CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

Community Conversations

FISCAL YEAR 2026-27
BUDGET AND MORE

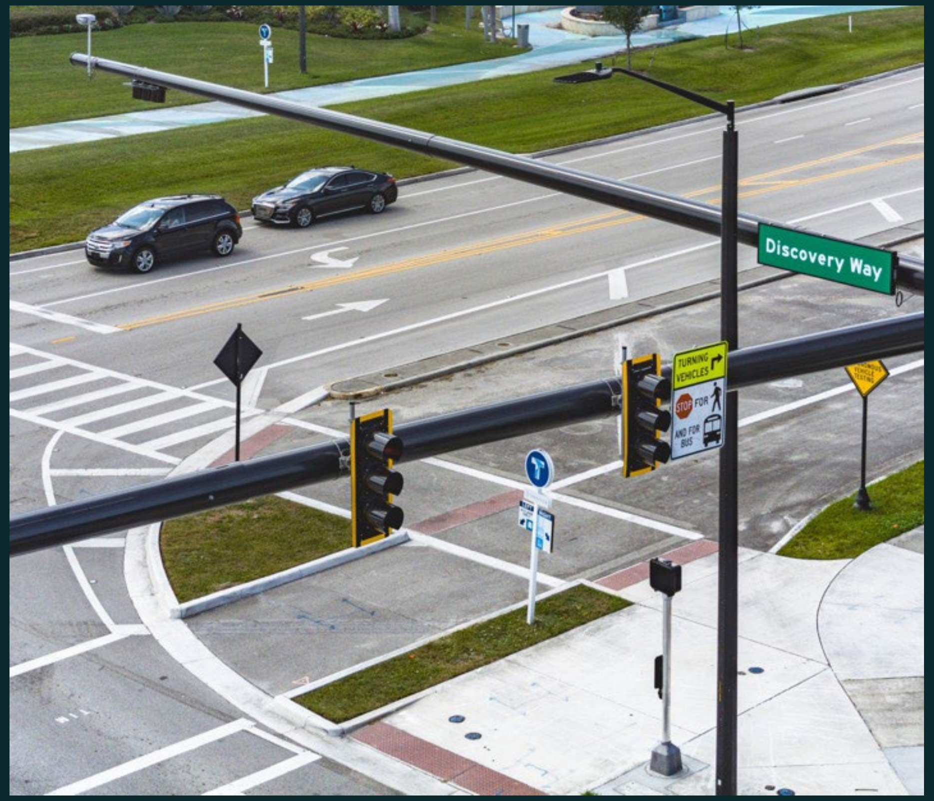
AGENDA

- Welcome & Introduction
- PSL Budget Basics
- Amendment 3
- Half-Cent Sales Tax
- Solid Waste Services
- Questions & Feedback

Services the City Provides

Public safety for close to 300,000 residents, visitors and businesses.

Build and maintain over 1,996 lane miles (927 centerline miles).



Maintain traffic signals.

Maintain drainage systems to reduce flood risk.

Build and maintain over 50 parks and trails.

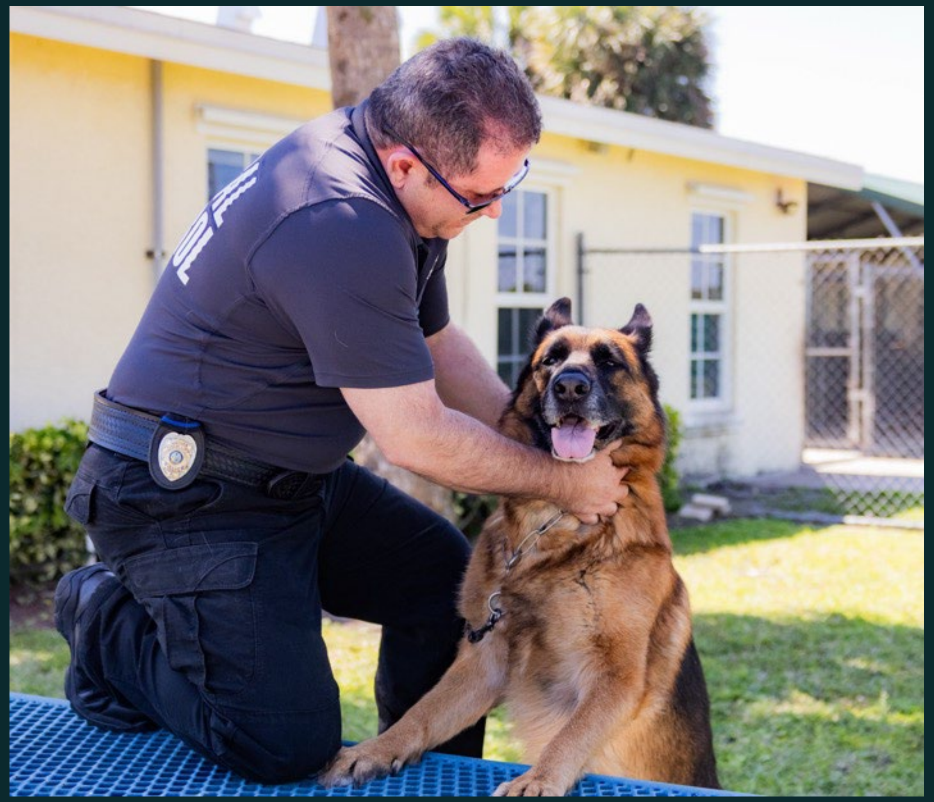
Provide safe drinking water and sewer services.

Services the City Provides

Manage trash collection and recycling services.

Planning and zoning reviews and approvals.

Issuance of building permits.



Animal control and code compliance.

Over 22 special events annually.

One City: Two Budgets

Fiscal Year 2026-27 Proposed Budget: $971.6M

Operating Budget

Everyday services

$741.8 million

76%

- Police
- Water and sewer
- Road/drainage maintenance
- Building
- Parks & Recreation
- Trash collection (pass through only to FCC)
- Code compliance
- Special events

Capital Budget

Large scale projects

$229.8 million

24%

- New roads and sidewalks
- Stormwater, conduits, sewers
- New parks and playgrounds
- New construction/renovations on infrastructure

Where does the money come from?

Where does the money go?

From:
- Taxes
  - Property
  - 10% electric
  - Communications
  - Business license, etc.
- Licenses & permits
- Fines & forfeitures
- Grants
- Charges for services
- Leases
- Donations
- Interest
- Franchise fees

To:
- Public safety
- Parks & recreation
- Neighborhood services
- Special events
- General government
- Debt service

From:
- Taxes (property, gas, half-cent sales tax)
- Licenses & permits (mobility fees)
- Charges for services
- Other fees

To:
- Streets & infrastructure
- Roads, bridges and culverts
- Debt service

From:
- Stormwater fees

To:
- Stormwater management (culvert pipes, ponds, swales, pump stations and canals)
- Debt service

From:
- Building permit fees

To:
- Inspections
- Permitting & licensing

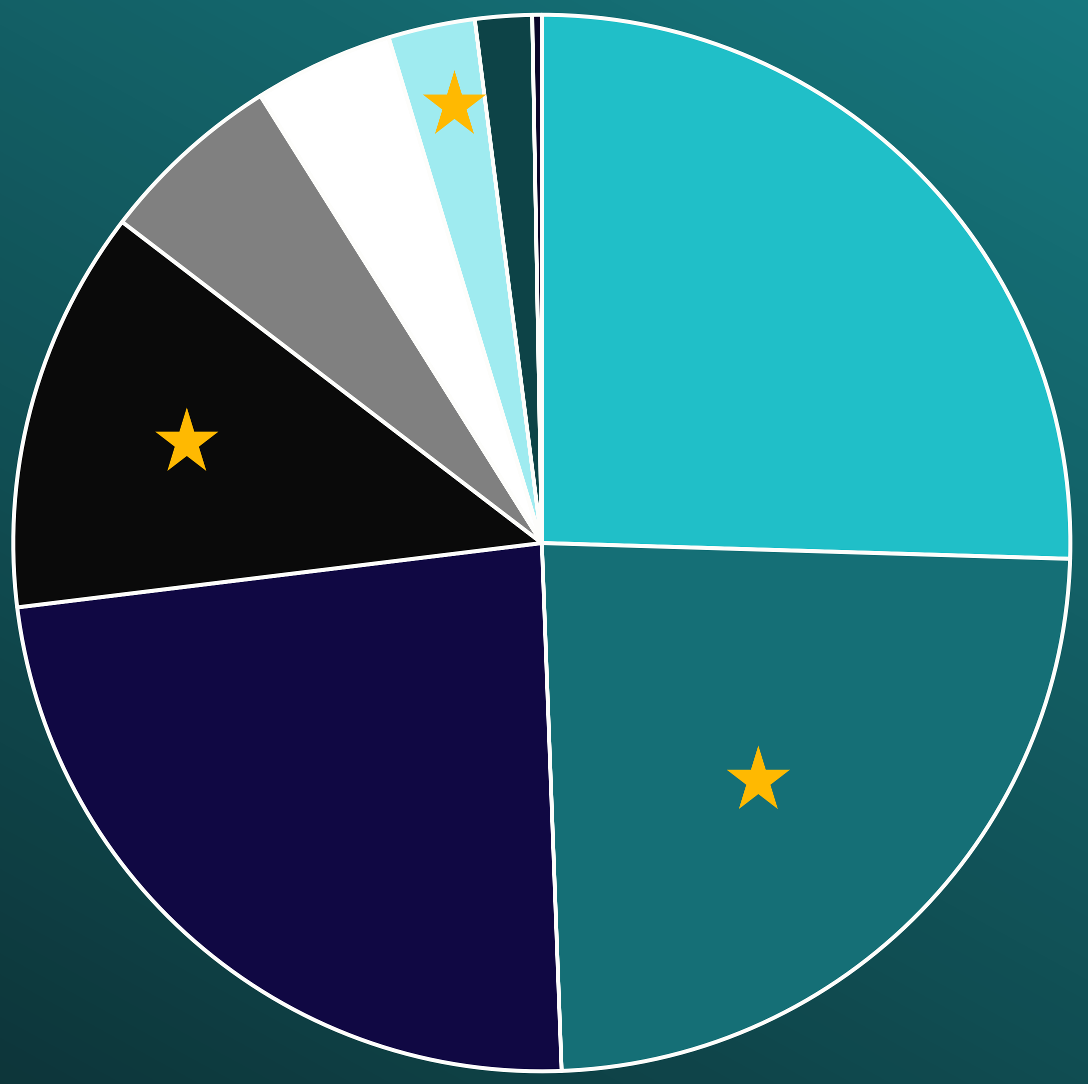
From:
- Utility water and sewer fees

To:
- Water and sewer utilities
- Debt service

From:
- Solid Waste assessment

To:
- Trash collection

City Funds



All funds **have specific purposes** for the operations it manages.

All Funds

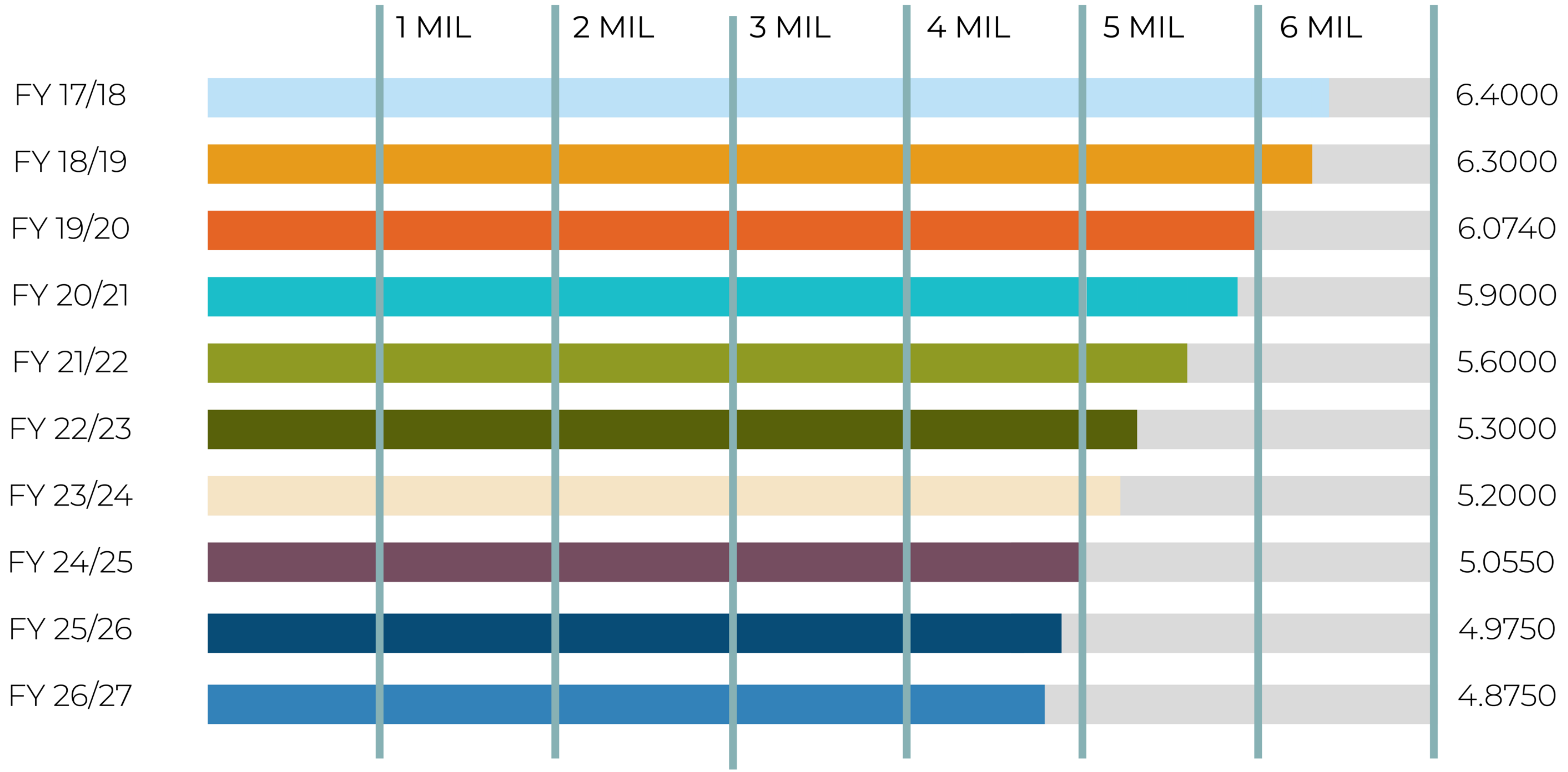
$971.6M

Property Taxes

$128.9M

(13% of total budget)

Fund	Amount	%	Amount funded through property taxes
Utility Systems Fund	$247,528,078	25.5%	
General Fund	$232,462,651	23.9%	$112.3 million
CIP Fund	$229,799,609	23.7%	
Special Revenue Fund • Mobility fee • Solid Waste • Government Finance Corporation • Community Redevelopment Agency • Police Impact Fee • Street Lighting • Special Assessment Districts	$119,940,481	12.3%	$7 million
Stormwater Fund	$55,035,888	5.7%	
Internal Service Fund	$41,339,303	4.3%	
Road & Bridge Fund	$25,787,269	2.7%	$9.6 million
Building Fund	$16,874,448	1.7%	
Golf Course Fund	$2,808,554	0.3%	
Total	$971,576,281		$128.9 million



Tax Rate History

Fiscal Year 2026-27 Total Proposed Tax Rate: 4.8750 with 0.1000 reduction

Impact of Incremental Tax Rate Reduction

Compared to 2015-16 rate of 6.6289 vs. Fiscal 2026-27 rate of **4.8750**

Year	Assessed Value	Homestead Exemption	Taxable Value	PSL Taxes @ 6.6289	PSL Millage Rate	PSL Taxes	Year over Year Change	Savings vs 2016 millage (6.6289)
2016	$185,811	$50,000	$135,811	$900.28	6.6289	$900.28		
2017	$189,796	$50,000	$139,796	$926.69	6.5000	$908.67	**$8.39**	**($18.02)**
2018	$193,867	$50,000	$143,867	$953.68	6.4000	$920.75	**$12.08**	**($32.93)**
2019	$198,025	$50,000	$148,025	$981.24	6.3000	$932.56	**$11.81**	**($48.68)**
2020	$201,859	$50,000	$151,859	$1,006.66	6.0740	$922.39	**($10.17)**	**($84.27)**
2021	$206,611	$50,000	$156,611	$1,038.16	5.9000	$924.00	**$1.61**	**($114.16)**
2022	$209,544	$50,000	$159,544	$1,057.60	5.6000	$893.45	**($30.55)**	**($164.15)**
2023	$216,024	$50,000	$166,024	$1,100.56	5.3000	$879.93	**($13.52)**	**($220.63)**
2024	$222,704	$50,000	$172,704	$1,144.84	5.2000	$898.06	**$18.13**	**($246.78)**
2025	$229,592	$50,000	$179,592	$1,190.50	5.0550	$907.84	**$9.78**	**($282.66)**
2026	$236,448	$50,722	$185,726	$1,231.16	4.9750	$923.99	**$16.15**	**($307.17)**
2027P	$243,009	$51,411	$191,598	$1,270.08	4.8750	$934.04	**$10.05**	**($336.04)**
					11-Year Savings Total -->>			**($1,855.49)**

11-Year Cumulative Taxpayer Savings:

$1,855.49

32¢	31¢	21¢	13¢	3¢
ST. LUCIE COUNTY	ST. LUCIE COUNTY PUBLIC SCHOOLS	CITY OF PORT ST. LUCIE	FIRE DISTRICT	ALL OTHER SPECIAL DISTRICTS
$1,391	$1,361	$934	$575	$120

FY 2026-27 Proposed St. Lucie County Property Tax Bill

Tax bill total value: $4,381 based on median assessed property value of $243,009

PSL Tax Receipt

How are your PSL tax dollars spent?

Your City of Port St. Lucie Fiscal Year 2026-27 Tax Receipt

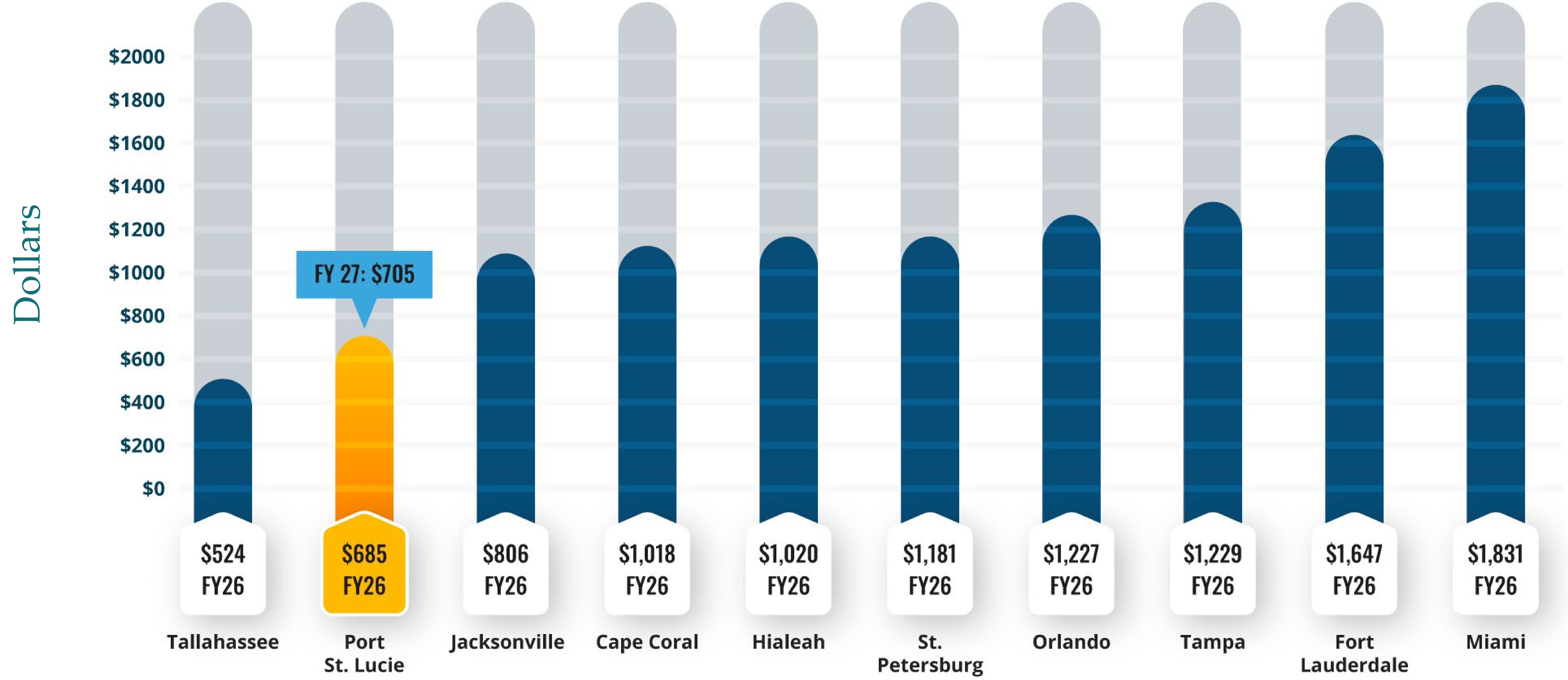
GOVERNING/ LEGAL	**$18.89**
CITY COUNCIL	$5.05
CITY ATTORNEY	$13.84
ADMINISTRATIVE	**$202.97**
CITY MANAGER'S OFFICE	$8.99
STRATEGIC INITIATIVES & INNOVATION	$1.72
CITY CLERK	$5.07
COMMUNICATIONS	$11.11
FACILITY MAINTENANCE	$16.36
FINANCE	$23.89
GENERAL GOVERNMENT	$59.28
HUMAN RESOURCES	$12.28
INFORMATION TECHNOLOGY	$49.01
OFFICE OF MANAGEMENT & BUDGET	$12.40
RISK MANAGEMENT	$2.87
PUBLIC SAFETY	**$421.49**
CODE COMPLIANCE	$13.60
EMERGENCY MANAGEMENT	$2.69
POLICE	$405.20
PARKS & RECREATION / CULTURE	**$117.49**
MIDFLORIDA EVENT CENTER	$17.57
PARKS & RECREATION	$90.93
SPECIAL EVENTS	$8.99
INFRASTRUCTURE	**$81.09**
PLANNING & ZONING	$11.82
PUBLIC WORKS	$69.26
COMMUNITY SERVICES/ ECONOMIC DEVELOPMENT	**$11.69**
KEEP PORT ST. LUCIE BEAUTIFUL	$3.78
NEIGHBORHOOD SERVICES	$3.58
ECONOMIC DEVELOPMENT	$2.27
URBAN BEAUTIFICATION	$2.06
CAPITAL PROJECTS / DEBT	**$80.42**
CAPITAL IMPROVEMENT PROJECTS	$0.00
GENERAL DEBT	$29.52
VOTED DEBT FOR CROSSTOWN PKWY	$50.90
Total:	**$934.04**

Thank you for using this tool to learn more about your Port St. Lucie taxes.
Are you interested in learning more about the City of Port St. Lucie's Budget? Click here to visit the City's Budget website.

Get an estimate for what you contribute to the City and find out what your taxes pay for.

cityofpsl.com/taxes

Tax Receipt Tool

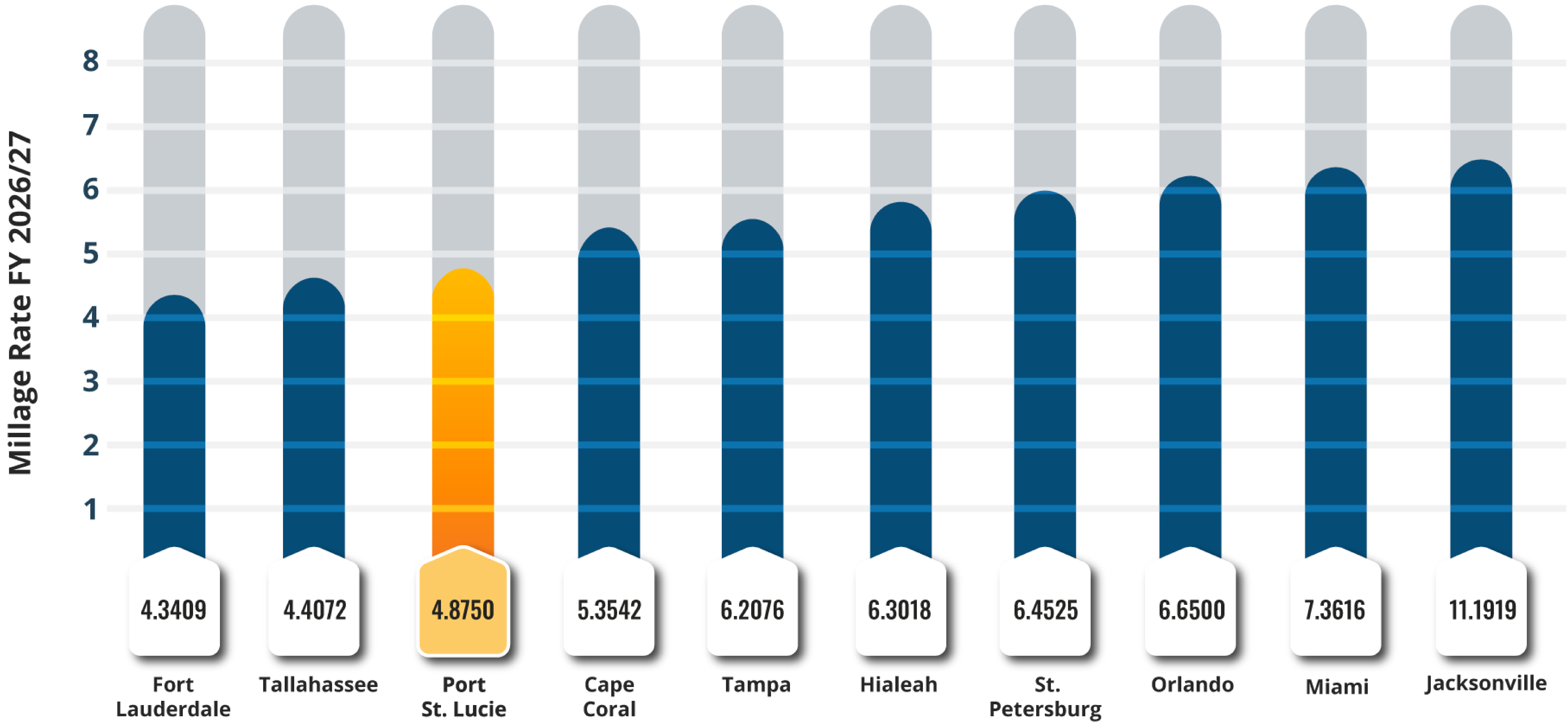


HOW WE COMPARE

Cost of city services per resident

(General Fund operations)

2nd lowest out of the **top 10 most populous cities across Florida**



HOW WE COMPARE

Proposed tax rates of full-service Florida cities (FY 2026/27)

3rd lowest out of the **top 10 most populous cities across Florida**

Our infrastructure needs are much greater than our Capital Budget.

190
PROJECT REQUESTS

$1.7B
POTENTIAL PROJECTS

112
RECOMMENDED PROJECTS

$1.1B
FIVE-YEAR PLAN RECOMMENDATION

62
RECOMMENDED PROJECTS

$245.7M
FIRST YEAR CAPITAL BUDGET

Budget Challenges

Rising Costs for Public Services since 2020

Water Plant	Sidewalks	Police Uniforms and Equipment	Police Vehicle and Equipment	Repaving	Concrete
+333% increase from $37.5M to $162.5M	+140% increase from $625,000 to $1.5M per mile	+88% increase from $24,555 to $46,172	+82% increase from $45,200 to $82,250	+58% increase from $89,000 to $141,000 per mile	+13% increase from $160 to $180 per cubic yard

Transparency & Accountability

Stewards of your tax dollars.

City's budget is **audited** every year by an independent agency and sent to the state.

Lowered property tax rates for 11 consecutive years for a total of 26.5%.

Third **lowest** tax rate among Florida's 10 largest cities.

Reduced debt by $400 million (from over $1 billion)

Expanded services; **decreasing** staffing ratios.

Improved bond rating through **strong** financial performance & **sound** fiscal management.

Budget and Financial resources online:
CityofPSL.com/Budget

- Full Budget
- Budget in Brief
- Tax Receipt Tool
- Popular Annual Financial Report
- Annual Comprehensive Financial Report

Proposed Amendment 3
Property Tax Reform

PROPOSED AMENDMENT 3:

Property Tax Reform Proposal

- Increase homestead exemption to $150K beginning Jan. 1, 2027, and $250K beginning Jan. 1, 2028.
  - Beginning in 2029, adjusted for inflation.

- Non-homestead property (elaborate types) assessment growth cap reduced from 10% to 5%. (commercial property, rentals and second homes)

- Property Tax Amendment on Nov. 3 ballot for voters to decide.

PROPOSED AMENDMENT 3: CITY OF PORT ST. LUCIE

Property Tax Reform Impacts

Funding to decrease by $48.4 million

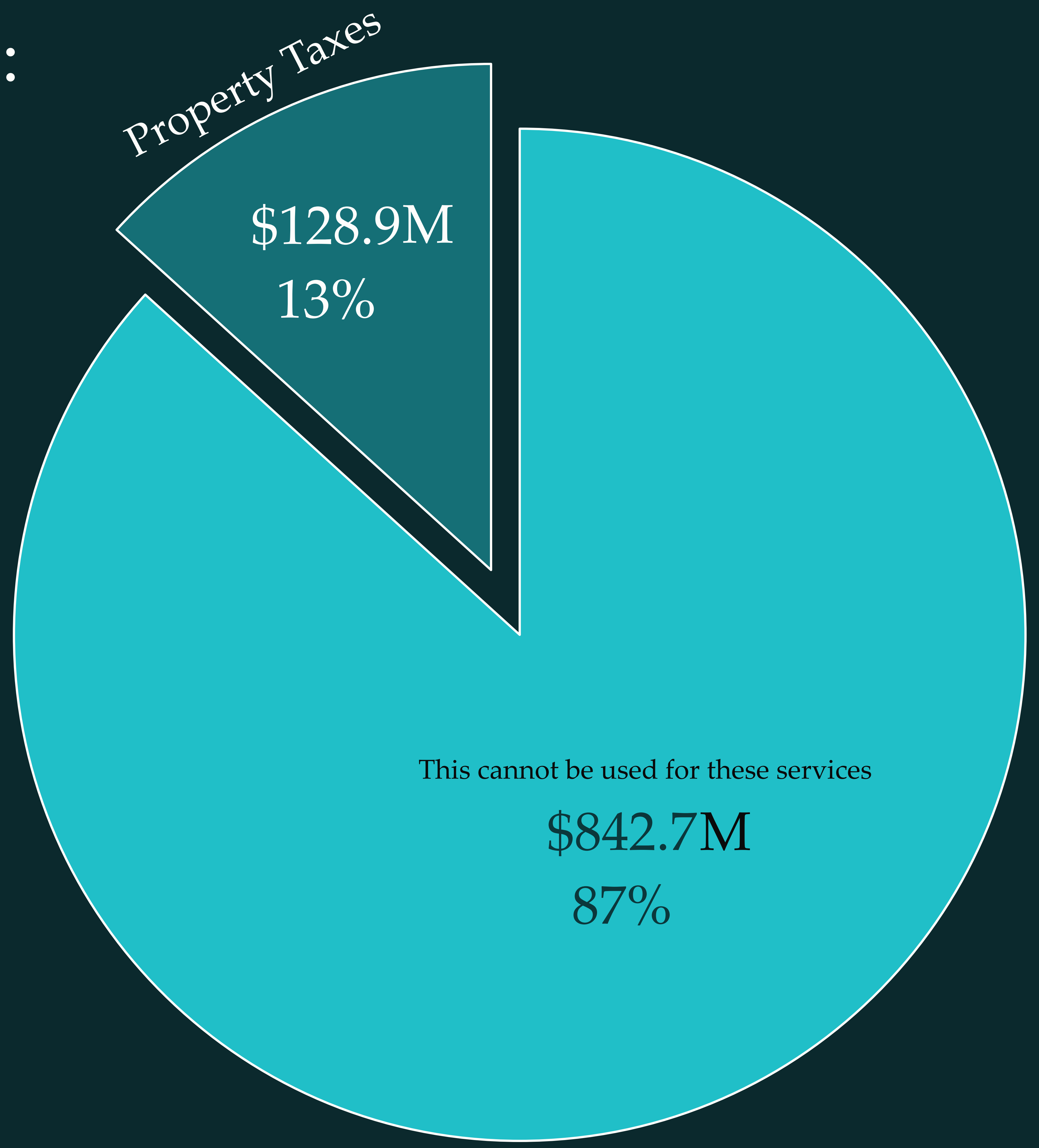
$26.3 M	$22.1 M	$48.4 M
Year 1	Year 2	2-year total
20% REDUCTION	17% REDUCTION	37% REDUCTION

PROPOSED AMENDMENT 3:

Impact on public services if Amendment 3 passes

Reduced funding to pay for these City services:

- Public safety
- Capital projects
- Maintaining streets and sidewalks
- Operating and maintaining parks, playgrounds and community centers
- Maintaining right of ways and landscaping
- Access to green space
- City events
- Debt service



PROPOSED AMENDMENT 3: CITY OF PORT ST. LUCIE

Property Tax Reform Impacts

Current proposed budget 2026-27

Total two-year impact

$128.9M

Funded by property taxes

$80.5M

Funded by property taxes

Potential options to address reduction include:

- Reduction of level of service
- Reconsider tax rates
- Eliminate capital projects
- Increase fees
- Use of reserves

All funds **have specific purposes** for the operations they manages.

PROPOSED AMENDMENT 3: St. Lucie County is the No. 1 most impacted county in Florida

Impacts to other taxing authorities in St. Lucie County

St. Lucie County

- Emergency Services/911
- Beaches and lifeguards
- Libraries
- Parks and recreation
- Roads and bridges
- Drainage
- Veterans services
- Environmental resources/ natural areas
- Constitutional officers

Year 1 Impact

FY 28: -$65.8 million reduction

Year 2 Impact

FY 29: -$105.2 million reduction

Other authorities

- Children's Services Council
- St. Lucie County Fire District
- South Florida Water Management District
- Florida Inland Navigation District

Year 1 Impact

FY 28: -$29.8 million reduction

Year 2 Impact

FY 29: -$47.7 million reduction

There is no Plan B to fund local government if proposed Amendment 3 passes.

- As property tax revenue disappears, local governments must look for alternative funding sources or reduce services.

- The state has not identified where additional dollars would come from to cover funding shortfalls for local government.

Official Ballot Language

INCREASED HOMESTEAD EXEMPTION; LOWER CAP ON INCREASES IN NON-HOMESTEAD PROPERTY ASSESSMENTS

This amendment increases the homestead exemption, for all non-school taxes, to $150,000 in 2027 and $250,000 in 2028, and adjusts for inflation thereafter. It requires the Legislature to prescribe a uniform procedure for counties and municipalities, for their respective levies, to increase the homestead exemption up to full assessed value, and allows special districts, subject to referendum approval, to do the same.

Persons who are not Florida residents on December 31, 2026, will receive the existing homestead exemption upon qualifying for a homestead exemption, with the increased homestead exemption beginning with the fifth year of exemption, to the extent permitted by the U.S. Constitution.

This amendment reduces the annual cap on assessment increases for non-homestead properties from 10% to 5%.

This amendment requires counties and municipalities to use property taxes solely for public safety, education and schools, infrastructure, natural resources, bond debt service, retirement benefits for employees, and operations and administration. Other expenditures may be approved by county officers or county or municipal governing bodies unless prohibited by general law, notwithstanding Article VII, Section 9(a) of the Florida Constitution, which allows counties and municipalities to levy property taxes for their respective purposes.

This amendment takes effect January 1, 2027.

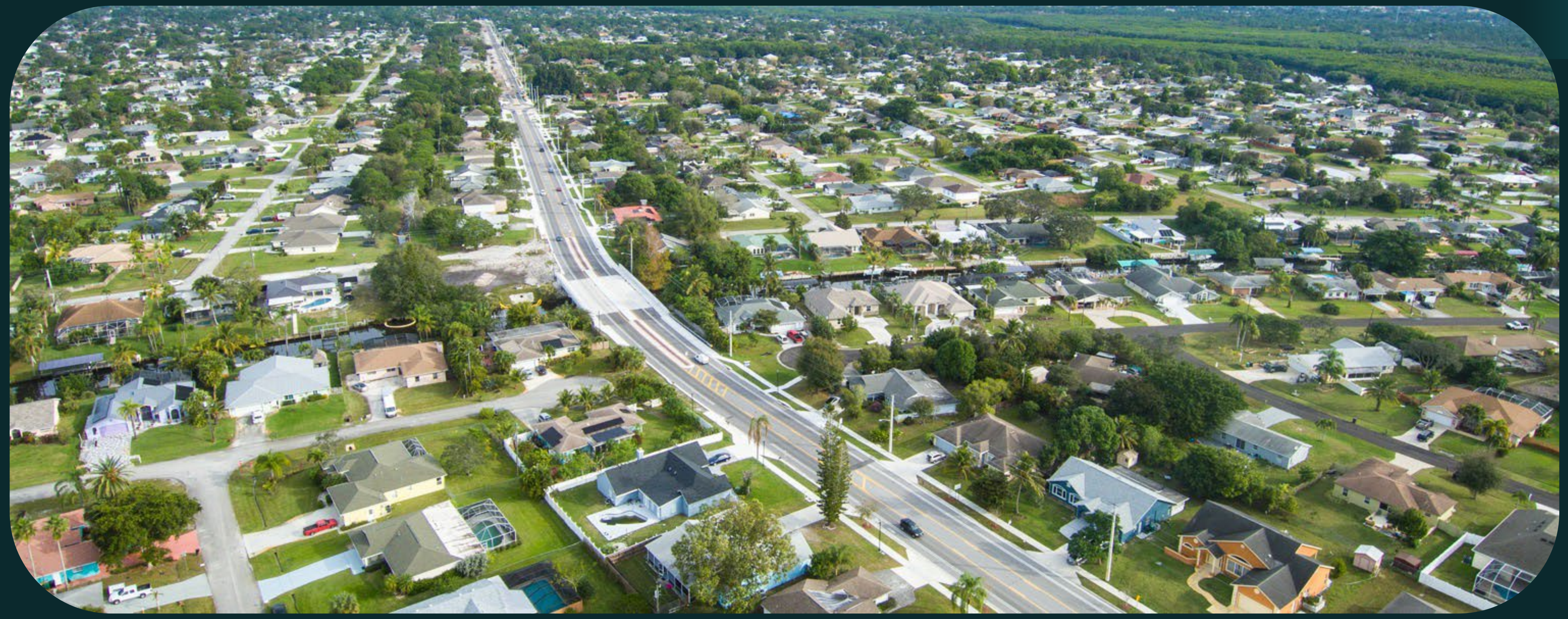
Half-Cent Sales Tax Renewal

YOU
MADE IT POSSIBLE

When St. Lucie County voters approved the Half-Cent Sales Tax in 2018, they made it possible to build critical infrastructure our community needs.

Promises kept - PSL

Voters approved a Half-Cent Sales Tax in 2018 for a 10-year period. From 2018 to 2025, it has raised nearly $85 million for the City of Port St. Lucie to improve quality of life for residents.



Floresta Drive

Four miles of improvements, including roadway and drainage improvements, landscaping, lighting, sidewalks, bicycle lanes and stormwater retention ponds from Southbend Boulevard to Prima Vista Boulevard. Third and final phase in progress now.

St. Lucie West Improvements

Improved intersections at Cashmere, California, Peacock and Bayshore boulevards. Includes California widening from St. Lucie West to Crosstown boulevards.

U.S. 1

Beautification and other improvements from Martin County line to Huffman Road.

Sidewalks

Sidewalk projects to connect neighborhoods across the City for a total of 21 miles, including the Floresta Drive Project.

Torino

Intersection improvements at California and Cashmere boulevards.

Repaving

Repaved in seven locations across the City to improve and extend the life of the roads. 104.3 miles of roadway were repaved throughout the City between 2019-2026. SW Gatlin Boulevard. is being resurfaced from Edgarce Street to Brighton Street which is 12.9 miles of roadway. The intersection of Gatlin and Savona boulevards is not included because this project is in design and anticipated to start in Spring 2027 (not funded by the Half-Cent Sales Tax)

Continuing our progress

- This is not a new tax.
- This will continue the existing sales tax.
- Every dollar raised by the sales tax is spent locally.

Benefits of a sales tax

Share the burden.

Visitors and tourists will contribute 15%-20%.

Everyone who uses our roads, sidewalks and rivers will help pay, not just residents and property owners.

Ad valorem (property) taxes are 100% paid by property owners.

Why can't the City use money collected from other funds for these projects?

Most funds are used for a specific purpose, per state law or other regulations.

Roads, bridges and culverts funded out of gas tax revenues have been declining or stagnant as costs continue to rise.

Gas tax is maximized and insufficient. No additional funds are available.

Funding roads, bridges and culverts out of the General Fund would result in service reductions elsewhere.

Four layers of protection for residents

Legal oversights are in place to ensure sales tax funds are spent properly and on projects that matter to residents.

CITIZEN OVERSIGHT COMMITTEE

A committee of residents reviews the City's sales tax expenditures to make sure money is spent on the approved project list.

FLORIDA STATUTES

State law outlines how local governments receive Half-Cent Sales Tax funds and how they can be spent.

CITY ORDINANCES

City ordinance specifically outlines what sales tax funding can be spent on, sets project allocations and mandates independent review by the oversight committee.

CITY COUNCIL-APPROVED PROJECTS

Allows for local decisions and prioritized by resident feedback and discussion.

How much money will be generated for PSL **if the Half-Cent Sales Tax Is continued?**

Estimated 10-Year Revenue

$173.9 million

Sales Tax Helps Us Plan for PSL's future

If the Half-Cent Sales Tax is renewed for 2029-2038, the City of Port St. Lucie has identified several projects to continue improving infrastructure.

St. Lucie West Widening

Widening and improvements for St. Lucie West Boulevard from Cashmere to Peacock boulevards.

$120 million

Resurfacing Roads

Continue to resurface roads to extend their lifespan.

$31.6 million

Sidewalks

Continue to connect communities with safe sidewalks.

$15 million

Drainage, Water Quality

Projects to improve stormwater areas, neighborhood drainage.

$7.4 million

Why is it important?

There is more work to be done.

We have kept our promises to residents of Port St. Lucie and delivered on the projects that mattered to them.

www.Cityofpsl.com/SalesTax

Official Ballot Language

EXTENSION OF EXISTING HALF CENT LOCAL GOVERNMENT SURTAX FOR INFRASTRUCURE

To continue funding projects to improve local roads, reduce traffic congestion, add sidewalks and greenspaces, 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 continue to levy a half-cent sales tax, for ten years, throughout the County, with expenditures reviewed by an independent citizens committee ensuring dollars are spent fairly throughout the County and its municipalities?

Twice-per-week Trash Pickup

www.CityofPSL.com/SolidWaste

What is this Straw Ballot about?

The City is asking residents if they support moving curbside trash pickup **from once to twice per week**, at an added cost.

This would only affect garbage pickup – not bulk, recycling or yard waste.

1× → 2×

Proposed weekly pickup frequency, citywide, in 2028.

Why now?

Some residents say once-a-week pickup isn't enough. Others say it is.

How much more would I pay?

In 2026, the total assessment was $482.16.

YEAR 2028

+$131

minimum increase per household

Estimated total: $644.70/year

This is not a City markup.

It covers the hauler's added cost for twice-weekly service.

Why Would My Assessment Increase?

The added assessment reflects real hauler expense, not City revenue.

Why would there be an increased cost associated with twice-a-week pickup?

- More truck routes, labor and fuel
- Acquire more property to house trucks
- Changes to pickup schedules

OFFICIAL BALLOT LANGUAGE

Non-Binding Straw Ballot

City of Port St. Lucie Non-Binding Straw Ballot Question

Proposed Increase to Your Tax Bill for an Extra Trash Pickup Day Per Week

Would you support the City of Port St. Lucie increasing your solid waste assessment by at least $131 in 2028 – with additional increases expected in later years – in order to amend its solid waste contract to provide twice-weekly residential trash pickup citywide starting in 2028 (excluding bulk, recycling, and yard waste)?

☐ **YES**

I would support amending the City's solid waste contract to change citywide trash pickup service to twice-weekly for the estimated $131 increase as set forth above.

☐ **NO**

Keep once-per-week trash pickup per the City's current solid waste contract.

YOUR VOICE MATTERS

OPPORTUNITIES TO ENGAGE

Thank you

Citizen Summit

Boards and Committees

City Council public hearings

Stay Informed

City University/ Ambassadors

Public Meetings

1PSL