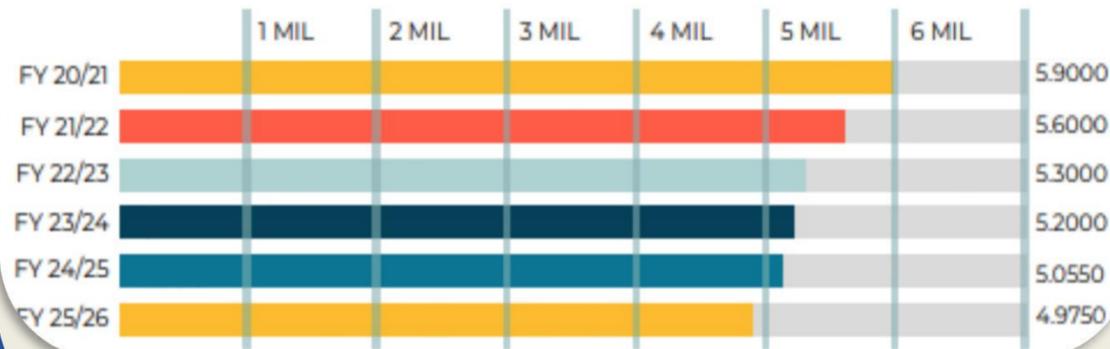


HIGH-PERFORMING GOVERNMENT ORGANIZATION

Provide Excellent Value while Reducing Millage for Taxpayers

MILLAGE RATE

Millage rate is the tax rate per \$1,000 of taxable property value. The City's adopted Operating Millage rate is **4.6607** per thousand for **FY 25/26**. The adopted total millage rate is **4.9750**. This is the tenth year the millage rate is reduced.



ONGOING

Millage Rate Reduction



- Council approved millage rate reduction for the 10th consecutive year in the FY26 Adopted Budget, providing a lower millage rate (4.9750) while enhancing municipal service levels, resulting in higher property values.
- Seeking guidance from Council for millage rate objective for FY 27.

ONGOING

Smart City & A.I.



- Policy guidelines and training are in place as we expanded the use of A.I. tools in 2025
- Implementation of a Smart City Roadmap and Data Strategy underway
- New digital signage plan approved. First installation at The Port District on Westmoreland Boulevard and more are being added to the city.
- Microsoft Copilot citywide rollout complete.

ONGOING

Intergovernmental Priorities Advancement

- State and Federal Appropriations Recommendations presented, in partnership with Grants & Advocacy Team. State and Federal Appropriations submitted.
- Launched Legislative Strike Team collaborate with the City team on analyzing and providing input on state legislative issues.
- **Jan 2026:** Held joint City/County session.

GOAL 7



HIGH-PERFORMING GOVERNMENT ORGANIZATION

Enhance Customer Service



ONGOING

Expand 1PSL

- Exploring options to improve app in partnership with US Digital Response team. Project started in February 2026.
- New survey button was added on the app and will be auto emailed after each request is closed out to collect feedback.

544,998 Total number of calls for 1PSL as of Jan 2026.

147,081 Total number of requests for 1PSL as of Jan 2026.

ONGOING

Innovate PSL: Improve Performance & Design through Innovation

- Continuing Innovate PSL Green Belt and Share-It Session trainings
- Working with Utility Systems on innovation project related to residential sewer systems.
- Innovate PSL Green Belt with Copilot introduction integration planned for Winter 2026.
- Developing Project and Performance Management training.
- Working with departments on strategic planning using human-centered design/innovation practices.
- **2025:** Applied for What Works Cities Gold Level Certification.
- **2026:** Partnering with US Digital Response on technology and innovation projects.
- **2026:** Fireside Chats to be held with different innovation topics and internal and external leaders in innovation.
- **2026:** Innovation Challenges to be launched that will encourage cross-departmental team work to create more effective city systems while promoting data usage.

GOAL 7



HIGH-PERFORMING GOVERNMENT ORGANIZATION

Improving Service & Performance



ONGOING

Development of East/West City Hall Annexes

Purchased the building and property at 300 NW Peacock Blvd in July 2025. In the process of building improvements for some City Departments to serve at this location on west side of the City. Improvements are estimated to take 8 to 12 months to complete. Demolition of interior items was completed. Interior design is underway. Mechanical unit upgrades are being built. Parking lot resurfacing has been completed. Working on improvements to roof, windows and interior spaces.

ONGOING

Organizational Development

- Awarded Bell Seal for Workplace Mental Health (Platinum Winner)
- **Tuition Assistance Program** – Continuing to support employee growth and development through education funding.
- **Employee Focus Groups** – Actively gathering feedback to enhance workplace culture and engagement.
- **New Wellness Platform** – Launched a more engaging wellness experience to support physical and mental well-being.
- **Jan 2026:** Launched Spirence - a new benefit offering employees online, accessible, confidential mental health resources.
- **Feb 2026:** Start bargaining with new union for general employees - Amalgamated Local 298.
- **2026:** Update City's Rules and Regulations, P.A.T.H. new High School Internship Program
- **Beginning 2026:** Quarterly Recognition Awards

IN
PROGRESS

City Hall Campus Development

- **Mar 2026:** Complete City Hall Lobby renovation, additional parking and landscape restoration.
- **Sep 2026:** Complete Design for City Hall Expansion & City Complex Parking Garage



REQUESTED ACTION

Staff Recommendation: Move that the Council accept the Strategic Plan Progress Report.

THANK YOU



PORT ST. LUCIE
HEART OF THE TREASURE COAST



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

HUMAN RESOURCES

OVERVIEW

The Human Resources Department is dedicated to aligning with the City's Strategic Plan to anticipate and meet the changing needs of the workforce and the organization. Human Resources promotes and encourages inclusivity, integrity and accountability, respect, leadership, trust and open communication.

FY 26/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Revamp of Citizens Scholars Internship Program with a focus on high school juniors and seniors. The P.A.T.H. (Prepare. Aspire. Train. Home.) Program will provide local high school juniors and seniors a unique opportunity to work with various City departments for eight weeks over the summer. In addition, they will attend mandatory workshops, Applications & Resumes 101, Interviewing Skills, Attitude & Gratitude and Financial Planning.
- Focus Groups (on-going): Having five years of data from the National Employee Survey, HR will hold different focus groups to highlight the positives and discuss areas where we still have work to do. The focus groups are an opportunity for growth and transparency and demonstrate the City's commitment to being a great place to work.
- Implement NEOGOV Attract - Candidate Relationship Management Software: Program will automate outreach to applicants and market the organization.

86%

86% of employees who recommend working for the City (higher than the national benchmark).

86%

86% of employees who rated overall job satisfaction positively (similar to the national benchmark).

90%

90% of employees who plan on working for the City a year from now (similar to the national benchmark).

337

**Number of Total Hires
FY 2024/25**

565

**Number of Positions
Posted FY 2024/25**

13,316

**Number of
Applications Received
FY 2024/25**

100 Club: First municipality in Florida to achieve induction in the 100 Percent Club, a campaign to end human trafficking and build a safer and stronger Florida. The Human Resources Training Division (PSL FORWARD), in collaboration with City staff and the Florida Alliance to End Human Trafficking, took 52 days to deliver Human Trafficking training to 100% of our City team.

Awards: The City has been awarded the Best Places to Work designation for 17 years. The Bell Seal for Workplace Mental Health (Platinum Winner).

- **Succession Planning (Ongoing):** Identifying key roles and future leaders through meetings, reclassification and training.
- **Training & Development:** Offering 198 unique topics and on-demand training, plus private sessions for specific teams.
- **Leadership Training & Team Building:** Quarterly workshops for Directors on management and workplace topics.
- **Innovation Academy:** Over 100 new ideas implemented through a program involving 186 employees.
- **Enhancing Applicant Communication:** Improving updates for job applicants throughout the hiring process, including text notifications.
- **Leading Today's Workforce Series (FY 24/25):** A seven-part leadership program focusing on modern work environments.
- **Expanding Employee & Family Health Clinic:** Increasing clinic services for employee healthcare.
- **NeoGov Hiring Manager Training:** Helping departments use NeoGov tools to speed up hiring.
- **Retiree Hub:** Centralized retirement information for employees and retirees.
- **Talent Management Strategy:** Strengthening onboarding, orientation and training to align with City priorities.
- **Manager's Toolbox:** Providing resources to support managers.
- **Career Fair Partnership:** Collaborating with CareerSource Research Coast and Graceway Village for job fairs and clothing assistance.
- **Expanding Wellness Programs:** Exploring ways to improve employee health services.
- **Behavioral Health Support:** Adding an onsite specialist and expanding EAP services for mental health care.
- **Updating NeoGov Job Library:** Ongoing improvements to job descriptions.
- **New Learning Management System (Absorb):** A comprehensive training platform with reporting tools.
- **Career Counseling (Ongoing):** Helping employees plan their careers and grow within the City.
- **Enhancing City's Water Cooler:** Improving internal communication resources.
- **Mandatory Supervisor Training:** Required leadership and soft skills training for new supervisors.
- **Policy Review & Updates:** Revising policies on subsidies, substance abuse and retiree health coverage.
- **Performance Evaluation:** Creating a new evaluation system for non-bargaining employees.
- **Charitable Support Committee:** Establishing a group for employee-driven philanthropy.
- **Personnel Rules & Regulations Review:** Annual updates to policies.
- **Citizen Scholars Program:** Continuing support for educational initiatives.
- **Financial Academy (Spring 2025):** Educating employees on financial management.
- **Employee Recognition Initiatives:** Expanding ways to celebrate achievements.
- **Mental Health & Public Service Recognition Week:** Promoting awareness and appreciation.
- **Applicant Experience Survey:** Gathering feedback on the hiring process.
- **HR Intake System:** Maintaining the system launched in January 2024.
- **Sick Bank for Civilian Employees:** Exploring new benefits for extended sick leave.
- **Employee Crisis Fund:** Considering an emergency fund managed by a third party.
- **Free Gym Membership Program:** Continuing access to Parks & Rec facilities.
- **Streamlining Benefits:** Improving efficiency in benefit processes.
- **Sworn Bargaining Agreements:** Negotiating successor agreements with three units.
- **Expanded Benefits:** Adding long-term care and life insurance coverage starting October 2024.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

RISK MANAGEMENT

OVERVIEW

The Risk Management Department serves as a strategic partner across the City, integrating risk awareness into operations, decision-making, and service delivery. The Department oversees claims administration, litigation coordination, and risk financing while advancing loss prevention, safety initiatives, and continuous process improvement. By leveraging data, education, and collaboration, Risk Management protects City assets, safeguards employees and residents, and supports sustainable organizational performance.

FY 26/27

SAFE, CLEAN & BEAUTIFUL

- Continue to evolve the Safety Review Board to operate as a solution-oriented entity using data and analysis.
- Engage Safety Liaison person for each City department.
- Increase the number of safety training hours by 10%.
- Increase the number of safety inspections by 10%.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Develop and implement an internal intake system.
- Create and implement Risk Management Intake System.
- Continue to streamline workers' compensation, property and general liability processes.
- Pursue ongoing training and certifications to remain current on industry standards.
- Update Standard Operating Procedures and internal policies.
- Increase use of data and innovation to improve safety and efficiency using telematics.

Risk Management | 772-871-7371 | riskmanagement@cityofpsl.com

CityofPSL.com



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

FINANCE DEPARTMENT

OVERVIEW

The Finance Department protects the City’s assets and provides accurate and timely financial reporting to all stakeholders. Our financial team maintains an environment of integrity, accountability, stewardship and strong work ethic while providing exceptional municipal services.

FY 26/27

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Ensure external customers (title companies, home buyers, business owners, etc.) have the tools and resources to successfully and efficiently obtain the information needed to close on a home, open a business and other related activities. This helps to fulfill the Strategic Plan by:

Developing a comprehensive application to consolidate City liens, delivering enhanced support to the division in three key areas:

1. Efficiency and accuracy:
 - Streamlined automation reduces manual errors, enhancing operational efficiency.
 - Validation checks and real-time collaboration ensure data accuracy and integrity.
2. Security and compliance:
 - Strengthened security through user roles, permissions and data encryption.
 - Built-in compliance features and audit trails support adherence to regulations.
3. Scalability and insights:
 - Easily scalable to accommodate growth and increased data volume.
 - Robust reporting, analytics and visualization tools offer valuable insights for decision-making.

**Received
\$595,680 for
6,870 Lien Searches &
34 Lien Modification
Applications in FY 2025**

Business Tax is involved with a variety of workshops and events including:

- Small Business Financing Options/Access to Capital
- Pathway to Business Expo
- Doing Business with the Better Business Bureau
- Before You Sign the Lease
- A Guide for Getting your Business Online

Number of Business served:

2020/21 Results	2021/22 Results	2022/23 Results	2023/24 Results	2024/25 Results
8,839	9,350	9,673	9,910	11,814

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Ensuring Finance has the right resources to effectively manage the City's assets
- Providing training for effective financial management throughout the City
- Overseeing grant compliance for all departments
- Administering the City's P-Card program, which averages over 25,000 transactions annually
- Ensuring over 37,000 payroll payments are distributed accurately and timely
- Presenting the Finance Academy Training Course for City employees, a specialized program designed to elevate participants' proficiency in municipal finance, budgeting, procurement and ERP management
- Directing and managing the annual billing of Non-Ad Valorem assessments levied by the City in the amount of \$86,787,358.08. Non-Ad Valorem billing includes 13 stormwater districts, 12 of which are community development districts, and seven special assessment districts. This revenue helps pay for solid waste services, streetlight, and stormwater maintenance within the City
- Expanding our service level for our retirement and pension plans and actively searching for ways to reduce administrative fees
- The City implemented the BENCOR Special Pay Plan in 2023. This plan allows tax savings benefits for the City and the applicable employees. For FY 24/25, the City realized a tax savings of \$45,508.59.

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Monitoring approximately \$24M in state and local fiscal recovery funds. Funds were distributed through the American Rescue Plan Act and were designed to speed up the country's recovery from the economic and health crisis of the COVID-19 pandemic.
- Project-Driven Debt Issuance: Taking a targeted approach to issuing debt, focusing on projects ready for implementation. Ensuring funds are allocated precisely to projects that are prepared for executions, preventing unnecessary financial strain.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF MANAGEMENT & BUDGET

OVERVIEW

The Office of Management and Budget (OMB) oversees the City's annual budget, monitors appropriations and conducts management analysis. It ensures efficient procurement of goods and services while maximizing public funds. Committed to excellence, integrity and transparency, OMB supports City departments, residents, vendors and the broader community.

FY 26/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

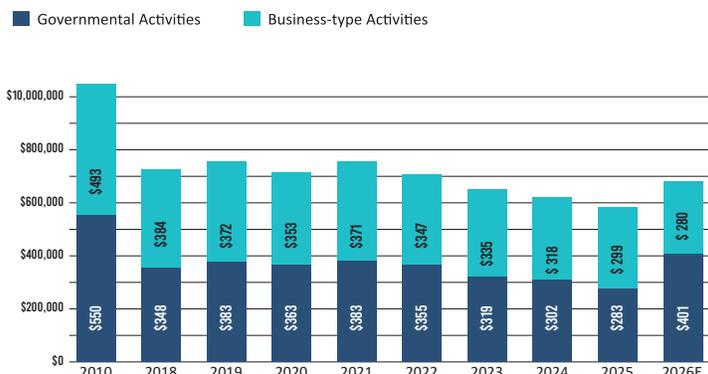
Improving service delivery through budget development and administration.

- Continue alignment of the budget development and strategic planning processes in partnership with the City Manager's Office.
- Continue to enhance public engagement during the budget process and continue budget storytelling that is transparent and accountable to our residents.
- Expand training opportunities for departments on budget matters, including development process using new budget tool, OpenGov, administration, proposals for line-item details and new staff requests.

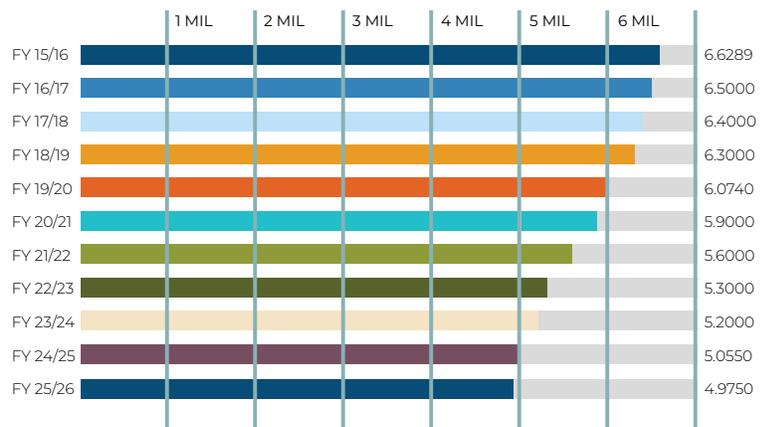
Improving service delivery through long-range planning and forecasting.

- Create reasonable estimates on the long-range forecast each year for major operating funds.
- Produce monthly financial and forecasting reports.
- Continue to seek ways to reduce the millage rate and the City's long-term debt.

Total City Debt



Millage Rate: from 6.6289 mil in FY 15/16 -> 4.9750 mil in FY 25/26



HIGH-PERFORMING GOVERNMENT ORGANIZATION

Improving service delivery through communication and training.

- Develop and implement processes, trainings and toolkits to scale and sustain results-driven contracting strategies across the city.
- Develop a manual of budget policies and procedures, and a resource database for onboarding of new staff and training stakeholders.
- Expand training opportunities on procurement policies and procedures for employees and vendors, including onboarding and routine refreshers.
- Continue to support staff in the procurement of projects funded by the American Rescue Plan and Capital Improvement Revenue Bonds Series 2021 to ensure compliance and timeliness.
- Continue to train all stakeholders on the 2025 Procurement Policy and Procedure Manual updates.
- Improve communication between division and City departments on vendor issues and their resolutions.

Cultivating higher performance through technology and innovation.

- Continue utilization of OpenGov technology to streamline and automate the capital and operating budget process.
- Enhance Contracts Management system and provide training, including conversion of legacy contracts database.
- Promote financial transparency and accountability by maintaining a system that tells our budget story for residents to understand how their tax dollars are being invested.
- Continue utilization of OpenGov procurement suite to enhance solicitation development, standardize evaluations and awards processes, streamline contract and vendor management, and strengthen procurement performance reporting and compliance.
- Develop and implement processes, trainings, and toolkits to support results-driven contracting strategies.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

CITY CLERK'S OFFICE

OVERVIEW

The City Clerk's Office is committed to serving the public by striving for excellence in preparation of agendas and minutes of meetings, operating the City Hall mail center and providing complete and accurate information while preserving the records of the City and maintaining a professional level of service in all phases of operation.

FY 26/27

SAFE, CLEAN & BEAUTIFUL

Facilitating the City-wide Residential Street Lighting Program in an effort to promote safety for our residents along residential streets throughout the City.



Process the 32 requests for residential street lighting this year.



Continue to explore ways to streamline our Residential Street Lighting processes.



Oversee the conversion project for the 600 agreements with FP&L for the City-wide LED street lighting conversion.



2025 NCS: 48% of residents positively rated street lighting, lower than the national benchmark.

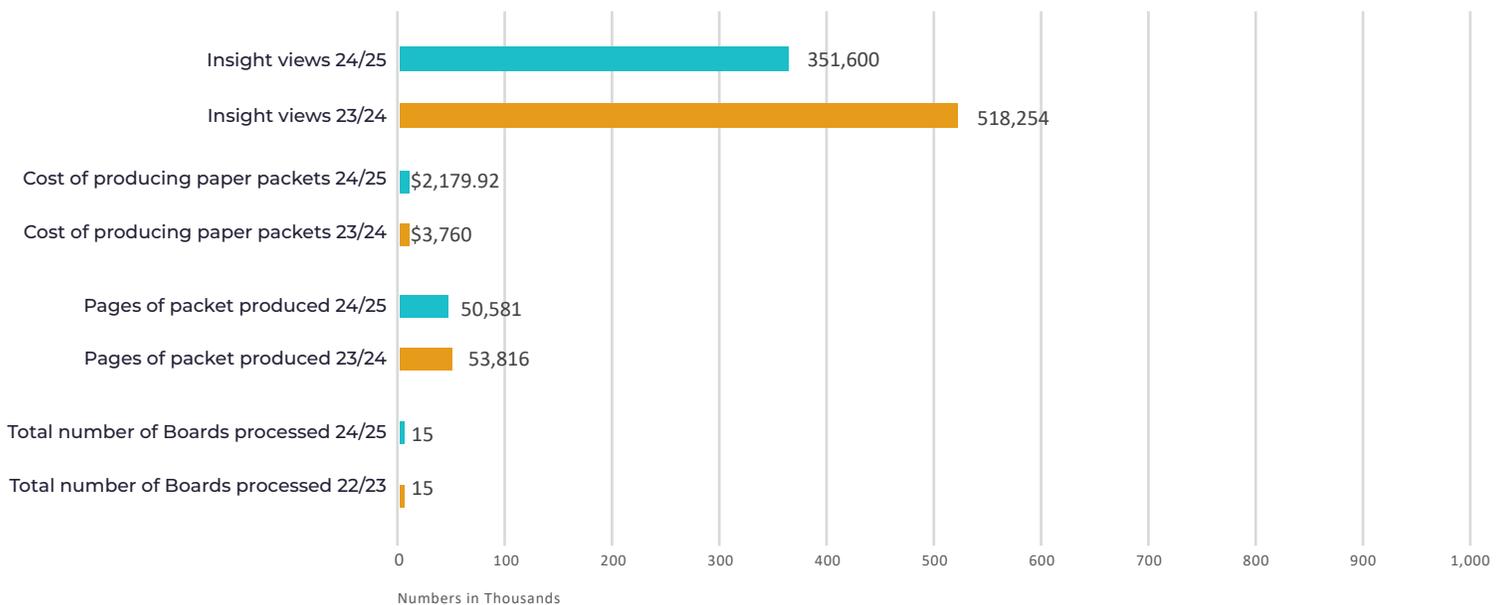
HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Accurately record, transcribe and preserve all official minutes of City Council and City Boards and Committees, per State Statutes, in a summarized minutes format to maximize efficiency.
- Prepare and post all meeting agendas and coordinate all packet documents to support City Council, Community Redevelopment Agency (CRA), Governmental Finance Corporation (GFC) and Board of Zoning Appeals agendas.
- Conduct Public Records Training to support transparency in government.
- Act in the capacity of official records custodian for the City of Port St. Lucie and maintain custody of all official City records, administer the City's Records Management Program Gov-Qa and perform the duties of the Records Management Liaison Officer (RMLO) to the State of Florida. Continue to monitor all departmental responses to public records requests to maintain an average response time of 1.5 days.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Consistently pursue cross-training opportunities for all assigned staff to define a clear pathway to the department's Succession Plan and provide multiple backups for all positions.
- Analyze the need for process improvement and continue to integrate additional Advisory Boards and Committees into Legistar, for electronic review and production of meeting agendas and back-up documentation.
- Continue to strive for process improvement for the Boards and Committees currently processed within Legistar. Actively processed Boards and Committees include City Council, Planning & Zoning Board (P&Z), Public Art Advisory Board (PAAB), Governmental Finance Corporation (GFC), Community Redevelopment Agency (CRA), Board of Zoning Appeals, Affordable Housing Advisory Committee and the Solid Waste Task Force.

The move toward electronic agenda packet production continues to provide time and cost savings to the organization. Online views continue to rise, however, the numbers appear lower because of a change in calculation. The views are now counted by IP addresses so repeat visitors are not captured.





TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

CITY MANAGER'S OFFICE

OVERVIEW

As Florida's sixth-largest city, Port St. Lucie continues to grow and the City Manager's Office ensures agile, responsive service delivery. It advances the City's mission to enhance safety, beauty and quality of life through innovation, engagement and fiscal responsibility. The office provides executive leadership, drives economic development, fosters intergovernmental relations and promotes continuous improvement and strategic planning, aligning with the City Council's Strategic Plan.

FY 25/26

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Advancing economic development to support job creation and a diverse economy.



Provide executive leadership with City Manager serving as Executive Director of the Government Finance Organization and support the implementation of the Southern Grove Master Plan and the Walton & One Master Plan.



Continuing to streamline the development process through the Cloud Group.



National Community Survey: Percentage of respondents rating economic development as excellent or good in 2025. This is similar to other cities nationwide and a 24% increase in satisfaction since 2009.

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

Ensuring effective cross departmental communication and collaboration to maximize efficiency and advance project management.

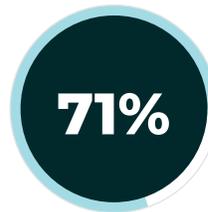
- Implement new capital projects to support critical infrastructure through various funding sources, including mobility fee, federal and state grants and local taxes and fees.
- Lead the Sales Tax Oversight Committee.
- Champion the needs of Port St. Lucie through strategic advocacy and collaboration through leading the Grants & Advocacy Team and Legislative Team and working strategically to increase grants and legislative appropriations to support the City's infrastructure and facilities, in addition to vital programs.
- Proactively lead capital projects and ensure effective implementation of Strategic Plan priorities and improve project management and timely deliverables.

ENGAGED & CONNECTED CITY

- Executive leadership in providing oversight of City operations and the departments and project managers that implement each of the goals, initiatives and projects contained in the City's Strategic Plan; the work of the City Manager's Office is to support the implementation of every plan element.
- Improve customer service through 1PSL, expanding training and improving operations through innovation and expand call center capacity.
- Continue our nationally-award winning, resident-driven strategic planning process that propels our City forward through annually conducting the National Community Survey and Citizen Summit.
- Proactive communication through the monthly PSL on the Pulse publication and quarterly Strategic Plan update, weekly City Manager individual briefings with Council, New Council Member orientation, 1PSL, our data dashboards and the annual Year in Review.
- Promote effective intergovernmental relations and annually review and revise Interlocal agreements to ensure the best interests of PSL.
- Proactively identify opportunities for budget efficiencies and reductions and provide effective oversight.
- Support a culture of high performance, building on the City's receipt of a Certificate of Excellence from ICMA and continue to pursue higher levels of certification through What Works Cities.
- Work collaboratively with the Citizens Advisory Committee on key annual projects for City Council.
- Build a diverse, empowered and visionary City team capable to handle emerging issues with efficiency and plan innovatively for future needs through executive leadership and management, organizational development, succession planning and the development and promotion of initiatives to support diversity and inclusion.
- Innovate as a national leader of government innovation through expanding performance and process improvement leading the Innovation PSL Team and managing comprehensive innovation projects. Expand efforts to improve data and become more data driven.



1PSL has received 138,839 calls and 523,213 requests since its inception in October 2019.



National Community Survey: 71% of residents rated overall customer service positively in 2025, similar to other cities nationwide.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF THE CITY ATTORNEY

OVERVIEW

To protect and preserve the legal, ethical, and financial integrity of the City of Port St. Lucie, including its elected and appointed officials, by providing quality, proactive, legal services through zealous advocacy, innovative legal solutions, uncompromising integrity and professional diligence.

FY 26/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Every department in the City focuses on one or more ways to meet the elements of the Strategic Plan, and the City Attorney's Office supports every department and every operation within the City in furtherance of those goals. The Office supports those Strategic Plan goals by providing the necessary advice and resources to ensure compliance with an ever-changing legal landscape. In short, the CAO's goal of embodying and supporting the City as a High Performing Government Organization contributes to each of the other elements of the City's Strategic Plan.

- Contracts and Procurement – our office is cognizant of the pace at which the City continues to grow and the corresponding pace of how the City does business to meet its growth needs. Our office now has a dedicated attorney for procurement matters to assist in enhancing the City's overall purchasing efficiency. Though all of our attorneys handle contracts and transactional work in some shape or form, we have a transactional team responsible for the negotiation, review and drafting of various City contracts.
- Risk Management & Litigation – Per the City's Charter, the City Attorney is responsible for the legal affairs of the City. To fulfill this responsibility, our office either personally handles matters in litigation or works closely with and supervises assigned outside counsel to ensure the City's interests are well-protected.
- Charter and Code Review/Updating – as the City continues to grow, its legislative needs shift with that growth. Additionally, an ever-changing legal landscape in local government will require a continual review of the City's Charter and Code of Ordinances. Our office will continue to play a central role assisting in the review and preparation of amendments to the City's Charter and Code of Ordinances.

Office of the City Attorney | 772-871-5294

CityofPSL.com



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

COMMUNICATIONS DEPARTMENT

OVERVIEW

The City of Port St. Lucie's Communication Department is dedicated to aligning with the City's Strategic Plan, establishing a brand, increasing awareness of the City's message, programs and events through a variety of mechanisms including media, social media and the website, as well as engaging with the community. The Department has three collaborative teams: Engagement and Marketing, Strategic Communications and Video and Digital Media.

FY 26/27

ENGAGED & CONNECTED CITY

- **Youth Council & Government Week:** Continue to find new ways to engage with young residents and teens about their city. Continue to cultivate our growing Youth Council.
 - The City was awarded a grant through the National Youth Leadership Council's Youth as Solutions program, a nationwide initiative that empowers young people to lead, amplify their voices, and drive positive change in their communities.
 - As part of this grant, Youth Council members will embark on a service-learning project centered on environmental stewardship. Over the coming months, they will collaborate with mentors from the National Youth Leadership Council and the Naturally PSL team lead to design and implement a community-focused initiative.
- **Mobile City Hall:** Complete research and prototyping and bring forward recommendations to Council with work plan for implementing a new Mobile City Hall, which would bring services directly to neighborhoods. If approved, begin program implementation.
- **Love Your Block:** Following success of Year 1, implement Year 2 of the grant-funding program in Whispering Pines and bring forward recommendations for sustaining the program post-grant.
- **City U & PSL Ambassadors:** Continue to grow the number of City U graduates and launch a new platform for them to continue to engage with the city as official ambassadors.
- **Annual Engagement campaigns:** Citizen Summit, PSLinLights, Spooky PSL, International Fest Arts & Ideas Experience, Stay Informed, Free Little Libraries expanded new resident outreach.
- **Engagement Management:** Monthly meetings with engagement staff from all departments, citywide engagement calendar for citywide engagement data and metrics.
- **Digital Engagement Hub:** Launch Go Vocal to allow digital engagement for targeted programs. Begin with a digital hub for the Whispering Pines neighborhood and other Love Your Block neighborhoods in the future.
- **Launch City Hall Field Trip Days:** Set days in the year to invite schools to city hall to learn about government.

HIGH QUALITY INFRASTRUCTURE & FACILITIES

- **PSLinProgress:** Continue to implement to inform about our capital improvement plan, especially road projects. Includes: Landing page with easy-to-understand Story Map explaining the projects; signage with QR codes; advertising to promote the landing page.
 - Focus on project signs with QR codes and educating about the map at events.
- Continue to work with the CRA on branding projects for Walton & One and The Port District.

STRATEGIC GROWTH FOR A RESILIENT FUTURE

- **Naturally PSL:** Collaborate with the Strategic Initiatives & Innovation Teams and the High Performing Public Places Team to promote and implement the Naturally PSL brand and campaign including the second annual Naturally PSL Environmental Stewardship Awards and developing a Communications Plan for the Naturally PSL Community Trust. Plan specific media events for land acquisitions.

CULTURE, NATURE & RECREATION

- BMX facility at Tradition Regional Park: Create social media accounts, marketing plan and standalone website for the upcoming BMX/All-Wheel facility.

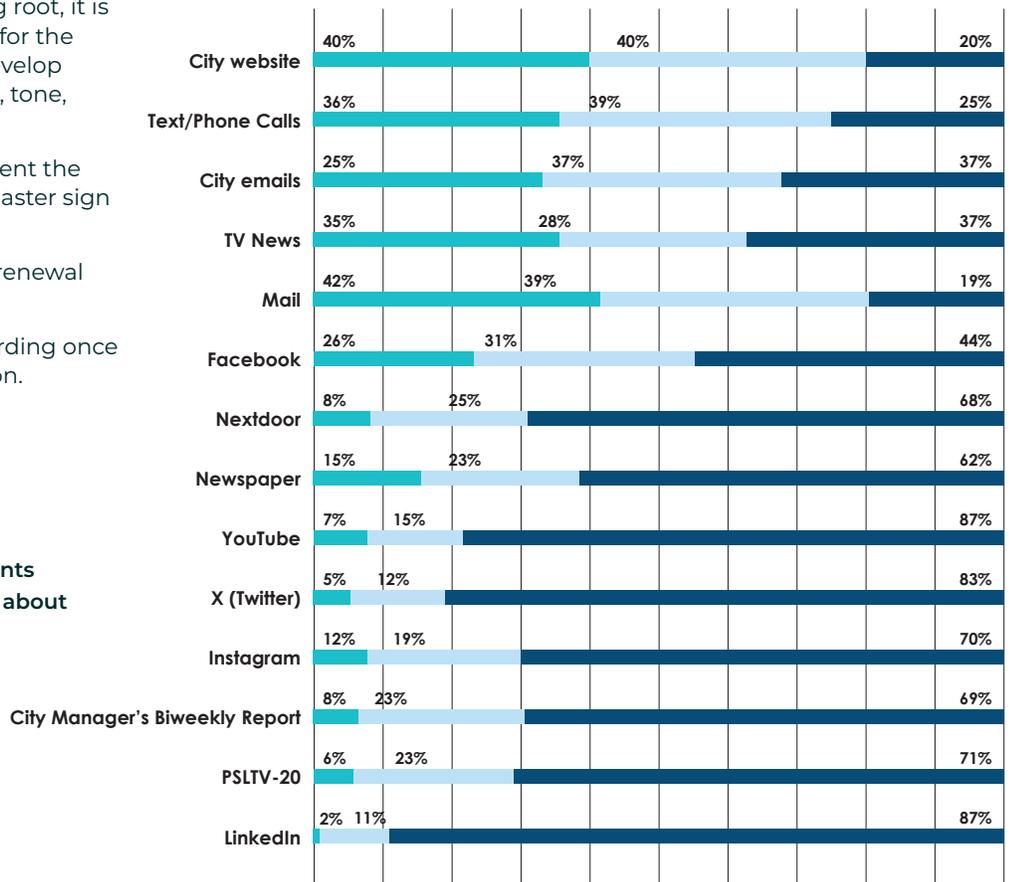
According to the National Community Survey™ residents rated the overall image and reputation of Port St. Lucie as excellent or good:



HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Citywide Voice: With the new brand taking root, it is time to start developing a collective voice for the city. Use research from the branding to develop language guides, common phrases to use, tone, personality.
- Expand the Digital Sign program. Implement the next digital sign in accordance with the master sign map.
- Half-Cent Sales Tax: Educate on potential renewal referendum.
- Solid Waste: Educate on referendum regarding once a week collection or twice a week collection.
- Property tax reform education.

2025 National Community Survey™: Residents rated how much of a source of information about Port St. Lucie, if at all, each of the following services have been for their household.





TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

NEIGHBORHOOD SERVICES DEPARTMENT

OVERVIEW

The Neighborhood Services Department (NSD) enhances neighborhood appearance, sustainability and vibrancy through citizen education and strategic action. It coordinates programs in Code Compliance, Community Programs, Housing Initiatives and Resources & Referrals, all vital to neighborhood engagement, preservation and revitalization, improving residents' quality of life in Port St. Lucie.

FY 26/27

SAFE, CLEAN & BEAUTIFUL

- Maintain an 80% or higher proactive caseload and continue to adapt to the needs of the City and be responsive to the community
- Partner with commercial property owners City-wide to improve the aesthetics of the area through education, enforcement, and identifying potential grant opportunities for commercial property owners
- Keep pace with increased administrative and inspection workloads for commercial and residential property maintenance cases as the City continues to grow

Average Days from Code Case Start Date to Initial Inspection

2020/21 Results	2021/22 Results	2022/23 Results
1.51	3.74	1.62
2023/24 Results	2024/25 Results	2025/26 Target
1.75	3.38	2.9



46% of residents rated Code Compliance positively, similar to the national benchmark.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Strategically update our Code software program to streamline reporting abilities, improve mapping and create automated inspection routes to increase Code Officer efficiency
- Maintain top notch, current levels of service in administering the City's recurring community development and housing grants
- Build deeper cross-training among division teams in order to create further depth as a Succession Planning tool
- Streamlining the application process for permits and registration services managed by the Code Compliance Division
- Achieve agency reaccreditation through the American Association of Code Enforcement

2025

Residents rating Port St. Lucie as a place to live positively

76% ↓ Lower than cities nationwide

2025

Residents rating their neighborhood as a place to live positively

87% ↔ Similar to cities nationwide

2025

Residents rating the overall quality of life positively

70% ↔ Similar to cities nationwide

2025

Residents rating the overall appearance of the City positively

63% ↔ Similar to cities nationwide

PLANNING FOR A THRIVING FUTURE

Initiative: Support the Needs of Seniors

- Identify partnership opportunities
- Research strategies to partner with Goal 2: Strategic Growth for a Resilient Future initiatives to collect more data and develop more initiatives to support seniors and vulnerable populations



63% of residents rated Port St. Lucie as a place to retire positively, similar to the national benchmark.



64% of residents rated Port St. Lucie as valuing/respecting residents from diverse backgrounds positively, similar to the national benchmark.



54% of residents rated Port St. Lucie as making all residents feel welcome positively, similar to the national benchmark.



46% of residents rated Port St. Lucie as taking care of vulnerable residents positively, similar to the national benchmark.

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Housing Initiative:

- Partner with Planning & Zoning to workshop and present the Housing Needs Assessment & Implementation Plan
- Develop a 5-Year CDBG Comp Plan

Milestones:

- Update the Community Development Block Grant Citizen Participation Plan
- Support the adoption and implementation of economic development Housing Strategies
- Continue to develop partnership with Goal 4 Initiative: Eastside Economic Development & U.S. 1 Business Revitalization Strategy through the CDBG Small Business Façade Improvement Grant Program



33% of residents rated employment opportunities in the City positively, similar to the national benchmark.



51% of residents rated the vibrancy of commercial areas positively, similar to the national benchmark.



35% of residents rated the variety of housing options positively, similar to the national benchmark.



16% of residents rated the availability of affordable quality housing positively, similar to the national benchmark.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

INFORMATION TECHNOLOGY

OVERVIEW

The Information Technology Department is committed to customer service, providing quality information technology, a secure network environment and software development to help and support City departments in achieving their goals.

FY 26/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Improve Information System Security and helping protect and improve Information Technology Security Systems.

- Improve cybersecurity through training and service implementations
- Complete regular security sweeps of all technology in the organization
- Complete field audits of security controls (physical and logical)
- Support and manage key-card (FOB) access control system
- Replace/install/expand video surveillance system
- Support endpoint security controls (Virus/Malware)
- Continue to leverage key partners and resources for security improvement
- Develop security system replacement schedule
- Security hardening of City Hall

FY 24/25 is currently at a 3.9% failure rate which is below the desired 5% or less baseline failure rate Citywide.

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

Ensuring High-Performing Information Technology Infrastructure

- Expand fiber optic infrastructure citywide
- Develop mobile device replacement schedule
- Consolidate technology budget for mobile device hardware
- Improve system availability and scalability through Cloud resources
- Upgrade Network Infrastructure
- Consolidate Enterprise Systems management to maintain software patches and upgrades
- Complete a Wi-Fi Master Plan, increasing the availability of Public Wi-Fi at City facilities — a key priority supporting the City's goals.

Miles of Fiber Infrastructure Added Per Year

Current fiber linear miles:
150 miles of trunk fiber

FY 2026/27
Fiber Linear Miles:
+10 miles of trunk fiber

HIGH-PERFORMING GOVERNMENT ORGANIZATION

We'll advance software integration, migration and enhancement

- Improved process and tracking of land development
- Improved workflow of citizen concerns
- Improved availability and scalability of in-house developed applications
- Enhance application integration to enable seamless workflows.

ENGAGED & CONNECTED CITY

Expand communication and collaboration

- Increase use of existing technology
- Developed technology purchasing Intake
- Work with the Human Resources Training and Development Coordinator to improve employee productivity through education
- Expand our use of data and analysis to support innovation and process improvement
- Research emerging technologies that could improve collaboration
- Identify strategic data to be used for informational dashboards
- Investigate A.I. (Artificial Intelligence) Technologies
- Continue to provide excellent internal customer service. According to the 2023 National Employee Survey, 82% of employees rated Information Technology services overall as excellent or good, higher than national benchmarks.



97.62%

In 2024, the overall Information Technology user experience, as reported by users, achieved a satisfaction rate of 97.62% by responding users.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

FACILITIES MAINTENANCE

OVERVIEW

The Facilities Maintenance Department supports City Departments by managing over 125 facilities and providing maintenance, renovations, and routine services. It uses a cost-effective shared model of in-house and contract staffing to ensure well-maintained facilities. The Fleet Division oversees maintenance for over 1,000 vehicles, including heavy equipment.

FY 26/27

HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

- **Maintain Assets:** Maintenance of the City's vital assets, critical to the safety, health, and wellbeing of the City. Provide preventative maintenance and continue to address deferred maintenance.
- **Sustainability:** Improve energy efficiency of facilities through central HVAC controls and lighting upgrade programs.

In 2024, 81% of employees rated maintenance and repair services positively (higher than the national benchmark). -National Research Center Employee Survey.



In 2024, 72% of employees rated fleet maintenance services overall positively, which is higher than the national benchmark. -National Research Center Employee Survey.



HIGH-PERFORMING GOVERNMENT ORGANIZATION

- **Improve operations:** Reduce City Department's vehicle and equipment down-time through improvements in maintenance operations. Improve efficiency of purchasing, selling and outfitting fleet and equipment.
- **Improve Communication:** Better internal and external communication.
- **Expand Training and Certifications:** Develop, support, mentor, and retain a qualified well-trained team prioritizing safety.
- **Enhance Customer Service:** Through training and technology.
- **Upgrade Equipment:** To maximize efficiency and reliability.
- **Increase Efficiency:** Strive to improve efficiency and timeliness of completing work order requests, repairs, maintenance and grow employees including cross-training.



In 2024, 81% of employees rated facilities management services overall positively, which is higher than the national benchmark.
-National Employee Survey.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

BUILDING DEPARTMENT

OVERVIEW

The Port St. Lucie Building Department is dedicated to promoting public health, safety, and general welfare within the building environment. This is achieved through the proper administration of the Building Codes. The department strives to be a model of timeliness, accuracy, and customer service across all its divisions, working within the fiscal constraints of its budget.

FY 26/27

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- Review all City ordinances and make changes as needed based on the current economy, needs of department, Florida Building Code and State Statutes.
- Evaluate permit fees to ascertain if reductions can be made conducting a fee comparison with other benchmarking communities.
- Ensure quality and timely inspections and plans review, which includes consulting with stakeholders regarding permit timelines.
- Provide outreach to contractors through training events, meetings and newsletters.

HIGH-PERFORMING GOVERNMENT ORGANIZATION



Renovate the newly acquired 300 Peacock building to serve the land development departments and support the development community.



Provide staff with the necessary tools to conduct inspections, plan review and provide exceptional customer service.

ENGAGED & CONNECTED CITY

- Ensuring timeliness through working with our stakeholders.
- Maintaining accuracy through the use of checklists, random email surveys and management site visits.
- Promoting customer service and ensuring it is integral to all weekly staff meetings, and it is also included in Building Department Pre-build meetings, surveys, management site visits, pre-certificate of occupancy meetings and stakeholder meetings.
- Enhancing service through technology upgrade and innovation by:
 - Adding additional inspections that can be conducted virtually
 - Adding modifications to PANDA as recommended by our stakeholders
 - Addition of online contractor licensing applications
 - Updating system to allow for homeowner builder permits to be applied for electronically
 - Updating and teaching real estate professionals through the Realtor Assist Program

- The department continues to build an exemplary operation by continually assessing its current workload, developing a robust succession plan, and updating standard operating procedures.
- Support staff with the tools and equipment needed for success, increase participation in Mentorship Program and encourage staff to attain additional certifications and provide additional trainings.
- Proactively engage and educate contractors, stakeholders and customers on services, functions and programs, including building partnerships and developing training events for all stakeholders.
- Collaborate with other building departments in neighboring communities and throughout Florida to develop positive relationships and continuity throughout the industry.
- Provide educational training such as realtor assist, expired permit classes and participation in local events and expos.

The Building Department emails random customer service surveys to contractors at the completion of their permits. The results of these surveys indicate a consistent overall customer service rating for the department of 9.7 out of a possible 10 points.

NUMBER OF QUALITY ASSURANCE REVIEWS

FY 20/21	FY 21/22	FY 21/22	FY 22/23	FY 23/24	FY 24/25
122	100	150	96	101	100

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

THE SAINTS GOLF COURSE

OVERVIEW

The Saints Golf Course is dedicated to enriching the community by providing top-tier recreational, cultural and golfing experiences. With a vision of being a safe, clean and dynamic destination, it strives to offer a welcoming environment and the best value-based golf experience. This commitment extends to maintaining the highest standards in course quality, clubhouse amenities and customer service.

FY 26/27



SAFE, CLEAN & BEAUTIFUL

- Continue to improve the appearance of the entire golf course, which is not limited to just the 18 holes but the clubhouse, (exterior and interior), cart barns, parking lot, practice areas and natural areas surrounding the course.

CULTURE, NATURE & RECREATION

- Promoting intermediate and advanced lessons and programs that introduce adults and juniors to the game of golf
- Develop new partnerships with civic and youth tournament events
- Host annual City Golf Championship
- Support Parks and Recreation fitness programs such as Yoga on the Lawn

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Continue current aggressive agronomic and maintenance programs to promote healthier turf conditions, reduce labor cost and reduce material expenditures
- Continue the development and enhancement of the golf course practice facilities by including a state-of-the art ball tracer technology system as an additional service feature for members
- Continue the enhancement of the clubhouse for providing the most welcoming and enjoyable experience possible for members and guests
- Repair cart paths and continue on-course improvements

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Continue increasing social media presence and activities to increase player traffic
- Enhance website and digital media content for reaching additional market audiences
- Continue assisting The Saints Pub with increasing business and event sales
- Collaborate with Communications to explore new options for the future of the City's website, which continues to be the top way residents get information from The Saints

70,089

**Rounds of
Golf Played
FY 2024/25**

1,214

**Number of
Current Members
FY 2024/25**

\$75,415

**Membership
Revenue
FY 2024/25**

\$2,716,343

**Total Revenue
FY 2024/25**



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

MIDFLORIDA EVENT CENTER

OVERVIEW

The MIDFLORIDA Event Center serves as a premier special events venue for Port St. Lucie at local, state and regional levels. By hosting diverse events and services, it boosts the City's economy through revenue generation and business impact. The department prioritizes revenue growth, facility enhancements and cost-efficient management, aligning with the City's Strategic Goals: High-Quality Infrastructure & Facilities, Culture, Nature & Fun and a High-Performing Government Organization.

FY 26/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Provide excellent customer service.

Achieve an overall satisfaction rating of 5 (out of 5) from our clients via our customer survey while also increasing our response rate.

2020/21

★★★★★ 4.75

2021/22

★★★★★ 4.75

2022/23

★★★★★ 4.75

2023/24

★★★★★ 4.75

2024/25

★★★★★ 4.9

2025/26 Target

★★★★★ 5

Attendance Figures

19/20
102,000

20/21
161,000

21/22
127,000

22/23
134,000

23/24
140,000

24/25
187,000

Tasked with generating a 50% revenue-to-expense ratio while maintaining quality event programming, customer satisfaction and equipment upgrades. With the current amount of maintenance/enhancement needs on our horizon, along with the lack of any additional space for rental purposes (many of our prime days are already booked out and into 2026), the present 50% marker is unattainable until our operating spaces have been expanded.

Number of event days.

20/21
297

21/22
317

22/23
403

23/24
413

24/25
414

25/26
400

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

Over the past two years, the Event Center has prioritized critical maintenance and infrastructure upgrades necessitated by the facility's age. Recently completed improvements include:

- Restroom Renovation (January 2026): Full replacement of all original fixtures, wall tile, flooring, and lighting with modern, updated design features to maintain competitiveness with regional venues.
- Ballroom Lighting Upgrades: Complete replacement of lighting systems in both ballrooms (Emerald completion by March 2026) with state-of-the-art LED technology to improve energy efficiency, light quality, temperature control, and dimming capabilities.
- Ballroom Carpet Replacement: Installation of an upgraded modular carpet system for enhanced durability, easier maintenance, and simplified sectional replacement.
- FOB Security System Upgrade: Replacement of an outdated and underperforming access control system.
- Warehouse Electrical Expansion: Increased electrical capacity to support operational demands.
- Fire Safety Improvements: Installation of new fire-rated doors and a modern fire control panel to replace obsolete systems protecting the garage.
- Warehouse Storage Expansion: Addition of an industrial-grade racking system, increasing storage capacity by nearly 40%.
- ADA Parking Expansion: Relocation and expansion of accessible parking capacity.

Additional enhancements planned for FY 25/26 include:

- New paint schemes for both the Emerald and Ruby ballrooms.
- Resurfacing ballroom partition air walls with improved sound-dampening materials and updated finishes.
- Gallery upgrades, including new flooring, a refreshed paint scheme, and specialized lighting for artwork.

Looking ahead, planned projects include:

- Full replacement of the facility's nine-section roof system as it reaches the end of its 20-year lifespan.
- Expansion and electrical upgrades to the front plaza in anticipation of the Walton & One development and its impact on existing event space.
- Development of the south lawn along Waterview Drive to replace festival and outdoor event space lost due to the Walton & One project.

CULTURE, NATURE & RECREATION

Over the last five years, the City of Port St. Lucie's Citizen Surveys and Summits have shown strong resident interest in more festivals, expos, and live events. In response, the MIDFLORIDA Event Center has continued expanding its cultural offerings and programming.

In 2025/2026, the Event Center is planning to:

- Host seven Art Gallery exhibitions, featuring:
 - Debra Terrio, St. Lucie County Art Alliance, Steve Schoenbaum, Treasure Coast Photography Center, Treasure Coast Pottery Art, Lisa J. Allison, and Jose Farinos.
- Host Boys & Girls Clubs Summer Camps.
- Continue its marketing partnership with the Caribbean American Cultural Group.
- Continue marketing efforts for annually recurring events, including the LEGO Brick Universe Show and Palm Con Treasure Coast.
- Continue partnerships with local festival organizers to host annual events such as the Strawberry Festival, Christmas in July, Bacon & BBQ Festival, and Seafood Festival.
- Continue hosting a wide range of events, including:
 - Candlelight Concert Series, Port St. Lucie Green Markets, Spirit Fest Metaphysical & Crystal Expo, Crazy Quilters of the Treasure Coast, Port St. Lucie Home Show, Comedy & Variety Shows, Hot Weelz, Coastal Championship Wrestling, and various corporate meetings.
- Host City events, including: 9/11 Remembrance, Juneteenth, St. Patrick's Day, July 4th Celebration, Holiday Lunch & Employee Appreciation, Fall Fest, Hurricane Expo, and International Fest.

New events secured for 2025/2026 include:

- Tribute Concert Series with Candy Apple Entertainment, featuring:
 - George Michael
 - Michael Jackson
 - Elvis
 - The Beatles
 - Studio 54
- Mr. Swindles Traveling Peculiarium
- Royal Duck: The World's Largest Bounce House
- Neil Diamond Tribute Concert
- MIDFLORIDA Card Show



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF ECONOMIC DEVELOPMENT

OVERVIEW

The Office of Economic Development is committed to creating an environment that nurtures, sustains and grows business and development in Port St. Lucie.

FY 26/27

DIVERSE ECONOMY AND EMPLOYMENT OPPORTUNITIES

- LactaLogics: 60,000-square-foot processing facility located on U.S. Highway 1.
- Costco Distribution Depot (Phase 1): 595,000-square-foot distribution facility located in Legacy Park at Tradition.
- Project Loop: 38,000-square-foot manufacturing facility located in Legacy Park at Tradition.
- Project King: 160,000-square-foot distribution facility located in the Tradition Center for Commerce.
- Project Four PSL: 250,000-square-foot manufacturing facility located in the Tradition Center for Commerce.

Company	Industry	Projected new Jobs	Facility Square Footage
FedEx	Distribution	490	245,000
Total Truck Parts	Distribution	10	51,780
Amazon Delivery Center	Distribution	200	219,000
Amazon Fulfillment Center	Distribution	1,000	1,000,000
Cheney Brothers	Distribution	380	475,000
Accel International	Distribution	275	365,000
LactaLogics	Manufacturing	60	60,000
Digital Marine Integrators	Manufacturing	61	38,000
Import Mex Distributors	Distribution	121	160,000
Project Four PSL	Manufacturing	225	250,000
Oculus Surgical	Distribution	50	50,000
TAMCO	Manufacturing	50	400,000
Costco Distribution	Distribution	380	1,595,000

Collaborate with departments and business resource providers to grow small businesses in Port St Lucie.

- Continue the Business Accelerator Program to provide training for new and existing small businesses.
- Collaborate with the Florida Small Business Development Center at Indian River State College to foster programs to support small business development.
- Continue the Before You Sign the Lease quarterly workshop series.
- Collaborate with the weVENTURE (Women's Business Center) to develop programs to support women owned businesses.
- Host PSL Small Business Conference.
- Facilitate the monthly Small Business Development Team meetings with small business resource providers.
- Provide contractual oversight of agreements with the Florida Small Business Development Center, the St. Lucie County Chamber of Commerce and Treasure Coast SCORE to provide funding for consulting services and small business programs.

St. Lucie County Chamber of Commerce Small Business Assistance Program

- PSL clients: 26
- Types of assistance: Zoning inquiries, business tax receipt requirements, permitting, build-out recommendations, licensing, advertising and business plans.

Minority Business Development Agency Business Center

- PSL clients: 21
- Business plans completed: 5
- Business tax receipts assistance provided: 2
- Businesses certified by Florida: 3
- Number of MBE/WBE certified: 11



NCST[™]: Percent of residents who rate the quality of economic development services as excellent or good.

BUSINESS ACCELERATOR PROGRAM

Company	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2023/24
Participants	34	25	20	30	47	48	58
Graduates	22	16	10	25	30	21	36
Small Business Grants	\$34,000	\$25,000	\$25,000	\$30,000	\$35,000	\$35,000	\$67,500

FLORIDA SMALL BUSINESS DEVELOPMENT CENTER

PSL Clients	Consulting Hours	Capital Formation	Government Contracts	Business Launches
502	1,796	\$300,000	\$73,723	14



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

EMERGENCY MANAGEMENT

VISION

Build an innovative Emergency Management Program through preparedness and mitigation efforts leading to an effective response and recovery when disaster strikes, thereby strengthening the City of Port St. Lucie's resilience.

FY 25/26

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- Continue to train and exercise on the Disaster Recovery Plan.
- Continue to enhance and document incident management and recovery processes through Standard Operating Guidelines .
- Ensuring the Emergency Operations Center remains in a constant state of readiness.
- Training and exercising stakeholders in EM plans, processes and procedures.
- Work in partnership with the Grants & Advocacy Team to identify future mitigation funding streams to be used citywide.
- Continue leveraging the completed Threat Hazard Identification and Risk Assessment towards new funding opportunities.
- Continue to assist Special Events with large special event pre-planning.
- Launch the Recovery Working Group.

National Community Survey

Emergency Preparedness (services that prepare the community for natural disasters or other emergency situations): **72% of residents rated positively, similar to cities nationwide-2025 National Community Survey.**

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Continue to implement the Emergency Management program's formalized processes and procedures to support mitigation initiatives.
- Manage the Community Rating System (CRS) program by working with various departments to complete the 5-year cycle verification as required by FEMA and retain our Class 5 community rating.
- Continuing to provide public outreach and education programs to our residents.
- Continue to implement and train on Continuity of Operations and Continuity of Government Plans.
- Continue to promulgate procedure and train/exercise three key departments on the operation of Department Operating Centers in concert with the EOC to promote efficiency and rapid response to disasters..
- Continue partnering with non-profits and private sector to launch a Recovery Working Group to oversee volunteers and donations after a disaster.

EMERGENCY MANAGEMENT HIGHLIGHTS

- Successfully completed the annual recertification for the National Flood Insurance Program's Community Rating System (CRS).
- Attended regularly scheduled interagency coordination between Treasure Coast Emergency Management Agencies.
- Conducting all Hazards Preparedness Outreach Events to local homeowners.
- Enrolled **26,869** residents for emergency alerts.
- Held the annual Hurricane Expo, serving **1,400** residents.
- Conducted **13** public outreach events.
- Continued to rank high in the State of Florida Division of Emergency Management's F-ROC (Florida Recovery Obligation Calculation) program to get disaster reimbursement back to the City faster.
- Continued developing relationships with non-profits and private sector for partnerships during and after disasters to serve residents more quickly and efficiently.
- Added eight new projects to Countywide Prioritized Project List for future mitigation funding opportunities.
- Reviewed/updated/promulgated 34 plans and SOGs.
- Continue holding response and recovery exercises to train City staff how to assist the City in response and recovery quickly, safely and efficiently when a disaster occurs.

16,819

residents attended EM outreach events (including the Hurricane Expo) in person or engaged with our messaging online in 2025.





TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF SOLID WASTE

OVERVIEW

The City of Port St. Lucie's Office of Solid Waste is committed to providing exceptional services while aligning with the City's Strategic Plan. It manages the entire solid waste system, oversees the franchise agreement and ensures compliance with new ordinances. The Office enhances community awareness and leads solid waste education and outreach initiatives.

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Service Provider Performance

- FCC Partnership
- Consistent communication
- Ensuring compliance with safety protocols
- Reviewing available technology to improve collection and customer service
- Referendum: Twice-a-Week garbage collection services
- Consistent services and enforcement
- Working together to provide all services and enforcement (tagging) while planning for rapid growth within the City
- In-housing development of Solid Waste Services Study
- Review current programs and find opportunities for expansion
- Continue Adopt-a-Street program and expand volunteer base
- Review and apply for grant opportunities
- Refine holiday lights program
- Continue Cigarette Litter Prevention programs
- Update City logo on Adopt-A-Street signs throughout City

Public Outreach

- Citizen Summit
- National Night Out
- Outreach business/organization/HOA presentations: one each quarter, four times per year
- Earth Day at Oxbow Eco-center
- Waterway Clean-up
- Safety Fest

KPSLB Litter Crew

- Implement weighing program for litter collected, allowing for better data collection and reporting
- Explore and install tracking system for smaller vehicles used by litter crew
- Re-number all pet waste stations

Adopt-a-Street

- Continue to develop Adopt-a Street and add 15 groups

Education

- Keep Florida Beautiful Annual Conference
- Youth Educational Program: one each quarter, four times per year
- Continue to develop Cigarette Litter Prevention Program
- Continue to develop and revise litter eradication initiatives and programs
- Launch Please Stop Litter campaign expanding through all solid waste efforts and engaging leadership.

Special Events

- Caring Community Clean-Up Day
- KPSLB Appreciation Night
- Holiday lights
- Adopt-a-Street Volunteer Appreciation Breakfast
- Bi-annual tree giveaways
- KPSLB bi-annual Household Hazardous Waste Collection Days

ENGAGED & CONNECTED CITY

Education of Solid Waste Ordinance and Franchise Agreement Guidelines

- City-sponsored events
- Educational materials and mailers
- Field in-person education
- Educate residents through in-person personalized customer service and ordinance enforcement
- Collaborating with Code Enforcement for education through enforcement
- Continued collaboration with Information Technology (IT) to refine newly implemented solid waste electronic citations
- Close-out of Convenient Drop-off Center

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Customer service quality control
- Explore chat feature on website

Number of customer service calls

2024: 36,258 2025: 33,297

Number of 1PSL entries

2024: 16,717 2025: 15,390

BASED ON CALENDAR YEAR



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PLANNING & ZONING DEPARTMENT

OVERVIEW

The Planning & Zoning Department is dedicated to shaping the future built environment to ensure it contributes to a prosperous, sustainable and beautiful city for all residents. The department's core values include maintaining high ethical standards, accountability, and excellence in customer service. Additionally, the department is committed to educating both the public and applicants on the city's codes and development standards to enhance the overall quality of life for the citizens of Port St Lucie.

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DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- Continued implementation of Southern Grove Master Plan.
- Continue to support redevelopment of Walton & One.
- Continue to support the Towne Center Plan and Port District Redevelopment Projects.
- Advance the Recommendations from the Planning & Infrastructure Study.
- Update the Mobility Plan and Fee Schedule in response to new legislation.
- Continue working on Charting PSL 2045 - the Comprehensive Plan update.
- Update Law Enforcement and Parks Impact Fees.

In 2025, 54% of residents positively rated the overall quality of new development in Port St. Lucie

(similar to the national benchmark).



CULTURE, NATURE & RECREATION

- Continued collaboration with the Botanical Gardens to support art installations.
- Evaluating opportunities for gateway & signage enhancements.
- Implement a maintenance plan for all public art owned by the City.
- Continued collaboration with Public Works to install artwork in upcoming roundabouts.
- Advancing the City's Sense of Place Through Placemaking and High-Performance Public Spaces:
 - Developing Prioritized Gateway Enhancements.
 - Work to activate two conservation parcels: Peacock and Commerce Center North.
 - Assist HPPS Team with development of master plans for HPPS sites.
 - Advance Environmental Review & Landscape Plan Compliance.

32% of respondents in the National Community Survey ranked overall opportunities for education, culture, and the arts, much lower than national benchmarks.



HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

Lead the implementation of the Multimodal Plan and Mobility Plan. The goal of this project is to provide the City Council and residents with a clear plan for transportation mobility improvements that will improve safety, related landscaping, multimodal opportunities, and include funding estimates and sources.

- Updating the 2045 Mobility Plan and Fee consistent with new legislation and continue implementation. Provide quarterly reports.
- Incorporate Mobility into the Comprehensive Plan.
- Review and recommend revisions to the Code which encourage multimodal development or redevelopment.
- Foster an environment of coordination between city departments, towards the common goal of enhanced mobility, by hosting monthly Multimodal Team Meetings.
- Maintain and update the City's Development and Impact Fee Schedule.
- Advance the City's Complete Street Transportation Network.
- Measure the impacts of multimodal improvement through infrastructure improvements and citizen input.
- Work to remove invasives, restore hydrology and develop a master plan for 92 acre conservation land parcel.
- Advance recommendations from the Planning & Infrastructure Study.
- Complete the update of the Comprehensive Plan of Development which is a 10 & 20 year master plan for the community.
- Update Departments fee schedule.

Strengthen the City's Core Neighborhoods and support Vibrant Neighborhoods.

- Develop land use ratio targets for City by planning area.
- Recalibrate Land Development Code to Support Adaptive Reuse & Infill (focus on townhouse).
- Create City Core Strategy Team.
- Update the conversion manual to facilitate customer requests and evaluate conversion areas to see if any changes are indicated.



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

SPECIAL EVENTS DIVISION

OVERVIEW

The division aims to deliver premier entertainment, blending music, event production and unique experiences while reducing costs through sponsorships and innovative programming. This approach keeps the City's event calendar vibrant, enriching its cultural and entertainment landscape.

FY 26/27

CULTURE, NATURE & RECREATION

- Enhance special events by combining, streamlining, eliminating and elevating events.
- Identify & optimize venues.
- Increase revenue generation.
- Implement recommendations and strategies from the Special Event Study.
- Build partnerships with City departments to optimize events.
- Maintain the Citywide event calendar.
- Create a robust email list for community engagement.
- Establish metrics to evaluate events.
- Continue 10-year Special Events Master Plan development and implementation.
- Enhance advertising and promotional efforts through both digital and traditional media channels and expand marketing in coordination with Communications.

- Gather stakeholder feedback through surveys and facilitated community engagement initiatives.
- Utilize journey mapping to measure and examine attendee engagement.
- Implement sensory and special populations awareness, trainings and activations at events.
- Develop a comprehensive venue analysis plan, including a structured process for evaluating and enhancing venues.
- Enhance and strengthen event security measures.
- Develop a comprehensive fee analysis to identify opportunities for revenue growth.
- Design and integrate premium experiences, including VIP sections, within larger events to enhance attendee engagement and drive revenue.
- Increase staff training and research best practices at local, state, and national levels, including engagement with peer municipalities.
- Optimize volunteer engagement, streamline processes, and implement volunteer training.



2025 NCS Survey: 50% Residents who rated opportunities to attend special events and festivals as excellent or good



2025 NCS Survey: 37% Residents who rated opportunities to attend cultural/arts/music activities as excellent or good





Agenda Summary

2026-190

Agenda Date: 2/18/2026

Agenda Item No.: 5.g

Placement: New Business

Action Requested: Motion / Vote

Hear the Public Works Department High Impact Plan

Submitted By: Kate Parmelee, Deputy City Manager for Strategic Initiatives & Innovation

Strategic Plan Link: The City's Goal of high-quality infrastructure and facilities.

Executive Summary (General Business): This item will provide an overview of the Public Works Department's "High Impact Plans" which detail the top ways the department is putting the strategic plan into action in their operations, along with corresponding key performance indicators and staffing requests.

Presentation Information: Colt Schwerdt, P.E., Public Works Director, will provide a 20-minute presentation on the High Impact Plan.

Staff Recommendation: Move that the Council hear the presentation.

Alternate Recommendations:

1. Move that the Council amend the recommendation and amend the recommendation and hear the presentation.
2. Move that the Council provide staff direction.

Background: Annually, each department updates their Strategic Operations Plan, which are used as internal documents for City departments. The Plans are utilized for departments to plan their services, communicate their purpose, outline their work plan and as a budgeting tool. All Strategic Operations Plans must align with the City Council's Strategic Plan. Annually departments at the Winter Workshop share highlights of their plan via the "High Impact Plan," which covers their top priorities advancing the City's Strategic Plan and key performance indicators. The Public Works Department will provide an overview of their High Impact Plan.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: Public Works Department High Impact Plan (to be provided 2/9/26)

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:

N/A



TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PUBLIC WORKS DEPARTMENT

OVERVIEW

To be recognized as a leading Public Works agency by continuing to provide exceptional customer care, maintaining the critical infrastructure and services that make Port St. Lucie a great place to live, while implementing new infrastructure materials and technologies to ensure operational efficiency.

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HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

Planning, designing and constructing safe, clean and sustainable roadways, facilities, drainage and green space infrastructure, and advancing mobility.

- Complete the first two sections of the Port St. Lucie Boulevard South project from Gatlin Boulevard to Darwin Boulevard and then from Darwin Boulevard to Alcantarra Boulevard
- Constructing Port St. Lucie Boulevard from Alcantarra to Paar Drive. Continue construction from Paar Drive to Becker Road
- Complete the design and start construction of the Public Works Administration Complex to expand the department with the City's growth
- Support the enhancement of public transit through the St. Lucie County Transit Enhancement Plan, expanded Micro-transit, installation of bus shelters on fixed routes and coordination of the City's feedback on design of the new Intermodal Facility underway by St. Lucie County
- Construct improvements for the Floresta Phase 3 corridor
- Design and implement mobility improvements to Tradition Parkway and Village Parkway intersection
- Construction of Tulip Boulevard and Tulip and College Park Parkway mobility improvements
- Complete construction of the East Torino Parkway Improvement Projects (roundabout)
- Construction of the St. Lucie West Boulevard and Peacock Boulevard Intersection Improvements
- Design and implement mobility improvements to Gatlin Boulevard and Savona Boulevard intersection
- Resurfacing and Rejuvenation Program
- Data driven and resident feedback on feasibility studies for: St. Lucie West, Savona, Bayshore, Southbend Boulevards and Torino Parkway
- Implement projects through the Mobility Plan that include intersection improvements, roadway widening, sidewalks, multi-use trails, roundabouts and traffic calming. Funding for these projects come from a one-time fee assessed to new construction to help cover the costs associated with the increased demand for public services and infrastructure resulting from new development and construction
- Complete design and construction of the Savona at Paar and Darwin at Paar Roundabout Projects
- Implement sidewalks in neighborhoods as part of the 10-year Sidewalk Master Plan
- Enhance the mobility and economic development of the east side of Port St. Lucie by completing the design of the Hogpen Slough Boardwalk Trail, which is a component of the Village Green Drive Master Plan
- Design and construction of the Village Green Drive Corridor
- Implement Citywide flashing yellow arrows (phase 2)
- Complete design and begin construction of Gatlin / Savona intersection improvements
- Identify and plan for additional north-south corridors and modes of transportation to provide relief to overburdened roadways
- Replace the Hogpen Slough HPS-60 water control structure

HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

- Construct Floresta Phase III Baffle Boxes
- Construct Whitmore Baffle Boxes
- Construct D-11 Canal improvements
- Replace the A-14 water control structure
- Construction of the Watershed A and B Improvements based on Resilient Florida funding
- Design Oak Hammock drainage improvements
- Replace residential driveway culverts through the Residential Driveway Culvert Assistance Program, pilot program launched in October 2025
- Update the Stormwater Management Plan projects and program the projects along with revenue sources for the next 10 years.
- Construct the E-8 Canal bank restoration
- Design the Elkcam watercontrolstructure
- Replace Culverts in the Whispering Pines Neighborhood based on CDBG funding
- Construction of the St. Lucie West Boulevard / Peacock Boulevard intersection improvements

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- Roadway median landscaping for SW Port St. Lucie Blvd. from SW Darwin Blvd. to SW Bayshore Blvd.
- Expand PSL Tree Canopy
- Complete design and implement new Citywide gateway signs
- Maintain traffic signals, signage and roadway striping
- Implement traffic calming in neighborhoods that meet the necessary qualifications as part of the City's Neighborhoods Traffic Calming Policy
- Implement accessible pedestrian signals (APS) and glance traffic signal pre-emption to traffic signals throughout the City to support emergency response and safety
- Explore opportunities to implement the tree planting program and youth forestry apprenticeship program

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Providing superior customer service, fostering internal innovation, expanding training available to staff, refining the succession plan and improving interdepartmental communication.

- Integrate Public Works' asset management and work order system
- Identify and streamline internal processes through the Innovate PSL Academy and innovation projects
- Use collaborative platforms (like GIS and SharePoint) for shared documents and real-time communication
- Continue to recruit and hire highly motivated and talented employees in key leadership positions within the Department
- Continue to convert the Public Works permitting and inspection process into the City's permitting portal FUSION
- Continue to expand the larger culvert and side lot culvert programs due to aging infrastructure
- Continue to address swale complaints through the swale lining program, public outreach, interdepartmental assistance, and technological advances
- Finalize review of CDD Rebate program
- Continue work with grant team to aggressively seek out and apply for grants to advance the construction of stormwater projects

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Planning and designing infrastructure necessary for economic development to thrive.

- Improving and enhancing Southern Grove Infrastructure by designing and constructing the Anthony Sansone Sr. Drive and Tom Mackie Boulevard extensions that will provide access to hundreds of acres of vacant land, growing the job corridor.