CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST



PORT ST. LUCIE
All-America City
NATIONAL CIVIC LEAGUE
2025

2026/27 ADOPTED BUDGET



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Fiscal Year 2026-2027 **Adopted Budget**



Stephanie Morgan
Councilmember, District 1

David Pickett
Councilmember, District 2

Shannon M. Martin
Mayor

Anthony Bonna, Sr.
Councilmember, District 3

Jolien Caraballo
Vice Mayor, District 4

Our Vision

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

Incorporated April 27, 1961

Est. Population 268,062 as of July 2025

Prepared by: Office of Management and Budget

Appointed Officials

Jesus Merejo ..... **City Manager**

Richard Berrios ..... **City Attorney**

Administration

Teresa Lamar-Sarno ..... **Chief Assistant City Manager**

Kristina Ciuperger ..... **Assistant City Manager**

Kate Parmelee ..... **Deputy City Manager for Strategic Initiatives & Innovation Chief Innovation Officer**

Kevin Matyjaszek ..... **Special Assistant to City Manager and Utility Systems Director**

Directors

Natalie Cabrera ..... **Human Resources Director**

Carmen Capezzuto ..... **Neighborhood Services Director**

Jennifer Davis ..... **Community Redevelopment Agency Director**

Mariana Feldpausch ..... **Office of Solid Waste Director**

Ella Gilbert ..... **Risk Management Director**

Roger Jacob ..... **Construction Projects Director**

William Jones ..... **Chief Information Officer**

Nan Krushinski ..... **Special Events Division Director**

Bradley Keen ..... **Parks & Recreation Director**

Kevin Matyjaszek ..... **Special Assistant to City Manager and Utility Systems Director**

Leo Niemczyk ..... **Chief of Police**

Stephen Okiye ..... **Finance Director/City Treasurer**

Michael Peter ..... **Building Director**

Sarah Prohaska ..... **Communications Director**

Mary Savage-Dunham ..... **Planning & Zoning Director**

Colt Schwerdt ..... **Public Works Director/City Engineer**

Zakariya Sherman ..... **Facility Maintenance Interim Director**

David Stonehouse ..... **MIDFLORIDA Credit Union Event Center Director**

Caroline Sturgis ..... **Office of Management & Budget Director**

Sally Walsh ..... **City Clerk**

William Weinshank ..... **Emergency Operations Division Director**

Compiled by the Office of Management & Budget

Budget Staff

Caroline Sturgis.....Director

Ivy Ladyko.....Budget Deputy Director

Christine Brown .....Budget Administrator

Myra Ugarte .....Senior Management & Budget Analyst

Kyle Gillan .....Budget Management Analyst

Candace Capone.....Office Manager

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Office of the City Manager

Jesus Merejo

Sept. 28, 2026

Honorable Mayor, Members of City Council and PSL Residents:

I would like to take this opportunity to present the Fiscal Year (FY) 2026-27 City Manager's adopted budget in accordance with the City Charter. This budget represents months of diligent work by our leadership team and staff, ensuring alignment with the City's Strategic Plan and a commitment to sound financial stewardship. I remain deeply grateful for the dedication of our City team and the collaborative effort that optimizes resources within fiscal constraints to achieve the priorities set by City Council.

This budget was the most challenging to prepare in recent years. Port St. Lucie continues to experience strong growth, maintaining its position as Florida's sixth-largest city and the second largest in South Florida. Port St. Lucie is now the 86th-largest city in the United States, according to the U.S. Census Bureau. This growth occurred amid ongoing economic uncertainty at the local, state and national levels. Despite these challenges, the City remains committed to adapting and thriving.

When looking at the budget, it is important to keep in mind some historic context. The City of Port St. Lucie is committed to being a high-quality, efficient government organization that delivers value to residents. Over the past decade we have:

- Lowered property tax rates for 11 straight years. Port St. Lucie has the third lowest property tax rate among the top 20 largest Florida cities.
- Reduced our debt by $400 million, from a high of more than $1 billion.
- Improved our bond ratings because of the City's strong financial performance and sound fiscal management.
- Completed more than 50 infrastructure projects under the Half-Cents Sales Tax program such as Phase I and II of the Floresta Drive expansion, and Torino intersection improvements, repaving and sidewalk expansion and U.S. 1 improvements.
- Increased services for a growing City while decreasing staffing ratios.

We have achieved this progress while managing unprecedented growth. Of the 2 million people that moved to Florida in the past five years, more than 55,000 of them chose Port St. Lucie as their home. As a young city, Port St. Lucie continues to build the infrastructure needed to support a rapidly expanding population. To meet these demands, a significant portion of the City's budget is dedicated to critical investments in road, water, drainage and public safety priorities ensuring the community remains safe and connected.

The St. Lucie County Property Appraiser's certified taxable values reflect an 8.36% increase in the City's taxable property value for 2026, indicated continued growth in the City's tax base. The FY 2026-27 adopted budget is crafted to meet the evolving needs of our growing City, aligned with our Strategic Plan and what residents tell us are their top priorities: street flooding, traffic congestion, parks and public safety.

The adopted FY 2026-27 budget also is prepared to respond to opportunities and challenges resulting from rapid residential and business growth amid inflation and rising costs affecting cities nationwide. However, this approach could be at risk depending on the outcome of November's voter referendum for property tax reform which could significantly reduce the City's ad valorem revenue. Additionally, persistent global economic pressures have increased the cost of goods, services and construction materials, resulting in higher operating costs and budgetary challenges for municipalities.

Since 2020:

- The cost for repaving a centerline mile has increased 58% from $89,000 to $141,000.
- The cost for concrete has increased 30% from $160 per cubic yard to $180 per cubic yard.
- The cost for sidewalk projects has increased 140% from $625,000 to $1.5 million.

Despite these uncertainties, the City remains committed to delivering high-quality public services while making fiscally responsible decisions that preserve long-term financial stability. Reflecting on international and national trends in municipal budgeting and with the potential statewide property tax reform, this plan balances service improvements with careful financial management and adaptability. To illustrate these costs increases, please consider this example: the Port St. Lucie Boulevard widening projects for segment 2.1, which started in 2021, and 2.2, current project, are very similar. Segment 2.1 cost $18 million per mile, while the 2025 segment 2.2 cost $23.3 million per mile, a 30% increase.

The FY 2026-27 budget incorporates inflation, increased construction expenses and necessary enterprise funded staffing for advancing critical capital projects. Although economic uncertainty persists, marked by fluctuating gas prices, high interest rates and potential supply chain disruptions, Port St. Lucie's local indicators remain steady, including sustained demand for building permits, ongoing residential and commercial development and increased roadway activity. Although construction activity has slowed compared to previous years, the City continues to experience steady residential and commercial development, supporting ongoing permit revenues. With the ongoing uncertainty about property tax reform and its potential impact on the City, the budget remains at the forefront in planning for the future.

Notwithstanding these difficult challenges, the budget remains balanced across all funds, reaffirming our commitment to fiscal responsibility and the continued delivery of essential services. However, our long-range projections signal future deficits in key funds, emphasizing the need for proactive measures to protect our City's financial health. We are actively pursuing strategies such as diversifying revenue sources, implementing cost-saving initiatives and considering adjustments to service levels and capital projects to ensure ongoing stability. As Port St. Lucie grows, our financial planning is focused on supporting development, maintaining transparency and safeguarding the City's strong financial position for all residents. The City will remain vigilant, monitoring local, state and national trends and adjusting its approach to ensure stability and progress.

The adopted budget recommends a total spending level of $971.5 million across all funds, maintaining current service levels including inflation and contractual increases for the General Fund and all other funds except for the Utility Systems Fund. The Utility Systems Fund includes seven new positions to support growing service demands and the expansion of the City's utility infrastructure expansion.

Budget priorities for FY 2026-27 include:

- Continued investment in traffic upgrades, stormwater solutions, parks, utilities, maintenance and new facilities.
- Taking decisive steps to resolve flooding and improve stormwater management for current and future needs.
- Increasing Utility Systems staff to support growth in western Port St. Lucie.
- Enhancing technology and security.
- Maintaining disciplined, proactive long-term debt management.

FY 2026-27 Budget Summary

The adopted FY 2026-27 budget amounts to $971.5 million, comprising $741.7 million designated for operating expenses and $229.8 million allocated for capital investments, inclusive of reserves. This represents an increase of $101.7 million (11.7%) across all funds compared to the FY 2025-26 adopted budget, highlighting the City's ongoing commitment to balancing strategic growth. The budget prioritizes necessary community investments while maintaining reserves to ensure fiscal sustainability.

Key capital projects in the proposal include:

- Stormwater quality management projects to improve drainage, protect water quality and prevent flooding, including improvements at the Oak Hammock Watershed.
- Traffic projects aimed at reducing congestion, including Gatlin Boulevard/Savona Boulevard Phase II Widening (from Wellington Avenue to Dalton Avenue), Port St. Lucie Boulevard improvements from Becker Road to Paar Drive and California Boulevard widening south of St. Lucie West Boulevard from two to four lanes.
- Mobility improvements in Tradition and Village parkways.
- Citywide ADA improvements, traffic signal conversions and camera replacements to enhance safety and assist in reducing traffic congestion through real time traffic monitoring.
- Construction of Discovery Way reverse osmosis water treatment plant and six (6) Floridan wells to increase the Utility Systems water supply and capacity for accommodating new development and future growth.
- Construction of Discovery Way reverse osmosis injection well system and monitoring well to provide disposal for concentrate waste.
- Rosser Lakes nature preserves "grant-funded" enhancements in support of the City's Naturally PSL Land Bank focused on preserving and activating land for long-term public benefit.
- MIDFLORIDA Event Center renovations to occur in conjunction with the development of the Walton & One Recreation Center.

City Council's Vision and Strategic Goals

City Council has set forth a vision to be a leader in innovative approaches that prioritize residents and foster opportunities for everyone to thrive. Our staff is dedicated to advancing this vision, guided by an organizational mission to deliver outstanding services that enhance the safety, beauty and overall quality of life in our community through innovation, engagement and responsible financial management. The FY 2026-27 adopted budget is firmly rooted in the Council's Strategic Goals. Notable projects supporting the current Strategic Plan include, but are not limited to:

- Funds for upgrading and maintaining police headquarters, operating the newly constructed state-of-the-art police training facility and launching a Real-Time Public Safety Operations Center. The recent investments in the Police Department over the past years are positioning the department for sustained success over the next 25 years.
- Parks and Recreation: Tradition and Torino regional parks, as well as Stars and Stripes Park, will be operating next fiscal year. Staff from existing parks will be reallocated to new parks, which will place a strain on the department and reduce park hours and programming. The new BMX facility at Tradition Regional Park also will be supplemented by volunteers.
- Resources are allocated for City cleanliness and beautification projects, such as the Keep Port St. Lucie Beautiful volunteer program, litter prevention and enforcement efforts.
- Funding is available for the widening of several major roads to improve traffic flow throughout the City, as well as annual road resurfacing.
- The adopted budget includes funding for new sidewalks throughout the City in accordance with the 10-Year sidewalk program list, as well as sidewalk repairs and improvements.
- Oak Hammock Improvements: The adopted budget includes funding for Oak Hammock Watershed improvements, including the design and construction of three (3) ponds to help with stormwater runoff, prevent flooding and enhance the system to handle future growth.
- Citywide culvert replacement: Funding is included in the adopted budget for the culvert replacement program for aging and inadequate culverts with modern designs that can mitigate flooding risks.
- Village Green Septic-to-Sewer Conversion: The adopted budget includes $150,000 of grant funding to reimburse commercial owners within Hog Pen Slough Hot Spot to convert from current septic systems to the City's sewer wastewater system.
- Engagement, connection and education partnerships: The budget keeps funding for citywide and neighborhood programs like Citizen Summit, City University, Youth Council, advisory committees and School Resource Officers. It also continues support for Boys & Girls Clubs Mobile Club, Civic Scholars Intern Program, Government Week and Port St. Lucie Youth Council through staff and CDBG resources.
- Revitalize Eastern Port St. Lucie: The expansion and renovation of the MIDFLORIDA Event Center will be coordinated with the development of the Walton & One Recreation Center.
- Advancing process improvement and innovation across the City, including collaborative development of the City's Strategic Plan and goals with residents.
- Leveraging grant funding to support essential capital projects, City staff have secured $160 million in grant funding which has reduced taxpayer expenses.

General Fund

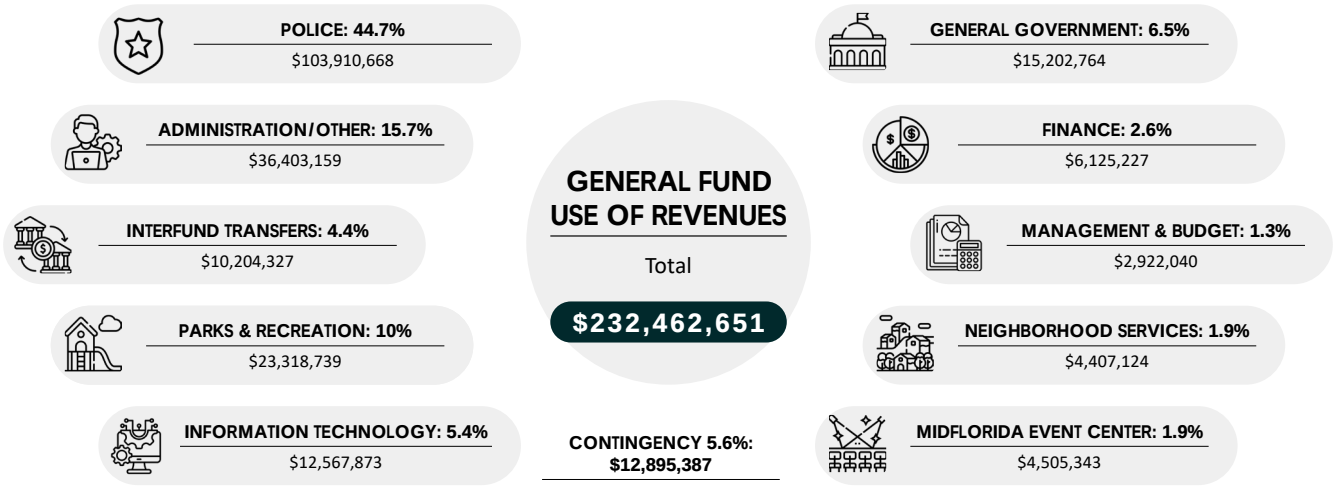
The St. Lucie County Property Appraiser's certified taxable values reflect 8.36% increase in the City's taxable property value for 2026. New construction continues to positively impact taxable values this year. The City's General Fund revenues comes from its five primary sources — property tax, sales tax, franchise fees, utility taxes and communication service tax — are projected to modestly increase compared to the previous year. Most of the General Fund's dollars are crucial to public safety, as more than 44.7% of this fund goes to our Police Department.

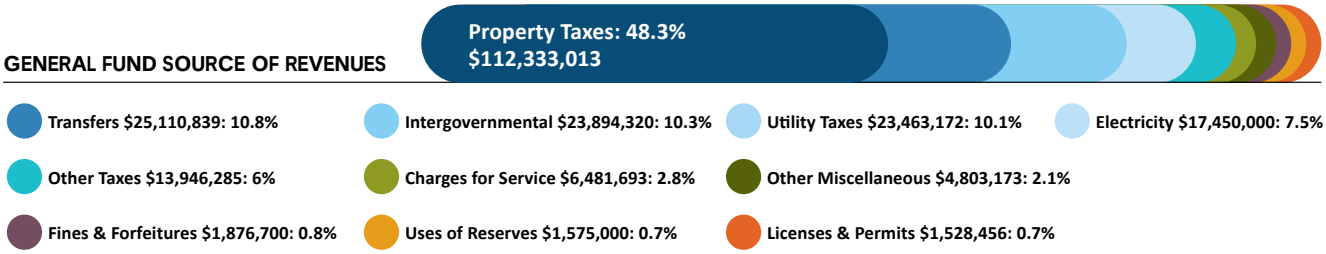
The adopted General Fund budget for Fiscal Year 2026-27 is approximately $232.5 million. This reflects a $20 million increase (9.38%) from the FY 2025-26 budget. Key budget highlights include:

- Funding for operating costs to support the new Police Training Facility and Real-Time Crime Center.
- Funding for operating costs to support Stars & Stripes Park, Torino Regional Park and the BMX facility.
- Allocate additional funding to reserves in order to support the City's response to the results of the upcoming November election ballot referendum regarding property tax reform.

Because of inflation and uncertain federal policies, we anticipate an economic downturn that could affect the City's incoming revenues. The City is realizing a 10% decline in construction activity. Additionally, possible property tax reforms could further impact financial resources necessary for the City to provide basic services.

For FY 2026-27, the City's Total millage rate (operating and the Crosstown Parkway debt) reduced by 0.10000 mills, from 4.9750 to a new rate of 4.8750 mills.





Enterprise Funds

As our City continues to grow, the demand for essential municipal services — especially water, sewer and stormwater utilities — has increased significantly. These Enterprise Funds come from fees rather than property taxes. To ensure the long-term sustainability of these services and maintain the quality residents expect, the City must make necessary rate adjustments to support both operational costs and much-needed infrastructure improvements, including:

- Stormwater system upgrades: The City is committed to strengthening systems to improve resiliency, protect properties and enhance overall stormwater management.
- Water and sewer expansion: As more projects are developed or redeveloped, the demand for clean drinking water and reliable wastewater services continues to rise. Expanding our water and sewer systems will ensure every customer receives uninterrupted service while keeping pace with population growth.

These investments ensure reliable services and safeguard financial health. The adopted budget proposes a $6 stormwater fee increase, changing last year's residential fee from $189 to $195 and vacant property from $141.75 to $146.25 — an extra $0.50 per month. Funds will support stormwater system construction and maintenance to improve drainage, water quality and flood prevention. City staff is collaborating with an independent consultant to conduct a thorough analysis of fees and evaluate sustainability for upcoming projects.

The adopted budget includes a 3.5% increase in water rates, though it is important to note that these annual adjustments have not kept pace with Consumer Price Index (CPI) inflation trends. A significant portion of our wastewater collection system relies on low-pressure infrastructure, requiring regular maintenance and replacement of grinder pumps and other components. The Utility Systems Department (USD) continues to explore advancements in technology and system upgrades that will reduce long-term maintenance costs. USD is transitioning to advanced ultrasonic water meters. These meters use sound waves to measure water flow and will last longer over time with less mechanical parts.

Last fiscal year, in collaboration with a utility rate consultant, USD conducted a comprehensive evaluation of operating costs to determine whether current fees adequately cover service expenses. The study confirmed the need for a rate adjustment to meet the increase in costs for treatment and services. To support projected system growth, the adopted budget includes the addition of seven new positions, aligning with the findings of an independent analysis conducted by our consulting firm.

Over the next five years (FY 2026-27 through FY 2030-31), the Water and Sewer Fund will allocate nearly $672.8 million toward capital projects that will sustain and enhance our utility infrastructure. This funding will support renovations, system upgrades and capacity expansions necessary to meet the demands of a growing community.

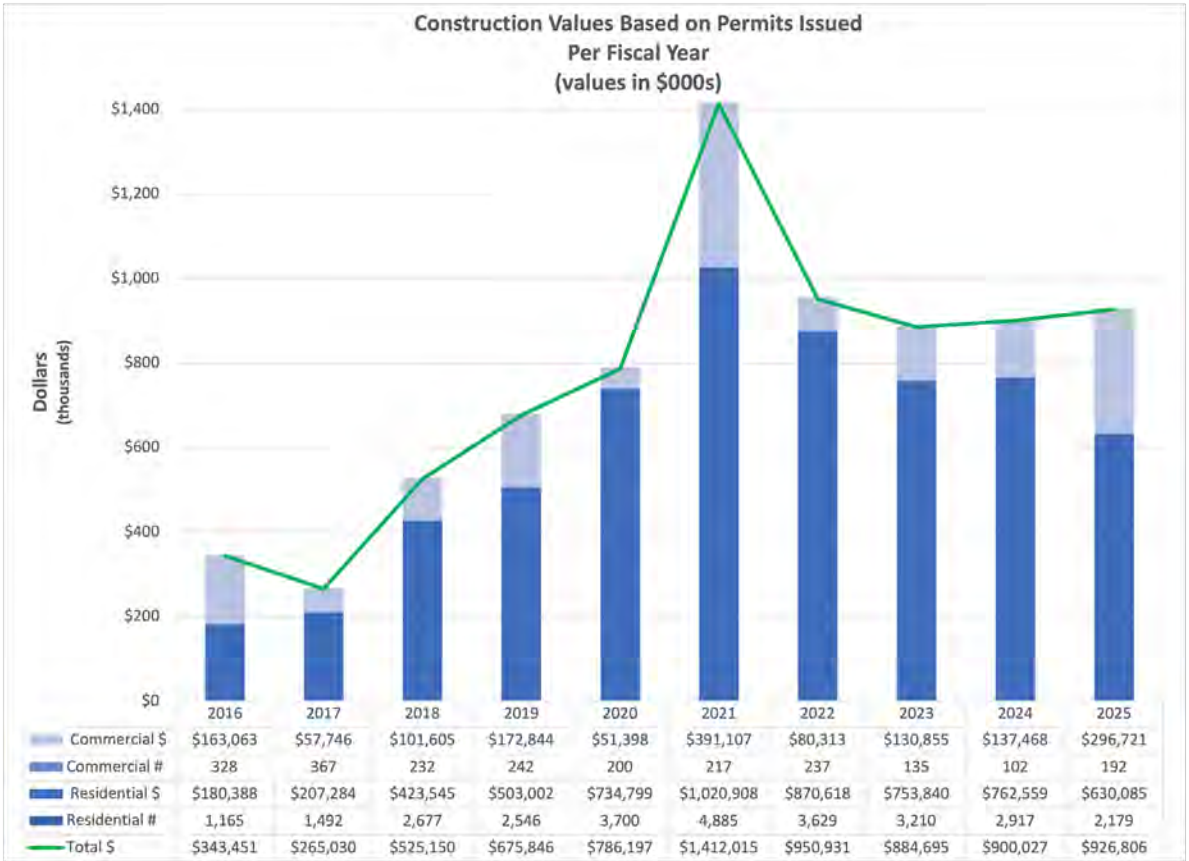
The adopted FY 2026-27 budget recommends an allocation of $42.9 million for the Solid Waste Fund, reflecting an increase of $182 thousand over the adopted FY 2025-26 budget. The adopted household assessment rate is set at $482.16, which represents an anticipated increase of $14.83 from the previous rate of $467.33. This adjustment follows the contractual provision for a 4% annual increase to account for inflation (residential), consistent with standard practices in solid waste agreements nationwide. These annual adjustments are designed to ensure that the contractor can continue to absorb rising costs related to vehicle acquisition and maintenance, containers, fuel, disposal expenses and personnel services. The Convenient Drop-Off Center was closed during Fiscal Year 2025-26; therefore, the adopted FY 2026-27 budget does not include a General Fund transfer to the Solid Waste Fund.

Notably, in April, the City agreed to a $24 million cash settlement agreement with its previous solid waste trash hauler. The settlement resolves the City's 2021 lawsuit over the former waste hauler's performance issues and the early contract cancellation, which required Port St. Lucie to secure a new waste hauler quickly. In June, the City Council approved a plan to allocate all funds from the settlement, including interest, to eligible property owners.

For FY 2026-27, each eligible residential property owner will receive a one-time credit of $364 or $64 on their tax bill, depending on the owner's tenancy status. The net assessment rate will be $118.16 for residents who owned their property before 2022 or $418.16 for newer owners.

Building Fund

The Building Fund remains very active as commercial and residential construction continues. The graph below demonstrates the service demands for the department over the past 10 years. This activity serves as a barometer for increased ad valorem values when new construction is completed, as well as increasing demands for all services.



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Commercial $	$163,063	$57,746	$101,605	$172,844	$51,398	$391,107	$80,313	$130,855	$137,468	$296,721
Commercial #	328	367	232	242	200	217	237	135	102	192
Residential $	$180,388	$207,284	$423,545	$503,002	$734,799	$1,020,908	$870,618	$753,840	$762,559	$630,085
Residential #	1,165	1,492	2,677	2,546	3,700	4,885	3,629	3,210	2,917	2,179
Total $	$343,451	$265,030	$525,150	$675,846	$786,197	$1,412,015	$950,931	$884,695	$900,027	$926,806

Road & Bridge Fund

Gas tax revenues are projected to increase moderately, reflecting trends in population growth and anticipated reductions in driving associated with fuel price increases. Nevertheless, rising operating and capital project costs are resulting in deficit spending within the fund. Cost escalation includes expenditures related to maintaining rights-of-way, such as drainage, roadway, mowing and landscaping maintenance. The long-term financial model suggests that this fund will likely continue to draw on surplus reserves in the foreseeable future. The City is evaluating the introduction of cost recovery fees for private development to help mitigate deficit spending.

Reserve Targets

The adopted budget for FY 2026-27 is balanced and demonstrates sustained fiscal discipline. City Council has established reserve requirements for operating funds: 20% of operating expenditure for the General Fund, 17% for enterprise funds and 50% for the Building Fund. The adopted budget ensures compliance with all required emergency reserves. These reserves position the City to effectively manage most emergency situations and have contributed to the maintenance of the Standard & Poor's general obligation and non-ad valorem bonds outstanding credit rating of "AA." This rating signifies the City's financial strength and long-term stability, which are supported by factors such as considerable economic growth since 2018, increased reserves and significant improvements in debt metrics.

Capital Improvement Program (CIP)

The five-year CIP was developed in alignment with City Council's Strategic Plan and has been discussed throughout the past year in various Council meetings and workshops. We are carefully planning projects that support the established goals.

The City's capacity to advance new capital projects has been considerably restricted because of multiple financial challenges. Economic factors previously outlined, along with persistent inflation, have resulted in higher-than-expected costs for ongoing projects that must be completed. Additionally, market conditions have led to a notable slowdown in new construction activity, causing mobility fee revenues to decrease by almost 50 percent and diminishing a vital funding stream for transportation and mobility initiatives.

To address funding gaps for essential capital projects and capitalize on land acquisition opportunities for parks, green spaces and public use, the City has relied on budget stabilization and reserve funding, thereby limiting funding available for new projects. Collectively, these circumstances have constrained the number of projects that can be responsibly pursued in the upcoming years.

We have deferred nine (9) projects with funding by the General Fund because of the uncertainty of future ad valorem revenue. Projects planned over the five-year period are projected to cost $1,069,382,951 and are outlined in detail later in the adopted budget.

The CIP includes planned projects funded by the Half Cent Sales Tax, which was approved by voters in 2018. This sales tax is expected to end in FY 2028-29 but will contribute approximately $33.9 million to support projects over the five-year plan, including California Boulevard widening, Gatlin Boulevard resurfacing and St. Lucie West Boulevard widening from Peacock to Cashmere, which is contingent upon extension of the sales tax. Visitors to the City are projected to generate about 15-20% of this revenue.

The CIP also is supported by ongoing collection of the mobility fee, which continues to provide funding for addressing traffic concerns. Mobility fees are paid by developers for new development, redevelopment or changes in land use. These developer fees are insufficient to cover development costs, which is placing a financial burden on the City. Ideally, the City should not be subsidizing new developments and is evaluating potential adjustments to its fee structure.

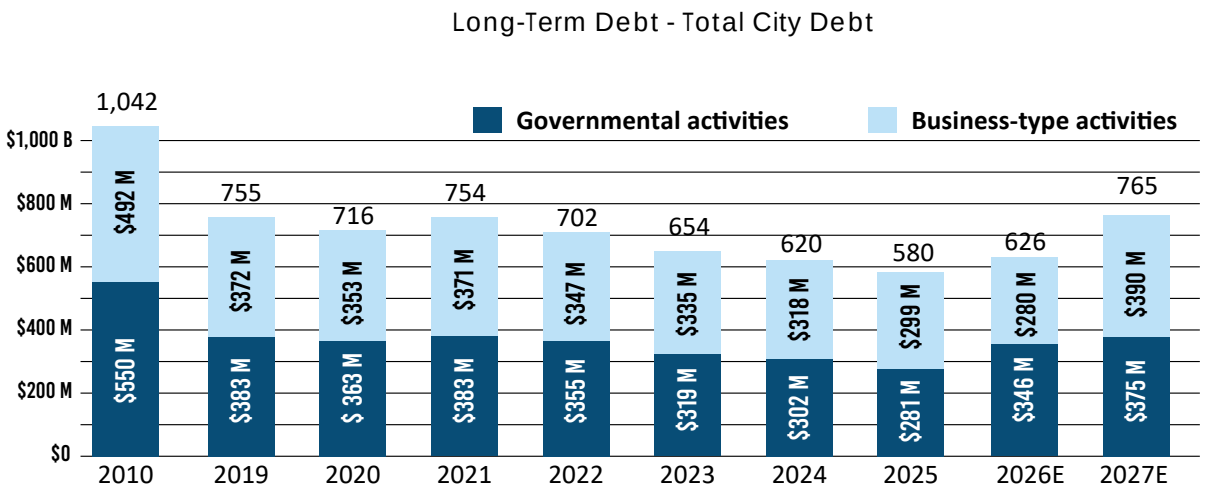
Recently and with the City's growth, more roads have been transferred from developers to the City for maintenance and the costs of maintaining these roads have increased while revenues have declined.

For FY 2026-27, mobility fees are projected to generate revenues of $3.9 million, which is half of last year's amount. We have seen a steady decline year over year in mobility fees since FY 2025-26. The CIP includes major investments focused on enhancing traffic flow and expanding transit access through the addition of sidewalks and improved bicycle infrastructure. A total of three (3) projects across six benefit districts will be funded through these fees. This is significantly lower than the number of projects we've been able to complete in previous years, because of a decline in funding and increased costs. Additionally, these revenues will support debt service payments for the Floresta Boulevard Widening Project, which is being financed by bond proceeds.

Personnel Impacts

As the City continues to expand, the demand for essential services has correspondingly increased. To address this, the adopted budget for FY 2026-27 incorporates seven new full-time positions for the enterprise funded Utility Systems Department. The City anticipates a total staffing of 1,550.25 employees for the upcoming fiscal year. While the City's population has increased by more than 100,000 residents in the past 15 years, we've decreased staffing ratios from 8.01 employees per 1,000 residents in FY 2008-09 to 5.9 employees per 1,000 residents today.

Long-Term Debt



As illustrated in the chart, the City has made significant progress in reducing its long-term debt through disciplined financial management, strategic refinancing and timely principal payments. From a high of more than $1.042 billion in FY 2009-10, the City's outstanding debt was reduced to $580 million by the end of FY 2025. The City's estimated outstanding debt position for the end of FY 2025-26 includes approximately $77 million in bond financing for Road and Bridge, Public Facilities and Parks projects.

Looking ahead, the City expects to issue $180 million in bonds for much needed Utility Systems, Road and Bridge and Stormwater System projects of a growing city, in FY 2026-27; outstanding debt is projected to reach $765 million by the end of FY 2026-27. Despite this increase in infrastructure spending, the debt level will remain at about $277 million below the FY 2009-10 peak, demonstrating the effectiveness of the City's long-range debt strategy.

The City has $6 million in General Fund reserves for debt reduction. These reserves support the debt strategy, which includes:

- Proactively paying down legacy obligations.
- Leveraging refinancing that lowers interest costs.
- Accelerating early debt retirement when advantageous.
- Issuing new debt strategically for high-priority capital improvements aligned with community needs.

In early 2025, Moody's upgraded the City's issuer and general obligation ratings from Aa3 to Aa2, reflecting a stronger financial position driven by robust revenue growth, conservative management of American Rescue Plan Act (ARPA funds), higher property values and economic growth outpacing US Growth Domestic Product (GDP). Moody's also affirmed the Aa3 rating on the Stormwater Revenue Bonds.

Also in early 2025, Fitch reaffirmed the City's strong standing by maintaining an "AA" rating on the Utility Systems Revenue Bonds issued in 2016, 2018 and 2021. This highlights economic growth and management. Fitch also assigned an "AA" Standalone Credit Profile to the water and sewer system, assessing it independently. The stable "AA" rating shows the City can manage debt and support growth.

These positive ratings from Moody's and Fitch highlight the City's commitment to sound fiscal management, responsible debt practices and financial sustainability. They show the City's efforts to invest in infrastructure while maintaining flexibility and advancing community prosperity.

Opportunities

As Port St. Lucie continues to progress as the sixth largest city within the state, the budget outlook presents several opportunities to support ongoing development.

The Southern Grove Jobs Corridor remains with only a limited number of parcels still held by the Governmental Finance Corporation (GFC). As properties are sold, responsibility for taxes, Special Assessment District fees and Community Development District bond payments transfer to new owners, effectively reducing GFC's current debt obligations. The carrying value of this burden has decreased by nearly $4 million and an additional reduction of $500,000 is anticipated from future closings associated with existing Purchase Sale Agreements and Purchase Option Agreements on remaining parcels.

Walton & One is positioned to serve as a significant economic catalyst for the east side of Port St. Lucie. With the MIDFLORIDA Event Center already established, planned developments include restaurants, retail establishments, office space, hotels and residential units, all anchored by a forthcoming developer-funded United Soccer League stadium within the Walton & One district.

Additional notable opportunities consist of:

- The commencement of construction on waterfront restaurants and food venues and increased use of The Port District, the City's riverfront destination.
- Enhancements to the parks systems, the opening of Tradition and Torino regional parks, both designed with community feedback.
- Expansion of light commercial and industrial development across Port St. Lucie.
- Acquisition of grant funding resulting from advocacy efforts at the state and federal levels.

Threats

While the opportunities above will help guide priorities, it is important to always look down the road and keep track of potential threats.

The FY 2026-27 adopted budget is balanced across all funds, underscoring our dedication to maintaining financial stability and ensuring the continued delivery of essential services to our residents. However, it is important to note that our long-range financial model is projecting future deficits in the General Fund, Road and Bridge Fund and Stormwater Fund. These forecasts highlight the need for proactive measures to safeguard our City's fiscal health in the years ahead.

To address these challenges, we are actively exploring a variety of strategies. These include diversifying our revenue sources to reduce reliance on any single stream, implementing cost-saving initiatives across departments, evaluating and adjusting service levels where appropriate and considering the deferral of select capital projects. Our goal is to consistently maintain a balanced budget each fiscal year, even as we navigate evolving economic conditions and increasing demands for City resources.

The Municipal Police Officers' Trust Fund's latest actuarial valuation report places the funded level at 81.7%, which leaves an unfunded pension liability of $44.1 million. According to the grading criteria established by the Leroy Collins Institute at Florida State University, this funding ratio places the plan in the "A/B threshold range," as the Institute assigns 2.0 points for funding ratios between 80% and 100%, which contributes to an overall grade of "A" when combined with the plan's strong performance on other metrics. Currently, the Municipal Police Officers' Trust Fund is reasonably strong and performing above average relative to similar pension systems statewide.

The Other Post Employee Benefits (OPEB) Trust Fund funded liability decreased from 53.6% in 2024 to 49.7% in 2025, which now has an unfunded actuarial accrued liability of $38.6 million. As the pension funds have significant exposure to the stock market, this remains an area of risk for the City.

The nation's economy demonstrates resilience in the face of geopolitical tensions and elevated interest rates, bolstered by consistent job growth and sustained consumer spending. Nevertheless, uncertainties regarding federal policies have affected consumer confidence and heightened apprehension about a possible economic downturn. Inflation reached 4.2% as of May 2026, marking its highest level since April 2023. This increase is exerting upward pressure on the costs associated with delivering public services, including compensation, benefits, materials, equipment and infrastructure development. As we address these financial challenges, diligent planning and strategic allocation of resources will be essential to preserving the quality of services upon which our community relies.

Because of prudent financial planning and effective decision-making from City Council, the City continues to maintain a stable financial standing. Nevertheless, we acknowledge that economic environments evolve and we will consistently monitor relevant trends. Through ongoing analysis and timely adaptation, we are prepared to implement strategies that mitigate risk to service levels while preserving fiscal stability.

Other potential threats include:

- The accelerated demands on our traffic system to accommodate our changing City.
- The impact of development in our county and in counties adjacent to our City boundaries.
- Limited commercial resources to keep up with residents' needs.
- Lack of staff to meet our current level of service, coupled with a competitive labor market.
- Inflation and rising costs for construction projects, goods and services.
- Rising fuel prices and possible gas tax relief from state and/or county agencies.
- Increasing frequency of severe weather events.
- Changes in federal and state grant priorities.
- State legislation that could impact home rule and create unfunded mandates, as well as the adopted property tax reform.

Conclusion

In summary, the FY 2026-27 budget is a purposeful investment in maintaining current service levels, particularly with infrastructure, technology, innovation and staffing. Reflecting on our strategic goals, financial outlook and opportunities, we acknowledge the achievements of the City Council and our dedicated team. The FY 2026-27 budget is balanced and forward-looking, supporting progress while ensuring fiscal responsibility amid serious uncertainties about the future of Florida's property tax system. I am grateful for the hard work, careful planning, responsible management and commitment shown by our staff in creating this financial framework for the year ahead.

I look forward to collaborating with City Council to put this budget into action for our residents.

Respectfully submitted,



Jesus Merejo, ICMA-CM

City of Port St. Lucie, City Manager

THE CITY MANAGER'S FY 26/27

ADOPTED BUDGET IN BRIEF

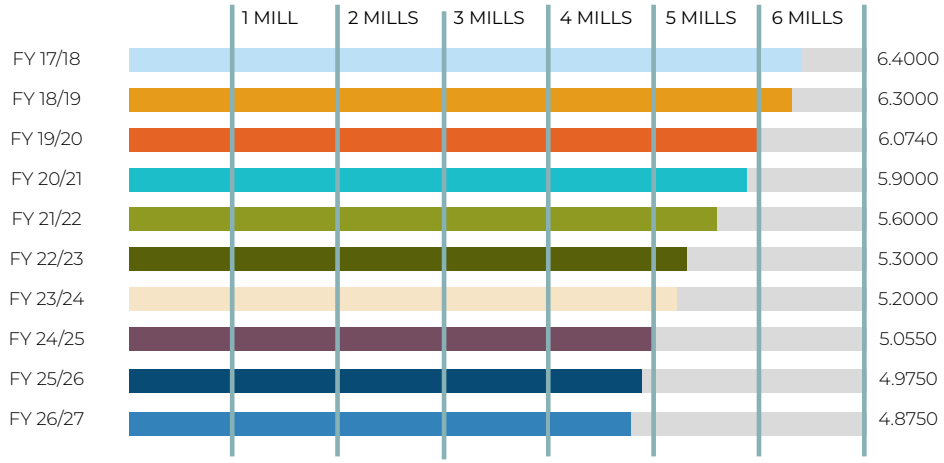
The Fiscal Year 26/27 Adopted Budget allocates resources to support Port St. Lucie's Strategic Plan goals.

TAX BASE INCREASE

The certified 2026 taxable value increased by 8.36% over 2025 certified value because of increased growth and property appreciation, from **$25.6 billion (FY 25/26)** to **$27.7 billion (FY 26/27)** as of July's certification.

MILLAGE RATE

Millage rate is the tax rate per $1,000 of taxable property value. The City's adopted operating Millage rate is **4.6107** per thousand for **FY 26/27**. The adopted total millage rate is **4.8750**.



City Taxes (Prior vs Current)	FY 25/26 Tax Year Adopted City Taxes	FY 26/27 Tax Year No Change	FY 26/27 Tax Year Adopted City Taxes
Assessed Value	$250,026	$243,009	$243,009
Exemption Amount	$50,722	$51,411	$51,411
Taxable Amount	$199,304	$191,598	$191,598
City Total Millage Rate (per $1,000 of value)	4.9750	4.9750	4.8750
Total City Taxes per Year	$991.54	$953.20	$934.04
Difference with Adopted Millage Reduction			($19.16)

Although the median market value of an single-family home in PSL is $331,300 (market value is determined by Property Appraiser), the median assessed value by the County Property Appraiser is $243,009. The assessed value is used to determine the annual property tax.

FISCAL YEAR 26/27

11.7%

increase from FY 25/26 due to inflation and capital projects.

$971,576,281

All Funds Total Budget

GENERAL FUND

9.38%

$20 million increase from FY 25/26.

$232,462,651

General Fund Total Budget

CROSSTOWN VOTER DEBT

The voter-approved debt service millage for Crosstown Parkway is reducing from 0.3143 in FY 25/26 to 0.2643 in FY 26/27.

OPERATING MILLAGE

Operating Millage is reducing from 4.6607 to 4.6107.

STORMWATER

Stormwater Fee will increase by $6 for a total of $195 for residential and $147.75 for vacant property.

SOLID WASTE

The Solid Waste Assessment Fee will increase to $482.16 per contractual obligations with the City's solid waste vendor. Qualified residential homeowners are receiving a one-time credit of $364 or $64.

UTILITY SYSTEMS

The Utility Operating System is increasing the water rate by 3.5%, while the sewer rate remains the same.

$331,300

Median market value for a single-family home in Port St. Lucie.

(Market value is determined by Property Appraiser)

GENERAL FUND USE OF REVENUES

Total **$232,462,651**

- **POLICE: 44.7%** — $103,910,668
- **GENERAL GOVERNMENT: 6.5%** — $15,202,764
- **ADMINISTRATION/OTHER: 15.7%** — $36,403,159
- **FINANCE: 2.6%** — $6,125,227
- **INTERFUND TRANSFERS: 4.4%** — $10,204,327
- **MANAGEMENT & BUDGET: 1.3%** — $2,922,040
- **PARKS & RECREATION: 10%** — $23,318,739
- **NEIGHBORHOOD SERVICES: 1.9%** — $4,407,124
- **INFORMATION TECHNOLOGY: 5.4%** — $12,567,873
- **CONTINGENCY 5.6%: $12,895,387**
- **MIDFLORIDA EVENT CENTER: 1.9%** — $4,505,343

GENERAL FUND SOURCE OF REVENUES

Property Taxes: 48.3% $112,333,013

- Transfers $25,110,839: 10.8%
- Intergovernmental $23,894,320: 10.3%
- Utility Taxes $23,463,172: 10.1%
- Electricity $17,450,000: 7.5%
- Other Taxes $13,946,285: 6%
- Charges for Service $6,481,693: 2.8%
- Other Miscellaneous $4,803,173: 2.1%
- Fines & Forfeitures $1,876,700: 0.8%
- Uses of Reserves $1,575,000: 0.7%
- Licenses & Permits $1,528,456: 0.7%

STAFFING

FY 26/27 adopted budget includes a net increase of 7 positions in the Utility System's Fund for a total of **1,550.25 FTEs**.

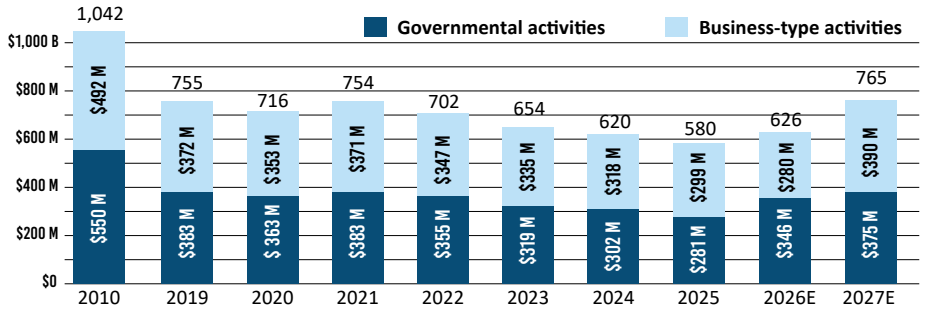
CAPITAL IMPROVEMENT PROJECTS

The City is prudently planning for critical infrastructure projects to support the City's growing population demands. Projects planned over the five-year period are projected to cost $1.069B.

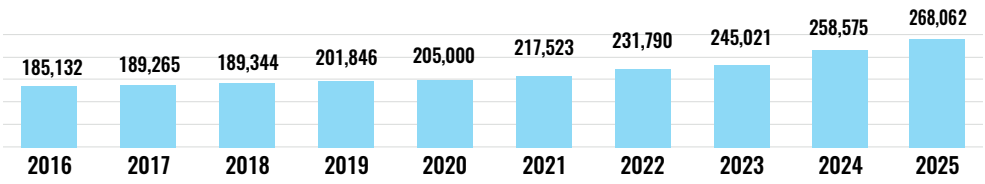
Project	Budget
Utility System Upgrades	$672.7M
Walton & One, Torino & Tradition Regional Parks & O.L. Peacock Park	$51.1M
Facilities Maintenance	$34.8M
Street Resurfacing	$24.5M
Sidewalk Projects	$9.9M
Other Projects	$276.4M

DEBT REDUCTION

The City's long-term debt has been reduced as a result of principal payments and refinancing, when appropriate, from a high of more than $1.042 billion in debt in FY 09/10 to a projected $765 million for FY 26/27 based upon the estimated principal payments. This represents a projected 26.58% reduction in debt from FY 09-10 to FY 26/27.

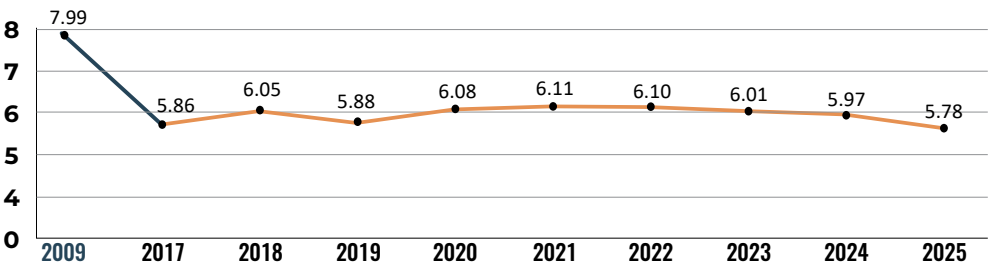


POPULATION GROWTH



EMPLOYEES PER 1,000 RESIDENTS

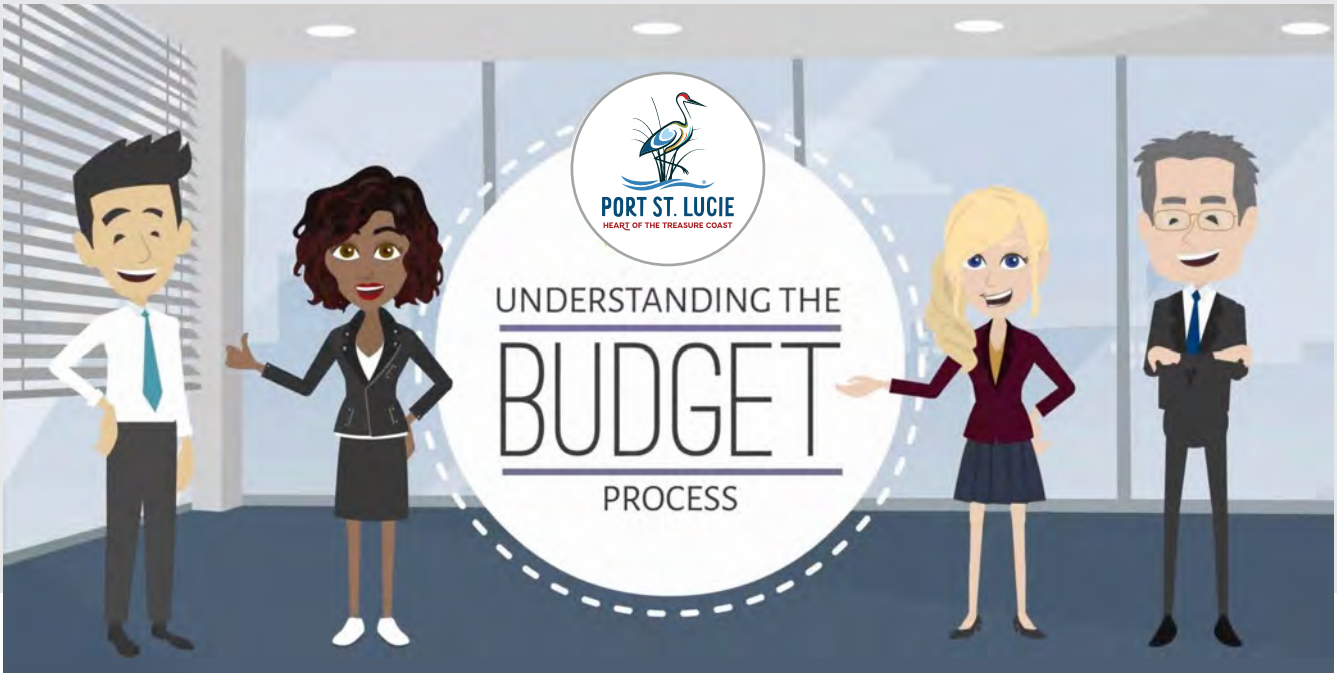
Units in thousands



The Purpose of the Budget

Collectively, the annual budget process and document are the most important responsibility of City Council. This document defines four key roles that explain the work of Council to the City's residents, the business community and those considering living or investing in the City.

- The budget serves as a Policy Document providing information with respect to the policies, goals and objectives for the coming year; further, it provides an explanation of the budget process to achieve the goal of a balanced budget and meet the statutory requirement.
- The budget serves as the Financial Plan that explains the fiscal structure and operation of the City's major revenue sources and expenditures approved for the adopted year. This information provides projections for the current year's financial activity, as well as comparing it to historical and past programs.
- The budget serves as an Operations Guide demonstrating the relationship between the organization's departmental programs, structure, staffing and the goals and objectives that have been defined in the Strategic Plan and other guiding documents.
- Most importantly, this budget document is used to comprehensively communicate and provide transparency to the public on how the City of Port St. Lucie – as a government – operates within prescribed guidelines, as well as recommended and accepted practices to achieve its goals.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Port St. Lucie
Florida

For the Fiscal Year Beginning

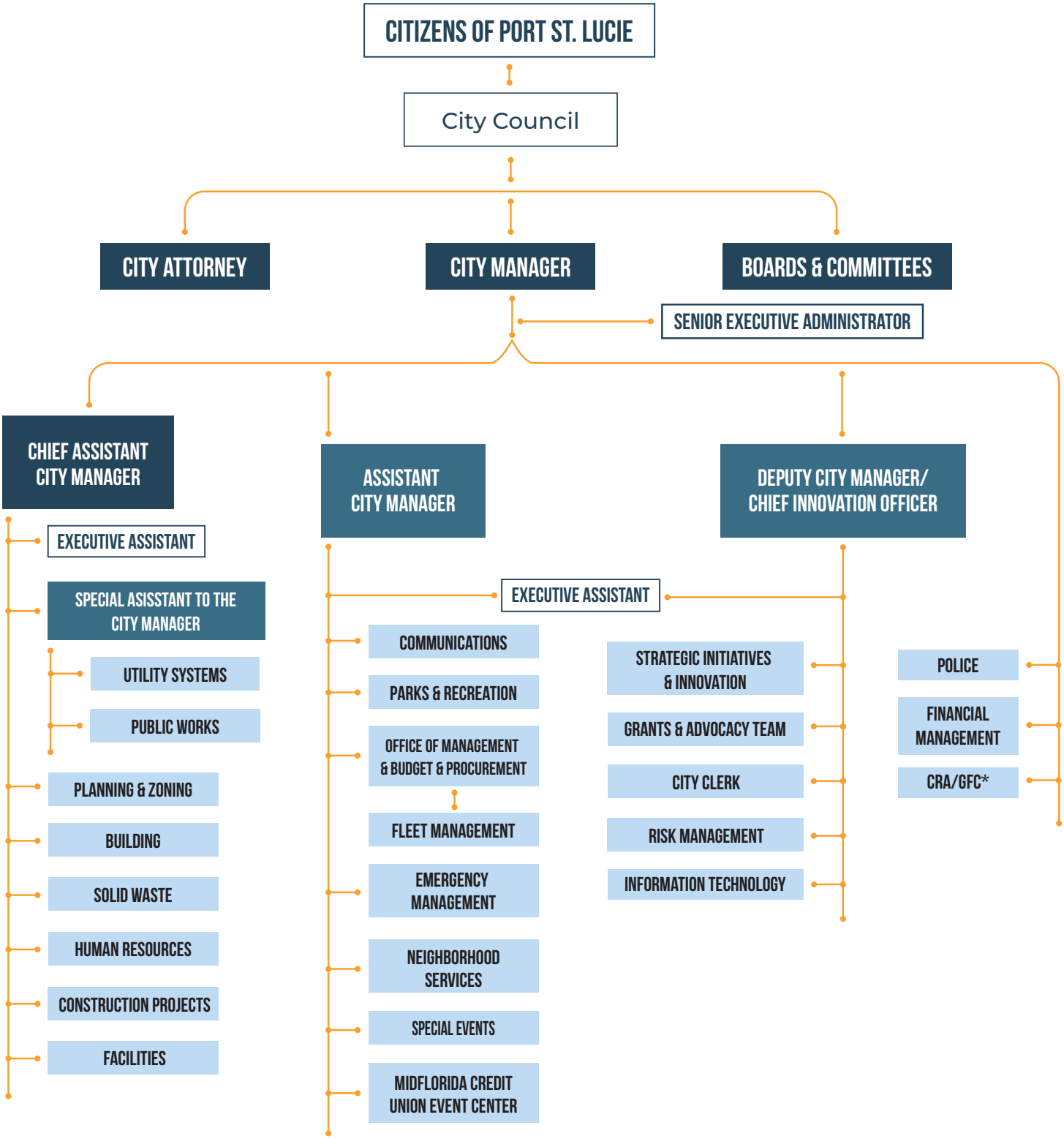
October 01, 2025



Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Port St. Lucie, Florida for its annual budget for the fiscal year beginning October 1, 2025. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award. The City also received special recognition for Performance Measures, Strategic Goals & Strategies and the Budget Process by GFOA for the fiscal year 2025-26.



*Community Redevelopment Agency/ General Finance Corporation/ Economic Development

Port St. Lucie History

The City of Port St. Lucie was incorporated in 1961 by General Development Corporation, which was responsible for starting several communities throughout the state. Before incorporation, the earliest known settlers of the area were the Ais Indians. Evidence of their presence at Spruce Bluff is still visible and is called the Spruce Bluff Mound. The mound is 18 feet tall and 190 feet in diameter and dates back between 100 and 300 B.C. This mound was investigated and recorded by the state in 1978. Spruce Bluff's (now called Port St. Lucie) original non-Indian settlement started in the 1890s. John Enos Fultz, a widower, settled Spruce Bluff.

Fultz petitioned for a post office and the name Spruce Bluff was adopted. Mail was transported by a 20-foot schooner-rigged boat and sawmills were operated to clear the pine and cypress. Settlers planted pineapples and citrus, but by 1894, a severe freeze discouraged the early settlers and they left. Today, all that remains of this community is a small stone obelisk on Lookout Boulevard with some broken gravestones.

The monument is inscribed "Spruce Bluff Early Pioneer Settlement 1892." On the north and south faces are the names or descriptions of seven people buried there. Spruce Bluff is now a recreation area comprised of 97 acres and is owned and managed by St. Lucie County.

City Government

The City of Port St. Lucie was created under the Laws of Florida Act 61-2721 and has operated under a Council/ City Manager form of government since 1976. The City Council appoints the City Manager, who serves as the City's chief administrative officer and is responsible for carrying out the policies, ordinances and resolutions adopted by City Council. The City Manager directs the operations of the City and its various departments. City Council is responsible for determining policy, adopting legislation, adopting the budget, setting rates and fees and appointing the City's Attorney and independent auditor.

The City provides a range of municipal services, including police protection; code inspection and compliance; planning and zoning; community and economic development; construction and maintenance of facilities; recreational and cultural activities; emergency preparedness management; water and wastewater utilities; stormwater management; transportation; and general administrative support.

Independent taxing authorities provide fire protection and education services. With approximately 120 square miles and a current population of 268,062, as estimated in July 2025. Approximately 87.6% of its single-family lots are developed. In recent years, the City has had tremendous growth, which is reflected by its early historical growth pattern. The population in 1970 was 330.

Today, Port St. Lucie is the largest city on the Treasure Coast. The City was primarily a residential community but is now increasing the number of commercial sites to meet the needs of its residents. Although originally designed as a retirement community, today, the average age in Port St. Lucie is 43.9 years.

Port St. Lucie at a Glance

The City of Port St. Lucie is located 50 miles north of the City of West Palm Beach along Florida's East Coast. It is the largest city in the area known as the Treasure Coast, named for its history of Spanish treasure ships that sunk along our coast during early settlement of the New World. Port St. Lucie is part of St. Lucie County with Fort Pierce serving as the county seat. The City is bordered by the Indian River and split in half by the North Fork of the St. Lucie River. Residents with boats can access the Atlantic Ocean via the St. Lucie River through Stuart and the St. Lucie Inlet.

With its tropical South Florida climate, Port St. Lucie's average annual temperatures range from a high of 83 to a low of 65 degrees. Recreational opportunities abound because of the climate and location of the City. In addition to boating on the St. Lucie River, beaches are just a short drive. The City's extensive number of Parks and Recreation programs offer several sporting opportunities for all ages.

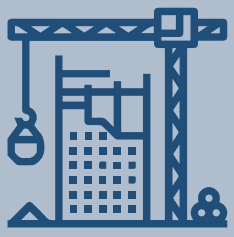


Economic Conditions & Local Economy

As part of its long-term economic development strategy, the City is engaged in diversifying and expanding its employment base. The City has had several early successes thanks to its partnerships with the state, St. Lucie County, the Economic Development Council, the private sector and others, most notably the biotechnology cluster developing within the Tradition Center for Innovation (TCI).

Completed projects include TAMCO; Oculus Surgical; Accel International; FedEx Ground; Cheney Brothers Distribution Facility; Total Truck Parts; Lowes Home Improvement; Aldi Grocery Store; Amazon Delivery Center; and Amazon Fulfillment Center.

Projects currently under development include Costco Warehouse Depot; Dragonfly Warehouse; LactaLogics; Marine Digital Integrators; Import Mex of Florida; Project Four PSL; and Farrell Storage.



COMMERCIAL DEVELOPMENT

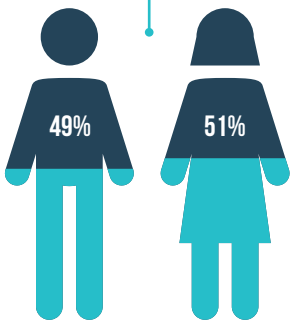
The City of Port St. Lucie continues to experience commercial and residential development activity, although new construction growth has slowed compared to prior years. New single-family residential permits issued in FY 2025 totaled 2,179 compared to 2,917 in 2024. New commercial permits increased to 192 compared to 102 in 2024. The total value of all permits issued during FY 2025 was approximately $926.8 million. While residential growth has moderated, ongoing commercial investment and development activity are expected to continue contributing to the City's long-term ad valorem tax base.



HOUSING MARKET

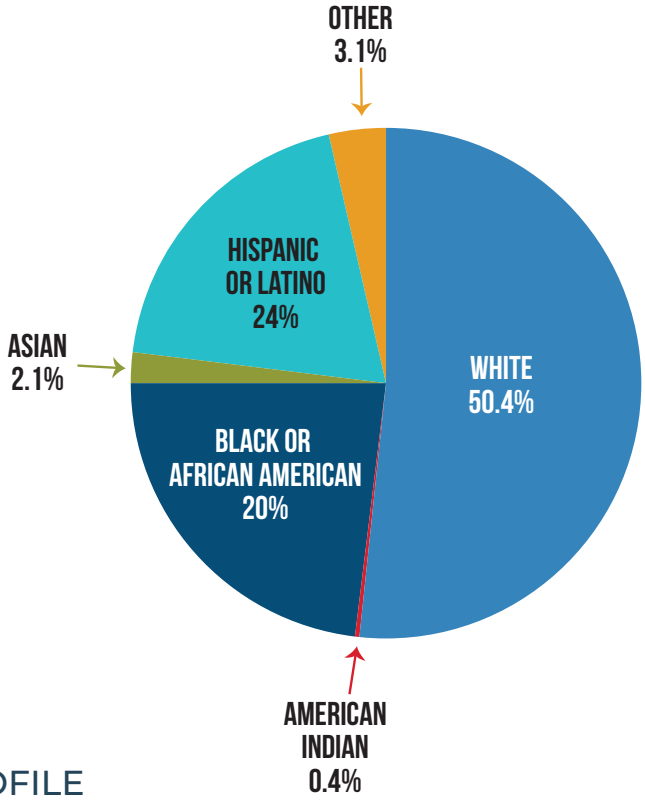
According to the Florida Realtors Association, the median sales price of a single-family home in St. Lucie County decreased 1.8% from $395,000 in 2025 to $388,057 in 2026. The median sales price of townhouses and condos in St Lucie County decreased by 6.9% in 2026. The City's low crime rate, improved grades of local schools and affordable market rate housing are contributing factors leading the housing demand in Port St. Lucie.

PORT ST. LUCIE
DEMOGRAPHICS



Population 268,062

as of 7/1/25 as per U.S. Census Bureau



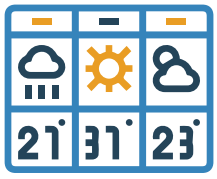
30.5 minutes AVERAGE TRAVEL TIME TO WORK

$37,828 PER CAPITA INCOME

43.9 MEDIAN AGE

AREA PROFILE

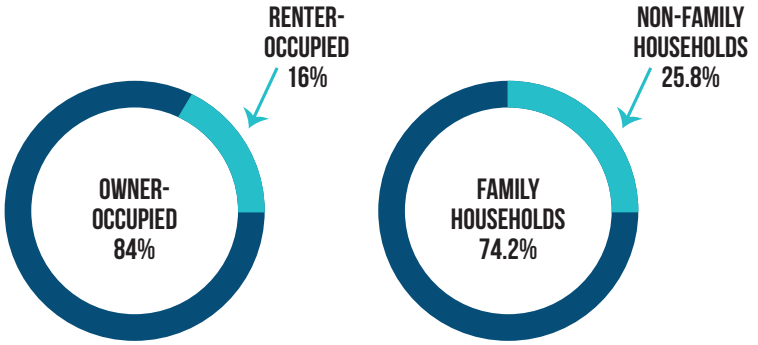




Average Temperature

83° | May-Sept.

65° | Dec.-Feb.





$80,648 MEDIAN HOUSEHOLD INCOME

2.8 AVERAGE HOUSEHOLD SIZE

$1,937 MEDIAN GROSS RENT

U.S. Census Bureau Quick Facts, 2025; Bureau of Economic and Business Research, 2025; American Community Survey (ACS)
Point2Homes.com, 2025

ECONOMIC STATISTICS 2016-2025

Demographic & Economic Statistics: Last Ten Fiscal Years

Fiscal Year	Personal Income (1)	Per Capita Personal Income (1)	Public School Enrollment	Unemployment Percentage (1)
2016	$ 23,278,099	50,134	26,299	5.8 %
2017	24,904,378	51,824	26,755	4.7 %
2018	26,183,961	54,228	26,523	3.9 %
2019	27,953,740	55,691	26,272	3.5%
2020	30,437,520	59,153	25,994	5.7%
2021	33,799,436	64,430	26.020	4.2%
2022	36,360,943	65,470	28.347	2.9%
2023	40,326,521	73,080	29.574	3.5%
2024	42,914,703	77,942	28,726	3.3%
2025	N/A	N/A	29,046	5.0%

(1) Prior year revisions included per U.S. Department of Labor.

Note: Public school and unemployment figures include Port St. Lucie only.
All other figures cover the Port St. Lucie Metropolitan Statistical Area (MSA).
In FY25 the BEA discontinued publication of statistics for the MSA (metropolitan statical area) which is a larger area encompassing multiple counties. They now focus strictly on individual counties so the City is now using St. Lucie County's statistics, including an update of prior years' data.

Sources: Florida Department of Education
St. Lucie County Public School System.
U.S. Department of Labor.

Construction Values: Last Ten Fiscal Years

Fiscal Year	Residential Value	Number of Residential Units	Commercial Value	Number of Commercial Units
2016	$ 180,388,212	1,165	$ 163,062,804	328
2017	207,284,671	1,492	57,745,656	367
2018	423,544,740	2,677	101,604,785	232
2019	503,001,543	2,546	172,844,438	242
2020	734,799,046	3,700	51,397,804	200
2021	1,020,908,161	4,885	391,106,787	217
2022	870,618,486	3,629	580,313,398	237
2023	753,839,804	3,210	130,855,269	135
2024	762,558,894	2,917	137,468,147	102
2025	630,084,808	2,179	296,721,482	192
Current Year Increase (Decrease) over Prior Year				
Quantity & Amount	($132,474,086)	(738)	$ 159,253,335	90
Percentage Change	(17.37) %	(25.30) %	115.85 %	88.24 %

Sources: City of Port St. Lucie Building Department. The construction permit data switched from calendar year in 2025.
City of Port St. Lucie FY25 Annual Comprehensive Financial Report.

Principal Employers in St. Lucie County

Employers	2025				2016		
	Employees	Rank	Percentage of Total Jobs		Employees	Rank	Percentage of Total Jobs
St. Lucie County School Board	6,079	1	3.59 %		5,416	1	7.40 %
Walmart	3,389	2	2.00 %		2,253	3	3.08 %
Publix	2,015	3	1.19 %		1,466	6	2.00 %
Lawnwood/HCA Medical	1,973	4	1.16 %		2,189	4	2.99 %
Indian River State College	1,500	5	0.88 %		2,400	2	3.28 %
City of Port St. Lucie	1,402	6	0.83 %		1,015	7	1.39 %
Amazon	1,294	7	0.76 %				
Oak Hill Hospital	949	8	0.56 %				
St Lucie County BOCC	886	9	0.52 %		1,624	5	2.22%
St. Lucie County Sheriff's Dept.	743	10	0.44 %				
Convey Health Solutions					950	8	1.30 %
Liberty Healthcare Group, Inc.					920	9	1.26 %
Martin Health Systems					850	10	1.16 %
Total	**20,230**		**11.93%**		**19,083**		**26.08%**
Total Jobs Available	**169,528**				**73,176**		

Sources: Economic Development Council (EDC) of St. Lucie County, Florida Department of Economic Opportunity, City of Port St. Lucie Payroll Department, and St. Lucie County Consolidated Annual Financial Report

Note: State and Federal employers not ranked. Information is for St. Lucie County. Specific City only information not available. This information uses most recent County and EDC data available.

City Council's Vision & Highlights

City Council has established a vision to be a leader in finding innovative solutions that put residents first and support opportunities for all people to thrive. Our team works to help Council carry out this vision with an organizational mission to provide exceptional services that enhance our community's safety, beauty and quality of life through innovation, engagement and fiscal responsibility. The City and staff continue to be recognized nationally and statewide:

- 2025 All-America City winner
- 2025 Great Places in Florida People's Choice Award
- PSL ranks #7 where retirees hold the most real estate wealth
- PSL ranks #3 among small U.S. cities for economic growth
- PSL ranks as third hottest small rental market in the U.S.
- PSL ranked Florida's best real estate market, 14th in the U.S.
- PSL ranks #8 best city for Hispanic entrepreneurs in 2025
- PSL Leaders honored with 2025 Home Rule Hero Award
- City receives the 2025 Hope Award Trailblazer Honor
- City employees honored by American Public Works Association
- PSL featured by Bloomberg Cities for Innovation efforts
- PSL recognized as Tree City nationally, internationally
- New Naturally PSL Awards honor community contributions to green spaces
- Moody's ratings highlight strong financial outlook for City of PSL
- Fitch affirms PSL Utility Systems' Revenue Bonds rating at "AA"
- Recipient of the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for FY 2025-26. The City has satisfied nationally recognized guidelines and best practices for effective budget presentation for 37 consecutive years. The City also received special recognition for Performance Measures, Strategic Goals & Strategies and the Budget Process by GFOA for the fiscal year 2025-26.
- PSL ranks #36 most ethnically diverse midsize city in the U.S.
- City employee honored by the Florida Municipal Communicators Association (FMCA) as Communicator of the Year.
- The City has six accredited departments.
- Recipient of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence Financial Reporting for its Annual Comprehensive Financial Report for the 34th consecutive year in 2024.

Integration of the Strategic Plan and the Budget



City Council's adopted Vision and Mission for the City help to guide the work of Council and City departments. The City Manager established Organizational Values to further guide the City's work. All inform the City's Strategic Plan, which the organization uses to help prioritize the annual budget. The integration of these tools helps our organization incorporate the community's desired direction and the steps necessary to execute that vision for the future.

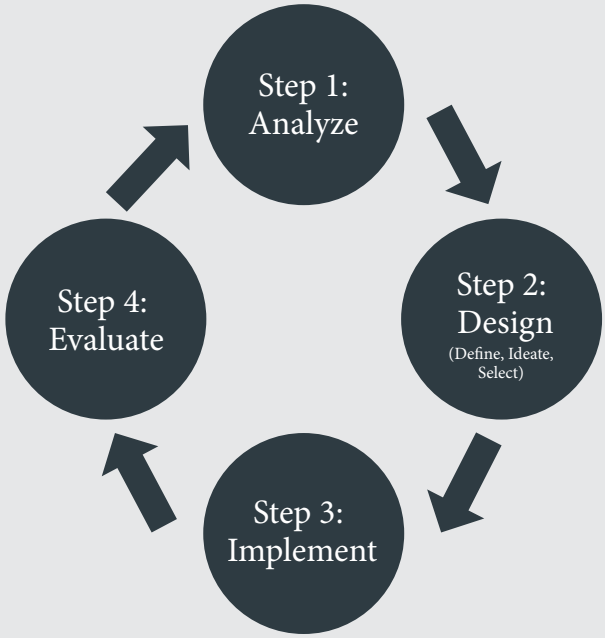
Strategic Planning Process and Planning Model

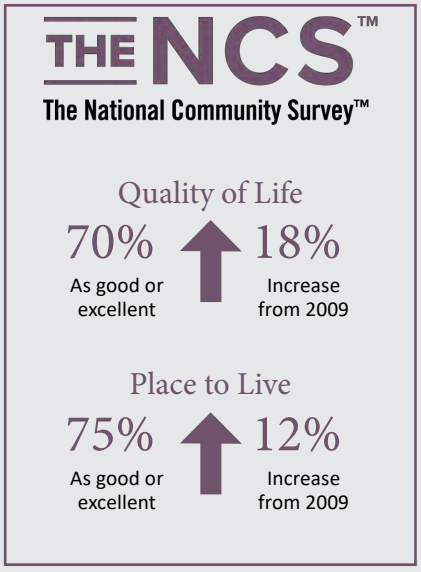
The City of Port St. Lucie uses the following strategic planning system to guide the organization and its continuous improvement.

STEP 1: ANALYZE

USING SCIENTIFIC DATA FROM THE NATIONAL COMMUNITY SURVEY™

The Strategic Planning Process begins with analyzing citizen feedback through conducting the National Community Survey™ of Port St. Lucie residents, which has been conducted annually since 2018 following an initial survey in 2009. Created, administered and analyzed by the National Research Center, Inc., the National Community Survey (NCS) is described as the gold standard in community assessments. It provides a comprehensive and accurate picture of community quality and resident perspectives about local government services, policies and management. The NCS is conducted in hundreds of communities in nearly every U.S. state. The NCS uses scientific survey methods and best practices to guarantee valid findings and results into meaningful context. The NCS allows us to get the community's opinion on specifics, track our performance over time and to meaningfully compare ourselves to other communities. In addition to questions on a multitude of government services, City Council proposes unique questions to gauge resident feedback prior to designing solutions.





GATHERING IN-PERSON FEEDBACK AT THE ANNUAL CITIZEN SUMMIT

We further analyze citizen feedback through the annual #IAMPSL Citizen Summit, which attracted more than 800 residents in 2026. The Citizen Summit included a participatory budgeting exercise and unique stations representing the strategic plan goals to obtain more in-depth citizen feedback.

REVIEWING EMERGING ISSUES IN-DEPTH AT THE WINTER WORKSHOP

City Council and staff further identify and analyze issues in depth at the annual City Council Winter Workshop where they review topics for potential inclusion in the Strategic Plan. These in-depth discussions lead to further research and can be prioritized by Council in the Strategic Plan. The 2026 Winter Workshop included presentations of High Impact Plans (or summaries of the top ways each department is advancing the Strategic Plan) along with key performance metrics and staffing projections) for all City departments.

STEP 2: DESIGN

Council direction from the Winter Workshop and feedback from the Citizen Survey™ and Citizen Summit are presented to the Mayor and City Council at its annual Strategic Planning Workshop. The Mayor and Council uses this information to evaluate its current strategic goals and design (define, ideate and select) solutions in the form of refinements to the Strategic Plan. Council conceptually approved its updated Strategic Plan Goals, Strategic Initiatives and Priority Projects at the conclusion of its annual Strategic Planning Workshop on May 4-5, 2026, and will consider adoption of the updated Strategic Plan later in 2026/early 2027. The plan was previously updated on July 23, 2025 and those priorities have guided planning for this budget.

STEP 3: IMPLEMENT

The Mayor and Council hold a Summer Workshop in July and make decisions during this review to increase or decrease fees or costs in various programs, if needed. The Mayor and Council also set the date for the two budget hearings held in September of each year. One of the most important decisions Council will make is setting the millage rate.

The adoption of the annual budget and capital improvement plan and the ongoing implementation of department strategic operations plans provide the funding and policy direction necessary to put the Strategic Plan into action. Each planning document is aligned with the community's vision, the organization's mission, the financial realities facing the City and operational priorities. Projects prioritized through the Strategic Planning process are underway throughout the fiscal year.

STEP 4: EVALUATE

Quarterly updates on the progress of the Strategic Plan are provided. Council provides continued feedback and evaluation on the plan's implementation.

This year's budget narrative includes an overview of the ways each department is advancing the Strategic Plan. In addition, each department also establishes goals, initiatives and projects in its individual departmental strategic operations plans.

Also each department updates performance indicators on an annual basis that directly support the successful achievement of Council's overall strategic goals, initiatives and projects. Departments specifically measure and report on key performance indicators related to their workload, efficiency and effectiveness:

- Workload: Measures the quantity of activity for department (such as number of calls responded to or number of sealed bids).
- Efficiency: Measures the relationship between output and service cost (such as the average cost).
- Effectiveness: Measures the impact of an activity (Improve overall satisfaction with the quality of service).

Departments establish performance measures/indicators for each division or program within its department to monitor and project department performance. These measures must be linked to the overall goals of Council and the department initiatives it supports.

The performance measures are listed after each department's organizational chart in fund and department order. In addition, the connection between the department's key initiatives and Council's key Strategic Plan goals are outlined. This provides for continued evaluation of strategic goals and initiatives.

The City's resident-informed Strategic Planning process has been the recipient of national awards, including the Voice of the People Award, given by Polco and ICMA to local governments that best listen to and respond to the needs of their residents.

STRATEGIC GOALS

These strategic goals reflect the most recently adopted Strategic Plan and have guided the development of this budget.



1. SAFE, CLEAN & BEAUTIFUL

- **Rise as a national leader** and be recognized as one of the safest, cleanest and most beautiful cities in the United States. To be one of the safest cities in the U.S. with the lowest crime rate of cities with a population of more than 100,000.
- **Improve safety** and maintain our low crime rate with a focus on the development of a Real-Time Public Safety Operations Center and a focus on security and hardening of City facilities. In addition, continued focus on traffic, bicycle and pedestrian safety and development of a new Police Training facility.
- **Keep Port St. Lucie Beautiful** by focusing on Citywide gateways, attractive and clean streets and continuing our Keep Port St. Lucie Beautiful (KPSLB) volunteer program and expanded litter prevention/enforcement.



2. STRATEGIC GROWTH FOR A RESILIENT FUTURE

- **Approach growth strategically** through bold environmental investment and a steadfast commitment to enhancing residents' quality of life.
- **Improve community design** through strategic growth opportunities, PSL 2045: Comprehensive Plan update, sustainable and resilient City with our vulnerability assessment and resiliency plan. Additionally, we will focus on Naturally PSL: Green Spaces and Places, including preservation and acquisition as well as supporting the needs of vulnerable populations including seniors.



3. ENGAGED & CONNECTED CITY

- **Port St. Lucie endeavors to build community through connection,** bringing residents and neighborhoods together citywide and inspiring youth to co-create our shared future.
- **Expand resident connection & engagement** through continuing Citywide residents, business and neighborhood engagement and youth partnerships.



4. DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- **Expand job opportunities and support economic development** by developing additional job corridors of opportunity and workforce housing initiatives with partnerships and toolbox.
- **Revitalize eastern Port St. Lucie** with the implementation of the Walton & One Master Plan. The City will focus on eastside economic development and U.S. 1 business revitalization strategy.



5. HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- **Planning roadways, facilities and fiber for future needs:**
  - » Partner with FDOT to accelerate Port St. Lucie Boulevard South improvements for pedestrian, bicycle and vehicular traffic.
  - » Continue expansion of Wi-Fi coverage and expanded fiber throughout the City.
  - » Design and construct the Public Works Administrative Building.
  - » Plan for the future expansion and improvement of City facilities to meet growing needs through a Future Facilities Master Plan, including community centers.
- **Improve traffic flow, transportation options and walkability**
  - » Advancing mobility through implementation of the Mobility Plan to reduce traffic congestion and enhance mobility.
  - » Designing the Village Green Drive Corridor Revitalization Project.
  - » Expand the transportation network through identifying and planning additional north-south and east-west corridors and modes of transportation to provide relief to overburdened roadways.
- **Advance water quality through:**
  - » St. Lucie River/C-23 Water Quality Project at McCarty Ranch: Construct the project to improve water quality and provide for future water supply.
  - » Implement the Septic to Sewer Master Plan to reduce the number of septic tanks near waterbodies leading to the river in support of clean rivers.
  - » Implement Stormwater Management Plan.



6. CULTURE, NATURE, & RECREATION

- **Expand recreational and cultural opportunities** through The Port District, implementing the 10-Year Parks & Recreation Master Plan and advancing the arts, culture and special events.
- **The Port District**
  - » Implement the Port District & Pioneer Park Master Plan
- Implement the 10-Year Parks & Recreation Master Plan
- Design and construct Torino Regional Park Phase 1
- Design and construct Tradition Regional Park
- Construct O.L. Peacock Sr. Preserve improvements
- Implement bikeways & trails expansion
- McCarty Ranch camping enhancements
- Expand Parks & Recreation programming through partnership initiatives
- **Advance the Arts, Culture and Special Events**
  - » Public Art Master Plan implementation
  - » Increase access to entertainment and the performing arts
  - » Reimagine special events



7. HIGH-PERFORMING GOVERNMENT ORGANIZATION

- **Provide excellent value while reducing millage fort taxpayers** with millage rate reduction. Our focus is to become a smart city with A.I. to provide better value while becoming more efficient.
- **Enhance customer service** through 1PSL, a system for citizens to ask questions and make requests. This new system encompasses a web portal, a new mobile app and a new phone number and call in-take system. Expand 1PSL to increase focus on gathering resident feedback and resident-centric updates. Grow the Innovate PSL program that focuses on improving performance and design through innovation to provide enhanced customer service.
- **Improving service & performance** through organizational development that has a continued focus on training and employee development. To develop the east/west City Hall annexes to better serve our growing City and provide emergency services and develop City Hall campus. We work collaboratively with our partners to advance intergovernmental priorities that ensure meaningful benefits for the City.

Budget Development Overview

The Management and Budget Division coordinates the annual budget process, which begins in January and ends in September. During this time, key decisions are made to evaluate the levels and types of services to be provided based on the anticipated level of available resources. Revenues and expenditures are projected based on information provided by or obtained by City departments, outside agencies, current rate structures, historical data and statistical trends.

The budget is more than a spending plan; it serves four basic purposes:

Information: The budget is the primary way for the City to present to the public how the administration intends to allocate the revenues that are collected. Through the budget, residents can see how and where their tax dollars and other revenues will be spent.

Accountability: The budget serves as a tool to authorize public expenditures while tracking and controlling the use of public resources.

Evaluating: The budget helps evaluate how well the City is performing, using workload and performance indicators.

Planning: The budget is a planning tool used by City management to prepare for the future.



The first step in the annual budgeting process is to establish goals by working with Council during a Budget Planning Workshop held early each year. A long-range model is used to analyze property valuation, millage rates and how they affect funding. The largest single revenue source in the General Fund is the Ad Valorem Property Tax. The Road & Bridge Fund's main revenue source is the Local Option Gas Tax, which is showing a slight increase.

Typical growth in Stormwater Fee revenue occurs when development takes place on vacant lots, generating added revenue. However, a recent decline in construction activity has reduced the number of culvert inspections and reduced related fee revenues. Growth in inspection and permitting revenues is expected to slow accordingly. As development activity moderates, inspections and permitting revenue growth are expected to slow accordingly. The Stormwater Fee increased by $6 for a new total of $195.

Over the past several years, the City's rapid expansion demands on the utility system have required more staff and contractor crews to meet the demand for system connections. With the current trend of steady growth, the Utility Systems Department is requesting additional full-time positions to manage the increased workload.

Final approval of the annual budget by City Council follows a multi-level review process. First, the Management and Budget Director reviews the original departmental budget requests, followed by evaluations from the City Manager and the Executive Team. Concurrently, staff project revenues by analyzing multi-year trends for each line item, accounting for population growth, and tracking housing market indicators that affect impact fees, building permits and inspection fees. Once the St. Lucie County Property Appraiser's Office releases updated property valuations, staff assess their impact on the City's ad valorem tax revenues. Through collaborative meetings with department heads, budget figures are adjusted to ensure a balanced budget. The City Manager then proposes a budget aligned with the Council's goals. Following a final Council review, City staff incorporate any directed changes. Ultimately, a balanced budget is achieved when available revenues and fund balances equal budgeted appropriations and contingencies.


PORT ST. LUCIE
HEART OF THE TREASURE COAST

CITY OF PORT ST. LUCIE
BUDGET Calendar
Fiscal Year 2026-27

November 2025

- OMB Plans for Fiscal Year 2026-27

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December 2025

- Fiscal Year 2026-27 Budget Planning Kickoff & Capital Budget (CIP) Training Workshops with Departments

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January 2026

- OMB presents Budget Outlook to the City Manager
- Council Winter Workshop Review with the City Manager

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February 2026

- CIP Budget requests must be entered in OpenGov for OMB compilation
- Review requested CIP Projects with Department Heads (CIP must be balanced) (All CIP requests need to link to the Council Goals and Strategic Plan)
- City Council Winter Workshop

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March 2026

- Review CIP Projects with Department Heads, City Manager and the Executive Team
- Operating Budget requests must be entered in OpenGov for OMB compilation

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April 2026

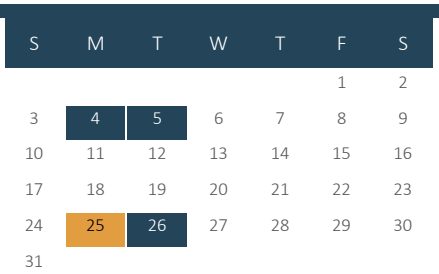
- Preliminary budget review with the City Manager and the Executive Team
- Department Budget reviews with the City Manager, Executive Team and Budget Team
- CIP Presented to City Council for Tentative adoption

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CITY OF PORT ST. LUCIE
BUDGET Calendar
Fiscal Year 2026-27

May 2026

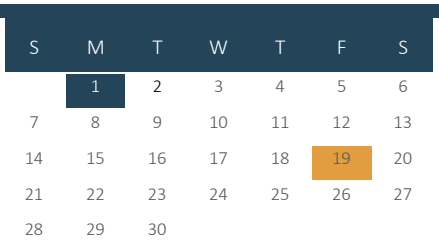
- Council Strategic Planning Workshop
- Estimated Taxable Property Value received from County Property Appraiser
- Review Estimated Taxable Value and list of requests for enhancements with City Manager



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June 2026

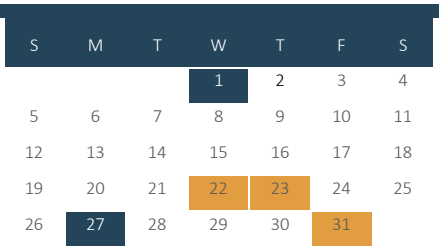
- OMB Updates Revenues
- Proposed Budget is drafted



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July 2026

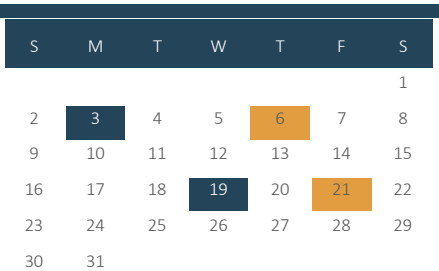
- City Manager Proposed Budget submitted to City Council / Certify Taxable Value is received from Property Appraiser / Summer Workshop Packet reviewed with City Manager
- City Council Summer Workshop – City Manager Proposed Budget is reviewed
- Adoption of the Strategic Plan – budget proposals updated to reflect any changes
- Millage rate and public hearing (date, time & location) are set for TRIM notices to citizens and then forwarded to County Property Appraiser
- Notify Property Appraiser of proposed millage, roll-back rate and public hearing



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August 2026

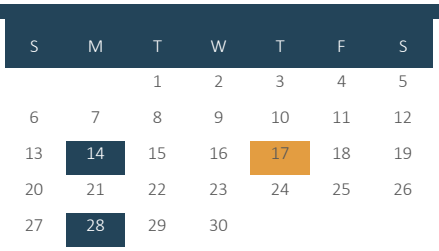
- Ordinances and mailings for Street Lighting and Stormwater Fees
- Notices of Utility Rates, if needed
- Meeting with City Manager to Review Budget Hearing Presentation
- City Charter newspaper advertising



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September 2026

- First Public Hearing (TRIM requirement) on Proposed Budget
- Adopt Proposed Millage Rate and Budget
- TRIM Newspaper Ad Published as required
- Second Public Hearing (TRIM requirement) and final adoption of Millage Rate and Budget



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City Council Budgetary Guidelines

- Operating expenses: Maintain current service levels.
- Financial contingency is set at 20% for the General Fund, 17% for the remaining operating funds, 50% for the Building Department Fund and 17% for the Medical Insurance Fund.
- Police Department staffing: City Council's budgetary policy calls for 1.60 sworn officers per 1,000 residents; however, this requirement has been suspended due to the City's rapid growth and the financial challenges of maintaining that ratio. The adopted staffing level for FY 2026-27 is 360 sworn officers. Based on an estimated population of 268,062 as of July 1, 2026, this represents 1.34 sworn officers per 1,000 residents.
- Millage rate: General Fund millage is set at 4.2491.
- Millage rate: Crosstown Parkway CIP Voted Debt, 0.2643 mills.
- Millage rate: Road and Bridge Operating millage is set at 0.3616.
- Stormwater Fee: Residential rates increased by $6 for a new total of $195. The annual rate for undeveloped lots is $146.25.
- Golf Course Fund: Limited fee increases are adopted based on local market conditions.

Key Points Influencing the FY 2026-27 Budget Preparation

- Addressing Council's seven Strategic Plan goals and funding of the Council's top priorities.
- Maintaining our distinction as the safest large city in Florida.
- Continue to invest in infrastructure with an increased budget for needed capital projects because of the passage of the Half-Cent Sales Tax referendum of 2018 and the Mobility Fees adopted in 2022.
- Enhancing and maintaining our current high-quality service levels.
- Providing high-quality recreational activities and maintaining safe, clean and well-maintained facilities and equipment.
- Expanding technology to prepare our workforce to meet the needs of the future.
- Providing quality facilities that serve residents and visitors to the City.
- Maintain our reputation as one of the best places to work.

The City remains committed to retaining valued staff and attracting highly skilled employees. However, no salary adjustment is included in this budget because of uncertainty surrounding the potential financial impacts of Amendment 3.

Budgetary structure

The City's approved budget is accounted for through individual funds with various departments, which are further broken down into divisions. The department is the level of budgetary control, allowing the City Manager, or his designee, to transfer budgeted amounts within a department budget; however, this authority does not extend to transfers between funds. Except in the case of an emergency, a fund budget may not be exceeded without prior approval of Council at a duly convened meeting. Appropriations are used as a means of budgetary control.

What is a fiscal year?

The City's fiscal year is the 12-month period beginning Oct. 1 and ending Sept. 30 to which its annual operating budget applies. At the end of each fiscal year, the City determines its financial position and the results of its operations.

What is revenue?

Revenue consists of funds the City receives from a variety of sources such as property taxes, permit fees, grants, stormwater fees and franchise fees to pay for operating and capital expenses.

What is an expenditure?

An expenditure is the payment of funds for goods, services or other authorized purposes.

What is a fund?

A fund is a fiscal and accounting entity with a self-balancing set of accounts.

What is an encumbrance?

An encumbrance is a commitment of appropriated funds for the purchase of goods or services.

What is a Strategic Plan?

A Strategic Plan is a document used to communicate the organization's goals, the actions needed to achieve those goals and all other critical elements developed during the strategic planning exercise.

Property Tax

What is a property tax?

Property taxes are levied on real and personal property according to the property's valuation and tax rate. Property taxes also are called ad valorem taxes. The tax is determined by multiplying the taxable value of the property by the millage rate and then dividing the result by 1,000. The County Tax Collector is responsible under state law for collecting all taxes imposed within the county.

What is a mill?

A mill is a rate of tax equal to $1 for each $1,000 of taxable property value. For example, if your home has a taxable value of $100,000 and the millage rate is 1 mill, the property tax would equal $100.

What is a rolled-back millage rate?

The rolled-back millage rate is the millage rate that, when applied to the tax roll, excluding new construction, would generate the same property tax revenue in the adopted budget as in the current year. It represents the millage level of no tax increase.

Budget amendments

Any requests for a budget amendment to provide for unbudgeted expenditures must be funded by additional revenues or unspent appropriations and approved by Council. Such requests are handled much like original budget requests in that they must be submitted to the Office of Management and Budget for consideration. If a funding source can be identified, a balanced budget amendment schedule is then presented to the City Manager for his/her review and approval. The amendment is then brought before Council at two regular meetings so an appropriate ordinance is adopted, which requires two readings.

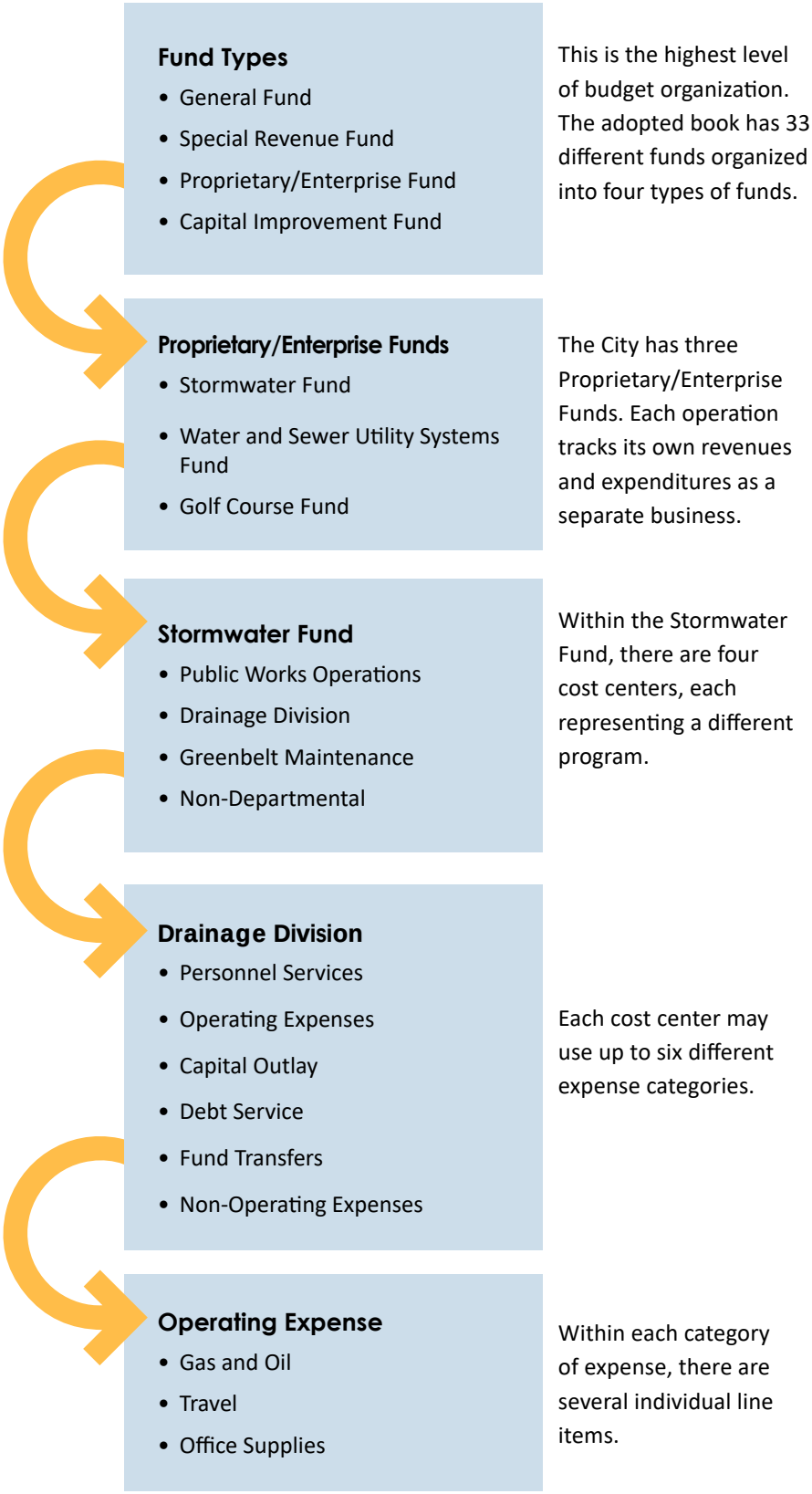
Basis of budgeting

The City of Port St. Lucie develops its budget using the same basis it's required to use for its financial reporting: the modified accrual basis of accounting. Revenues are budgeted and will be recognized when they become measurable and available. Expenditures are budgeted and recognized when the liability is incurred. This accounting and budgeting basis applies to all the City's governmental-type funds, e.g., the General Fund and Special Revenue Funds. The City's Stormwater Fund and Water and Sewer Utility Funds are exceptions as they are proprietary funds and must be accounted for using the full accrual basis of accounting. Under this format, the two enterprise funds recognize revenues when earned and expenses are recognized when incurred, regardless of when cash flows occur.



Budget Document Structure

The City's budget is organized into sections by fund type, cost center, category of expense and individual line item. Fund types are established by revenue and purpose, such as Gas Tax for Road Programs. Cost centers are generally used to capture the cost of a program such as the Drainage Division that performs drainage repairs. Categories of expense group similar expenditures such as salaries and benefits into a category called Personnel Services. Line items are the most basic level of budget tracking such as Office Supplies.



Fund Structure & Description

The City of Port St. Lucie accounts for its financial resources in separate funds, each serving a particular purpose. The buckets below illustrate how these funds are organized and the services or activities they support. Depending on the funding source, legal restrictions or other requirements may limit how the money can be spent.

Governmental funds support services such as police, parks, road maintenance and capital improvements. Proprietary funds account for services financed primarily through charges to customers or City departments. Fiduciary funds account for resources held for the benefit of others, such as pension and other employee benefit trusts.



A fund is a grouping of related accounts used to maintain control over resources segregated for specific activities or objectives. The City of Port St. Lucie uses the following governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. Revenue for the General Fund is generated by taxes such as property taxes, electric utility taxes, state sales taxes and communications services taxes. Other major funding sources include state revenue sharing and electric franchise fees.

The **Road and Bridge Fund** is used to account for specific revenues such as gas tax and state-shared revenues and expenditures associated with the maintenance and repair of the City's roads and bridges.

Special Revenue Funds account for the proceeds of specific revenue sources that are restricted to expenditures for specific purposes.

Examples of the City's Special Revenue Funds:

The Building Department Fund is used to account for the revenues and expenditures associated with the building inspections provided by the Building Department.

The Community Development Block Grant (CDBG) Entitlement Fund is used to account for the revenues and expenditures of the federal Community Development Block Grant Funds which are used for the purpose of financing services and improvements beneficial to the low-to-moderate income residents within our community.

The Special Assessment Collection Funds are used to account for the revenues and expenditures associated with the City's assesment program for properties benefiting from water and sewer extensions and improvements.

The Solid Waste Fund is used to account operations for garbage collection and solid waste services.

Proprietary (Enterprise Fund) is used to account for operations; (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

The City of Port St. Lucie uses the following Proprietary Funds:

The Stormwater Utility Enterprise Fund is used to account for the operations of a program designed to maintain, replace and expand the City's stormwater-related infrastructure.

The Utility System Funds account for the operation of the City's water and wastewater utility systems.

The Saints Golf Course Fund is used to account for the operations of the City-owned and operated golf course.

The Capital Projects Fund is used to account for financial resources related to the acquisition or construction of major capital facilities and projects, which are generally nonrecurring in nature. It could include the purchase of land, site development, engineering and design fees, construction and equipment. Capital projects produce assets with useful lives longer than one year.

Revenue sources for capital projects could include the issue of bonds (long-term debt), general fund dollars, pay-as-you-go (PAYGO), federal or state grants, developer impact fees and, to a lesser degree, contributions from other funds and donations from other sources.

The City of Port St. Lucie uses the following Capital Projects Funds:

The General Capital Improvement Fund is used to account for the revenues and expenditures associated with general major capital improvements and acquisitions. The funding resources include general tax revenues, interest income, bond proceeds, grants and transfers from other funds.

The Road and Bridge Capital Improvement Fund is used to account for the revenues and expenditures associated with major road and culvert improvements, including the annual street resurfacing program. The funding resources include general tax revenues, interest income, bond proceeds and transfers from other funds.

The Parks Capital Improvement Fund is used to account for specific revenues and expenditures associated with the acquisition of parks and construction of major capital parks improvements.

The Half-Cent Sales Tax, approved by voters in November 2018, helps fund road improvements, enhances water quality in local rivers and supports the construction of roads and sidewalks.

Fiscal Year 2026-27
All City Funds Summary $971,576,281

General Fund Total Appropriations $232,462,651

- City Council
- City Manager
- Strategic Initiatives and Innovation
- Economic Development
- City Clerk
- Finance
- Human Resources
- Internship Program
- Risk Management
- Communications
- Emergency Operations
- Information Technology
- Office of Management & Budget
- Fleet Management
- General Government
- Legal Counsel
- Planning & Zoning
- Police Department
- Keep Port St. Lucie Beautiful
- Urban Beautification
- Neighborhood Services
- Facility Maintenance
- Parks & Recreation
- MIDFLORIDA Event Center
- Special Events

Building Fund Total Appropriations $16,874,448

- Administration
- Licensing
- Permitting
- Field Inspections
- Plan Review
- Non-Departmental

Road & Bridge Fund Total $25,787,269

- Public Works Operations
- Public Works Regulatory
- Public Works Traffic Controls & Improvements
- Public Works Street Maintenance
- Public Works Waterway

Golf Course Fund Total Appropriations $2,808,554

- Maintenance
- Operations
- Non-Departmental

Other Special Revenue Fund Total Appropriations $107,136,609

- Mobility Fee Fund
- Solid Waste Operating Fund
- Governmental Finance
- Police Impact Fee
- Street Lighting
- National Pollution Discharge Elimination System
- SW Annexation Collection Fund
- Neighborhood Stabilization Fund
- Community Development Block Grant Fund
- State Housing Initiative Partnership Fund
- Riverpoint SAD Collection Fund
- City Center SAD Collection Fund
- Community Redevelopment Agency Fund
- Southern Grove CRA Fund
- Conservation Trust Fund
- Solid Waste Collection Fund

Stormwater Fund Total Appropriations $55,035,888

- Public Works Operations
- Public Works Drainage
- Public Works Greenbelt & Waterway Maintenance
- Non-Departmental

Internal Service Fund Total Appropriations $41,339,303

- Medical Insurance Program

Trust Fund $4,100,000

- Other Post Employee Benefits (OPEB) Fund

Debt Service Fund $8,703,872

Utility Fund Total Appropriations $247,528,078

- Administration
- Connection Support
- Utility Billing
- Meter Reading
- Utility Engineering
- Utility CIP
- Utility Mapping
- Inspectors
- Laboratory – Water
- Prineville Water Treatment Facility
- Cross Connection/Flushing
- James E. Anderson Water Treatment Facility
- McCarty Ranch
- Water Distribution – Preventive Maintenance
- Warehouse
- Plant & Field Maintenance
- Inflow & Infiltration
- Lift Stations
- Telemetry & Instrumentation
- Westport Wastewater Plant
- Glades Wastewater Plant
- Sewer – Field Operations
- Wastewater – Preventative Maintenance
- Wastewater Facilities Maintenance
- Non-Departmental

Capital Improvement Plan Funds Total Appropriations $229,799,609

- General CIP
- Road & Bridge CIP
- Parks Impact Fee CIP
- Half-Cent Sales Tax CIP
- Community Redevelopment Agency CIP
- Utility Systems CIP

Budget Overview

The following section summarizes the budgeted revenues, expenditures and fund balances for the City, grouped by fund type. Audited ending fund balances of Sept. 30, 2025, are combined with the estimated revenues and expenditures for FY 2025-26 to arrive at expected opening fund balances for Oct. 1, 2026, the first day of the new budget year. Where a confident projection is available, it is the policy of the City to use this as a funding source, called budgeted cash carryforward.

A policy of full disclosure of all funds requires inclusion of the total projected fund balance. This revenue source first funds the Undesignated Reserves in each operating fund, which is allowed by the Council's financial policy. Any fund balance above the allowed Reserves will fund operations in the new budget year. Having a fund balance to use as cash carryforward to start a new budget year has proven extremely helpful financially.

Ad Valorem Taxes and Stormwater Fees, do not start strong collections until the third or fourth month of the budget year. Fund balances exist because of cost containment efforts by City staff and/or revenues collected greater than budgeted. When the annual audit confirms any additional available fund balances, the approved budgets and their programs can be adjusted if required or Council could choose to address an unbudgeted project. A portion of the carryforward balance is the $17.2 million reserve fund for the Utility Operations that was set aside for rate stabilization.

The adopted Financial Reserve Policy for FY 2026-27 in the General Fund is 20%. All other funds will maintain a 17% reserve except for the Building Department, which will maintain a 50% reserve balance.

Revenue Summary

The consolidated total of all adopted budgeted Revenues and Balances Carried Forward is $18.3 million more than the previous year. Ad Valorem tax revenues increased because of a 8.36% increase in value. All other revenues are projected to increase conservatively based on estimated collections for FY 2027.

Expenditure Summary

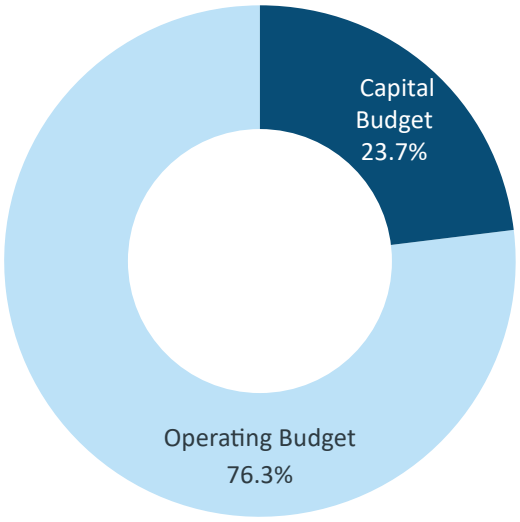
Total budgeted expenditures are budgeted to increase by $101.7M (11.7%) when compared to the previous year. Several areas such as personnel expenses (including police), fund transfers, capital projects and debt service increased. The increase in capital expenditures is attributable to projects funded by Mobility Fees, approved by Council and Half Cent Sales Tax CIP which was approved by voter referendum.

The City adopts one budget every year, which includes Operating and Capital.

The City's Operating Budget for FY 2026-27: $741,776,672

The City's Capital Improvement Funds for FY 2026-27: $229,799,609 (includes reserves).

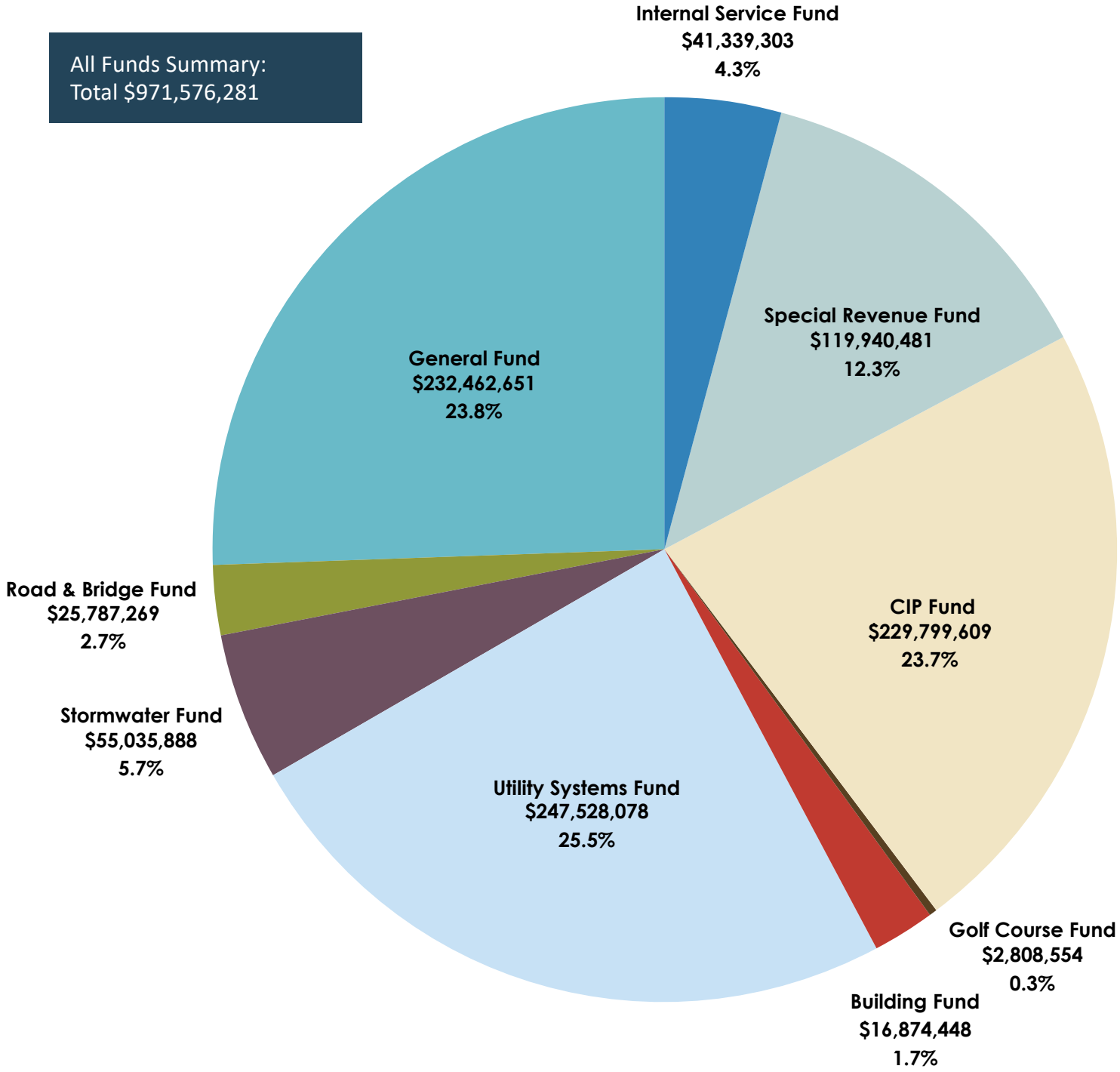
For a total budget: $971,576,281



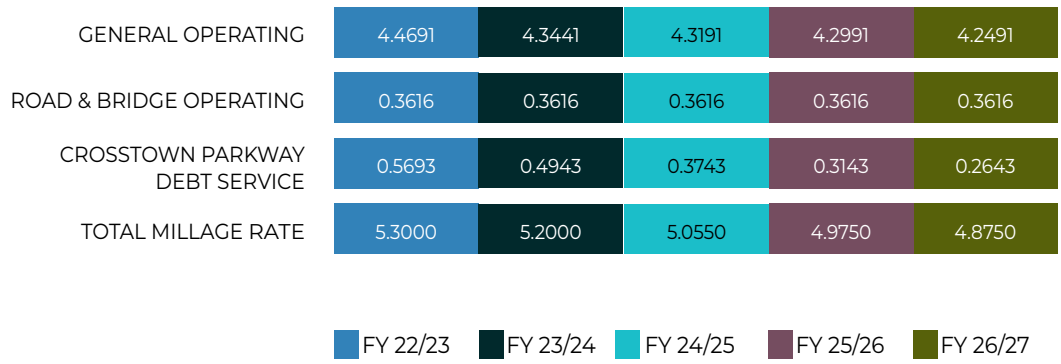
Budget at a Glance

The Fiscal Year 2026-27Adopted Budget totals $971,576,281. Each year, the budget establishes the level of funding for each of the City's various funds. The goals and objectives, activities and service levels for the City's departments are dictated by the level of funding and thus ultimately controlled by the approved budget.

The adopted budget serves as an operational guideline for City staff. Through the adoption of the budget, the departments are instructed as to the level of staff, amounts for operating expenses and allowable capital purchases.



History of Millage Rates



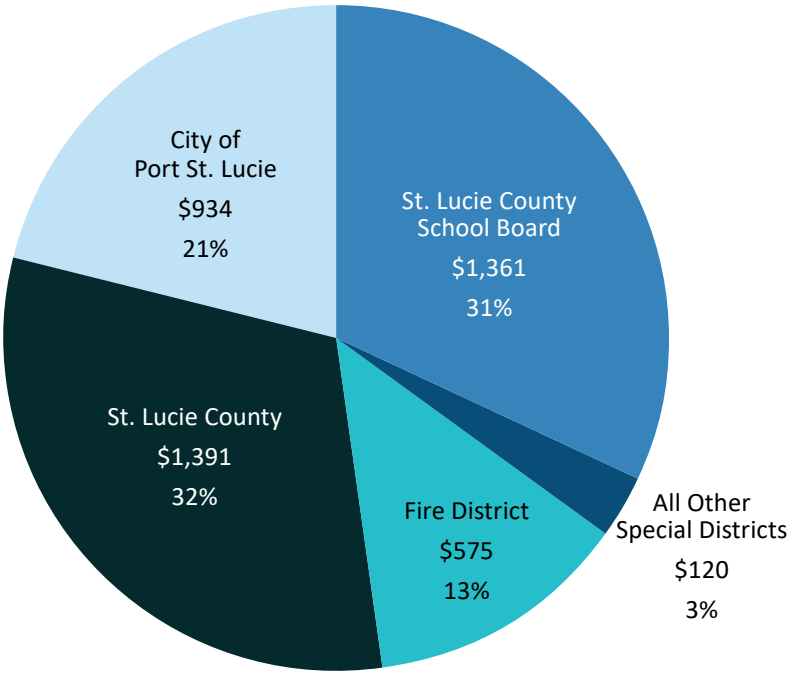
The City's millage rate is the tax rate charged against residential and commercial properties within the City limits. It is formally called an Ad Valorem Tax Rate meaning that it is charged "per value." All properties are assessed a taxable value by the county property appraiser. The tax millage rate is based upon a per $1,000 of valuation. The tax bill for a piece of property is then calculated by multiplying the taxable value times the adopted millage rate(s). Millage rates are expressed, for example, as 1.2345 and are charged against the value in thousands. The basic formula is: (Taxable Value/1,000) *millage rate). For example, if your home has a taxable value of $100,000 and the millage rate is 1.0000, the City tax would be $100.

Residential property owners who use their home as their primary residence can apply for a $51,411 homestead exemption, which reduces their "billable" tax value by that amount. This chart shows five years of millage rates, broken into the numerous programs that are funded through Ad Valorem Revenue. Council has been committed to reducing the City's tax rate for our Citizens over the last 11 years.

The adopted FY 2026-27 Budget is based on a total millage of 4.8750.

Impact of Millage Reduction on City Taxes for a Median Home with Homestead Exemption	FY 2026/27 Total Adopted Millage Rate 4.9750	FY 2026-27 Total Millage Rate 4.8750
The City's total adopted property tax rate for FY 2026-27 is 4.8750.	$243,009	$243,009
Homestead Exemption Amount	($51,411)	($51,411)
Taxable Amount	$191,598	$191,598
Total City Millage Rate (Per $1,000 of value)	4.9750	4.8750
Total City Taxes per year	$953.20	$934.40
Difference with Adopted Millage		($19.16)

Property Tax Bill



Taxable Value	FY 2026-27
With the $51,411 Homestead exemption (includes $25,000 for schools)	$243,009
Taxable Amount	$191,598
Total City Taxes	$934
Schools	$1,361
County	$1,391
Fire District	$575
All Others	$120
Total Tax Bill	$4,381

Breakdown of Tax Bill based on $243,009 Valuation

This graph clarifies the breakdown and distribution of a typical Ad Valorem Property Tax bill in the City of Port St. Lucie. In this example, a home with a taxable value of $243,009 that qualifies for the $51,411 homestead exemption as a primary residence will pay a total property tax bill of $4,381. This chart is used as an example to show the distribution of where the tax dollars are used. The surprising point of interest for our constituents is that only 21% of their tax bill, $934 in this example, remains in their local City budget. The largest portion of a tax bill goes to the St. Lucie County receiving ($1,391, 32%) and to St. Lucie County School Board ($1,361, 31%).

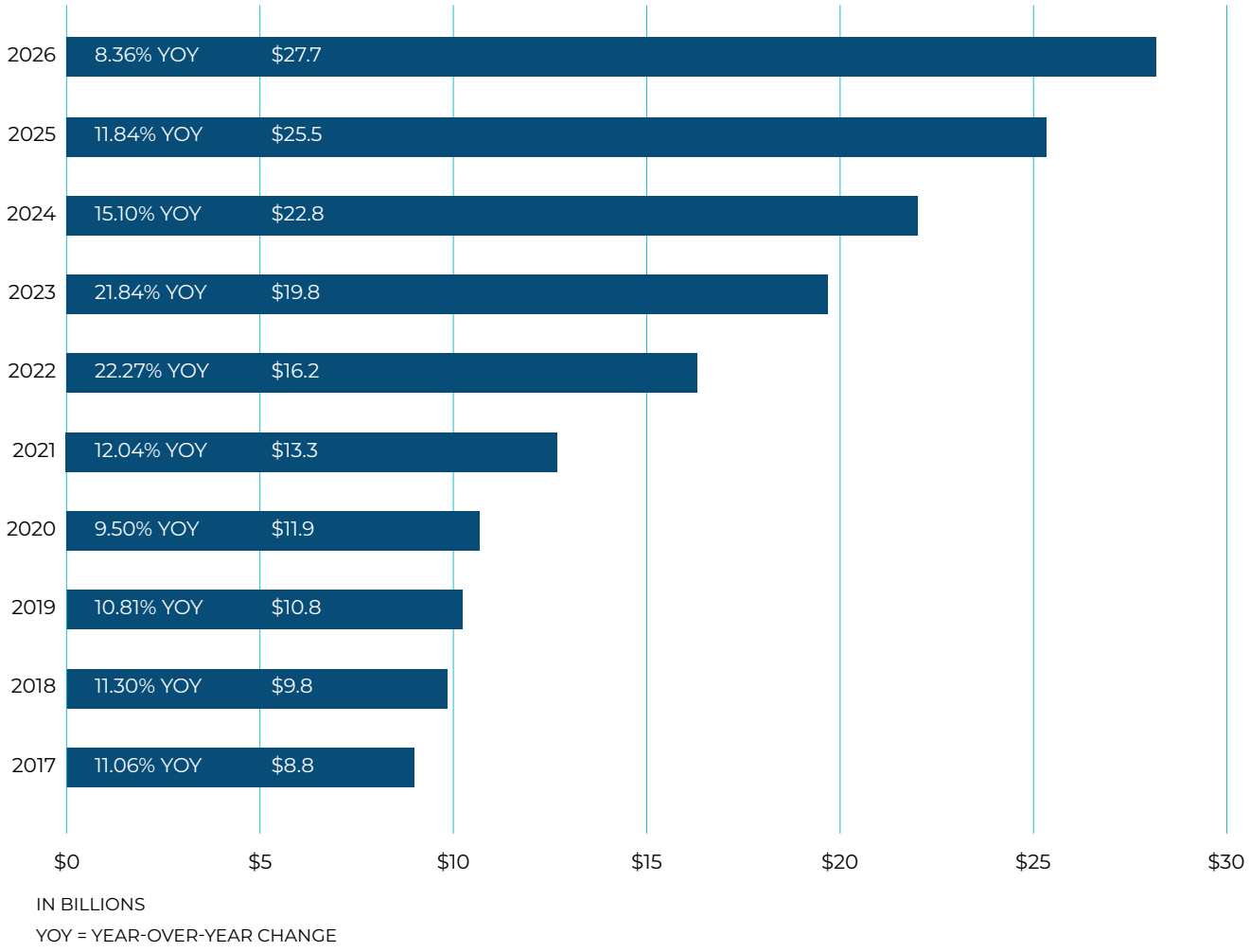
How is Property Tax Calculated?

There are three factors for calculating the amount of property tax assessed on your house (or other property): the value of the property, the amount of value that is not subject to taxes (e.g., the homestead exemption) and the tax or millage rate. According to state legislation, the county property appraiser calculates the value of each property in St. Lucie County as of Jan. 1 each year. The appropriate exemptions are then applied to reach the final taxable value. The final taxable value is multiplied by the millage rates, i.e., City, County, School Board and other taxing authorities to determine the amount of property taxes to be included in the November property tax bill. For example, if your taxable value after taking all exemptions is $191,598 and the millage rate used to determine your taxes is 4.8750, then the City portion of your taxes would be $934. The calculation is performed by taking the taxable value ($191,598), dividing by 1,000 and multiplying by the millage rate (4.8750).

$191,598 ÷ 1,000 = 191.60

$191.60 x 4.8750 = $934.04

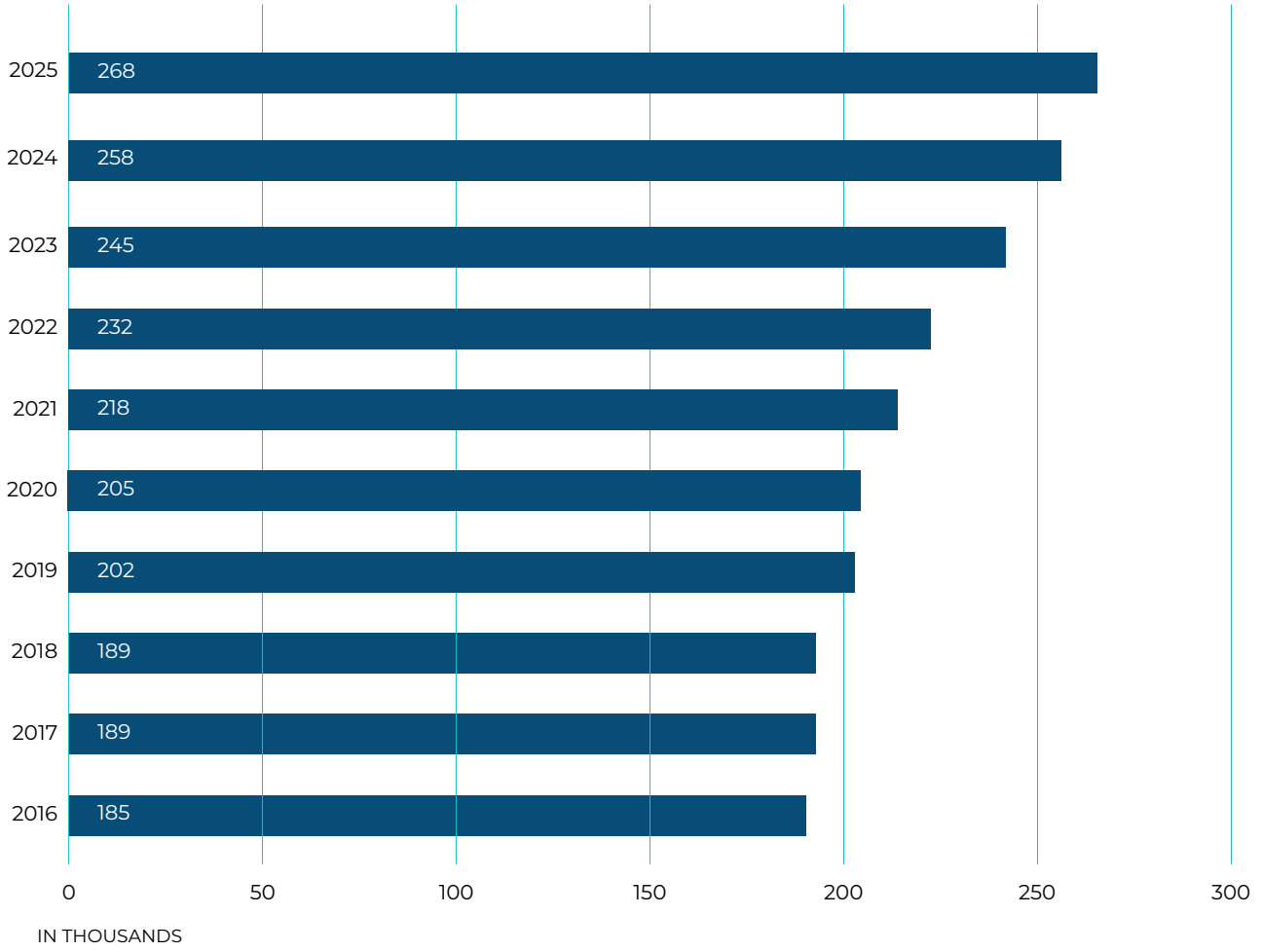
Property Valuation



This graph shows the property valuation for the City of Port St. Lucie, which is set by the St. Lucie County Property Appraiser and serves as an important economic indicator for the community. The level of taxable valuation sets the tone for the development of the budget each year. The City of Port St. Lucie has been experiencing rapid growth in recent years. A large number of new homes being built is pushing the total property valuation upward at a more moderate rate than was experienced in the early 2000s. Most of the valuation increase is because of the strong real estate market. That served to increase the ad valorem tax revenues of the City in direct proportion. For the past decade, the City has experienced a trend of climbing taxable value. This is a positive indicator for the City and a reflection of the general economy. The FY 2026-27 budget is based on the estimated taxable value of $27.7 billion, which is 8.36% greater than the previous year's certified taxable value. The overall gain in value will generate $7.6 million in additional property tax revenue using the millage rate of 4.8750.

Population

268,062 as of July 2025



This population chart shows the strong growth pattern experienced by the City of Port St. Lucie. The City was incorporated in 1961 and the population was only 330 in 1970. However, our population was estimated to be 268,062. Annual increases are averaging approximately 10,000. Port St. Lucie is Florida's sixth largest city by population and was once listed as one of the fastest growing cities in the nation. This growth increased the City's infrastructure needs and demand for services.

Staffing Overview



Staffing levels are set by the adopted budget, which provides the funding for the approved listing of positions. Salaries and benefits comprise a large percentage of most operating budgets. Thus, the staffing level is a critical component of the budget. During the downturn of the economy and the years of falling taxable value, steps were taken to control costs, which led to reductions in staffing costs. The City froze pay rates and raised the employee health insurance contributions. In addition to these adjustments, the City reduced staffing levels by an overall 21% in those years. The trend in General Fund FTEs closely mirrors the trend in property tax revenue, the fund's largest single revenue source.

The City's adopted FY 2026-27 Budget allows for a staffing level of 1,550.25 FTEs (full-time equivalent). This reflects a net increase of seven in the Utility Systems Fund.

For budget purposes, staff positions are counted and measured using an FTE basis. One FTE is a budgeted position that is scheduled for 80 work hours in a two-week pay period. By gathering payroll data on hours paid during the year, the budgeted number of FTEs can be compared to the actual FTEs used. A monthly report tracks these variances and can identify vacancies, which represent savings and identify any over staffing that might accidentally occur.

During the years of staffing cuts, many departments were able to drop vacant positions and minimize actual layoffs. With the difficult financial position of the City, Council suspended the police sworn staffing policy of 1.6 officers per thousand of population.

The adopted sworn staffing level for FY 2026-27 is 360 with an estimated population of 268,062 as of July 1, 2025, resulting in a ratio of 1.34 officers per 1,000 residents.

The following pages represent a listing of the total number of full-time and part-time positions approved along with the position title. Included is a summary listing of adopted FTE increases by fund and department. Positions are converted to full-time equivalent with 80 hours per two-week pay period equaling 1.0 FTE. This allows tracking of

TOTAL CITYWIDE POSITIONS
ADOPTED FTES BY DEPARTMENT - FY 2026-27

(FULL-TIME EQUIVALENT)

GENERAL FUND #001	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1100-CITY COUNCIL	3.00	3.00	0.00
1200-CITY MANAGER	9.00	9.00	0.00
1201-STRATEGIC INITIATIVES & INNOVATION	3.00	3.00	0.00
1210-CITY CLERK	9.00	9.00	0.00
1300-FINANCE	42.00	42.00	0.00
1310-HUMAN RESOURCES	16.825	16.825	0.00
1311-COMMUNICATIONS	14.20	14.20	0.00
1312-NEIGHBORHOOD SERVICES	4.60	4.60	0.00
1313-RISK MANAGEMENT	4.00	4.00	0.00
1320-INFORMATION TECHNOLOGY	43.00	43.00	0.00
1330-OFFICE OF MANAGEMENT AND BUDGET	16.00	17.00	1.00
1400-CITY ATTORNEY	17.00	17.00	0.00
1500-PLANNING AND ZONING	17.30	17.30	0.00
2105-POLICE DEPARTMENT OPERATIONAL SUPPORT SERVICES	33.00	33.00	0.00
2110-POLICE DEPARTMENT ADMINISTRATION	31.00	31.00	0.00
2111-POLICE DEPARTMENT TRAINING	13.00	13.00	0.00
2112-POLICE DEPARTMENT SPECIAL INVESTIGATION DIVISION	29.00	29.00	0.00
2115-POLICE DEPARTMENT DETECTIVE	52.00	52.00	0.00
2123-POLICE DEPARTMENT VICTIM'S ADVOCATE	3.00	3.00	0.00
2130-POLICE DEPARTMENT OPERATIONS/PATROL	243.00	243.00	0.00
2131-POLICE DEPARTMENT NPB COMMUNITY PROGRAMS	31.00	31.00	0.00
2134-POLICE DEPARTMENT SCHOOL CROSSING GUARDS	17.23	17.23	0.00
2135-NEIGHBORHOOD SERVICES - CODE COMPLIANCE	27.20	27.20	0.00
2500-EMERGENCY MANAGEMENT	3.20	3.20	0.00
3900-OFFICE OF SOLID WASTE - KEEP PORT ST. LUCIE BEAUTIFUL	7.50	7.50	0.00
3905-PUBLIC WORKS - URBAN BEAUTIFICATION	1.50	1.50	0.00
4135-FACILITIES MAINTENANCE	21.00	20.00	(1.00)
5100-INTERNS	7.825	7.825	0.00
5200-OFFICE OF ECONOMIC DEVELOPMENT	1.00	1.00	0.00
6200-POLICE DEPARTMENT ANIMAL CONTROL	16.00	16.00	0.00
7201-PARKS AND RECREATION - AIROSO COMMUNITY CENTER	12.90	12.90	0.00
7202-PARKS AND RECREATION - GYMNASIUM	9.625	9.625	0.00
7205-PARKS AND RECREATION - ADMINISTRATION	9.00	9.00	0.00
7210-PARKS AND RECREATION - PARKS	73.70	73.70	0.00
7215-PARKS AND RECREATION - BOTANICAL GARDENS	10.175	10.175	0.00
7216-PARKS AND RECREATION - MCCARTY RANCH	2.00	2.00	0.00
7222-PARKS AND RECREATION - BMX FACILITY	1.00	1.00	0.00
7235-PARKS AND RECREATION - TURF MAINTENANCE	7.00	7.00	0.00
7400-SPECIAL EVENTS	6.00	6.00	0.00
7500-MIDFLORIDA EVENT CENTER	25.12	25.12	0.00
7502-PARKS AND RECREATION - FITNESS CENTER	6.45	6.45	0.00
7503-PARKS AND RECREATION - RECREATION	10.625	10.625	0.00
GENERAL FUND TOTAL	909.975	909.975	0.00

TOTAL CITYWIDE POSITIONS
ADOPTED FTES BY DEPARTMENT - FY 2026-27

(FULL-TIME EQUIVALENT)

SOLID WASTE OPERATING FUND #106	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3410-SOLID WASTE OPERATIONS	11.50	11.50	0.00
SOLID WASTE OPERATING FUND TOTAL	11.50	11.50	0.00

BUILDING DEPARTMENT FUND #110	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
2405-BUILDING ADMINISTRATION	12.50	12.50	0.00
2410-BUILDING LICENSING	5.00	5.00	0.00
2415-BUILDING PERMITTING	15.00	15.00	0.00
2420-BUILDING INSPECTIONS	44.00	44.00	0.00
2425-BUILDING PLAN REVIEW	25.00	25.00	0.00
BUILDING FUND TOTAL	101.50	101.50	0.00

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM FUND #112	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
4126-DRAINAGE	2.00	2.00	0.00
NPDES FUND TOTAL	2.00	2.00	0.00

COMMUNITY DEVELOPMENT BLOCK GRANT FUND #118	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
5910-COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION	3.20	3.20	0.00
CDBG FUND TOTAL	3.20	3.20	0.00

STATE HOUSING INITIATIVE PARTNERSHIP FUND #119	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
5510-STATE HOUSING INITIATIVE PARTNERSHIP	2.20	2.20	0.00
SHIP FUND TOTAL	2.20	2.20	0.00

COMMUNITY REDEVELOPMENT AGENCY FUND #175	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
5210-COMMUNITY REDEVELOPMENT AGENCY (CRA)	2.00	2.00	0.00
CRA FUND TOTAL	2.00	2.00	0.00

HALF-CENT SALES TAX #310	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
4105-OPERATIONS	1.00	1.00	0.00
HALF-CENT SALES TAX FUND TOTAL	1.00	1.00	0.00

TOTAL CITYWIDE POSITIONS
ADOPTED FTES BY DEPARTMENT - FY 2026-27

(FULL-TIME EQUIVALENT)

PORT ST. LUCIE SAINTS GOLF COURSE FUND #421	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
7250-GOLF COURSE MAINTENANCE	6.00	6.00	0.00
7251-GOLF COURSE OPERATIONS	4.175	4.175	0.00
GOLF COURSE FUND TOTAL	10.175	10.175	0.00

PUBLIC WORKS (Road & Bridge/Stormwater) FUNDS #104 & #401	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
4105-PUBLIC WORKS OPERATIONS	31.50	31.50	0.00
4118-PUBLIC WORKS REGULATORY	23.00	23.00	0.00
4121-PUBLIC WORKS TRAFFIC CONTROL/IMPROVEMENTS	25.00	25.00	0.00
4125-PUBLIC WORKS STREETS DIVISION	14.00	14.00	0.00
4126-PUBLIC WORKS DRAINAGE DIVISION	45.00	45.00	0.00
4127-PUBLIC WORKS GREENBELT MAINTENANCE DIVISION	12.00	12.00	0.00
ROAD & BRIDGE/STORMWATER FUNDS TOTAL	150.50	150.50	0.00

WATER & SEWER OPERATING FUND #431	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1340-UTILITY SYSTEMS ADMINISTRATION	14.20	14.20	0.00
1346-UTILITY SYSTEMS CONNECTION SUPPORT	32.00	35.00	3.00
1347-UTILITY SYSTEMS BILLING	14.00	15.00	1.00
1348-UTILITY SYSTEMS METER READERS	18.00	18.00	0.00
1350-UTILITY SYSTEMS UTILITY ENGINEERING	23.00	23.00	0.00
1355-UTILITY SYSTEMS CIP	11.00	11.00	0.00
1360-UTILITY SYSTEMS MAPPING	12.00	13.00	1.00
1375-UTILITY SYSTEMS INSPECTORS	22.00	22.00	0.00
1380-UTILITY SYSTEMS LABORATORY	9.00	9.00	0.00
3310-UTILITY SYSTEMS PRINEVILLE WATER FACILITY	14.00	14.00	0.00
3311-UTILITY SYSTEMS CROSS CONNECTION	9.00	10.00	1.00
3312-UTILITY SYSTEMS J.E.A. WATER FACILITY	8.00	9.00	1.00
3316-UTILITY SYSTEMS WATER DISTRIBUTION/PREV. MAINT.	24.00	24.00	0.00
3345-UTILITY SYSTEMS WAREHOUSE	6.00	6.00	0.00
3360-UTILITY SYSTEMS WATER PLANTS MAINTENANCE	8.00	8.00	0.00
3370-UTILITY SYSTEMS INFLOW AND INFILTRATION	7.00	7.00	0.00
3380-UTILITY SYSTEMS LIFTSTATIONS	19.00	19.00	0.00
3390-UTILITY SYSTEMS TELEMETRY AND INSTRUMENTATION	20.00	20.00	0.00
3512-UTILITY SYSTEMS WESTPORT WASTEWATER PLANT	8.00	8.00	0.00
3513-UTILITY SYSTEMS GLADES WASTEWATER TREATMENT PLANT	10.00	10.00	0.00
3516-UTILITY SYSTEMS WASTEWATER COLLECTION/PREV. MAINT.	43.00	43.00	0.00
3560-UTILITY SYSTEMS WASTEWATER MAINTENANCE	7.00	7.00	0.00
WATER & SEWER OPERATING FUND TOTAL	338.20	345.20	7.00

TOTAL CITYWIDE POSITIONS
ADOPTED FTES BY DEPARTMENT - FY 2026-27

(FULL-TIME EQUIVALENT)

WATER & SEWER CONNECTION FEES FUND #439	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3315-UTILITY SYSTEMS WATER INSTALLS	5.00	5.00	0.00
3515-UTILITY SYSTEMS SEWER INSTALLS	3.00	3.00	0.00
WATER & SEWER CONNECTION FEES FUND TOTAL	8.00	8.00	0.00

MEDICAL INSURANCE FUND #605	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1900-MEDICAL INSURANCE GENERAL GOVERNMENT	3.00	3.00	0.00
MEDICAL INSURANCE FUND #605	3.00	3.00	0.00

CITY TOTAL	**1543.25**	**1550.25**	**7.00**

*Positions are converted to Full-Time Equivalent with 80 hours per two-week pay period equaling 1.0 FTE. This allows tracking of man hours which controls salaries being paid. Total positions for Police does not include Parks Officers charged directly to Parks & Recreation.

SUMMARY OF NEW POSITIONS
PROPOSED BUDGET - FY 2026-27

WATER & SEWER OPERATING FUND #431		
1346-UTILITY SYSTEMS CONNECTION SUPPORT	3.00	Utility Connection Support Specialist
1347-UTILITY SYSTEMS BILLING	1.00	Financial Specialist
1360-UTILITY SYSTEMS MAPPING	1.00	Network Administrator
3311-UTILITY SYSTEMS CROSS CONNECTION	1.00	Cross Connection Technician
3312-UTILITY SYSTEMS J.E.A. WATER FACILITY	1.00	Plant Operator Trainee
WATER & SEWER OPERATING FUND TOTAL	7.00	
TOTAL FY 2026/27 PROPOSED (Citywide new positions)	7.00	

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1100 - CITY COUNCIL			
EXECUTIVE ASSISTANT TO CITY COUNCIL	2.00	2.00	0.00
EXECUTIVE ASSISTANT/SPECIAL ASSISTANT TO THE MAYOR	1.00	1.00	0.00
1100 - City Council Total	3.00	3.00	0.00
1200 - CITY MANAGER			
1PSL COORDINATOR/EXECUTIVE ASSISTANT	1.00	1.00	0.00
ASSISTANT CITY MANAGER	2.00	2.00	0.00
CHIEF ASSISTANT CITY MANAGER	1.00	1.00	0.00
CHIEF EXECUTIVE ASSISTANT	1.00	1.00	0.00
CITY MANAGER	1.00	1.00	0.00
DEPUTY CITY MANAGER	2.00	2.00	0.00
EXECUTIVE ASSISTANT	1.00	1.00	0.00
1200 - City Manager Total	9.00	9.00	0.00
1201 - STRATEGIC INITIATIVES & INNOVATION			
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
GRANTS COORDINATOR	1.00	1.00	0.00
SR PROJECT MANAGER, GRANTS AND STRATEGIC INITIATIVES	1.00	1.00	0.00
1201 - Strategic Initiatives & Innovation Total	3.00	3.00	0.00
1210 - CITY CLERK			
AGENDA MANAGER	1.00	1.00	0.00
CITY CLERK	1.00	1.00	0.00
CITY CLERK ADMINISTRATOR	1.00	1.00	0.00
DEPUTY CITY CLERK II/BOARD LIAISON & COMMITTEE COORDINATOR	1.00	1.00	0.00
DEPUTY CITY CLERK III	3.00	3.00	0.00
PERSONNEL RECORDS COORDINATOR	1.00	1.00	0.00
RECORDS COORDINATOR	1.00	1.00	0.00
1210 - City Clerk Total	9.00	9.00	0.00
1300 - FINANCE			
ACCOUNTANT I	2.00	2.00	0.00
ACCOUNTANT II	1.00	1.00	0.00
ACCOUNTING & SPECIAL PROJECTS MANAGER	1.00	1.00	0.00
ACCOUNTING MANAGER	2.00	2.00	0.00
ACCOUNTS PAYABLE SUPERVISOR	1.00	1.00	0.00
ASSESSMENT & PROPERTY TAX ADMINISTRATOR	1.00	1.00	0.00
ASSESSMENT & PROPERTY TAX MANAGER	1.00	1.00	0.00
ASSESSMENT AND PROPERTY TAX SPECIALIST I	2.00	2.00	0.00
ASSISTANT DIRECTOR	1.00	1.00	0.00
BUSINESS TAX & LIEN SERVICES ANALYST	1.00	1.00	0.00
BUSINESS TAX & LIEN SERVICES ASSISTANT MANAGER	1.00	1.00	0.00
BUSINESS TAX & LIEN SERVICES COORDINATOR	1.00	1.00	0.00
BUSINESS TAX & LIEN SERVICES MANAGER	1.00	1.00	0.00
BUSINESS TAX & LIEN SPECIALIST I-III	3.00	3.00	0.00
BUSINESS TAX COMPLIANCE OFFICER I-III	1.00	1.00	0.00
CAPITAL ASSETS ACCOUNTANT	1.00	1.00	0.00
DEPUTY DIRECTOR - FINANCE	2.00	2.00	0.00
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
FINANCE ADMINISTRATOR	1.00	1.00	0.00
FINANCE DIRECTOR	1.00	1.00	0.00
GRANTS & CONTRACTS ACCOUNTANT	1.00	1.00	0.00
GRANTS & PROJECTS ACCOUNTANT	1.00	1.00	0.00
GRANTS ADMINISTRATOR AND ACCOUNTANT	1.00	1.00	0.00
PAYROLL ASSISTANT MANAGER	1.00	1.00	0.00
PAYROLL DIVISION MANAGER	1.00	1.00	0.00
PENSION ANALYST	1.00	1.00	0.00
PENSION COORDINATOR	1.00	1.00	0.00
PENSION PLAN MANAGER	1.00	1.00	0.00
PURCHASING CARD COORDINATOR	1.00	1.00	0.00
RETIREMENT ANALYST	1.00	1.00	0.00
RETIREMENT COORDINATOR	1.00	1.00	0.00
SENIOR ACCOUNTANT	2.00	2.00	0.00
SENIOR ACCOUNTING SPECIALIST	1.00	1.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1300 - FINANCE - Cont.			
SENIOR BUSINESS ANALYST	1.00	1.00	0.00
SENIOR PAYROLL SPECIALIST	1.00	1.00	0.00
1300 - Finance Total	42.00	42.00	0.00
1310 - HUMAN RESOURCES			
ASSISTANT DIRECTOR - HUMAN RESOURCES	1.00	1.00	0.00
CUSTOMER SERVICE SPECIALIST	0.625	0.625	0.00
DIRECTOR, HUMAN RESOURCES	1.00	1.00	0.00
HRIS ANALYST	1.00	1.00	0.00
HRIS GENERALIST I	1.00	1.00	0.00
HRIS MANAGER	1.00	1.00	0.00
HUMAN RESOURCES ANALYST	2.00	2.00	0.00
HUMAN RESOURCES GENERALIST III	1.00	1.00	0.00
HUMAN RESOURCES GENERALIST TRAINEE (SHARED WITH 5 DEPARTMENTS)	0.20	0.20	0.00
HUMAN RESOURCES MANAGER	1.00	1.00	0.00
HUMAN RESOURCES OPERATIONS MANAGER	1.00	1.00	0.00
HUMAN RESOURCES RECRUITER	2.00	2.00	0.00
OFFICE MANAGER	1.00	1.00	0.00
ORGANIZATIONAL DEVELOPMENT PROJECT MANAGER	1.00	1.00	0.00
RECRUITMENT MANAGER	1.00	1.00	0.00
TRAINING COORDINATOR	1.00	1.00	0.00
1310 - Human Resources Total	16.825	16.825	0.00
1311 - COMMUNICATIONS			
BRAND STRATEGIST/PROJECT MANAGER	1.00	1.00	0.00
COMMUNICATIONS DIRECTOR	1.00	1.00	0.00
DIGITAL MEDIA PRODUCER	1.00	1.00	0.00
DIGITAL TECHNOLOGY COORDINATOR	1.00	1.00	0.00
DIGITAL VIDEO TEAM MANAGER	1.00	1.00	0.00
ENGAGEMENT & BUDGET ASSISTANT MANAGER	1.00	1.00	0.00
ENGAGEMENT & MARKETING PROJECT MANAGER	1.00	1.00	0.00
ENGAGEMENT & MARKETING TEAM MANAGER	1.00	1.00	0.00
ENGAGEMENT MANAGER	1.00	1.00	0.00
GRAPHIC DESIGNER/DIGITAL CONTENT	1.00	1.00	0.00
HUMAN RESOURCES GENERALIST TRAINEE (SHARED WITH 5 DEPARTMENTS)	0.20	0.20	0.00
INNOVATION STRATEGIST	1.00	1.00	0.00
SOCIAL MEDIA MANAGER	1.00	1.00	0.00
STRATEGIC COMMUNICATIONS TEAM MANAGER	1.00	1.00	0.00
WEBMASTER	1.00	1.00	0.00
1311 - Communications Total	14.20	14.20	0.00
1312 - NEIGHBORHOOD SERVICES			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	0.60	0.60	0.00
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
HOUSING SPECIALIST	1.00	1.00	0.00
PROJECT COORDINATOR	1.00	1.00	0.00
1312 - Neighborhood Services Total	4.60	4.60	0.00
1313 - RISK MANAGEMENT			
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
PROJECT MANAGER	1.00	1.00	0.00
RISK MANAGEMENT ADMINISTRATOR	1.00	1.00	0.00
RISK MANAGEMENT DIRECTOR	1.00	1.00	0.00
1313 - Risk Management Total	4.00	4.00	0.00
1320 - INFORMATION TECHNOLOGY			
APPLICATION SUPPORT SPECIALIST	3.00	3.00	0.00
ASSISTANT DIRECTOR - INFORMATION TECHNOLOGY	1.00	1.00	0.00
CHIEF INFORMATION OFFICER	1.00	1.00	0.00
CLOUD SERVICES ADMINISTRATOR	2.00	2.00	0.00
CLOUD SERVICES MANAGER	1.00	1.00	0.00
DATA CENTER MANAGER	1.00	1.00	0.00
DATA VISUALIZATION ANALYST I	1.00	1.00	0.00
FIBER INFRASTRUCTURE ADMINISTRATOR	1.00	1.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1320 - INFORMATION TECHNOLOGY - Cont.			
GIS DEVELOPER II	1.00	1.00	0.00
INFORMATION SECURITY OFFICER	1.00	1.00	0.00
IT INFRASTRUCTURE DIVISION CHIEF	1.00	1.00	0.00
IT INFRASTRUCTURE MANAGER	1.00	1.00	0.00
IT SECURITY TECHNICIAN I-III	2.00	2.00	0.00
IT UTILITY FIBER LOCATOR	2.00	2.00	0.00
NETWORK INFRASTRUCTURE ADMINISTRATOR	2.00	2.00	0.00
OFFICE MANAGER	1.00	1.00	0.00
PRINCIPAL DATABASE ARCHITECT	1.00	1.00	0.00
PRINCIPAL GIS ARCHITECT	1.00	1.00	0.00
PRINCIPAL SOFTWARE ARCHITECT	1.00	1.00	0.00
SECURITY ANALYST I	2.00	2.00	0.00
SECURITY TECHNICIAN	1.00	1.00	0.00
SENIOR TECHNOLOGY PURCHASING AGENT	1.00	1.00	0.00
SERVICE DESK SUPERVISOR, MIS	1.00	1.00	0.00
SERVICE DESK SUPPORT TECH I-II	5.00	5.00	0.00
SOFTWARE DEVELOPER I-III	5.00	5.00	0.00
TECHNICAL OPERATIONS MANAGER	1.00	1.00	0.00
TECHNOLOGY PURCHASING AGENT	1.00	1.00	0.00
TELCOM SYSTEMS ADMINISTRATOR	1.00	1.00	0.00
1320 - Information Technology Total	43.00	43.00	0.00
1330 - OFFICE OF MANAGEMENT AND BUDGET			
BUDGET ADMINISTRATOR	1.00	1.00	0.00
BUDGET DEPUTY DIRECTOR	1.00	1.00	0.00
BUDGET MANAGEMENT ANALYST I-III	1.00	1.00	0.00
DIRECTOR - OFFICE OF MANAGEMENT & BUDGET	1.00	1.00	0.00
FLEET MANAGER	0.00	1.00	1.00
OFFICE MANAGER	1.00	1.00	0.00
PROCUREMENT ANALYST	1.00	1.00	0.00
PROCUREMENT CONTRACTING OFFICER I-III	6.00	6.00	0.00
PROCUREMENT CONTRACTS MANAGER	1.00	1.00	0.00
PROCUREMENT DIVISION ASSISTANT DIRECTOR	1.00	1.00	0.00
PROCUREMENT MANAGER	1.00	1.00	0.00
SENIOR MANAGEMENT & BUDGET ANALYST	1.00	1.00	0.00
1330 - Office of Management and Budget Total	16.00	17.00	1.00
1400 - CITY ATTORNEY			
CITY ATTORNEY	1.00	1.00	0.00
DEPUTY CITY ATTORNEY	7.00	7.00	0.00
EXECUTIVE ASSISTANT TO THE CITY ATTORNEY	1.00	1.00	0.00
LEGAL OPERATIONS ADMINISTRATOR	1.00	1.00	0.00
PARALEGAL I-III	3.00	3.00	0.00
REAL PROPERTY DIVISION AGENT	1.00	1.00	0.00
SENIOR DEPUTY CITY ATTORNEY	3.00	3.00	0.00
1400 - City Attorney Total	17.00	17.00	0.00
1500 - PLANNING AND ZONING			
ADMINISTRATIVE ASSISTANT	1.30	1.30	0.00
ASSISTANT DIRECTOR - PLANNING & ZONING	1.00	1.00	0.00
DEPUTY DIRECTOR	1.00	1.00	0.00
FINANCIAL PROJECT COORDINATOR	1.00	1.00	0.00
MOBILITY & IMPACT FEE COORDINATOR, BLDG DEPT LIAISON	1.00	1.00	0.00
OFFICE MANAGER	1.00	1.00	0.00
PLANNER I	4.00	4.00	0.00
PLANNER II, ENVIRONMENTAL/CONSERVATION LANDS	1.00	1.00	0.00
PLANNER III/CODE LIAISON	1.00	1.00	0.00
PLANNING AND ZONING DIRECTOR	1.00	1.00	0.00
PLANNING TECHNICIAN	3.00	3.00	0.00
SENIOR PLANNER/PUBLIC ART PROGRAM	1.00	1.00	0.00
1500 - Planning and Zoning Total	17.30	17.30	0.00
2105 - POLICE DEPARTMENT OPERATIONAL SUPPORT SERVICES			
ACCREDITATION SPECIALIST	1.00	1.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
2105 - POLICE DEPARTMENT OPERATIONAL SUPPORT SERVICES - Cont.			
ADMINISTRATIVE ASSISTANT (EVIDENCE)	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
COURT LIAISON	1.00	1.00	0.00
DEPUTY CHIEF	1.00	1.00	0.00
EVIDENCE TECHNICIAN	2.00	2.00	0.00
FLEET & RADIO PROJECT MANAGER	1.00	1.00	0.00
PUBLIC RECORDS REQUEST SPECIALIST	1.00	1.00	0.00
PUBLIC SERVICE SPECIALIST I-III	10.00	10.00	0.00
PUBLIC SERVICE SPECIALIST MANAGER	1.00	1.00	0.00
RECORDS MANAGER	1.00	1.00	0.00
RECORDS REDACTION SUPERVISOR (BODY WORN CAMERAS & PRR)	1.00	1.00	0.00
RECORDS SPECIALIST	6.00	6.00	0.00
REDACTION COORDINATOR BODY WORN CAMERAS	4.00	4.00	0.00
VOLUNTEER COORDINATOR	1.00	1.00	0.00
2105 - Police Department Operational Support Services Total	33.00	33.00	0.00
2110 - POLICE DEPARTMENT ADMINISTRATION			
ADMINISTRATION MANAGER	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR, INTERNAL AFFAIRS	1.00	1.00	0.00
ASSISTANT CHIEF OF POLICE	1.00	1.00	0.00
CHIEF OF POLICE	1.00	1.00	0.00
CIVILIAN BACKGROUND INVESTIGATOR	1.00	1.00	0.00
CIVILIAN OPERATIONS DIVISION MANAGER	1.00	1.00	0.00
CRIME & INTELLIGENCE ANALYST I-III	5.00	5.00	0.00
FISCAL ANALYST	1.00	1.00	0.00
FISCAL MANAGEMENT DIVISION DIRECTOR	1.00	1.00	0.00
LIEUTENANT	1.00	1.00	0.00
LOGISTICS TRAVEL COORDINATOR	1.00	1.00	0.00
MANAGER, PD PERSONNEL LIAISON	1.00	1.00	0.00
POLICE GRANTS MANAGER	1.00	1.00	0.00
POLICE OFFICER (PIO, RECRUITING)	1.00	1.00	0.00
POLICE PAYROLL TECHNICIAN	2.00	2.00	0.00
POLICE PURCHASING AGENT	2.00	2.00	0.00
POLYGRAPHIST	2.00	2.00	0.00
SENIOR PD PAYROLL TECHNICIAN	1.00	1.00	0.00
SERGEANT (IA, RECRUITING)	3.00	3.00	0.00
SPECIAL PROJECTS COORDINATOR - EXTRA DUTY DETAIL	1.00	1.00	0.00
STRATEGIC PLANNING & ANALYSIS DIVISION DIRECTOR	1.00	1.00	0.00
2110 - Police Department Administration Total	31.00	31.00	0.00
2111 - POLICE DEPARTMENT TRAINING			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
CAPTAIN	1.00	1.00	0.00
POLICE OFFICER	8.00	8.00	0.00
SERGEANT	3.00	3.00	0.00
2111 - Police Department Training Total	13.00	13.00	0.00
2112 - POLICE DEPARTMENT SPECIAL INVESTIGATION DIVISION			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
CAPTAIN	1.00	1.00	0.00
LIEUTENANT SID	1.00	1.00	0.00
POLICE OFFICER	22.00	22.00	0.00
SERGEANT	4.00	4.00	0.00
2112 - Police Department Special Investigation Division Total	29.00	29.00	0.00
2115 - POLICE DEPARTMENT SPECIAL DETECTIVE			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
CAPTAIN	1.00	1.00	0.00
CRIME SCENE INVESTIGATOR I-II	6.00	6.00	0.00
CRIME SCENE UNIT MANAGER	1.00	1.00	0.00
DIGITAL FORENSICS EXAMINER	2.00	2.00	0.00
LATENT FINGERPRINT EXAMINER I-II/CRIME SCENE INVESTIGATOR	1.00	1.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
2115 - POLICE DEPARTMENT SPECIAL DETECTIVE - Cont.			
LIEUTENANT CRIMINAL INVESTIGATION DIVISION	1.00	1.00	0.00
POLICE OFFICER	32.00	32.00	0.00
SERGEANT	7.00	7.00	0.00
2115 - Police Department Detective Total	52.00	52.00	0.00
2123 - POLICE DEPARTMENT VICTIM'S ADVOCATE			
VICTIM ASSISTANT	2.00	2.00	0.00
VICTIM ASSISTANT COORDINATOR	1.00	1.00	0.00
2123 - Police Department Victim's Advocate Total	3.00	3.00	0.00
2130 - POLICE DEPARTMENT OPERATIONS/PATROL			
ADMINISTRATIVE COORDINATOR - SPECIAL OPERATIONS DIVISION	1.00	1.00	0.00
CAPTAIN	2.00	2.00	0.00
CIVILIAN TRAFFIC CRASH INVESTIGATOR	2.00	2.00	0.00
DEPUTY CHIEF	1.00	1.00	0.00
LIEUTENANT	12.00	12.00	0.00
POLICE OFFICER	195.00	195.00	0.00
SERGEANT	30.00	30.00	0.00
2130 - Police Department Operations/Patrol Total	243.00	243.00	0.00
2131 - POLICE DEPARTMENT NPB COMMUNITY PROGRAMS			
ADMINISTRATION OPERATIONS COORDINATOR - NPB	1.00	1.00	0.00
CAPTAIN	1.00	1.00	0.00
LIEUTENANT - NPB DISTRICT SUPPORT	1.00	1.00	0.00
POLICE OFFICER	22.00	22.00	0.00
SERGEANT	4.00	4.00	0.00
SPECIAL EVENTS COORDINATOR	2.00	2.00	0.00
2131 - Police Department NPB Community Programs Total	31.00	31.00	0.00
2134 - POLICE DEPARTMENT SCHOOL CROSSING GUARDS			
SCHOOL CROSSING GUARDS	16.23	16.23	0.00
MANAGER - CROSSING GUARDS	1.00	1.00	0.00
2134 - Police Department School Crossing Guards Total	17.23	17.23	0.00
2135 - NEIGHBORHOOD SERVICES - CODE COMPLIANCE			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
CODE COMPLIANCE ADMINISTRATOR	1.00	1.00	0.00
CODE COMPLIANCE MANAGER	1.00	1.00	0.00
CODE COMPLIANCE OFFICER I-III	16.00	16.00	0.00
CODE COMPLIANCE PERMITTING COORDINATOR	1.00	1.00	0.00
CODE COMPLIANCE STANDARDS ASSOCIATE	1.00	1.00	0.00
CODE COMPLIANCE SUPERVISOR	3.00	3.00	0.00
DEPUTY DIRECTOR NEIGHBORHOOD SERVICES	1.00	1.00	0.00
HUMAN RESOURCES GENERALIST TRAINEE (SHARED WITH 5 DEPARTMENTS)	0.20	0.20	0.00
NEIGHBORHOOD SERVICES DIRECTOR	1.00	1.00	0.00
SPECIAL PROJECT COORDINATOR	1.00	1.00	0.00
2135 - Neighborhood Services - Code Compliance Total	27.20	27.20	0.00
2500 - EMERGENCY MANAGEMENT			
EMERGENCY MANAGEMENT SPECIALIST II	1.00	1.00	0.00
EMERGENCY OPERATIONS DIRECTOR	1.00	1.00	0.00
EMERGENCY OPERATIONS/CRS MANAGER	1.00	1.00	0.00
HUMAN RESOURCES GENERALIST TRAINEE (SHARED WITH 5 DEPARTMENTS)	0.20	0.20	0.00
2500 - Emergency Management Total	3.20	3.20	0.00
3900 - OFFICE OF SOLID WASTE - KEEP PORT SAINT LUCIE BEAUTIFUL			
CREW LEADER KPSLB	1.00	1.00	0.00
LITTER CONTROL SUPERVISOR	1.00	1.00	0.00
MAINTENANCE WORKER KPSLB	3.00	3.00	0.00
PROGRAM MANAGER	1.00	1.00	0.00
SENIOR MAINTENANCE WORKER KPSLB	1.00	1.00	0.00
SOLID WASTE DIRECTOR	0.50	0.50	0.00
3900 - Solid Waste - KPSLB Total	7.50	7.50	0.00
3905 - PUBLIC WORKS - URBAN BEAUTIFICATION			
COMMUNITY SERVICES ADMINISTRATOR	0.50	0.50	0.00

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3905 - PUBLIC WORKS - URBAN BEAUTIFICATION - Cont.			
PROJECT COORDINATOR	1.00	1.00	0.00
3905 - Public Works - Urban Beautification Total	1.50	1.50	0.00
4135 - FACILITIES MAINTENANCE			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
BUILDING MAINTENANCE COORDINATOR	1.00	1.00	0.00
CONSTRUCTION PROJECT DIRECTOR	1.00	1.00	0.00
ELECTRICAL SUPERVISOR	1.00	1.00	0.00
FACILITIES LEAD	2.00	2.00	0.00
FACILITIES MAINTENANCE ASSISTANT DIRECTOR	1.00	1.00	0.00
FACILITIES MAINTENANCE DIRECTOR	1.00	1.00	0.00
FACILITIES MAINTENANCE WORKER I-III	5.00	5.00	0.00
FACILITIES OPERATIONS MANAGER	1.00	1.00	0.00
FLEET MANAGER	1.00	0.00	(1.00)
HVAC SUPERVISOR	1.00	1.00	0.00
HVAC TECHNICIAN I-III	2.00	2.00	0.00
JOURNEYMAN ELECTRICIAN	1.00	1.00	0.00
SUPERVISOR	2.00	2.00	0.00
4135 - Facilities Maintenance Total	21.00	20.00	(1.00)
5100 - INTERNS			
INTERN/CONTRACT EMPLOYEE	7.825	7.825	0.00
5100 - Interns Total	7.825	7.825	0.00
5200 - OFFICE OF ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT ADMINISTRATOR	1.00	1.00	0.00
5200 - Office of Economic Development Total	1.00	1.00	0.00
6200 - POLICE ANIMAL CONTROL			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
ANIMAL CONTROL DIVISION DIRECTOR	1.00	1.00	0.00
ANIMAL CONTROL OFFICER I-II	10.00	10.00	0.00
ANIMAL CONTROL SUPERVISOR	2.00	2.00	0.00
COMMUNITY OUTREACH COORDINATOR	1.00	1.00	0.00
KENNEL TECHNICIAN	1.00	1.00	0.00
6200 - Police Department Animal Control Total	16.00	16.00	0.00
7201 - PARKS AND RECREATION - AIROSO COMM CENTER			
DEPUTY DIRECTOR - RECREATION	1.00	1.00	0.00
EVENT & SERVICE COORDINATOR	2.00	2.00	0.00
EVENT & SERVICES SUPERVISOR	1.00	1.00	0.00
EVENT LEADER	1.00	1.00	0.00
EVENT TECHNICIAN	2.00	2.00	0.00
P/T CUSTOMER SERVICE SPECIALIST	2.90	2.90	0.00
RECREATION ADMINISTRATOR	1.00	1.00	0.00
RECREATION MANAGER	1.00	1.00	0.00
RECREATION SUPERVISOR	1.00	1.00	0.00
7201 - Parks and Recreation - Airoso Community Center Total	12.90	12.90	0.00
7202 - PARKS AND RECREATION - GYMNASIUM			
CUSTOMER SERVICE SPECIALIST	1.00	1.00	0.00
MAINTENANCE WORKER - CUSTODIAL	1.00	1.00	0.00
P/T CUSTOMER SERVICE SPECIALIST	3.625	3.625	0.00
RECREATION LEADER	2.00	2.00	0.00
RECREATION MANAGER	1.00	1.00	0.00
RECREATION SUPERVISOR	1.00	1.00	0.00
7202 - Parks and Recreation - Gymnasium Total	9.625	9.625	0.00
7205 - PARKS AND RECREATION - ADMINSITRATION			
ACCREDITATION & PERFORMANCE MANAGER	1.00	1.00	0.00
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
ASSISTANT DIRECTOR, PARKS & RECREATION	2.00	2.00	0.00
DIRECTOR, PARKS & RECREATION	1.00	1.00	0.00
FINANCIAL SPECIALIST	1.00	1.00	0.00
MANAGER PERSONNEL LIAISON	1.00	1.00	0.00

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
7205 - PARKS AND RECREATION - ADMINSITRATION - Cont.			
MANAGER, ADMINISTRATION	1.00	1.00	0.00
SUPERVISOR, ADMINISTRATION	1.00	1.00	0.00
7205 - Parks and Recreation - Administration Total	9.00	9.00	0.00
7210 - PARKS AND RECREATION - PARKS			
CAPITAL IMPROVEMENT PROJECTS MANAGER	1.00	1.00	0.00
CREW LEADER, PARKS & RECREATION	1.00	1.00	0.00
EQUIPMENT OPERATOR	1.00	1.00	0.00
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
MANAGER - PARK OPERATIONS	3.00	3.00	0.00
P/T MAINTENANCE WORKER I	8.70	8.70	0.00
PARK LEADER I	7.00	7.00	0.00
PARKS MAINTENANCE WORKER I	32.00	32.00	0.00
PARKS MAINTENANCE WORKER II	1.00	1.00	0.00
POLICE OFFICER	3.00	3.00	0.00
PROJECT MANAGER	2.00	2.00	0.00
SAFETY & TRAINING MANAGER	1.00	1.00	0.00
SPORTS PROGRAM COORDINATOR	1.00	1.00	0.00
SUPERVISOR	9.00	9.00	0.00
TURF & LANDSCAPE SPECIALIST - TRADITION REGIONAL PARK	1.00	1.00	0.00
TURF & LANDSCAPE SUPERVISOR - TRADITION REGIONAL PARK	1.00	1.00	0.00
7210 - Parks and Recreation - Parks Total	73.70	73.70	0.00
7215 - PARKS AND RECREATION - BOTANICAL GARDENS			
MAINTENANCE WORKER I	5.00	5.00	0.00
P/T MAINTENANCE WORKER I	2.175	2.175	0.00
PARK LEADER	2.00	2.00	0.00
PORT DISTRICT SUPERVISOR	1.00	1.00	0.00
7215 - Parks and Recreation - Botanical Gardens Total	10.175	10.175	0.00
7216 - PARKS AND RECREATION - MCCARTY RANCH			
MAINTENANCE WORKER I	2.00	2.00	0.00
7216 - Parks and Recreation - McCarty Ranch Total	2.00	2.00	0.00
7222 - PARKS AND RECREATION - BMX FACILITY			
GENERAL OPERATIONS MANAGER, BMX	1.00	1.00	0.00
7222 - Parks and Recreation - BMX Facility Total	1.00	1.00	0.00
7235 - PARKS AND RECREATION - TURF MAINTENANCE			
EQUIPMENT OPERATOR	2.00	2.00	0.00
IRRIGATION SPECIALIST	1.00	1.00	0.00
MAINTENANCE WORKER I	2.00	2.00	0.00
TURF & LANDSCAPE SPECIALIST	1.00	1.00	0.00
TURF & LANDSCAPE SUPERVISOR	1.00	1.00	0.00
7235 - Parks and Recreation - Turf Maintenance Total	7.00	7.00	0.00
7400 - SPECIAL EVENTS			
SPECIAL EVENTS ADMINISTRATOR	2.00	2.00	0.00
SPECIAL EVENTS COORDINATOR	1.00	1.00	0.00
SPECIAL EVENTS DIVISION DIRECTOR	1.00	1.00	0.00
SPECIAL EVENTS MANAGER	1.00	1.00	0.00
SPECIAL EVENTS OPERATIONS MANAGER	1.00	1.00	0.00
7400 - Special Events Total	6.00	6.00	0.00
7500 - MIDFLORIDA EVENT CENTER			
ACCOUNTING CLERK II	1.00	1.00	0.00
ASSISTANT DIRECTOR, EVENT CENTER	1.00	1.00	0.00
BOX OFFICE AND MARKET COORDINATOR	1.00	1.00	0.00
CUSTOMER SERVICE SPECIALIST	0.625	0.625	0.00
DEPUTY DIRECTOR - OPERATIONS	1.00	1.00	0.00
EVENT & SERVICE COORDINATOR	1.00	1.00	0.00
EVENT CENTER DIRECTOR	1.00	1.00	0.00
EVENT SERVICES ASSOCIATE	1.25	1.25	0.00
EVENT SPECIALIST	1.00	1.00	0.00
EVENT SUPPORT SERVICES SUPERVISOR	1.00	1.00	0.00
EVENT TECHNICIAN	7.00	7.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

GENERAL FUND #001 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
7500 - MIDFLORIDA EVENT CENTER - Cont.			
FINANCIAL MANAGER	1.00	1.00	0.00
MARKETING MANAGER	1.00	1.00	0.00
OFFICE MANAGER	1.00	1.00	0.00
OPERATIONS ADMINISTRATOR	1.00	1.00	0.00
OPERATIONS SUPERVISOR	1.00	1.00	0.00
P/T BOX OFFICE COORDINATOR	0.62	0.62	0.00
SALES MANAGER	1.00	1.00	0.00
SPECIAL EVENTS ADMINISTRATOR	1.00	1.00	0.00
WAREHOUSE OPERATIONS MANAGER	0.625	0.63	0.00
7500 - MidFlorida Event Center Total	25.12	25.12	0.00
7502 - PARKS AND RECREATION - FITNESS CENTER			
FITNESS CENTER COORDINATOR	2.00	2.00	0.00
P/T FITNESS ASSISTANT	1.45	1.45	0.00
RECREATION LEADER - FITNESS	2.00	2.00	0.00
RECREATION SUPERVISOR	1.00	1.00	0.00
7502 - Parks and Recreation - Fitness Center Total	6.45	6.45	0.00
7503 - PARKS AND RECREATION - RECREATION			
MAINTENANCE WORKER - CUSTODIAL	2.00	2.00	0.00
P/T CUSTOMER SERVICE SPECIALIST	2.90	2.90	0.00
P/T RECREATION LEADER	0.725	0.725	0.00
RECREATION LEADER	3.00	3.00	0.00
RECREATION MANAGER	1.00	1.00	0.00
RECREATION SUPERVISOR	1.00	1.00	0.00
7503 - Parks and Recreation - Recreation Total	10.625	10.625	0.00
GENERAL FUND # 001 TOTAL	**909.975**	**909.975**	**0.00**

SOLID WASTE OPERATING FUND # 106	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3410 - SOLID WASTE OPERATIONS			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
CUSTOMER SERVICE SPECIALIST	2.00	2.00	0.00
MAINTENANCE WORKER - LITTER CREW	1.00	1.00	0.00
SENIOR PROJECT MANAGER	1.00	1.00	0.00
SOLID WASTE ADMINISTRATOR	1.00	1.00	0.00
SOLID WASTE COORDINATOR	2.00	2.00	0.00
SOLID WASTE DIRECTOR	0.50	0.50	0.00
SOLID WASTE OPERATIONS MANAGER	1.00	1.00	0.00
SOLID WASTE OPERATIONS SUPERVISOR	1.00	1.00	0.00
3410 - Solid Waste Operations Total	11.50	11.50	0.00
SOLID WASTE OPERATING FUND # 106 TOTAL	**11.50**	**11.50**	**0.00**

BUILDING FUND # 110	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
2405 - BUILDING - ADMINISTRATION			
ACCREDITATION SPECIALIST	1.00	1.00	0.00
ADDRESS TECHNICIAN	1.00	1.00	0.00
ADMINISTRATIVE ASSISTANT	2.00	2.00	0.00
ASSISTANT BUILDING OFFICIAL	1.00	1.00	0.00
BUILDING DEPARTMENT DIRECTOR/BUILDING OFFICIAL	1.00	1.00	0.00
CUSTOMER SERVICE SPECIALIST	1.50	1.50	0.00
DEPUTY DIRECTOR-OPERATIONS	1.00	1.00	0.00
FISCAL ANALYST	1.00	1.00	0.00
MAINTENANCE WORKER	1.00	1.00	0.00
OFFICE MANAGER	1.00	1.00	0.00
SENIOR ADDRESS TECHNICIAN	1.00	1.00	0.00
2405 - Building Administration Total	12.50	12.50	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

BUILDING FUND # 110 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
2410 - BUILDING - LICENSING			
BUILDING PERMIT SPECIALIST II	1.00	1.00	0.00
COMPLIANCE COORDINATOR I-III	3.00	3.00	0.00
CONTRACTOR LICENSING COORDINATOR	1.00	1.00	0.00
2410 - Building Licensing Total	5.00	5.00	0.00
2415 - BUILDING - PERMITTING			
ACTING ADDRESS TECHNICIAN	1.00	1.00	0.00
BUILDING PERMIT SPECIALIST I-III	10.00	10.00	0.00
PERMIT SUPERVISOR	1.00	1.00	0.00
PERMITTING MANAGER	1.00	1.00	0.00
SENIOR PERMIT SPECIALIST	1.00	1.00	0.00
SUPERVISOR BUILDING PERMIT	1.00	1.00	0.00
2415 - Building Permitting Total	15.00	15.00	0.00
2420 - BUILDING - INSPECTIONS			
BUILDING CONSTRUCTION INSPECTOR I-IV	30.00	30.00	0.00
BUILDING INSPECTOR/PLANS EXAMINER I-IV	7.00	7.00	0.00
BUILDING PERMIT SPECIALIST I	1.00	1.00	0.00
CHIEF BUILDING INSPECTOR	4.00	4.00	0.00
DEPUTY BUILDING OFFICIAL	2.00	2.00	0.00
2420 - Building Inspections Total	44.00	44.00	0.00
2425 - BUILDING - PLAN REVIEW			
BUILDING CONSTRUCTION INSPECTOR I-IV	1.00	1.00	0.00
BUILDING INSPECTOR/PLANS EXAMINER I-IV	8.00	8.00	0.00
BUILDING PERMIT SPECIALIST	1.00	1.00	0.00
BUILDING PLANS EXAMINER I-IV	12.00	12.00	0.00
CHIEF BUILDING INSPECTOR	1.00	1.00	0.00
FLOOD PLAIN COORDINATOR	1.00	1.00	0.00
SENIOR CHIEF PLANS EXAMINER	1.00	1.00	0.00
2425 - Building Plan Review Total	25.00	25.00	0.00
BUILDING DEPARTMENT # 110 TOTAL	**101.50**	**101.50**	**0.00**

SPECIAL REVENUE FUNDS	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
112 - NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM			
NPDES INSPECTOR	1.00	1.00	0.00
NPDES PROGRAM MANAGER	1.00	1.00	0.00
112 - National Pollution Discharge Elimination System Total	2.00	2.00	0.00
118 - COMMUNITY DEVELOPMENT BLOCK GRANT			
ADMINISTRATIVE OPERATIONS COORDINATOR	0.20	0.20	0.00
CODE COMPLIANCE OFFICER I-II	2.00	2.00	0.00
PROJECT MANAGER, NSD	1.00	1.00	0.00
118 - Community Development Block Grant Total	3.20	3.20	0.00
119 - STATE HOUSING INITIATIVE PARTNERSHIP			
ADMINISTRATIVE OPERATIONS COORDINATOR	0.20	0.20	0.00
GRANTS COORDINATOR	2.00	2.00	0.00
119 - State Housing Initiative Partnership Total	2.20	2.20	0.00
175 - COMMUNITY REDEVELOPMENT AGENCY			
COMMUNITY REDEVELOPMENT AGENCY DIRECTOR	1.00	1.00	0.00
COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
175 - Community Redevelopment Agency Total	2.00	2.00	0.00
310 - HALF-CENT SALES TAX			
PROJECT MANAGER - SALES TAX	1.00	1.00	0.00
310 - Half-Cent Sales Tax Total	1.00	1.00	0.00
SPECIAL REVENUE FUNDS TOTAL	**10.40**	**10.40**	**0.00**

PSL SAINTS GOLF COURSE FUND # 421	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
7250 - GOLF COURSE MAINTENANCE			
ASSISTANT SUPERINTENDENT	1.00	1.00	0.00

PSL SAINTS GOLF COURSE FUND # 421 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
7250 - GOLF COURSE MAINTENANCE - Cont.			
GOLF COURSE ADMINISTRATOR	1.00	1.00	0.00
GOLF COURSE MAINTENANCE MANAGER	1.00	1.00	0.00
GOLF COURSE MECHANIC	1.00	1.00	0.00
MAINTENANCE WORKER I	1.00	1.00	0.00
TURF/LANDSCAPE SPECIALIST	1.00	1.00	0.00
7250 - Golf Course Maintenance Total	6.00	6.00	0.00
7251 - GOLF COURSE OPERATIONS			
CUSTOMER SERVICE SPECIALIST	1.00	1.00	0.00
MANAGER - PRO SHOP	1.00	1.00	0.00
PART-TIME CUSTOMER SERVICE SPECIALIST	2.175	2.175	0.00
7251 - Golf Course Operations Total	4.175	4.175	0.00
PSL SAINTS GOLF COURSE FUND # 421 TOTAL	**10.175**	**10.175**	**0.00**

PUBLIC WORKS (Road & Bridge/Stormwater) FUNDS # 104 & # 401	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
4105 - PUBLIC WORKS OPERATIONS			
ACCREDITATION & PERFORMANCE MANAGER	1.00	1.00	0.00
ADMINISTRATIVE ASSISTANT	3.00	3.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
ADMINISTRATOR CIP & SALES TAX PROJECTS	2.00	2.00	0.00
CIP & SALES TAX PROJECT GROUP MANAGER	2.00	2.00	0.00
CIP & SALES TAX PROJECT GROUP PROJECT MANAGER	3.00	3.00	0.00
COMMUNITY SERVICES ADMINISTRATOR	0.50	0.50	0.00
CUSTOMER SERVICE SUPERVISOR	1.00	1.00	0.00
EXECUTIVE PROJECT MANAGER - COMMUNITY OUTREACH	1.00	1.00	0.00
ASSET MANAGER	1.00	1.00	0.00
FISCAL ANALYST	1.00	1.00	0.00
FLEET & FACILITIES PROJECT MANAGER	1.00	1.00	0.00
GIS & UIS MAPPING SUPERVISOR	1.00	1.00	0.00
OFFICE MANAGER	2.00	2.00	0.00
PROJECT COORDINATOR-CIP & SALES TAX PROJECTS	2.00	2.00	0.00
PUBLIC WORKS ASSISTANT DIRECTOR	2.00	2.00	0.00
PUBLIC WORKS DEPUTY DIRECTOR	1.00	1.00	0.00
PUBLIC WORKS DIRECTOR	1.00	1.00	0.00
PUBLIC WORKS FINANCE ASSISTANT MANAGER	1.00	1.00	0.00
PUBLIC WORKS FINANCE MANAGER	1.00	1.00	0.00
PUBLIC WORKS PERSONNEL LIAISON MANAGER	1.00	1.00	0.00
SAFETY & COMPLIANCE SUPERVISOR	1.00	1.00	0.00
SENIOR DATA SYSTEMS ANALYST	1.00	1.00	0.00
4105 - Public Works Operations Total	31.50	31.50	0.00
4118 - PUBLIC WORKS REGULATORY			
ASSISTANT CITY SURVEYOR/PROFESSIONAL MAPPER	1.00	1.00	0.00
CITY SURVEYOR	1.00	1.00	0.00
COMPLIANCE COORDINATOR	1.00	1.00	0.00
CONSTRUCTION INSPECTOR	4.00	4.00	0.00
GIS MAPPING SUPERVISOR	1.00	1.00	0.00
INSPECTIONS MANAGER REGULATORY DIVISION	1.00	1.00	0.00
PERMIT SPECIALIST I-III	2.00	2.00	0.00
PERMITTING CUSTOMER SERVICE MANAGER	1.00	1.00	0.00
PERMITTING CUSTOMER SERVICE SUPERVISOR	1.00	1.00	0.00
PROJECT COORDINATOR	4.00	4.00	0.00
REGULATORY DIVISION DIRECTOR	1.00	1.00	0.00
RESIDENTIAL INSPECTOR LEAD	1.00	1.00	0.00
SURVEY INSPECTOR	3.00	3.00	0.00
SURVEY WORKER	1.00	1.00	0.00
4118 - Public Works Regulatory Total	23.00	23.00	0.00
4121 - PUBLIC WORKS TRAFFIC CONTROL/IMPROVEMENTS			
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
DATA SYSTEMS ANALYST	1.00	1.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

PUBLIC WORKS (Road & Bridge/Stormwater) FUNDS # 104 & # 401 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
4121 - PUBLIC WORKS TRAFFIC CONTROL/IMPROVEMENTS - Cont.			
ENGINEERING CIP & SUPPORT DIVISION DIRECTOR	1.00	1.00	0.00
INTELLIGENT TRANSPORT SYSTEM MANAGER	1.00	1.00	0.00
INTELLIGENT TRANSPORT SYSTEM SUPERVISOR	1.00	1.00	0.00
SUPERVISOR, TRAFFIC ADMINISTRATIVE OPERATIONS	1.00	1.00	0.00
TRAFFIC ADMINISTRATOR	1.00	1.00	0.00
TRAFFIC OPERATIONS ASSISTANT MANAGER	1.00	1.00	0.00
TRAFFIC OPERATIONS DIVISION MANAGER	1.00	1.00	0.00
TRAFFIC OPERATIONS ELECTRICIAN	2.00	2.00	0.00
TRAFFIC OPERATIONS PROJECT COORDINATOR	2.00	2.00	0.00
TRAFFIC OPERATIONS PROJECT MANAGER	1.00	1.00	0.00
TRAFFIC SAFETY SUPERVISOR	1.00	1.00	0.00
TRAFFIC SAFETY TECHNICIAN I	1.00	1.00	0.00
TRAFFIC SAFETY TECHNICIAN II	4.00	4.00	0.00
TRAFFIC SIGNAL SUPERVISOR	1.00	1.00	0.00
TRAFFIC SIGNAL TECHNICIAN	1.00	1.00	0.00
TRAFFIC SIGNAL TECHNICIAN TRAINEE	2.00	2.00	0.00
TRAFFIC UTILITY LOCATOR	1.00	1.00	0.00
4121 - Public Works Traffic Control/Improvements Total	25.00	25.00	0.00
4125 - PUBLIC WORKS STREETS DIVISION			
CREW LEADER - PUBLIC WORKS	1.00	1.00	0.00
EQUIPMENT OPERATOR I-III	4.00	4.00	0.00
EQUIPMENT OPERATOR TRAINEE	2.00	2.00	0.00
HEAVY EQUIPMENT OPERATOR I	1.00	1.00	0.00
MAINTENANCE WORKER	5.00	5.00	0.00
SUPERVISOR - PUBLIC WORKS	1.00	1.00	0.00
4125 - Public Works Streets Division Total	14.00	14.00	0.00
4126 - PUBLIC WORKS DRAINAGE DIVISION			
CREW LEADER - PUBLIC WORKS	4.00	4.00	0.00
DRAINAGE & STREETS MANAGER	1.00	1.00	0.00
DRAINAGE DIVISION PROJECT MANAGER	1.00	1.00	0.00
DRAINAGE INSPECTOR	2.00	2.00	0.00
ENGINEERING CADD TECHNICIAN II-III	2.00	2.00	0.00
EQUIPMENT OPERATOR I-IV	13.00	13.00	0.00
EXECUTIVE PROJECT MANAGER	1.00	1.00	0.00
HEAVY EQUIPMENT OPERATOR I-IV	6.00	6.00	0.00
LARGE CULVERT INSPECTOR	1.00	1.00	0.00
LARGE CULVERT INSPECTOR PROJECT COORDINATOR	1.00	1.00	0.00
MAINTENANCE WORKER	6.00	6.00	0.00
PROJECT COORDINATOR	1.00	1.00	0.00
PUBLIC WORKS MANAGER	1.00	1.00	0.00
SUPERVISOR	1.00	1.00	0.00
SURVEY INSTRUMENT TECHNICIAN	2.00	2.00	0.00
SURVEY WORKER	1.00	1.00	0.00
WAREHOUSE OPERATIONS COORDINATOR	1.00	1.00	0.00
4126 - Public Works Drainage Division Total	45.00	45.00	0.00
4127 - PUBLIC WORKS GREENBELT MAINTENANCE DIVISION			
AQUATIC VEGETATION CONTROL INSPECTOR	1.00	1.00	0.00
EQUIPMENT OPERATOR I-III	2.00	2.00	0.00
HEAVY EQUIPMENT OPERATOR I	1.00	1.00	0.00
IRRIGATION TECHNICIAN	1.00	1.00	0.00
MANAGER ENVIRONMENT SERVICES	1.00	1.00	0.00
PROJECT COORDINATOR, ENVIRONMENTAL SERVICES	4.00	4.00	0.00
PROJECT COORDINATOR, SWALE LINER	1.00	1.00	0.00
SUPERVISOR, ENVIRONMENTAL SERVICES	1.00	1.00	0.00
4127 - Public Works Greenbelt Maintenance Division Total	12.00	12.00	0.00
PUBLIC WORKS (Road & Bridge/Stormwater) FUNDS TOTAL	**150.50**	**150.50**	**0.00**

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

WATER & SEWER OPERATING FUND # 431	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1340 - UTILITY SYSTEMS ADMINISTRATION			
ACCREDITATION & PERFORMANCE MANAGER	1.00	1.00	0.00
ADMINISTRATIVE ASSISTANT	1.00	1.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
COMMUNITY OUTREACH ASSISTANT MANAGER	1.00	1.00	0.00
HUMAN RESOURCES GENERALIST TRAINEE (SHARED WITH 5 DEPARTMENTS)	0.20	0.20	0.00
MANAGER USD PERSONNEL LIAISON	1.00	1.00	0.00
OPERATIONS & PERFORMANCE ANALYST	1.00	1.00	0.00
PROJECT COORDINATOR	1.00	1.00	0.00
SAFETY & CLAIMS ADMINISTRATOR	1.00	1.00	0.00
SENIOR ASSISTANT DIRECTOR	1.00	1.00	0.00
UTILITIES ASSISTANT DIRECTOR	1.00	1.00	0.00
UTILITY FLEET & FACILITIES PROJECT MANAGER	1.00	1.00	0.00
UTILITY SYSTEMS DIRECTOR	1.00	1.00	0.00
WASTEWATER TREATMENT OPERATIONS MANAGER	1.00	1.00	0.00
WATER TREATMENT PLANT SUPERINTENDENT	1.00	1.00	0.00
1340 - Utility Systems Administration Total	14.20	14.20	0.00
1346 - UTILITY SYSTEMS CONNECTION SUPPORT			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
UTILITY CONNECTION SUPPORT LEADER	3.00	3.00	0.00
UTILITY CONNECTION SUPPORT MANAGER	1.00	1.00	0.00
UTILITY CONNECTION SUPPORT SPECIALIST	24.00	27.00	3.00
UTILITY CONNECTION SUPPORT SUPERVISOR	3.00	3.00	0.00
1346 - Utility Systems Connection Support Total	32.00	35.00	3.00
1347 - UTILITY SYSTEMS BILLING			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
BILLING & PURCHASING ANALYST	1.00	1.00	0.00
CAPITAL IMPROVEMENT PROJECT BUDGET ANALYST	1.00	1.00	0.00
FINANCIAL SPECIALIST	3.00	4.00	1.00
MANAGER, BUDGET, & PROCUREMENT	1.00	1.00	0.00
UTILITY BILLING CLERK	5.00	5.00	0.00
UTILITY BILLING LEADER	1.00	1.00	0.00
UTILITY BILLING SPECIALIST	1.00	1.00	0.00
1347 - Utility Systems Billing Total	14.00	15.00	1.00
1348 - UTILITY SYSTEMS METER READERS			
FIELD TECHNICIAN TRAINEE	1.00	1.00	0.00
METER TECHNICIAN CREW LEADER	2.00	2.00	0.00
WATER DISTRIBUTION SUPERVISOR	2.00	2.00	0.00
WATER METER TECHNICIAN	13.00	13.00	0.00
1348 - Utility Systems Meter Readers Total	18.00	18.00	0.00
1350 - UTILITY SYSTEMS UTILITY ENGINEERING			
ADMINISTRATIVE ASSISTANT	2.00	2.00	0.00
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
CIVIL ENGINEER	1.00	1.00	0.00
COMMERCIAL DEVELOPMENT COORDINATOR	3.00	3.00	0.00
ENGINEERING MANAGER	1.00	1.00	0.00
MANAGER, COMMERCIAL DEVELOPMENT/REGULATORY	1.00	1.00	0.00
PROFESSIONAL ENGINEER COMMERCIAL DEVELOPMENT/REGULATORY	1.00	1.00	0.00
PROJECT COORDINATOR	3.00	3.00	0.00
REGULATORY COMPLIANCE COORDINATOR	2.00	2.00	0.00
REGULATORY DIVISION DIRECTOR	1.00	1.00	0.00
SENIOR PROJECT MANAGER	2.00	2.00	0.00
UTILITY ENGINEERING CONSTRUCTION PROJECT MANAGER	5.00	5.00	0.00
1350 - Utility Systems Utility Engineering Total	23.00	23.00	0.00
1355 - UTILITY SYSTEMS CIP			
CIP ADMINISTRATOR - CIP PROJECT GROUP	1.00	1.00	0.00
FIELD TECHNICIAN TRAINEE	1.00	1.00	0.00
PROFESSIONAL ENGINEER	2.00	2.00	0.00
PROJECT COORDINATOR	2.00	2.00	0.00
PROJECT MANAGER	2.00	2.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

WATER & SEWER OPERATING FUND # 431 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1355 - UTILITY SYSTEMS CIP - Cont.			
TECHNICAL OPERATIONS MANAGER	1.00	1.00	0.00
UTILITIES INSPECTOR	2.00	2.00	0.00
1355 - Utility Systems CIP Total	11.00	11.00	0.00
1360 - UTILITY SYSTEMS MAPPING			
CADD TECHNICIAN	1.00	1.00	0.00
DATA SYSTEMS ANALYST	3.00	3.00	0.00
GIS ANALYST	1.00	1.00	0.00
GIS SPECIALIST	1.00	1.00	0.00
MANAGER, UTILITY INFORMATION SYSTEMS	1.00	1.00	0.00
MAPPING TECHNICIAN	1.00	1.00	0.00
NETWORK ADMINISTRATOR	1.00	2.00	1.00
NETWORK TECHNICIAN	1.00	1.00	0.00
SUPERVISOR - DATA COMMUNICATIONS	1.00	1.00	0.00
SUPERVISOR - GIS & UTILITY INFORMATION SYSTEMS MAPPING	1.00	1.00	0.00
1360 - Utility Systems Mapping Total	12.00	13.00	1.00
1375 - UTILITY SYSTEMS INSPECTORS			
FIELD TECHNICIAN I-II	1.00	1.00	0.00
SUPERINTENDENT - INSPECTOR & LOCATORS	1.00	1.00	0.00
SUPERVISOR, INSPECTORS	1.00	1.00	0.00
SUPERVISOR, LOCATORS	1.00	1.00	0.00
UTILITIES INSPECTOR	8.00	8.00	0.00
UTILITY LOCATOR	9.00	9.00	0.00
UTILITY LOCATOR TRAINEE	1.00	1.00	0.00
1375 - Utility Systems Inspectors Total	22.00	22.00	0.00
1380 - UTILITY SYSTEMS LABORATORY			
ASSISTANT MANAGER, PRETREATMENT & ENVIRONMENTAL COMPLIANCE	1.00	1.00	0.00
FATS, OILS, GREASE (FOG) INSPECTOR	1.00	1.00	0.00
LABORATORY QUALITY ANALYST/QUALITY CONTROL ANALYST	1.00	1.00	0.00
LABORATORY TECHNICIAN I-II	2.00	2.00	0.00
MANAGER	1.00	1.00	0.00
SENIOR LABORATORY TECHNICIAN	2.00	2.00	0.00
SUPERVISOR, LABORATORY	1.00	1.00	0.00
1380 - Utility Systems Laboratory Total	9.00	9.00	0.00
3310 - UTILITY SYSTEMS PRINEVILLE WATER FACILITY			
CHIEF PLANT OPERATOR	1.00	1.00	0.00
LEAD PLANT OPERATOR	1.00	1.00	0.00
PLANT OPERATOR "C" - "A"	10.00	10.00	0.00
PLANT OPERATOR TRAINEE	2.00	2.00	0.00
3310 - Utility Systems Prineville Water Facility Total	14.00	14.00	0.00
3311 - UTILITY SYSTEMS CROSS CONNECTION			
CROSS CONNECTION TECHNICIAN	6.00	7.00	1.00
LEAD CROSS CONNECTION TECHNICIAN	1.00	1.00	0.00
SUPERVISOR - USD - WATER	1.00	1.00	0.00
UTILITY SEPTIC MASTER PLUMBER	1.00	1.00	0.00
3311 - Utility Systems Cross Connection Total	9.00	10.00	1.00
3312 - UTILITY SYSTEMS J.E.A. WATER FACILITY			
CHIEF PLANT OPERATOR	1.00	1.00	0.00
LEAD PLANT OPERATOR	1.00	1.00	0.00
PLANT OPERATOR "C" - "A"	4.00	4.00	0.00
PLANT OPERATOR TRAINEE	2.00	3.00	1.00
3312 - Utility Systems J.E.A. Water Facility Total	8.00	9.00	1.00
3316 - UTILITY SYSTEMS WATER DISTRIBUTION/PREV. MAINT.			
ADMINISTRATIVE OPERATIONS COORDINATOR	1.00	1.00	0.00
FIELD TECHNICIAN I-II	13.00	13.00	0.00
WATER DISTRIBUTION OPERATOR III	8.00	8.00	0.00
WATER DISTRIBUTION SUPERVISOR	1.00	1.00	0.00
WATER METER TECHNICIAN	1.00	1.00	0.00
3316 - Utility Systems Water Distribution/Prev. Maint. Total	24.00	24.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

WATER & SEWER OPERATING FUND # 431 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3345 - UTILITY SYSTEMS WAREHOUSE			
SUPERVISOR, WAREHOUSE	1.00	1.00	0.00
WAREHOUSE TECHNICIAN	4.00	4.00	0.00
WAREHOUSE TECHNICIAN LEAD	1.00	1.00	0.00
3345 - Utility Systems Warehouse Total	6.00	6.00	0.00
3360 - UTILITY SYSTEMS WATER PLANTS MAINTENANCE			
LEAD MAINTENANCE MECHANIC-WATER FAC./PREV. MAINTENANCE	1.00	1.00	0.00
MAINTENANCE MECHANIC TRAINEE-WATER	2.00	2.00	0.00
MAINTENANCE MECHANIC-WATER	4.00	4.00	0.00
NATURAL RESOURCES & WTP MAINTENANCE COORDINATOR	1.00	1.00	0.00
3360 - Utility Systems Water Plants Maintenance Total	8.00	8.00	0.00
3370 - UTILITY SYSTEMS INFLOW AND INFILTRATION			
CREW LEADER - WASTEWATER	2.00	2.00	0.00
FIELD TECHNICIAN I-II	5.00	5.00	0.00
3370 - Utility Systems Inflow and Infiltration Total	7.00	7.00	0.00
3380 - UTILITY SYSTEMS LIFTSTATIONS			
FIELD TECHNICIAN I-II	4.00	4.00	0.00
FIELD TECHNICIAN TRAINEE	10.00	10.00	0.00
MAINTENANCE WORKER-LIFT STATIONS	2.00	2.00	0.00
SUPERINTENDENT	1.00	1.00	0.00
SUPERVISOR	2.00	2.00	0.00
3380 - Utility Systems Liftstations Total	19.00	19.00	0.00
3390 - UTILITY SYSTEMS TELEMETRY AND INSTRUMENTATION			
FIBER OPTIC TECHNICIAN	1.00	1.00	0.00
INDUSTRIAL ELECTRICIAN I-III	7.00	7.00	0.00
INSTRUMENTATION & CONTROL TECHNICIAN	4.00	4.00	0.00
INSTRUMENTATION CONTROLS SUPERVISOR	1.00	1.00	0.00
LEAD ELECTRICIAN	1.00	1.00	0.00
MANAGER - ELECTRICAL SYSTEM/MAINTENANCE/SAFETY-USD	1.00	1.00	0.00
SCADA EQUIPMENT & TECHNICAL ANALYST	1.00	1.00	0.00
SCADA NETWORK ANALYST	2.00	2.00	0.00
SCADA TECHNICIAN	1.00	1.00	0.00
SUPERINTENDENT	1.00	1.00	0.00
3390 - Utility Systems Telemetry and Instrumentation Total	20.00	20.00	0.00
3512 - UTILITY SYSTEMS WESTPORT WASTEWATER PLANT			
CHIEF PLANT OPERATOR	1.00	1.00	0.00
LEAD PLANT OPERATOR	1.00	1.00	0.00
PLANT OPERATOR "C" - "A"	6.00	6.00	0.00
3512 - Utility Systems Westport Wastewater Plant Total	8.00	8.00	0.00
3513 - UTILITY SYSTEMS GLADES WASTEWATER TREATMENT PLANT			
CHIEF PLANT OPERATOR	1.00	1.00	0.00
LEAD PLANT OPERATOR	1.00	1.00	0.00
PLANT OPERATOR "C" - "A"	6.00	6.00	0.00
PLANT OPERATOR TRAINEE	2.00	2.00	0.00
3513 - Utility Systems Glades Wastewater Treatment Plant Total	10.00	10.00	0.00
3516 - UTILITY SYSTEMS WASTEWATER COLLECTION/PREV. MAINT.			
CREW LEADER - WASTEWATER	4.00	4.00	0.00
FIELD TECHNICIAN I-II	18.00	18.00	0.00
FIELD TECHNICIAN TRAINEE	17.00	17.00	0.00
MANAGER, ADMINISTRATIVE OPERATIONS	1.00	1.00	0.00
MANAGER, WASTEWATER OPERATIONS	1.00	1.00	0.00
SUPERVISOR	2.00	2.00	0.00
3516 - Utility Systems Wastewater Collection/Prev. Maint. Total	43.00	43.00	0.00

LISTING OF BUDGETED POSITIONS
ADOPTED BUDGET - FY 2026-27

WATER & SEWER OPERATING FUND # 431 - Cont.	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3560 - UTILITY SYSTEMS WASTEWATER MAINTENANCE			
LEAD MAINTENANCE MECHANIC/WASTEWATER	1.00	1.00	0.00
WASTEWATER MAINTENANCE MECHANIC	5.00	5.00	0.00
WASTEWATER SUPERVISOR USD	1.00	1.00	0.00
3560 - Utility Systems Wastewater Maintenance Total	7.00	7.00	0.00
UTILITIES FUND # 431 TOTAL	**338.20**	**345.20**	**7.00**

WATER & SEWER CONNECTION FEES FUND # 439	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
3315 - UTILITY SYSTEMS WATER INSTALLS			
FIELD TECHNICIAN I-II	3.00	3.00	0.00
FIELD TECHNICIAN TRAINEE	1.00	1.00	0.00
SUPERVISOR, WATER DISTRIBUTION	1.00	1.00	0.00
3315 - Utility Systems Water Installs Total	5.00	5.00	0.00
3515 - UTILITY SYSTEMS SEWER INSTALLS			
DEPUTY DIRECTOR - UTILITIES	1.00	1.00	0.00
SPECIAL PROJECTS COORDINATOR	1.00	1.00	0.00
SUPERVISOR, WASTEWATER COLLECTION	1.00	1.00	0.00
3515 - Utility Systems Sewer Installs Total	3.00	3.00	0.00
WATER & SEWER CONNECTION FEES FUND # 439 TOTAL	**8.00**	**8.00**	**0.00**

MEDICAL INSURANCE FUND # 605	CURRENT FY 2025-26	PROPOSED FY 2026-27	INCREASE (DECREASE)
1900 - MEDICAL INSURANCE GENERAL GOVERNMENT			
BENEFITS ANALYST	2.00	2.00	0.00
HR MANAGER, BENEFITS	1.00	1.00	0.00
1900 - Medical Insurance General Government Total	3.00	3.00	0.00
MEDICAL INSURANCE FUND # 605 TOTAL	**3.00**	**3.00**	**0.00**
CITY POSITIONS TOTAL	**1,543.25**	**1,550.25**	**7.00**

*Positions are converted to Full-Time Equivalent with 80 hours per two-week pay period equaling 1.0 FTE. This allows tracking of man hours which controls salaries being paid. Total positions for Police does not include Parks Officers charged directly to Parks & Recreation.

FINANCIAL MANAGEMENT & BUDGET POLICIES

The National Advisory Council on State and Local Budgeting (NACSLB) developed a comprehensive set of recommended budget practices that has been endorsed by the Government Finance Officers Association (GFOA). These recommended practices provide a framework for the budget process encompassing a broad scope of governmental planning and decision-making regarding the use of resources.

Element #4 of Principle #2, Adopt Financial Policies addresses the need for jurisdictions to establish policies. As such, following are recommended financial management policies developed within the guidelines of the NACSLB.

Policy #1: Revenue estimates for annual budget purposes should be conservative. Property taxes should be budgeted at 95.5% of the Property Appraiser's estimate as of July.

Policy #2: The annual operating budget should be maintained in such a manner as to avoid an operating fund deficit. The annual budget should show fiscal restraint. Operating expenditures should be managed to create a positive cash balance (surplus) or not to exceed available resources in each fund at the end of the fiscal year.

Policy #3: Reserve funds should not be used to fund recurring expenditures. Fund balances should be maintained at fiscally sound levels in all funds. Such levels are delineated below:

- General Fund – The target is to maintain an unassigned fund balance of 20% of operating expenditures. This is the target that the unassigned fund balance should not fall below without establishing a replenishment plan.

- Building Permit Fund – The target fund balance is set at six months operating expenditures (50%). This is the target that the fund balance should not fall below without establishing a replenishment plan.

- Enterprise Funds – The target unrestricted net asset balance is set at two months operating expenses (17%). This is the target that the fund balance should not fall below without establishing a replenishment plan.

Policy #4: The City shall maintain adequate protection from loss due to property damage or liabilities of the City. The City shall maintain a self-insurance program for medical benefits for employees and dependents. Risks more than fixed individual limits of $275,000 annually are coinsured with an outside insurance carrier. The carrier is also responsible for excess costs over an aggregate limit of $168,000. The City also maintains self-insurance programs for workers' compensation, and property and general liability risks. The City carries stop loss coverage for these programs and ensures adequate resources are available to support the value of incurred but not reported (IBNR) claims.

Policy #5: The City will not commit itself to the full extent of its taxing authority.

Policy #6: The City will not fund ordinary municipal services with temporary or nonrecurring revenue sources.

Policy #7: Indirect costs associated with the operations of Enterprise Funds will be identified and accounted against the operations of those funds and be reimbursed to the General Fund.

Policy #8: Fee schedules and user charges should be annually reviewed for adjustment to ensure that rates are equitable and cover the total cost or a portion of the total cost as established by policy of City Council.

Policy #9: The financial burden on the City's taxpayers must be minimized through systematic annual program reviews and evaluation aimed at improving the efficiency and effectiveness of City programs. As such, the annual budget will be based on the City Council's long-term strategic plan, implemented by departmental goals and objectives.

Policy #10: City management is responsible for recovery of budgeted and non-ad valorem revenues as planned for in the budget. Management shall maintain adequate billing and claiming processes in-order-to effectively manage accounts receivable in conformance with the fiscal plan and sound business principles.

Policy #11: Every appropriation, except an appropriation for a capital improvement expenditure, shall lapse at the close of the fiscal year to the extent that it has not been expended or encumbered. An appropriation for a capital improvement expenditure shall continue in force, i.e., not be required to be re-budgeted, until the purpose for which it was made has been accomplished or abandoned; the purpose of any such appropriation shall be deemed abandoned if three (3) years pass without any disbursement from or encumbrance of the appropriation unless extended by action of the City Council.

DEBT MANAGEMENT

Policy #12:

I. Introduction: The Policy provides a general framework under which the City plans for and manages the use of debt financing. This Policy should be considered within the broader scope of the City's Comprehensive Financial Policies (adopted via Resolution 17-R30) and other City rules and regulations. The City of Port St. Lucie, Florida, is a municipal corporation of the State of Florida duly authorized pursuant to the Constitution of the State of Florida, Chapter 166, Part 11, Florida Statutes, and other applicable provisions of law to borrow money to finance capital projects and refund existing debt. Section 9.09 of the City Charter requires an ordinance be enacted to "authorize the borrowing of money". Adoption of an ordinance establishes the framework for the borrowing of money.

A resolution is adopted to establish the amount of bonds to be issued, the purpose of the borrowing and other pertinent details for the issuance of the bonds. The City complies with its debt management policy.

II. Purpose: The purpose of this Policy is to establish parameters and provide guidance governing issuance, management, continuing evaluation of and reporting on all debt obligations issued by the City of Port St. Lucie, and to provide for the preparation and implementation necessary to ensure compliance and conformity with this Policy, the City's Charter, the City's code of ordinances and Florida law.

III. Purposes and Uses of Debt: The City may issue commercial paper and other forms of variable rate short-term debt (debt with less than 12 months of maturity) from time to debt. Incurring long-term debt serves to obligate future taxpayers ("long-term debt" is defined as debt with greater than 12 months of maturity). Excessive reliance on long-term debt obligations can cause debt levels to reach or exceed the government's ability to pay. There are many categories of long-term debt available, therefore, the City's conscientious use of long-term debt will provide assurance that future residents will be able to service the City's debt obligations. General obligation debt which is supported by property tax revenues will be utilized as authorized by voters. Debt secured by legally available non ad valorem revenues may be utilized for other types of enterprise debt (i.e., water, sewer, solid waste, and storm water) when supported by dedicated revenue sources (i.e., user charges).

IV. Limitations on City Indebtedness: As a matter of good public policy and budgetary considerations, the City will continue to maintain institutionalized control over its debt issuance. The City will attempt to maintain primarily a "pay as you go" financing program for capital improvements. Debt financing, to include general obligation bonds, revenue bonds, certificate of participation, lease/purchase agreements, and other obligations permitted to be issued under Florida state law, shall only be used to purchase capital assets and infrastructure that cannot be acquired from either current revenues or fund balance.

FINANCIAL MANAGEMENT & BUDGET POLICIES – CONT'D.

Borrowings by the City should be of a duration that does not exceed economic life of the improvement or asset that it finances and, where feasible, should be shorter than the expected economic life of the asset(s) being financed. Long term debt will not be issued in-order to finance current operating costs or normal, routine maintenance. Further, debt financing will be used for major, non-recurring items with a minimum of four years of useful life. The City shall not assume more tax-supported general-purpose debt without conducting an objective analysis as to the community's ability to assume and support additional debt service payments. For the City to issue additional pari-passu bonds, covenants as authorized in the respective bond issues must be complied with. When appropriate, self-supporting revenue bonds shall be issued in lieu of general obligation bonds. The City will strive to maintain a gross bonded general obligation principal debt at a level not to exceed 2% of the assessed value of taxable property within the City. The City will strive to prudently reduce the par amount of debt outstanding each year by paying scheduled principal payments and/ or via early redemption. The City will strive to ensure that annual general bonded debt service costs (principal and interest) will not exceed 15% of the City's General Fund Expenditures (excluding one-time bond and extraordinary expenses). Any repayment provisions shall be structured to achieve level debt service payments to the extent possible. Scheduling larger payments during the later years shall be avoided, unless used to wrap around existing pari-passu bonds.

V. SELECTION OF FINANCE CONSULTANTS AND SERVICE PROVIDERS: The City shall employ an outside professional financial advisor, other than the City's underwriter, who is familiar with and abreast of the conditions of the municipal market, and is available to assist in structuring the issue, pricing, and monitoring sales procedures. The City shall not use a firm to serve as both the financial advisor and underwriter. The City's Chief Financial Officer or designee shall be responsible for establishing a solicitation and selection process for securing professional services that are required to develop and implement the City's debt program. The solicitation and selection process for such services must comply with City's Code of Ordinances and other adopted policies and for such services, including procurement requirements for professional and technical services, if appropriate.

VI. METHOD OF SALE: The Chief Financial Officer and Treasurer shall consult with the City's Financial Advisor prior to each financing. The Chief Financial Officer will bring forward a recommendation to the City Council who shall render a determination of the appropriate method of sale of City's long-term debt obligations.

VII. REFUNDING OF CITY INDEBTEDNESS: Debt refunding involves monitoring the markets, interest rates and other conditions against the existing debt portfolio; all debt refundings need City Council authorization and approval.

VIII. USE OF CREDIT ENHANCEMENT: Credit enhancements are mechanisms which guarantee principal and interest payments. They include bond insurance, letters of credit and surety bonds. The City may use these credit enhancements when such credit enhancement proves cost effective or is otherwise beneficial to the City.

IX. CREDIT RATINGS: The City will seek to maintain and, if possible, improve the City's current bond rating to minimize borrowing costs and preserve access to credit.

X. REBATE COMPLIANCE AND OTHER POST-ISSUANCE RESPONSIBILITIES: The Chief Financial Officer or designee shall establish and maintain a system of record keeping and reporting to meet the arbitrage compliance requirements of the federal tax code and Florida law. Additionally, the Chief Financial Officer or designee should employ the services of third-party consultants for arbitrage reporting.

XI. REPORTING AND CONTINUING DISCLOSURE: The City will comply with the standards of the Government Finance Officers Association for financial reporting and budget presentation and the disclosure requirements of the Securities and Exchange commission. The City is committed to continuing disclosure of financial and pertinent credit information relevant to the City's outstanding debt and will maintain compliance with disclosure standards promulgated by state and national regulatory bodies.

XII. DEBT POLICY IMPLEMENTATION: The Chief Financial Officer shall implement this debt management policy. The Chief Financial Officer or designee shall review the policy at least every two years and shall bring proposed amendments to the City Council for their consideration.

INVESTMENT MANAGEMENT

Policy #13: INTRODUCTION CITY COUNCIL DIRECTED POLICY

I. Introduction: In establishing the Investment Policy, the City of Port St. Lucie ("City") recognizes the relationship between risk and return and acknowledges that all investments involve some degree of risk. The Investment Policy is intended to set forth the framework within which the City's investment activities will be conducted. The Investment Policy establishes parameters for investment activity which may be further restricted by the Chief Financial Officer or designee or City Manager. The Investment Policy provides both minimums and maximums by investment type to limit risk and diversify the City's investment portfolio.

II. Scope: In accordance with Section 218.415, Florida Statutes, this Investment Policy applies to all the investment activity and cash balances of the City of Port St. Lucie ("the City"), except for the Municipal Police Officers' Retirement Trust Fund, the Prudential Pension Trust Fund, the 401(a) Retirement Trust Fund, the Other Post-Employment Benefits ("OPEB") Trust Fund, and funds related to the issuance of debt where there are other existing policies or indentures in effect.

ACCOUNTS MANAGEMENT

Policy #14: Accounting systems shall be maintained to facilitate financial reporting in conformance with generally accepted accounting principles of the United States.

Policy # 15: An annual financial audit shall be prepared in conformance with Florida state law.

Policy #16: Financial systems shall be maintained in a manner that provides for the timely monitoring of expenditures, revenues, and receivables/billing status on an ongoing basis.

Policy #17: The City shall annually seek the GFOA Certificate of Achievement for Excellence in Financial Reporting and Distinguished Budget Presentation Award.

LONG-TERM FINANCIAL PLANNING

As detailed in the Capital Improvement Program section in this budget document, the City uses a five-year model for long-range planning in the general fund and all enterprise funds. The plans, including a five-year capital improvement plan, which are updated annually. The City Council's main objectives are: A) To preserve the quality of life by providing and maintaining adequate financial resources necessary to sustain a sufficient level of municipal services, B) To respond to changes in the economy, the priorities of governmental and non-governmental organizations, and other changes that may affect the City's financial well-being, C) To protect the City from emergency fiscal crisis by ensuring the maintenance of service even in the event of an unforeseen occurrence, and D) To maintain a strong credit rating in the financial community through sound, conservative financial decision-making.

Additionally, the City Council has established a preference for pay-as-you-go financing as a significant capital financing source but will ultimately determine the most appropriate financing structure for each capital project on an individual basis after examining all relevant factors of the project. Fund balances in-excess of required debt and other continuing obligations may be used as a capital source for pay-as-you-go financing.

Policy #18: City Council Directive Policy in establishing the Capital Asset Renewal and Replacement Reserve Policy to ensure sufficient funds are available to support the timely maintenance, renewal, and replacement of the City's infrastructure, facilities, and capital assets. By adopting a forward-looking approach to asset management and incorporating these needs into the annual budget process, the City seeks to uphold the integrity of its operations and maintain consistent service delivery. Strategic allocation of reserves aims to mitigate the financial impact of large capital outlays, prevent operational disruptions, and safeguard the continuity of essential municipal services.

CITY OF PORT ST. LUCIE
SUMMARY OF REVENUES, EXPENDITURES & FUND BALANCES
ADOPTED BUDGET - FY 2026-27

	****** GOVERNMENTAL FUNDS ******			** PROPRIETY **							
	General Fund	Special Revenue Funds	Capital Project Funds	** FUNDS ** Enterprise Funds	Debt Service Fund	Internal Service Funds	Trust Funds	Totals 2026-27	Totals 2025-26	Totals* 2024-25	Increase <Decrease> FY 26-27/25-26
CASH BALANCES CARRYFORWARD: (Projected Beginning Fund Balances - 10-1-26)	$ 53,405,218	$ 89,168,287	$ 111,184,853	$ 222,987,249	$ 13,112,141	$ 10,160,687	$ 42,217,942	$ 542,236,377	$ 523,937,083	$ 494,091,546	$ 18,299,294
REVENUES & SOURCES:											
Taxes (includes other taxes)	129,987,621	16,766,020	17,788,543	-	7,022,560	-	-	171,564,744	140,885,452	131,735,976	30,679,292
Utility Service Tax	19,754,849	-	-	-	-	-	-	19,754,849	21,871,000	21,886,496	(2,116,151)
Licenses and Permits	18,978,456	15,196,921	1,944,039	-	-	-	-	36,119,416	35,043,348	42,576,098	1,076,068
Intergovernmental	23,894,320	14,103,422	4,025,000	-	-	-	-	42,022,742	45,347,675	60,267,722	(3,324,933)
Fines and Forfeitures	1,876,700	198,148	-	-	-	-	-	2,074,848	1,039,732	1,526,307	1,035,116
User Fees and Miscellaneous Revenues	11,284,866	43,028,729	1,213,644	192,410,605	575,478	39,756,989	4,100,000	292,370,311	399,495,638	302,121,038	(107,125,327)
Use of Reserves/Budgeted Beginning Balance*	1,575,000	53,872,224	21,521,301	-	-	1,582,314	-	78,550,839	61,454,129	149,266,018	17,096,710
Other Financing Sources	25,110,839	6,632,862	183,307,082	112,961,915	1,105,834	-	-	329,118,532	164,674,419	97,224,119	164,444,113
TOTAL REVENUES AND SOURCES	232,462,651	149,798,326	229,799,609	305,372,520	8,703,872	41,339,303	4,100,000	971,576,281	869,811,393	806,603,774	101,764,888
TOTAL REVENUES AND BALANCES:	$ 285,867,869	$ 238,966,613	$ 340,984,462	$ 528,359,769	$ 21,816,013	$ 51,499,990	$ 46,317,942	$ 1,513,812,658	$ 1,300,695,320	$ 1,097,925,803	$ 120,064,182
EXPENDITURES:											
Personnel Services	$ 133,065,762	$ 24,449,046	$ -	$ 44,435,165	$ -	$ 388,606	$ -	$ 202,338,579	$ 194,200,321	$ 171,292,207	$ 8,138,258
Operating Expenses	55,953,325	77,443,099	-	68,797,963	5,150	40,851,091	-	243,050,628	230,972,646	230,626,511	12,077,982
Capital Outlay & Capital Projects	12,773,630	600,000	228,361,926	47,618,930	-	-	-	289,354,486	260,977,592	154,130,496	28,376,894
Debt Services	7,570,220	13,040,097	-	32,968,176	8,565,156	-	-	62,143,649	59,995,804	57,968,758	2,147,845
Budgeted Contengincies/Budgeted Ending Reserves[1]	12,895,387	5,798,178	250,000	14,788,221	-	-	4,100,000	37,831,786	12,068,062	66,610,245	25,763,724
Fund Transfers (Includes Internal Charges)	10,204,327	28,467,906	1,187,683	96,764,065	133,566	99,606	-	136,857,153	111,596,968	125,975,557	25,260,185
TOTAL EXPENDITURES	232,462,651	149,798,326	229,799,609	305,372,520	8,703,872	41,339,303	4,100,000	971,576,281	869,811,393	806,603,774	101,764,888
BUDGETED DESIGNATED RESERVES (Projected Ending Fund Balances - 9-30-27)	$ 51,830,218	$ 41,094,241	$ 89,913,552	$ 237,775,470	$ 13,112,141	$ 8,578,373	$ 46,317,942	$ 488,621,937	$ 411,435,773	$ 323,990,101	$ 77,186,164
TOTAL APPROPRIATED EXPENDITURES AND RESERVES	$ 284,292,869	$ 190,892,567	$ 319,713,161	$ 543,147,990	$ 21,816,013	$ 49,917,676	$ 46,317,942	$ 1,460,198,218	$ 1,281,247,166	$ 1,130,593,875	$ 178,951,052

CITY OF PORT ST. LUCIE
REVENUE DESCRIPTION AND OVERVIEW

Total revenues and sources budgeted for all funds for FY 2026-27 are $971,576,281. These resources include personnel, operating, capital, and interfund transfers. The adopted budget for FY 2026-27 reflects an 11.70% increase compared to the FY 2025-26 adopted budget, which utilized reserves for planned one-time uses. The increase is due primarily due to planned CIP projects, expanded operations, deferred building maintenance, and debt retirement.

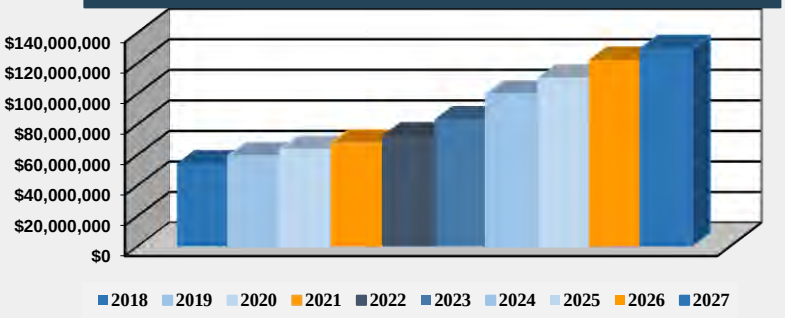
The following revenue categories represent more than 75% of the City of Port St. Lucie's total revenue sources. The City estimates annual revenues through objective and analytical methods and maintains a diversified and stable revenue system to the extent permitted by law, helping to insulate the City from short-term fluctuations in any single revenue source.

Revenues

Ad Valorem Taxes:

Description: Ad Valorem Taxes (Latin for "according to value") are taxes levied in proportion to the value of the property on which they are levied. The City's millage rate is charged against both residential and commercial properties within the City limits. All properties are assessed and billed by the County Tax Appraiser.

Ad Valorem Tax Revenue Trends
10-Year Actual and Budgeted



Overview: The City's combined millage rate is adopted at 4.8750 for fiscal year 2026-27, representing a decrease of 0.1000 from FY 2025-26. The portion of the total millage rate designated for retiring debt on the Crosstown Parkway Road Project is set at 0.2643. When combined with the 8.36% gain in taxable value for FY 2026-27, the net increase in property tax revenue is estimated at $7.6 million for FY 2025-26 allocated among the three funds that receive property tax revenue. The City's millage rate remains well below the state-imposed ten-mill cap.

Funds currently benefiting from Ad Valorem tax revenues include the General Fund (4.2491), Road and Bridge Operating Fund (0.3616), and the Voter-Approved Debt Service Millage Rate (0.2643) for Crosstown Parkway Fund.

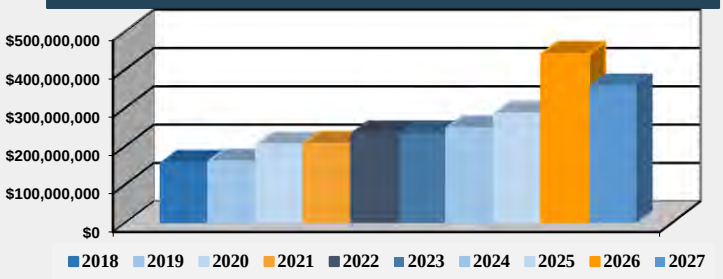
Outlook: In recent years, actual ad valorem tax revenues have consistently met or exceeded preliminary budget projections established at the beginning of the budget cycle. For future financial projections, the City anticipates increases of 7%, 6%, 5% and 4%.

Tax Reform Considerations: Based on preliminary information provided by the Property Appraiser, the City could experience a significant reduction in future ad valorem revenues if the proposed tax reforms are approved. The potential reduction in recurring revenues would further widen the structural deficit and increase reliance on reserves, expenditure reductions, or alternative revenue sources.

Miscellaneous Revenues:

Description: Miscellaneous revenues are small in value and not individually categorized. These may include services, interest, special assessment payments, and donations or contributions.

Miscellaneous Revenue Trends
10-Year Actual and Budgeted



Outlook: Miscellaneous revenue varies from year to year, making it less predictable than other revenue sources. These fluctuations are often the result of one-time contributions, such as developer payments toward specific capital projects, which may not recur in future years.

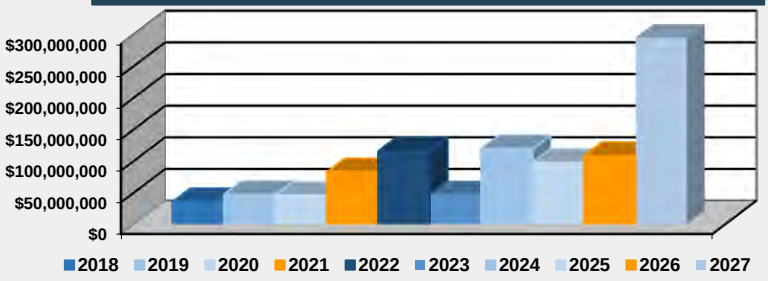
Other Financing Sources:

Bonds: Bonds are written promises, typically under seal, to pay a specified sum of money called face value at a fixed date in the future, with interest at a fixed rate, usually payable periodically. The most common types of bonds are general obligation bonds and revenue bonds, which are most frequently used for large capital construction projects. Over the years, the City has utilized both types to expand water and sewer systems, construct new roads, and build City facilities to support record-breaking growth.

Interfund Transfers: Interfund transfers are legally authorized movements of funds from one account receiving revenue to another fund where the resources are to be expended.

Overview: Other Financing sources consist of three primary areas: Bond Proceeds, Indirect Cost Transfers, and Interfund Transfers. Most CIP funds include interfund transfers either from the operating budget or from the Governmental Finance Fund to pay down prior or current CIP debt.

Other Financing Sources Revenue Trends
10-Year Actual and Budgeted



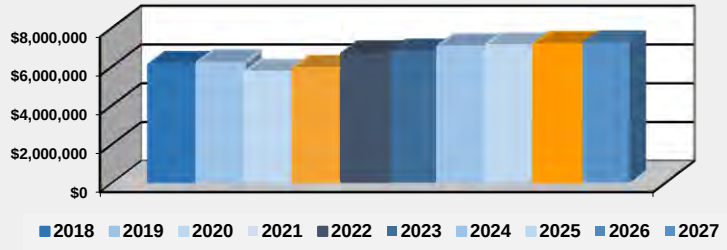
Outlook: Interfund transfers will be made to continue to reduce debt, fund indirect charges and help finance ongoing CIP projects.

Local Option Gas Tax:

Description: Local Option Gas Tax revenues are generated from an additional six-cents local tax on gasoline sales in St. Lucie County. These revenues are shared among the County and the Cities of Fort Pierce and St. Lucie Village. For the 2026-27 budget year, the City of Port St. Lucie will be receiving a portion of this revenue based on the prior five years of accumulated transportation-related expenditures by each entity.

Overview: The largest single revenue for the Road and Bridge Operating Fund is the Local Option Gasoline Tax. The FY 2026-2027 revenue projection is $7.2 million. This revenue source typically shows minimal year-over-year growth, with future increases estimated at approximately 1%. The amount collected is directly tied to the number of gallons of gasoline sold.

Local Option Gas Tax Revenue Trends
10-Year Actual and Budgeted



Outlook: This continues to be a significant source of funding for the City's roadway resurfacing efforts. Distribution will continue to follow the statutory formula outlined in F.S. 336.025(4) until a new agreement is reached with the County.

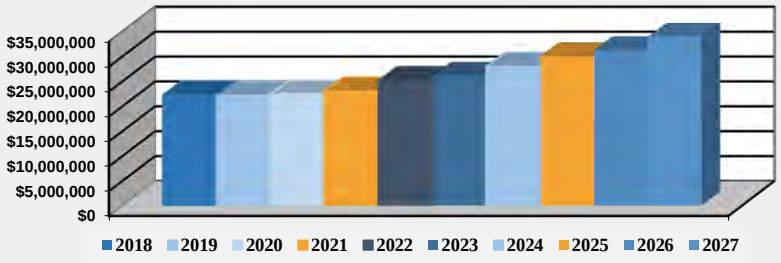
CITY OF PORT ST. LUCIE
REVENUE DESCRIPTION AND OVERVIEW

Stormwater Fee:

Description: The Stormwater Fee is an annual fee charged to all property owners for the purpose of constructing and maintaining the City's stormwater system.

Overview: The annual stormwater fee assessed to a residence will be $195.00 per residential unit and $146.25 per undeveloped lot in FY 2026-27, representing an increase from the prior year. The annual stormwater fee is expected to generate $33.4 million. The only normal growth in the Stormwater Fee revenue occurs when a vacant lot is built upon, providing an additional $48.75 per unit.

Stormwater Fee Revenue Trends
10-Year Actual and Budgeted



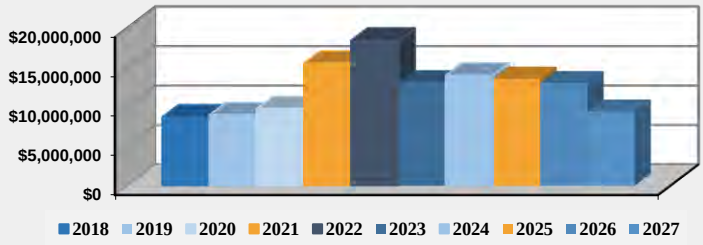
Outlook: The City Council approved a $6 increase in the stormwater fee for both residential units and undeveloped lots in the FY 2026-27 budget. As the City continues to expand its major roads to a four-lane design with medians, the volume of landscaping to be maintained increases and additional funding must be considered. The added pressure on the system will likely require future rate adjustments. The Public Works Department has made efforts to reduce costs by optimizing moving rotations and other services, which has positively impacted on the financial position of the Stormwater Fund.

Building Permits:

Description: Building Permit Fees are directly driven by revenues derived from issuance of building permits for construction within the City of Port St. Lucie.

Overview: Building Permits Fees are directly driven by construction activity. New construction activity remains strong, and permit fee revenue is projected at $9.4 million in FY 2026-27. Revenue collected is based on overall construction within the City.

Building Permit Fee Revenue Trends
10-Year Actual and Budgeted



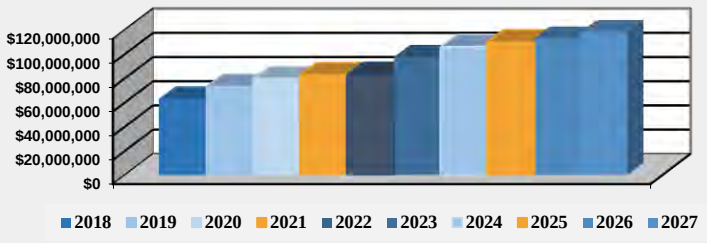
Outlook: Based on current construction activity, this fund is expected to remain within budget projections.

Utility Operating Revenues:

Description: Utility Operating Revenues are monthly revenues collected from users of the City's water and sewer system.

Overview: The Water and Sewer Operating Fund is primarily supported by monthly user fees, which are projected to generate $118.2 million in FY 2026-27. The City Council has approved a 3.5% rate increase for water and sewer services for FY 2026-27.

Utility Operating Revenue Trends
10-Year Actual and Budgeted



Outlook: New customer connections are expected as construction continues across the City, which will further increase operating revenues.

CITY OF PORT ST. LUCIE, FLORIDA

AUDITED LONG-TERM DEBT AS OF SEPTEMBER 2025

DEBT	FUND	DEBT HOLDER	BALANCE 9/30/2024	ADDITIONS FY24-25	REDUCTIONS FY24-25	ENDING BALANCE 9/30/2025	DUE WITHIN ONE YEAR
2016 GO Refunding Bonds	214	US BANK	35,945,000	-	29,030,000	6,915,000	-
2023 GO Refunding Bonds	214	US BANK	35,010,000	-	3,100,000	31,910,000	3,260,000
2025 GO Refunding Bonds	214	US BANK	-	24,555,000	-	24,555,000	2,000,000
2014 Public Service Tax Bonds	001/142	REGIONS BANK	16,780,000	-	590,000	16,190,000	615,000
2016 CRA Refunding Bonds	175	US BANK	11,160,000	-	5,445,000	5,715,000	5,715,000
2017 Taxable Special Obligation	156	US BANK	14,810,000	-	1,095,000	13,715,000	1,135,000
2018 Taxable Special Obligation		TD BANK	45,945,000	-	1,740,000	44,205,000	1,805,000
2021 Capital & Refunding Bonds		Bank of NY Mellon	39,570,000	-	800,000	38,770,000	835,000
2016 SW Annex Refunding	115	ZION BANK	102,285,000	-	3,405,000	98,880,000	3,505,000
Unamorized bond premium			11,620,077	2,793,929	2,107,687	12,306,319	-
			313,125,077	**27,348,929**	**47,312,687**	**293,161,319**	**18,870,000**
Compensated Absences			14,551,045	4,719,461	-	19,270,506	2,312,461
Leases			3,739,403	910,440	984,101	3,665,742	1,078,402
Subscription Liability			2,286,610	954,230	1,757,080	1,483,760	938,817
TOTAL GLTD			333,702,135	33,933,060	50,053,868	317,581,327	23,199,680
2020 Stormwater Refunding	401	TD BANK	29,115,000	-	1,110,000	28,005,000	1,185,000
TOTAL STORMWATER LTD			29,115,000	-	1,110,000	28,005,000	1,185,000
2007 Utility Rfnding & Improvement Rev Bonds	431/445	US BANK	30,450,000	-	9,635,000	20,815,000	10,140,000
2016 Utility Rfnding Bnds	431	ZION'S BANK	190,065,000	-	3,710,000	186,355,000	3,910,000
2018 Utility Rfnding Revenue	431	US BANK	6,640,000	-	315,000	6,325,000	330,000
2021 Utility System Revenue Bonds	431	US BANK	28,955,000	-	605,000	28,350,000	630,000
2022 Utility System Bank Loan	431	SEACOAST BANK	13,070,000	-	1,235,000	11,835,000	1,265,000
2023 Utility Rfnding Revenue	431	US BANK	19,210,000	-	1,680,000	17,530,000	1,755,000
			288,390,000	**-**	**17,180,000**	**271,210,000**	**18,030,000**
TOTAL UTILITY LTD			288,390,000	-	17,180,000	271,210,000	18,030,000
Unamoritized bond premium			22,216,065	-	3,294,375	18,921,690	-
Compensated Absences			4,459,244	879,650	-	5,338,894	640,667
Leases			15,394	116,650	26,506	105,538	22,717
Subscription Liability			922,157	-	153,275	768,882	168,926
TOTAL LONG-TERM DEBT			678,819,995	34,929,360	71,818,024	641,931,331	43,246,990

GOVERNMENTAL ACTIVITIES DEBT:

$33,300,000 Public Service Tax Revenue Bonds, Series 2014A & 2014B - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from $760,000 to $2,170,000 plus interest semiannually at a rate ranging from 2.611% to 5.0%. Proceeds used to refund the $39,900,000 Lease Revenue bonds, Series 2010A & 2010B (Wyncrest Project).

$38,260,000 Community Redevelopment Agency Redevelopment Trust Fund Refunding Revenue Bonds, Series 2016 - payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from $2,225,000 to $5,715,000 plus interest semiannually at a rate ranging from 2.0% to 5.0% through January 2026. Proceeds were used to refund the remaining balances of the outstanding $11,870,000 CRA Bonds, Series 2004, and the $46,450,000 CRA Bonds, Series 2006.

$37,075,000 General Obligation Refunding Bonds, Series 2016 - due in annual principal installments ranging from$1,960,000 to $6,000,000 plus semiannual interest ranging from 3.125% to 5.0%. Proceeds used to refund the remaining balances of the $49,285,000 General Obligation Bonds, Series 2005, and $44,545,000 General Obligation Bonds, Series 2006. The refunding resulted in future cash flow savings of $6,079,171 and an economic gain of $4,392,084. On July 29, 2025, the 2016 Bonds were partially refunded by General Obligation Bonds, Series 2025 in the amount of $27,070,000.

$22,345,000 Taxable Special Obligation Bonds, Series 2017 - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from $905,000 to $1,655,000 plus semiannual interest at a rate ranging from 1.892% to 4.357%. Proceeds used to advance refund the remaining balance of the $31,360,000 Special Assessment Refunding Bonds, Series 2008A. The refunding resulted in future cash flow savings of $15,743,297 and an economic gain of $3,989,340.

$54,085,000 Taxable Special Obligation Refunding Revenue Bonds, Series 2018A - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from $300,000 to $3,680,000 plus semiannual interest at a rate ranging from 2.825% to 4.555%. Proceeds were used to provide funds together with other legally available funds to refund all the City's outstanding Research Facilities Revenue Bonds, Series 2010 (Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp. Project and pay costs and expenses of issuing the Series 2018A Bonds. There was an economic loss of $600,820 resulting from the transaction. The proceeds of the Series 2010 Bonds were used by the City to finance a loan to Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp ("VGTI") for the purpose of financing the acquisition of certain land located in the City and the construction, furnishing, and equipping of the approximately 99,000 gross square foot building.

GOVERNMENTAL ACTIVITIES DEBT (CONTINUED):

$45,665,000 Capital Improvement and Refunding Revenue Bonds, Series 2021 - payable solely from and secured by a lien upon and pledge of the pledged funds, due in annual principal installments ranging from $770,000 to $2,715,000 plus semiannual interest at a rate ranging from 3.000% to 4.000%. Proceeds are being used to provide funds together with other legally available funds to acquire, construct, and equip a new Public Works Building, Police Training Facility, Torino Regional Park Improvements, Tradition Regional Park Improvements, an Adaptive Traffic Light System, and refund the remaining balance of the $13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011. The refunding resulted in future cash flow savings of $232,586 and an economic gain of $227,448.

$39,750,000 General Obligation Refunding Bonds, Series 2023 - payable from and secured by a lien upon and pledge of (i) the proceeds of the Ad valorem Taxes, and (ii) the money on deposit in the Sinking Fund established in the Bond Resolution, including any investment earnings thereon, due in annual principal installments ranging from $1,705,000 to $4,740,000 plus semiannual interest at a rate of 5.000%. Proceeds were used to (i) refund all the City's outstanding General Obligation Bonds, Series 2014, and the General Obligation Refunding Bonds, Series 2014. The General Obligation Refunding Bonds, Series 2014, were issued to (i) finance a portion of the cost of constructing a transportation corridor on Crosstown Parkway, previously known as West Virginia Drive, and (ii) for the purpose of defeasing and refunding a portion of the City's General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006, respectively. The General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006 were issued to finance a portion of constructing a transportation corridor on West Virginia Drive now known as Crosstown Parkway. The refunding resulted in future cash flow savings of $4,415,258 and an economic gain of $3,709,152.

$24,555,000 General Obligation Refunding Bonds, Series 2025 - payable from and secured by a lien upon and a pledge of (i) the proceeds of the Ad valorem Taxes, and (ii) the money on deposit in the Sinking Fund established in the Bond Resolution, including any investment earnings thereon, due in annual principal installments ranging from $2,000,000 to $5,650,000 plus semiannual interest at a rate of 5.00%. Proceeds were used to (i) refund a portion of the City's outstanding General Obligation Bonds, Series 2016 maturing in the years 2026, 2030 through and including 2035. The General Obligation Refunding Bonds, Series 2016, were issued to (i) for the purpose of refunding a portion of the City's General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006, respectively. The General Obligation Bonds, Series 2005 and General Obligation Bonds, Series 2006 were issued to finance a portion of constructing a transportation corridor on West Virginia Drive now known as Crosstown Parkway. The refunding resulted in future cash flow savings of $1,658,605 and an economic gain of $1,301,409.

GOVERNMENTAL ACTIVITIES DEBT (CONTINUED):

Special Assessment Debt with Government Commitment

$126,895,000 Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from $2,350,000 to $6,580,000 plus interest semiannually ranging from 1.0% to 4.0% through July 2045. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the upcoming debt service payment. Proceeds were used to refund the $129,440,000 remaining balance of the outstanding $155,840,000 Special Assessment District Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1).

BUSINESS-TYPE ACTIVITIES DEBT:

The Stormwater Utility Revenue Bonds are collateralized by a lien upon, and a pledge of the stormwater revenues derived from the operation of the stormwater utility system, the franchise revenues derived from the electric franchise fees collected from Florida Power & Light Company, and income earned on bond related investment accounts.

$30,145,000 Stormwater Utility Refunding Revenue Bonds, Series 2020 - due in annual principal installments of $1,030,000 to $3,070,000, plus interest of 4% through May 2039. The series 2020 bonds were issued on February 13th, 2020, and the proceeds of this issue were used to refund 2010A and 2010B Taxable Build America Bonds and Taxable Recovery Zone Economic Development Bonds of $26,895,000 and $9,105,000 respectively. The refunding resulted in future cash flow savings of $11,072,557 and an economic gain of $9,296,118.

The Utility System Revenue Bonds are payable solely from and secured by a lien upon and pledge of the net revenues derived from the operation of the water and sewer system and the Capital Facilities Charges (limited to the debt service component) of the Utility System.

$119,445,000 Utility System Refunding Revenue Bonds, Series 2007 - due in annual principal installments of $670,000 to $10,675,000 plus interest semiannually ranging from 4.0% to 5.25% through September 2027.

$206,970,000 Utility System Refunding Revenue Bonds, Series 2016 - due in annual principal installments ranging from $205,000 to $27,070,000 plus interest semiannually ranging from 3.0% to 5.0% through September 2036. The Series 2016 Bonds were issued in August 2016 to refund all the $51,645,000 Series 2004A Bonds, refund the $52,270,000 outstanding balance of the $78,435,000 Series 2006 Bonds, refund the $33,507,230 outstanding balance of the $35,197,230 Series 2006A Bonds, and advance refund $88,075,000 of the $110,200,000 Series 2009 Bonds. The refunding resulted in future cash flow savings of $58,757,788 and an economic gain of $43,528,370.

BUSINESS-TYPE ACTIVITIES DEBT (CONTINUED):

$8,305,000 Utility System Refunding Revenue Bond, Series 2018 - due in annual principal installments of $260,000 and $1,475,000 beginning in 2019 plus interest semiannually ranging from 2.25% to 5.00% through September 2035. The Series 2018 Bonds were issued in May 2018 to refund all the Series 2009 Bonds. The refunding resulted in future cash flow savings of $4,395,964 and an economic gain of $2,899,018.

$30,635,000 Utility System Revenue Bonds, Series 2021 - due in annual principal installments ranging from $540,000 to $1,145,000 plus interest semiannually ranging from 3.00% to 5.00% through September 2041. The Series 2021 Bonds were issued in June 2021 to provide funds, together with other legally available funds, to finance costs relating to the acquisition, construction, and equipping two new western reverse osmosis Floridian wells for the James E. Anderson ("JEA") Water Treatment Plant, a new western raw water main to connect the new wells to the JEA Water Treatment Plant, relocation of water utility lines in connection with the Floresta Drive roadway improvements, a new deep injection well for the Prineville Water Treatment Facility, various upgrades to the Westport Wastewater Treatment Plant to meet new nutrient reduction requirements, the extension of a reuse water line one mile southwest of C24 canal to the Glades wastewater booster pumping station, and various upgrades to the Northport booster pump main to increase the capacity of wastewater flows to the Glades Wastewater Treatment Plant.

$15,750,000 Direct Placement Bank Loan, 2022 - due in annual principal installments ranging from $295,000 and $4,375,000 plus interest semiannually of 2.350% through September 2029. The Direct Placement Bank Loan, 2022 was issued in June of 2022 to refund all of Utility System Refunding Revenue Bonds, Series 2012. The refunding resulted in a net present value savings of $1,465,240. The purpose of the Series 2012 was to advance refund a portion of the Series 2003 Refunded Bonds and advance a portion of the Series 2004 Refunded Bonds.

$21,320,000 Utility System Refunding Revenue Bonds, Series 2023 - due in annual principal installments ranging from $500,000 to $4,890,000 plus interest semiannually of 5.00% through September 2034. The Series 2023 Bonds were issued in June 2023 to provide funds to refund on a current basis all of the City's outstanding Utility System Refunding Revenue Bonds, Series 2014. The Utility System Refunding Revenue Bonds, Series 2014, were issued in November 2014 to refund $7,190,000 of Series 2003 Bonds, $12,260,000 of Series 2004 Bonds and $16,460,000 of Series 2006 Bonds. The refunding resulted in future cash flow savings of $3,348,536 and an economic gain of $2,823,403.

General Fund

The City's General Fund accounts for the financial activities of all the City's primary operating departments, including Parks and Recreation, Police, Human Resources, Finance, Information Technology and other administrative services. General Fund revenues have continued to increase due to the City's rapid commercial and residential growth. However, growth is beginning to moderate as construction activity and economic conditions soften. Despite the slowdown, continued increases in property values and new development have enabled the City to address staffing needs, deferred maintenance, innovation, technology enhancements, and park improvements necessary to maintain high-quality public services.

Major Revenue Sources
The General Fund is primarily supported by tax revenues rather than user fees. The largest single revenue source is ad valorem tax revenue, which continues to benefit from prior years of growth in taxable value, although future increases are projected to moderate due to slowing construction activity and economic uncertainty. Other major revenue sources, including Utility Taxes, Franchise Fees, and Sales Taxes, are also projected to experience slower growth trends as economic activity stabilizes. Collectively, these revenues account for approximately 80% of the funding required to provide essential services to residents.

Expenditure Trends
Salaries and Benefits represent the largest portion of General Fund expenditures, typically comprising the majority of the budget, reflecting the labor-intensive nature of providing direct public services.

The City is also addressing deferred maintenance through increased funding for repair and maintenance activities, as well as capital improvements. These efforts are intended to preserve parks, buildings, and other public infrastructure while preventing further deterioration.

Long-Range Model
The General Fund long-range financial model projects several years of budget deficits due to increasing operating costs, personnel expenses, and moderating revenue growth associated with a slowing construction market and broader economic uncertainty. To address these projected shortfalls, reserves may be used to fund one-time capital projects, while cost adjustments will be implemented to balance the budget.

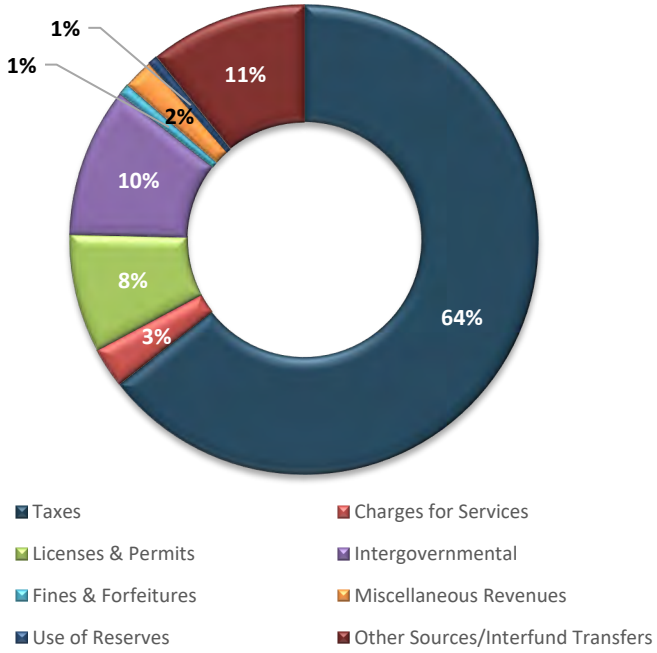
The model maintains a minimum fund balance of 20%, consistent with the City's adopted financial policy, throughout the five-year projection period. The forecast assumes modest annual increases in taxable value and other economically sensitive revenues.

Personnel expenses are projected to increase by 4% in FY27 and by 6% in FY28. The City Council remains committed to maintaining Port St. Lucie's high quality of life and public safety standards while continuing to provide services to a growing population approaching 270,000 residents.

Due to pending property tax reform that we anticipate will be on the November election ballot for voters, we have proposed an additional long-range model that shows the impact if the proposal passes. Ad valorem tax revenue would significantly decline and thereby reduce public services available to residents.

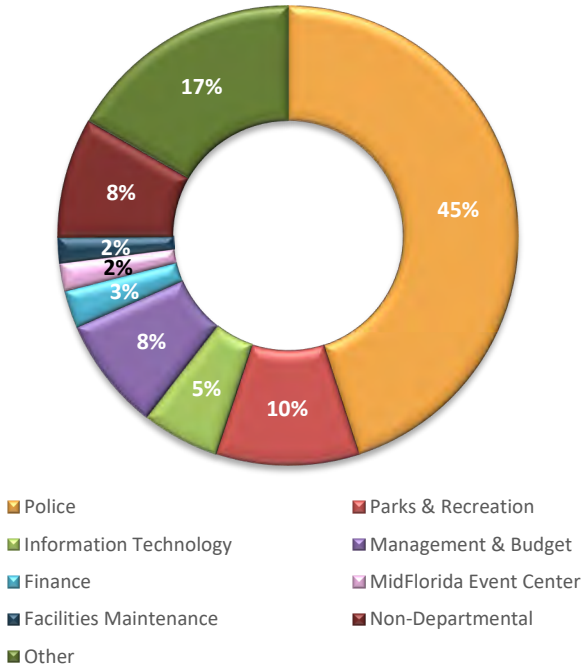
CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$53,405,218**
Revenue Sources:	**Amount**
Taxes	$149,742,470
Licenses & Permits	18,978,456
Fines & Forfeitures	1,876,700
Charges for Services	6,481,693
Intergovernmental	23,894,320
Miscellaneous Revenues	4,803,173
Other Sources/Interfund Transfers	25,110,839
Use of Reserves*	1,575,000
Total	**$232,462,651**

FY 26-27 USES



Expenditure by Function:	**Amount**
Police	$104,659,114
Parks & Recreation	23,452,485
Information Technology	12,639,259
Management & Budget/General Government/Garage	18,405,854
Finance	6,179,704
MidFlorida Event Center	4,526,300
Facilities Maintenance	4,218,899
Non-Departmental	19,627,814
Other	38,753,222
Total	**$232,462,651**
Ending Balance	**$64,039,408**

CITY OF PORT ST. LUCIE
GENERAL FUND #001
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$58,467,074	$64,745,516	$64,745,516	$53,405,218	-$11,340,298	-18%	$64,039,408
Revenues							
Fines & Forfeitures	$827,372	$886,598	$952,270	$1,876,700	$990,102	112%	$1,924,608
Licenses & Permits	$17,037,619	$18,619,702	$18,261,382	$18,978,456	$358,754	2%	$19,869,625
Intergovernmental	$33,610,826	$21,811,876	$22,604,331	$23,894,320	$2,082,444	10%	$24,276,511
Charges for Services	$5,117,795	$5,744,218	$6,165,419	$6,481,693	$737,475	13%	$6,632,721
Miscellaneous Revenues	$6,011,406	$5,600,233	$4,505,115	$4,803,173	-$797,060	-14%	$4,910,022
Other Sources/Interfund Transfers	$12,996,465	$19,904,845	$12,575,640	$26,685,839	$6,780,994	34%	$26,621,383
Taxes							
Current Ad Valorem Taxes	$94,440,208	$105,267,733	$105,267,733	$112,298,013	$7,030,280	7%	$116,789,934
Delinquent Ad Valorem Taxes	$31,390	$35,000	$10,000	$35,000	$0	0%	$35,000
State-Casualty Insurance Premi	$3,204,485	$3,770,999	$3,770,999	$4,336,650	$565,651	15%	$4,466,750
10% Elec. Util. Tax	$21,476,699	$21,871,000	$22,243,392	$23,463,172	$1,592,172	7%	$24,636,331
State Communication Service Tx	$6,493,305	$6,543,092	$6,560,896	$6,855,635	$312,543	5%	$6,992,748
Business License Tax	$2,631,138	$2,471,409	$2,741,888	$2,754,000	$282,591	11%	$2,822,850
TAXES TOTAL	**$128,277,225**	**$139,959,233**	**$140,594,908**	**$149,742,470**	**$9,783,237**	**7%**	**$155,743,613**
REVENUES TOTAL	**$203,878,708**	**$212,526,705**	**$205,659,065**	**$232,462,651**	**$19,935,946**	**9%**	**$239,978,483**
Expenses							
Personnel Services	$117,288,196	$125,959,188	$129,014,937	$133,065,762	$7,106,574	6%	$138,059,754
Operating Expenses	$39,482,322	$51,141,326	$49,306,567	$55,953,325	$4,811,999	9%	$56,960,007
Capital Outlay	$5,318,724	$4,190,874	$5,106,825	$12,773,630	$8,582,756	205%	$12,600,143
Debt Services	$10,585,355	$10,850,443	$7,633,720	$7,570,220	-$3,280,223	-30%	$7,570,220
Other Non-Operating Expenses	$37,482,552	$18,384,874	$22,937,314	$10,204,327	-$8,180,547	-44%	$13,019,472
Contingency	–	$2,000,000	$3,000,000	$12,895,387	$10,895,387	545%	$11,768,887
EXPENSES TOTAL	**$210,157,150**	**$212,526,705**	**$216,999,363**	**$232,462,651**	**$19,935,946**	**9%**	**$239,978,483**
Surplus (Deficit)	-$6,278,442	$0	-$11,340,298	$0	–	–	$0
Designated Reserve Policy	$31,354,104	$35,420,103	–	$37,803,817	$2,383,715	6.7%	$39,003,952
Beginning Reserve & Surplus	$64,745,516	$57,154,311	$53,405,218	$64,039,408	–	–	$72,308,294
Undesignated	$33,391,412	$21,734,208	$53,405,218	$26,235,591	–	–	$33,304,342

(1) In FY26, the General Fund is using one-time use of reserves of $8,286,457 for additional expenses for Police Department Training Facility and land & building purchases.
(2) In FY27, $1,575,000 of reserves set aside and restricted for Public Art will be used to fund planned public art projects.

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CITY OF PORT ST. LUCIE
GENERAL FUND REVENUES #001
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Fines & Forfeitures	$827,372	$886,598	$952,270	$1,876,700	$990,102	112%	$1,924,608
Licenses & Permits	$17,037,619	$18,619,702	$18,261,382	$18,978,456	$358,754	2%	$19,869,625
Intergovernmental	$33,610,826	$21,811,876	$22,604,331	$23,894,320	$2,082,444	10%	$24,276,511
Charges for Services	$5,117,795	$5,744,218	$6,165,419	$6,481,693	$737,475	13%	$6,658,822
Miscellaneous Revenues	$6,011,406	$5,600,233	$4,505,115	$4,803,173	-$797,060	-14%	$4,883,921
Other Sources/Interfund Transfers	$12,996,465	$19,904,845	$12,575,640	$26,685,839	$6,780,994	34%	$26,621,383
Taxes	$128,277,225	$139,959,233	$140,548,246	$149,742,470	$9,783,237	7%	$155,743,613
REVENUES TOTAL	**$203,878,708**	**$212,526,705**	**$205,612,403**	**$232,462,651**	**$19,935,946**	**9%**	**$239,978,483**

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CITY OF PORT ST. LUCIE
GENERAL FUND EXPENDITURES #001
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED			PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
1100 - Legislative (City Council)							
Personnel Services	$1,054,291	$1,103,980	$1,130,224	$1,119,040	$15,060	1%	$1,179,474
Operating Expenses	$173,775	$173,333	$134,392	$175,333	$2,000	1%	$178,840
Debt Services	$965	–	$0	$0	$0	–	$0
1100 - LEGISLATIVE (CITY COUNCIL) TOTAL	**$1,229,032**	**$1,277,313**	**$1,264,616**	**$1,294,373**	**$17,060**	**1%**	**$1,358,314**
1200 - Executive (City Manager)							
Personnel Services	$2,579,475	$2,118,259	$1,960,385	$2,190,420	$72,161	3%	$2,232,353
Operating Expenses	$170,288	$110,628	$396,293	$114,708	$4,080	4%	$117,002
Capital Outlay	$66,000	–	$0	$0	$0	–	$0
1200 - EXECUTIVE (CITY MANAGER) TOTAL	**$2,815,763**	**$2,228,887**	**$2,356,678**	**$2,305,128**	**$76,241**	**3%**	**$2,349,355**
1201 - Strategic Initiatives & Innovation							
Personnel Services	–	$376,339	$496,674	$387,022	$10,683	3%	$391,337
Operating Expenses	–	$7,484	$32,485	$53,188	$45,704	611%	$54,252
1201 - STRATEGIC INITIATIVES & INNOVATION TOTAL	**–**	**$383,823**	**$529,159**	**$440,210**	**$56,387**	**15%**	**$445,589**
1210 - City Clerk							
Personnel Services	$1,018,741	$1,092,414	$1,126,406	$1,101,631	$9,217	1%	$1,144,790
Operating Expenses	$176,909	$184,072	$158,156	$198,238	$14,166	8%	$202,202
Debt Services	$1,902	–	$0	$0	$0	–	$0
1210 - CITY CLERK TOTAL	**$1,197,552**	**$1,276,486**	**$1,284,562**	**$1,299,869**	**$23,383**	**2%**	**$1,346,992**
1300 - Financial & Administrative							
Personnel Services	$4,836,403	$5,344,573	$5,320,313	$5,228,356	-$116,217	-2%	$5,377,900
Operating Expenses	$355,373	$704,911	$543,173	$896,871	$191,960	27%	$914,810
Capital Outlay	$5,324	–	$0	$0	$0	–	$0
Debt Services	$4,164	–	$0	$0	$0	–	$0
1300 - FINANCIAL & ADMINISTRATIVE TOTAL	**$5,201,264**	**$6,049,484**	**$5,863,486**	**$6,125,227**	**$75,743**	**1%**	**$6,292,710**
1310 - Human Resources							
Personnel Services	$1,899,408	$2,076,002	$2,183,739	$2,168,999	$92,997	4%	$2,296,333
Operating Expenses	$649,958	$957,225	$660,688	$981,347	$24,122	3%	$1,000,976
Debt Services	$1,572	–	$0	$0	$0	–	$0
1310 - HUMAN RESOURCES TOTAL	**$2,550,938**	**$3,033,227**	**$2,844,427**	**$3,150,346**	**$117,119**	**4%**	**$3,297,309**
5100 - Internship Program							
Personnel Services	$84	$38,901	$0	$0	-$38,901	-100%	$0
Operating Expenses	$15	–	$0	$0	$0	–	$0

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
5100 - INTERNSHIP PROGRAM TOTAL	**$99**	**$38,901**	**$0**	**$0**	**-$38,901**	**-100%**	**$0**
1311 - Communications							
Personnel Services	$1,642,201	$1,819,873	$1,843,575	$1,867,641	$47,768	3%	$1,909,068
Operating Expenses	$718,859	$968,847	$728,565	$980,283	$11,436	1%	$851,610
Capital Outlay	$119,403	–	$36,154	$0	$0	–	$0
Debt Services	$3,191	–	$0	$0	$0	–	$0
1311 - COMMUNICATIONS TOTAL	**$2,483,654**	**$2,788,720**	**$2,608,294**	**$2,847,924**	**$59,204**	**2%**	**$2,760,678**
1312 - NSD Community Programs							
Personnel Services	$290,271	$383,469	$383,042	$488,553	$105,084	27%	$516,983
Operating Expenses	$89,037	$62,202	$87,170	$57,202	-$5,000	-8%	$58,347
Debt Services	$1,381	–	$0	$0	$0	–	$0
1312 - NSD COMMUNITY PROGRAMS TOTAL	**$380,688**	**$445,671**	**$470,212**	**$545,755**	**$100,084**	**22%**	**$575,330**
2135 - Code Enforcement							
Personnel Services	$2,741,995	$3,153,462	$2,964,110	$3,029,889	-$123,573	-4%	$2,813,935
Operating Expenses	$400,531	$450,351	$342,363	$457,975	$7,624	2%	$467,132
Capital Outlay	$76,077	–	$0	$0	$0	–	$0
2135 - CODE ENFORCEMENT TOTAL	**$3,218,603**	**$3,603,813**	**$3,306,473**	**$3,487,864**	**-$115,949**	**-3%**	**$3,281,067**
2910 - Nuisance Abatement Program							
Operating Expenses	$78,304	$258,090	$205,850	$313,190	$55,100	21%	$319,454
2910 - NUISANCE ABATEMENT PROGRAM TOTAL	**$78,304**	**$258,090**	**$205,850**	**$313,190**	**$55,100**	**21%**	**$319,454**
2900 - Other Public Safety Code Enforcement							
Operating Expenses	$47,453	$60,315	$49,769	$60,315	$0	0%	$61,522
2900 - OTHER PUBLIC SAFETY CODE ENFORCEMENT TOTAL	**$47,453**	**$60,315**	**$49,769**	**$60,315**	**$0**	**0%**	**$61,522**
1313 - Risk Management							
Personnel Services	$575,933	$637,059	$649,205	$661,325	$24,266	4%	$673,037
Operating Expenses	$77,126	$73,016	$61,566	$74,792	$1,776	2%	$76,287
1313 - RISK MANAGEMENT TOTAL	**$653,059**	**$710,075**	**$710,771**	**$736,117**	**$26,042**	**4%**	**$749,324**
1320 - Information Technology							
Personnel Services	$5,549,655	$6,076,417	$6,461,251	$6,186,349	$109,932	2%	$6,345,788
Operating Expenses	$3,606,593	$5,166,628	$5,648,677	$5,873,474	$706,846	14%	$5,990,917
Capital Outlay	$427,217	$1,067,674	$816,349	$508,050	-$559,624	-52%	$492,711
Debt Services	$1,834,263	–	$0	$0	$0	–	$0
1320 - INFORMATION TECHNOLOGY TOTAL	**$11,417,728**	**$12,310,719**	**$12,926,277**	**$12,567,873**	**$257,154**	**2%**	**$12,829,416**
1330 - Office of Management & Budget							
Personnel Services	$1,906,300	$2,379,819	$2,149,944	$2,498,992	$119,173	5%	$2,557,161
Operating Expenses	$364,037	$428,982	$375,192	$423,048	-$5,934	-1%	$427,163
Debt Services	$2,124	–	$0	$0	$0	–	$0

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
1330 - OFFICE OF MANAGEMENT & BUDGET TOTAL	**$2,272,461**	**$2,808,801**	**$2,525,136**	**$2,922,040**	**$113,239**	**4%**	**$2,984,324**
1900 - General Government							
Operating Expenses	$4,946,225	$5,232,624	$8,228,651	$5,202,764	-$29,860	-1%	$5,312,172
Capital Outlay	$811,346	–	$896,882	$10,000,000	$10,000,000	–	$10,000,000
Debt Services	$34,666	–	$0	$0	$0	–	$0
1900 - GENERAL GOVERNMENT TOTAL	**$5,792,238**	**$5,232,624**	**$9,125,533**	**$15,202,764**	**$9,970,140**	**191%**	**$15,312,172**
1400 - City Attorney							
Personnel Services	$2,271,323	$2,850,428	$2,650,652	$2,885,079	$34,651	1%	$3,030,097
Operating Expenses	$1,091,153	$664,793	$748,600	$664,793	$0	0%	$677,568
Debt Services	$4,852	–	$0	$0	$0	–	$0
1400 - CITY ATTORNEY TOTAL	**$3,367,328**	**$3,515,221**	**$3,399,252**	**$3,549,872**	**$34,651**	**1%**	**$3,707,665**
1500 - Comprehensive Planning							
Personnel Services	$1,887,218	$2,207,612	$2,217,699	$2,242,957	$35,345	2%	$2,305,513
Operating Expenses	$925,121	$860,724	$994,946	$789,447	-$71,277	-8%	$805,235
Debt Services	$2,348	–	$0	$0	$0	–	$0
1500 - COMPREHENSIVE PLANNING TOTAL	**$2,814,688**	**$3,068,336**	**$3,212,645**	**$3,032,404**	**-$35,932**	**-1%**	**$3,110,748**
1510 - Art in Public Places							
Operating Expenses	$177,637	$1,107,957	$350,100	$649,957	-$458,000	-41%	$662,956
1510 - ART IN PUBLIC PLACES TOTAL	**$177,637**	**$1,107,957**	**$350,100**	**$649,957**	**-$458,000**	**-41%**	**$662,956**
2105 - Operational Support Services Division							
Personnel Services	$3,169,760	$3,238,770	$3,986,778	$4,621,954	$1,383,184	43%	$4,789,747
Operating Expenses	$7,936,535	$12,815,922	$10,298,041	$14,765,174	$1,949,252	15%	$15,060,478
Capital Outlay	$1,222,918	$1,359,900	$1,355,000	$1,506,000	$146,100	11%	$1,510,620
Debt Services	$1,039,017	–	$0	$0	$0	–	$0
2105 - OPERATIONAL SUPPORT SERVICES DIVISION TOTAL	**$13,368,230**	**$17,414,592**	**$15,639,819**	**$20,893,128**	**$3,478,536**	**20%**	**$21,360,845**
2110 - Police Administration							
Personnel Services	$6,393,061	$7,407,890	$7,746,714	$8,774,112	$1,366,222	18%	$9,171,467
Operating Expenses	$279,289	$104,540	$160,006	$428,810	$324,270	310%	$437,386
Debt Services	$8,141	–	$0	$0	$0	–	$0
2110 - POLICE ADMINISTRATION TOTAL	**$6,680,490**	**$7,512,430**	**$7,906,720**	**$9,202,922**	**$1,690,492**	**23%**	**$9,608,853**
2111 - Training Division							
Personnel Services	$3,286,915	$3,570,389	$2,868,792	$2,223,152	-$1,347,237	-38%	$2,309,621
Operating Expenses	$599,012	$558,227	$579,132	$600,490	$42,263	8%	$612,500
Capital Outlay	$120,000	–	$0	$0	$0	–	$0
2111 - TRAINING DIVISION TOTAL	**$4,005,927**	**$4,128,616**	**$3,447,924**	**$2,823,642**	**-$1,304,974**	**-32%**	**$2,922,121**
2112 - Special Investigations Division							
Personnel Services	$4,836,609	$4,580,428	$4,932,395	$5,563,415	$982,987	21%	$5,725,496
Operating Expenses	$158,310	$518,108	$453,408	$224,255	-$293,853	-57%	$228,740
Capital Outlay	$11,150	$209,500	$205,000	$27,000	-$182,500	-87%	$27,000

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
2112 - SPECIAL INVESTIGATIONS DIVISION TOTAL	**$5,006,069**	**$5,308,036**	**$5,590,803**	**$5,814,670**	**$506,634**	**10%**	**$5,981,236**
2115 - Criminal Investigations Division							
Personnel Services	$8,710,116	$9,068,968	$9,120,203	$11,047,231	$1,978,263	22%	$11,389,368
Operating Expenses	$456,698	$339,021	$306,036	$381,145	$42,124	12%	$388,768
Capital Outlay	$39,535	$392,500	$386,500	$84,000	-$308,500	-79%	$84,000
2115 - CRIMINAL INVESTIGATIONS DIVISION TOTAL	**$9,206,349**	**$9,800,489**	**$9,812,739**	**$11,512,376**	**$1,711,887**	**17%**	**$11,862,136**
2123 - Victims' Advocate Unit							
Personnel Services	$316,164	$339,294	$347,306	$330,809	-$8,485	-2%	$343,241
Operating Expenses	$11,355	$35,543	$15,500	$35,543	$0	0%	$36,254
2123 - VICTIMS' ADVOCATE UNIT TOTAL	**$327,518**	**$374,837**	**$362,806**	**$366,352**	**-$8,485**	**-2%**	**$379,495**
2130 - Patrol Division							
Personnel Services	$37,333,236	$38,179,123	$40,597,030	$40,342,097	$2,162,974	6%	$41,713,053
Operating Expenses	$1,401,796	$1,236,515	$1,394,352	$788,757	-$447,758	-36%	$804,532
Capital Outlay	$200,383	$231,000	$325,000	$0	-$231,000	-100%	$0
2130 - PATROL DIVISION TOTAL	**$38,935,415**	**$39,646,638**	**$42,316,382**	**$41,130,854**	**$1,484,216**	**4%**	**$42,517,585**
2131 - Community Programs Division							
Personnel Services	$5,979,279	$5,660,607	$6,283,592	$6,108,556	$447,949	8%	$6,082,583
Operating Expenses	$262,534	$368,150	$234,500	$284,752	-$83,398	-23%	$290,448
2131 - COMMUNITY PROGRAMS DIVISION TOTAL	**$6,241,813**	**$6,028,757**	**$6,518,092**	**$6,393,308**	**$364,551**	**6%**	**$6,373,031**
2132 - Special Operations Division							
Operating Expenses	–	–	$0	$937,941	$937,941	–	$956,699
Capital Outlay	–	–	$0	$289,480	$289,480	–	$295,270
2132 - SPECIAL OPERATIONS DIVISION TOTAL	**–**	**–**	**$0**	**$1,227,421**	**$1,227,421**	**–**	**$1,251,969**
2134 - School Crossing Guards							
Personnel Services	$769,677	$643,085	$679,436	$648,221	$5,136	1%	$676,824
Operating Expenses	$51,766	$68,528	$76,800	$69,930	$1,402	2%	$71,329
2134 - SCHOOL CROSSING GUARDS TOTAL	**$821,443**	**$711,613**	**$756,236**	**$718,151**	**$6,538**	**1%**	**$748,153**
2139 - Police Neighborhood Traffic Unit-Inactive							
Personnel Services	$341,498	–	$0	$0	$0	–	$0
Operating Expenses	$3,940	–	$0	$0	$0	–	$0
2139 - POLICE NEIGHBORHOOD TRAFFIC UNIT-INACTIVE TOTAL	**$345,438**	**–**	**$0**	**$0**	**$0**	**–**	**$0**
6200 - Animal Control							
Personnel Services	$1,508,172	$1,607,110	$1,631,230	$1,571,283	-$35,827	-2%	$1,727,600
Operating Expenses	$1,884,580	$2,147,002	$1,961,980	$2,256,561	$109,559	5%	$2,302,745
6200 - ANIMAL CONTROL TOTAL	**$3,392,752**	**$3,754,112**	**$3,593,210**	**$3,827,844**	**$73,732**	**2%**	**$4,030,345**
2500 - Emergency Management							
Personnel Services	$425,309	$455,445	$460,684	$470,323	$14,878	3%	$505,896

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Operating Expenses	$802,386	$216,225	$112,514	$218,958	$2,733	1%	$223,338
Debt Services	$935	–	$0	$0	$0	–	$0
2500 - EMERGENCY MANAGEMENT TOTAL	**$1,228,630**	**$671,670**	**$573,198**	**$689,281**	**$17,611**	**3%**	**$729,234**
3900 - Keep Port St. Lucie Beautiful							
Personnel Services	$574,625	$759,637	$766,253	$727,682	-$31,955	-4%	$914,700
Operating Expenses	$202,912	$244,677	$231,396	$241,590	-$3,087	-1%	$246,946
3900 - KEEP PORT ST. LUCIE BEAUTIFUL TOTAL	**$777,536**	**$1,004,314**	**$997,649**	**$969,272**	**-$35,042**	**-3%**	**$1,161,646**
3905 - Public Works Urban Beautification							
Personnel Services	$250,707	$291,606	$222,348	$185,980	-$105,626	-36%	$195,393
Operating Expenses	$128,975	$339,766	$256,295	$341,751	$1,985	1%	$348,584
Capital Outlay	$191,338	–	$0	$0	$0	–	$0
3905 - PUBLIC WORKS URBAN BEAUTIFICATION TOTAL	**$571,020**	**$631,372**	**$478,643**	**$527,731**	**-$103,641**	**-16%**	**$543,977**
4130 - Facilities Municipal Garage							
Operating Expenses	$157,596	$251,403	$291,614	$258,183	$6,780	3%	$263,761
Capital Outlay	$43,541	$42,000	$41,837	$0	-$42,000	-100%	$0
4130 - FACILITIES MUNICIPAL GARAGE TOTAL	**$201,137**	**$293,403**	**$333,451**	**$258,183**	**-$35,220**	**-12%**	**$263,761**
4135 - Facilities Building Maintenance							
Personnel Services	$1,818,846	$2,402,736	$2,282,974	$2,338,100	-$64,636	-3%	$2,420,803
Operating Expenses	$724,521	$1,641,667	$1,692,773	$1,737,204	$95,537	6%	$1,771,947
Capital Outlay	$189,557	$120,000	$201,982	$120,000	$0	0%	$120,000
Debt Services	$2,458	–	$0	$0	$0	–	$0
4135 - FACILITIES BUILDING MAINTENANCE TOTAL	**$2,735,382**	**$4,164,403**	**$4,177,729**	**$4,195,304**	**$30,901**	**1%**	**$4,312,750**
5200 - Office of Economic Development							
Personnel Services	$179,338	$194,946	$156,330	$128,132	-$66,814	-34%	$184,908
Operating Expenses	$377,360	$451,067	$376,788	$453,067	$2,000	0%	$462,127
5200 - OFFICE OF ECONOMIC DEVELOPMENT TOTAL	**$556,698**	**$646,013**	**$533,118**	**$581,199**	**-$64,814**	**-10%**	**$647,035**
7222 - Parks and Recreation BMX Facility							
Personnel Services	–	–	$10,000	$0	$0	–	$315,794
Operating Expenses	–	–	$0	$357,800	$357,800	–	$364,956
7222 - PARKS AND RECREATION BMX FACILITY TOTAL	**–**	**–**	**$10,000**	**$357,800**	**$357,800**	**–**	**$680,750**
7200 - Parks & Recreation - Recreation							
Personnel Services	$571,130	$342,586	$348,974	$335,348	-$7,238	-2%	$359,845
Operating Expenses	$225,397	$176,384	$151,923	$210,097	$33,713	19%	$214,496
Debt Services	$1,412	–	$0	$0	$0	–	$0
7200 - PARKS & RECREATION - RECREATION TOTAL	**$797,938**	**$518,970**	**$500,897**	**$545,445**	**$26,475**	**5%**	**$574,341**
7201 - Parks and Recreations Airoso Community Center							

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Personnel Services	$1,028,898	$1,079,451	$1,314,281	$1,353,464	$274,013	25%	$1,390,313
Operating Expenses	$630,623	$850,871	$593,416	$853,540	$2,669	0%	$871,911
Capital Outlay	$0	$17,100	$18,121	$17,100	$0	0%	$17,442
7201 - PARKS AND RECREATIONS AIROSO COMMUNITY CENTER TOTAL	**$1,659,521**	**$1,947,422**	**$1,925,818**	**$2,224,104**	**$276,682**	**14%**	**$2,279,666**
7202 - Parks and Recreation Gymnasium							
Personnel Services	$735,365	$739,508	$717,508	$705,505	-$34,003	-5%	$724,785
Operating Expenses	$256,393	$368,883	$236,425	$382,442	$13,559	4%	$391,694
7202 - PARKS AND RECREATION GYMNASIUM TOTAL	**$991,758**	**$1,108,391**	**$953,933**	**$1,087,947**	**-$20,444**	**-2%**	**$1,116,479**
7205 - Parks and Recreation Administration							
Personnel Services	$593,787	$1,203,621	$1,269,765	$1,124,444	-$79,177	-7%	$1,158,531
Operating Expenses	$110,440	$115,041	$89,338	$118,615	$3,574	3%	$120,988
Debt Services	$4,913	–	$0	$0	$0	–	$0
7205 - PARKS AND RECREATION ADMINISTRATION TOTAL	**$709,141**	**$1,318,662**	**$1,359,103**	**$1,243,059**	**-$75,603**	**-6%**	**$1,279,519**
7210 - Parks and Recreation Parks							
Personnel Services	$5,155,401	$6,375,189	$6,136,267	$6,552,602	$177,413	3%	$6,675,825
Operating Expenses	$4,864,286	$5,372,315	$5,230,025	$6,320,430	$948,115	18%	$6,453,450
Capital Outlay	$1,647,414	$575,200	$657,000	$174,000	-$401,200	-70%	$0
7210 - PARKS AND RECREATION PARKS TOTAL	**$11,667,101**	**$12,322,704**	**$12,023,292**	**$13,047,032**	**$724,328**	**6%**	**$13,129,275**
7215 - Parks and Recreation Botanical Gardens							
Personnel Services	$605,579	$658,735	$599,432	$698,791	$40,056	6%	$717,603
Operating Expenses	$501,670	$500,859	$410,492	$550,229	$49,370	10%	$561,236
7215 - PARKS AND RECREATION BOTANICAL GARDENS TOTAL	**$1,107,249**	**$1,159,594**	**$1,009,924**	**$1,249,020**	**$89,426**	**8%**	**$1,278,839**
7216 - Parks and Recreation McCarty Ranch Preserve							
Personnel Services	$43,658	$127,806	$50,410	$153,091	$25,285	20%	$159,040
Operating Expenses	$79,429	$90,764	$85,161	$91,706	$942	1%	$93,539
7216 - PARKS AND RECREATION MCCARTY RANCH PRESERVE TOTAL	**$123,087**	**$218,570**	**$135,571**	**$244,797**	**$26,227**	**12%**	**$252,579**
7235 - Parks and Recreation Turf Maintenance Division							
Personnel Services	$519,334	$628,483	$546,728	$582,480	-$46,003	-7%	$609,835
Operating Expenses	$229,978	$308,896	$290,157	$323,331	$14,435	5%	$330,282
Capital Outlay	–	$124,000	$122,000	$0	-$124,000	-100%	$0
7235 - PARKS AND RECREATION TURF MAINTENANCE DIVISION TOTAL	**$749,313**	**$1,061,379**	**$958,885**	**$905,811**	**-$155,568**	**-15%**	**$940,117**
7502 - Parks and Recreation Event Center Fitness Center							
Personnel Services	$710,241	$627,087	$577,591	$477,953	-$149,134	-24%	$506,312
Operating Expenses	$232,251	$293,265	$195,533	$307,280	$14,015	5%	$310,973

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
7502 - PARKS AND RECREATION EVENT CENTER FITNESS CENTER TOTAL	**$942,491**	**$920,352**	**$773,124**	**$785,233**	**-$135,119**	**-15%**	**$817,285**
7503 - Parks and Recreation Event Center Recreation							
Personnel Services	$743,493	$809,783	$761,638	$730,577	-$79,206	-10%	$867,937
Operating Expenses	$683,419	$997,367	$799,393	$897,914	-$99,453	-10%	$920,556
Capital Outlay	$70,383	–	$0	$0	$0	–	$0
7503 - PARKS AND RECREATION EVENT CENTER RECREATION TOTAL	**$1,497,294**	**$1,807,150**	**$1,561,031**	**$1,628,491**	**-$178,659**	**-10%**	**$1,788,493**
7400 - Special Events							
Personnel Services	$534,873	$844,370	$864,322	$748,923	-$95,447	-11%	$846,690
Operating Expenses	$602,085	$1,271,738	$1,226,554	$1,556,846	$285,108	22%	$1,343,183
7400 - SPECIAL EVENTS TOTAL	**$1,136,959**	**$2,116,108**	**$2,090,876**	**$2,305,769**	**$189,661**	**9%**	**$2,189,873**
7500 - MIDFLORIDA Event Center							
Personnel Services	$1,899,827	$2,463,928	$2,198,737	$2,465,284	$1,356	0%	$2,802,775
Operating Expenses	$1,577,243	$1,986,400	$1,810,379	$1,992,059	$5,659	0%	$2,297,716
Capital Outlay	$77,138	$52,000	$45,000	$48,000	-$4,000	-8%	$53,100
Debt Services	$730	–	$0	$0	$0	–	$0
7500 - MIDFLORIDA EVENT CENTER TOTAL	**$3,554,938**	**$4,502,328**	**$4,054,116**	**$4,505,343**	**$3,015**	**0%**	**$5,153,591**
4199 - Non Departmental							
Operating Expenses	$1,150	–	$0	$0	$0	–	$0
Debt Services	$7,636,322	$10,850,443	$7,633,720	$7,570,220	-$3,280,223	-30%	$7,570,220
4199 - NON DEPARTMENTAL TOTAL	**$7,637,472**	**$10,850,443**	**$7,633,720**	**$7,570,220**	**-$3,280,223**	**-30%**	**$7,570,220**
8000 - Contingency							
Contingency	–	$2,000,000	$3,000,000	$12,895,387	$10,895,387	545%	$11,768,887
8000 - CONTINGENCY TOTAL	**–**	**$2,000,000**	**$3,000,000**	**$12,895,387**	**$10,895,387**	**545%**	**$11,768,887**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$37,482,552	$18,384,874	$22,937,314	$10,204,327	-$8,180,547	-44%	$13,019,472
8100 - INTERFUND TRANSFERS TOTAL	**$37,482,552**	**$18,384,874**	**$22,937,314**	**$10,204,327**	**-$8,180,547**	**-44%**	**$13,019,472**
EXPENSES TOTAL	**$210,157,150**	**$212,526,705**	**$216,999,363**	**$232,462,651**	**$19,935,946**	**9%**	**$239,978,483**

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CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND - 2026-27 ADOPTED BUDGET
LONG RANGE PLAN

Assumptions:

The adopted taxable value in this model reflects a **8.36%** growth in taxable value in FY27. The adopted millage rate is **4.2491**. Projected increases in valuation in future years are 4% in FY 2028, 3% in FY 2029, 2% in FY 2030, 1% in FY 2029 and 1% in 2031.

Personnel Services assumes higher employer contribution rates for health insurance.

ECM loan to Utility Connection Fee Fund #431 & #440 - $422,145. The transfer for the SAD payment for City Center is now City-owned property and is being paid out of the General Government Cost Center.

Digital Domain debt service - $1.3M in FY 26-27 and beyond.

Transfers vary based on changes in the #301 CIP Fund. While revenues continue to grow, projected expenditure increases outpace revenue growth, resulting in recurring operating deficits and ongoing presure on available reserves. Designated reserves provides temporary stability; however, fund balance levels continue to decline over the long term, indicating that current operations are not fully sustainable under existing assumptions. To improve long-term sustainability, the fund may require a combination of strategies such as identifying additional recurring revenues sources, evaluating fees or funding adjustments, reducing operating expenditures where feasible, or limiting future enhancements. Without corrective action, continued reliance on reserves to support ongoing operations may reduce financial flexibility and create future budgetary contraints.

	AUDITED 2023-24	AUDITED 2024-25	ESTIMATED 2025-26	**ADOPTED 2026-27**	**GROWTH %**		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2030-31
BEGINNING DESIGNATED RESERVES	$ 64,936,192	$ 71,023,958	$ 64,745,516	$ 53,405,218			$ 64,039,408		$ 72,308,294		$ 78,234,882		$ 80,169,218		$ 79,572,424
REVENUES & SOURCES Millage Rate, Operations	4.3441	4.3191	4.2991	4.2491			4.2491		4.2491		4.2491		4.2491		4.2491
Taxes	82,797,839	$ 94,471,598	$ 105,277,733	$ 112,333,013	6.70%	4%	$ 116,826,334	3.0%	$ 120,331,124	2.0%	$ 122,737,746	1.0%	$ 123,965,123	1.0%	$ 125,204,774
Other Taxes (CST + Bus. Tax)	11,270,308	12,328,928	13,073,783	13,946,285	6.67%	2%	14,282,348	3.0%	14,710,818	3.0%	15,152,143	3.0%	15,606,707	3.0%	16,074,908
Utility Tax - Electricity	19,754,849	21,476,699	22,243,392	23,463,172	5.48%	5%	24,636,331	5.0%	25,868,148	5.0%	27,161,555	5.0%	28,519,633	5.0%	29,945,615
Electricity	14,338,593	15,316,036	16,900,000	17,450,000	3.25%	5%	18,322,500	4.5%	19,147,013	4.5%	20,008,629	4.5%	20,909,017	3.0%	21,536,288
Licenses and Permits	1,864,028	1,721,583	1,361,382	1,528,456	12.27%	1%	1,547,125	-5%	1,469,769	-5%	1,396,280	1%	1,410,243	1.0%	1,424,346
Intergovernmental (Sales Tax)- FEMA (Note: 1)	26,477,171	33,610,826	22,604,331	23,894,320	5.71%	2%	24,276,511	3.0%	24,519,276	3.0%	25,254,854	3.0%	26,012,500	3.0%	26,792,875
Charges for Services	5,703,865	5,117,795	6,165,419	6,481,693	5.13%	3%	6,658,822	2.0%	6,725,410	3.0%	6,927,173	3.0%	7,134,988	2.0%	7,277,688
Fines and Forfeitures	797,436	827,372	952,270	1,876,700	97.08%	3%	1,924,608	2.0%	1,963,100	3.0%	2,021,993	3.0%	2,082,653	3.0%	2,145,133
Other (including int. Inc.)	11,464,473	6,915,172	4,505,115	4,803,173	6.62%	2%	4,882,521	2.0%	4,931,346	2.0%	4,980,660	2.0%	5,030,466	2.0%	5,131,076
Use of Reserves	-	0	0	1,575,000			-		-		-		-		-
Transfers In (Includes Internal Charges)	11,109,864	12,092,699	12,575,640	25,110,839	99.68%	6%	26,621,383	5.0%	17,952,452	5.0%	18,491,026	5.0%	19,415,577	5%	20,386,356
TOTAL	185,578,426	203,878,708	205,659,065	232,462,651			239,978,483		237,618,456		244,132,059		250,086,907		255,919,059
EXPENDITURES:															
Personnel Services	99,814,532	117,288,196	129,014,937	133,065,762	3.14%	4%	138,059,754	6.0%	146,343,339	6.0%	155,123,940	5.0%	164,431,376	6.0%	174,297,259
Operating Expenses	37,656,430	39,482,322	49,306,567	55,953,325	13.48%	2%	56,960,007	2.0%	58,099,207	2.0%	59,261,191	2.0%	60,446,415	2.0%	61,655,343
Capital Outlay	4,295,757	5,318,724	5,106,825	12,773,630	150.13%	-1%	12,600,143	-77.4%	2,852,146	2.0%	2,909,189	2.0%	2,967,373	1.0%	2,997,046
Debt Services & Other (Note: 1)	9,770,600	10,585,355	7,633,720	7,570,220	-0.83%	0%	7,570,220	7.3%	8,120,220	3.0%	8,363,827	2.0%	8,531,103	2%	8,701,725
Grant Match	-	-	-	500,000	N/A	N/A	500,000	N/A	500,000		500,000		500,000		500,000
Debt - FCB Building	-	-	-	-	N/A	N/A	-	1.0%	-	1.0%	-	1.0%	-	1.0%	-
Fund Transfer - Governmental Finance Fund #108	3,479,037	2,600,000	1,929,097	-	-100.00%		-		-	-	-	-	-	-	-
Fund Transfers	15,666,220	29,613,514	16,964,345	10,204,327	-39.85%		12,825,827		13,082,344		13,343,990		13,610,870		7,098,141
Fund Transfer to the Road and Bridge Fund #104	-	-	2,000,000	-	N/A		-		-		-		-		-
Fund Transfer to Road and Bridge Fund #304	6,150,000	-	349,000	-	-100.00%		-		-		-		-		-
Fund Transfer to the Stormwater Fund #401	2,658,084	5,269,040	1,694,872	186,197	-89.01%		193,645		194,613		195,586		196,564		197,547
Reserved				12,209,190			8,268,887								
Reserved for Asset Replacement & Renewal	-	-	3,000,000	-	N/A		3,000,000		2,500,000		2,500,000		2,500,000		-
TOTAL	$ 179,490,660	$ 210,157,150	$ 216,999,363	$ 232,462,651			$ 239,978,483		$ 231,691,869		$ 242,197,723		$ 253,183,701		$ 255,447,061
SURPLUS <DEFICIT> BALANCE	$ 6,087,766	$ (6,278,442)	$ (11,340,298)	$ 0			$ 0		$ 5,926,587		$ 1,934,336		$ (3,096,794)		$ 471,999
Designated Operating Reserve - Financial Policy -20%	27,494,192	31,354,104	35,664,301	37,803,817	20%		39,003,952		40,888,509		42,877,026		44,975,558		47,190,520
	$ 27,494,192	$ 31,354,104	$ 35,664,301	$ 37,803,817		20%	$ 39,003,952	20%	$ 40,888,509	20%	$ 42,877,026	20%	$ 44,975,558	20%	$ 47,190,520
	43,529,766	33,391,412	17,740,917	27,810,591			33,304,341		37,346,372		37,292,192		34,596,866		32,853,902
		-	-	(1,575,000)			-		-		-		-		-
	$ 71,023,958	$ 64,745,516	$ 53,405,218	$ 64,039,408			$ 72,308,294		$ 78,234,882		80,169,218		79,572,424		80,044,423

Note 1: Includes lease revenue and lease payments reflected in Intergovernmental Revenue and Debt Service for FY24 and FY25.

CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND - 2026-27 ADOPTED BUDGET
LONG RANGE PLAN

Assumptions:

This model forecasts the General Fund outlook if a constitutional amendment proposal for property tax reform passes in November.

The taxable value in this model reflects a **8.36%** growth in taxable value in FY27. The adopted millage rate is **4.2491**. Projected increases in valuation in future years are 4% in FY 2028, 3% in FY 2029, 2% in FY 2030, 1% in FY 2029 and 1% in 2031.
ECM loan to Utility Connection Fee Fund #431 & #440 - $422,145. The transfer for the SAD payment for City Center is now City-owned property and is being paid out of the General Government Cost Center.
Digital Domain debt service - $1.3M in FY 26-27 and beyond.
Transfers vary based on changes in the #301 CIP Fund. **Tax Reform Considerations:** Based on preliminary information provided by the Property Appraiser, the City could experience a significant reduction in future ad valorem revenues if the proposed tax reforms are approved. The potential reduction in recurring revenues would further widen the structural deficit and increase reliance on reserves, expenditure reductions, or alternative revenue sources.

	AUDITED 2023-24	AUDITED 2024-25	ESTIMATED 2025-26	**ADOPTED 2026-27**	**GROWTH %**		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2030-31
BEGINNING DESIGNATED RESERVES	$ 64,936,192	$ 71,023,958	$ 64,745,516	$ 53,405,218			$ 64,039,408		$ 54,213,087		$ 30,087,370		$ 3,708,061		$ (24,982,144)
REVENUES & SOURCES Millage Rate, Operations	4.3441	4.3191	4.2991	4.2491			4.2491		4.2491		4.2491		4.2491		4.2491
Taxes	82,797,839	$ 94,471,598	$ 105,277,733	$ 112,333,013	6.70%	-20%	$ 89,611,306	-20%	$ 71,604,409	5%	$ 75,184,629	5%	$ 78,943,861	5%	$ 82,891,054
Other Taxes (CST + Bus. Tax)	11,270,308	12,328,928	13,073,783	13,946,285	6.67%	2%	14,282,348	2.0%	14,567,995	2.0%	14,859,355	2.0%	15,156,542	2.0%	15,459,673
Utility Tax - Electricity	19,754,849	21,476,699	22,243,392	23,463,172	5.48%	5%	24,636,331	4.5%	25,744,966	4.5%	26,903,489	4.5%	28,114,146	3.0%	28,957,570
Electricity	14,338,593	15,316,036	16,900,000	17,450,000	3.25%	5%	18,322,500	4.5%	19,147,013	4.5%	20,008,629	4.5%	20,909,017	3.0%	21,536,288
Licenses and Permits	1,864,028	1,721,583	1,361,382	1,528,456	12.27%	1%	1,547,125	-5%	1,469,769	-5%	1,396,280	-5%	1,326,466	1.0%	1,339,731
Intergovernmental (Sales Tax)- FEMA (Note: 1)	26,477,171	33,610,826	22,604,331	23,894,320	5.71%	2%	24,276,511	2.0%	24,519,276	3.0%	25,254,854	2.0%	25,759,951	2.0%	26,275,150
Charges for Services	5,703,865	5,117,795	6,165,419	6,481,693	5.13%	3%	6,658,822	2.0%	6,725,410	3.0%	6,927,173	2.0%	7,065,716	2.0%	7,207,030
Fines and Forfeitures	797,436	827,372	952,270	1,876,700	97.08%	3%	1,924,608	2.0%	1,963,100	3.0%	2,021,993	3.0%	2,082,653	3.0%	2,145,133
Other (including int. Inc.)	11,464,473	6,915,172	4,505,115	4,803,173	6.62%	2%	4,882,521	2.0%	4,931,346	2.0%	4,980,660	2.0%	5,030,466	2.0%	5,131,076
Use of Reserves	-	0	0	1,575,000			9,826,320		-		-		-		-
Bond Proceeds	-	0	0	-			-		-		-		-		-
Transfers In (Includes Internal Charges)	11,109,864	12,092,699	12,575,640	25,110,839	99.68%	6%	26,621,383	5.0%	17,952,452	5.0%	18,491,026	5.0%	19,415,577	5%	20,386,356
TOTAL	185,578,426	203,878,708	205,659,065	232,462,651			222,589,775		188,625,736		196,028,088		203,804,395		211,329,061
EXPENDITURES:															
Personnel Services	99,814,532	117,288,196	129,014,937	133,065,762	3.14%	0%	133,065,762	6.0%	133,065,762	6.0%	141,049,708	6.0%	149,512,690	6.0%	158,483,452
Operating Expenses	37,656,430	39,482,322	49,306,567	55,953,325	13.48%	1%	56,334,178	2.0%	56,334,178	2.0%	57,460,862	2.0%	58,610,079	2.0%	59,782,281
Capital Outlay	4,295,757	5,318,724	5,106,825	12,773,630	150.13%	-1%	12,600,143	-77.4%	2,852,146	2.0%	2,909,189	2.0%	2,967,373	1.0%	2,997,046
Debt Services & Other (Note: 1)	9,770,600	10,585,355	7,633,720	7,570,220	-0.83%	0%	7,570,220	7.3%	8,120,220	3.0%	8,363,827	2.0%	8,531,103	2%	8,701,725
Grant Match	-	-	-	500,000	N/A	N/A	-	N/A	-		-		-		-
Debt - FCB Building	-	-	-	-	N/A	N/A	-	1.0%	-	1.0%	-	1.0%	-	1.0%	-
Fund Transfer - Governmental Finance Fund #108	3,479,037	2,600,000	1,929,097	-	-100.00%		-		-	-	-	-	-	-	-
Fund Transfers	15,666,220	29,613,514	16,964,345	10,204,327	-39.85%		12,825,827		12,184,536		12,428,226		12,676,791		7,098,141
Fund Transfer to the Road and Bridge Fund #104	-	-	2,000,000	-	N/A		-		-		-		-		-
Fund Transfer to Road and Bridge Fund #304	6,150,000	-	349,000	-	-100.00%		-		-		-		-		-
Fund Transfer to the Stormwater Fund #401	2,658,084	5,269,040	1,694,872	186,197	-89.01%		193,645		194,613		195,586		196,564		197,547
Reserved				12,209,190			-								
Reserved for Asset Replacement & Renewal	-	-	3,000,000	-	N/A		-		-		-		-		-
TOTAL	$ 179,490,660	$ 210,157,150	$ 216,999,363	$ 232,462,651			$ 222,589,775		$ 212,751,455		$ 222,407,398		$ 232,494,600		$ 237,260,192
SURPLUS <DEFICIT> BALANCE	$ 6,087,766	$ (6,278,442)	$ (11,340,298)	$ 0			$ 0		$ (24,125,718)		$ (26,379,309)		$ (28,690,205)		$ (25,931,130)
Designated Operating Reserve - Financial Policy -20%	27,494,192	31,354,104	35,664,301	37,803,817	20%		37,879,988		37,879,988		39,702,114		41,624,554		43,653,147
	$ 27,494,192	$ 31,354,104	$ 35,664,301	$ 37,803,817		20%	$ 37,879,988	20%	$ 37,879,988	20%	$ 39,702,114	20%	$ 41,624,554	20%	$ 43,653,147
	43,529,766	33,391,412	17,740,917	27,810,591			26,159,418		(7,792,618)		(35,994,053)		(66,606,698)		(94,566,421)
		-	-	(1,575,000)			(9,826,320)		-		-		-		-
	$ 71,023,958	$ 64,745,516	$ 53,405,218	$ 64,039,408			$ 54,213,087		$ 30,087,370		3,708,061		(24,982,144)		(50,913,274)
			$ -												

Note 1: Includes lease revenue and lease payments reflected in Intergovernmental Revenue and Debt Service for FY24 and FY25.
Note 2: This fund is not projected to meet the designated reserve policy of $37,879,988 in FY29.

CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND #001 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
1320	INFORMATION TECHNOLOGY		
	Edge Network device replacement		$ 350,000
	Access Control upgrade		25,000
	Survivable Gateway (East) - phone system resiliency		50,000
	Phone Network Fiber Switch		20,000
	Wi-Fi Replacements		25,000
	Computer Hardware		13,050
	Locate Equipment		25,000
		TOTAL	**$ 508,050**
1900	GENERAL GOVERNMENT		
	Road Project North South A (Sundance)		$ 10,000,000
		TOTAL	**$ 10,000,000**
2105	POLICE DEPARTMENT – SUPPORT SERVICES		
	Replacement of 1 vehicle for CID		$ 52,000
	Replacement of 1 vehicle for SID		52,000
	Replacement of 23 vehicles for NPB		1,196,000
	4 Pickup trucks for Marine Unit		206,000
		TOTAL	**$ 1,506,000**
2112	POLICE DEPARTMENT – SPECIAL INVESTIGATION		
	Electronic surveillance		$ 27,000
		TOTAL	**$ 27,000**
2115	POLICE DEPARTMENT – CRIMINAL INVESTIGATION		
	2 additional digital evidence storage servers for Forensic unit		$ 84,000
		TOTAL	**$ 84,000**
2132	POLICE DEPARTMENT – SPECIAL OPERATIONS		
	Night Vision (3)		$ 40,000
	An underwater Remotely Operated Vehicle (ROV)		69,480
	Four Unmanned Aerial Vehicle (UAV) drones at $37,500 each		150,000
	SWAT Rifle Shield		10,000
	SWAT Lockers		20,000
		TOTAL	**$ 289,480**

CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND #001 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

				** ADOPTED ** FY 2026-27
4135	FACILITIES MAINTENANCE			
	Replacement of 1 Ford Explorer		$	45,000
	Replacement of 2 Ford Rangers			75,000
		TOTAL	**$**	**120,000**
7201	PARKS & RECREATION – COMMUNITY CENTER			
	Replacement projector system		$	17,100
		TOTAL	**$**	**17,100**
7210	PARKS & RECREATION – PARK			
	F250 4x2 Truck		$	48,000
	(2x) Toro Utility Workman			68,000
	(2x) ZTR Mower			28,000
	Small Utility Loader with attachments			30,000
		TOTAL	**$**	**174,000**
7500	MIDFLORIDA EVENT CENTER			
	3 Portable Bar Replacements		$	48,000
		TOTAL	**$**	**48,000**
		GENERAL FUND TOTAL REQUESTS	$	12,773,630


PORT ST. LUCIE
HEART OF THE TREASURE COAST

CITY COUNCIL SUMMARY



Shannon M. Martin
Mayor



Jolien Caraballo
Vice Mayor, District 4



Stephanie Morgan
Councilmember, District 1



David Pickett
Councilmember, District 2



Anthony Bonna, Sr.
Councilmember, District 3

The City is led by a five-member elected Council, which is responsible for setting policies and establishing the long-term vision for the City. The Council appoints a City Manager to handle the daily business affairs and a City Attorney to provide legal advice. This system is called a Council-Manager form of local government. Each Council member has one vote, including the mayor, which means legislative authority is equally spread among all five members.

Council members must live in the district they represent, however, all residents vote for every City Council seat, no matter which district they reside in. The mayor can live anywhere in the City, and like the Council elections, every resident can vote in the mayoral election.

City Council Affiliations

City Council will work to ensure the City of Port St. Lucie will continue its position in all activities including commerce, culture, growth and leisure. It will:

- Continue participation in management of the St. Lucie County Fire District. The district is its own self-taxing fire district and the only one in the county.
- Continue to seek, develop and administer home and community-based programs and services for senior persons through the Council on Aging.
- Continue working together with the St. Lucie Transportation Planning Organization to develop long range planning for the roadways in the region.
- Continue to develop and promote tourism in St. Lucie County through the Tourist Development Council.
- Continue to work with Treasure Coast Council of Local Governments to encourage and enable local units of government to assemble and cooperate with one another to promote the health, safety and general welfare of the citizenry.
- Continue to work with Treasure Coast Regional Planning Council. The regional planning council is recognized as Florida's only multipurpose regional entity that plans for and coordinates intergovernmental solutions to growth-related problems on greater-than-local issues. Provides technical assistance to local governments and to meet other needs of the communities in each entity.
- Continue to work with the Treasure Coast Regional League of Cities to promote communication among the municipalities and the municipal leaders of the Treasure Coast region.
- Continue to work with the Roundtable of St. Lucie County to improve the quality of life for our youth in various ways, including academic success, delinquency prevention, substance abuse, teen health, the Gang Plan and Kids at Hope.
- Continue to work with the St. Lucie County Chamber of Commerce Board of Directors to expand the economy of the area.

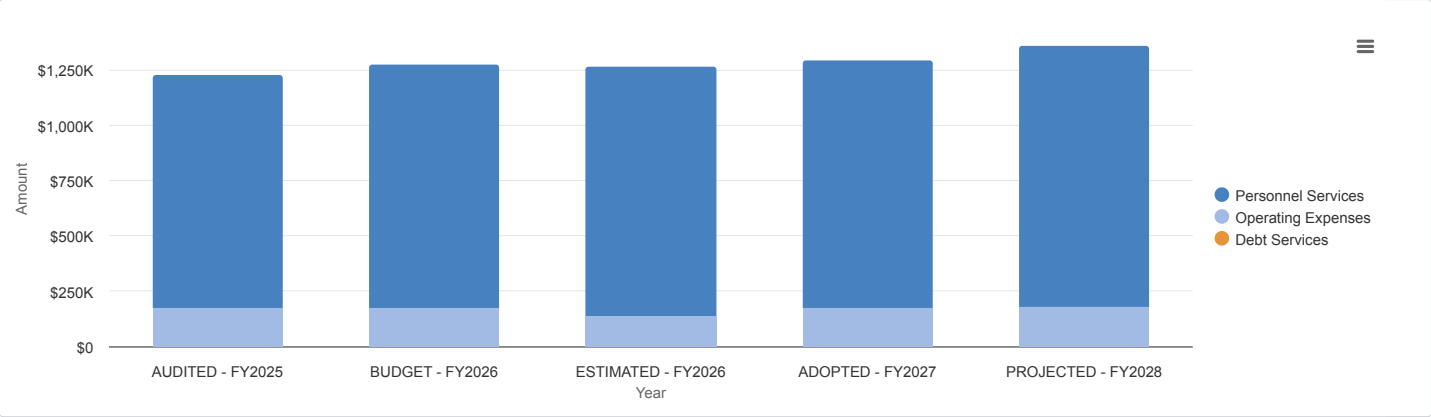
City of Port St. Lucie

General Fund - 001

City Council - 1100

Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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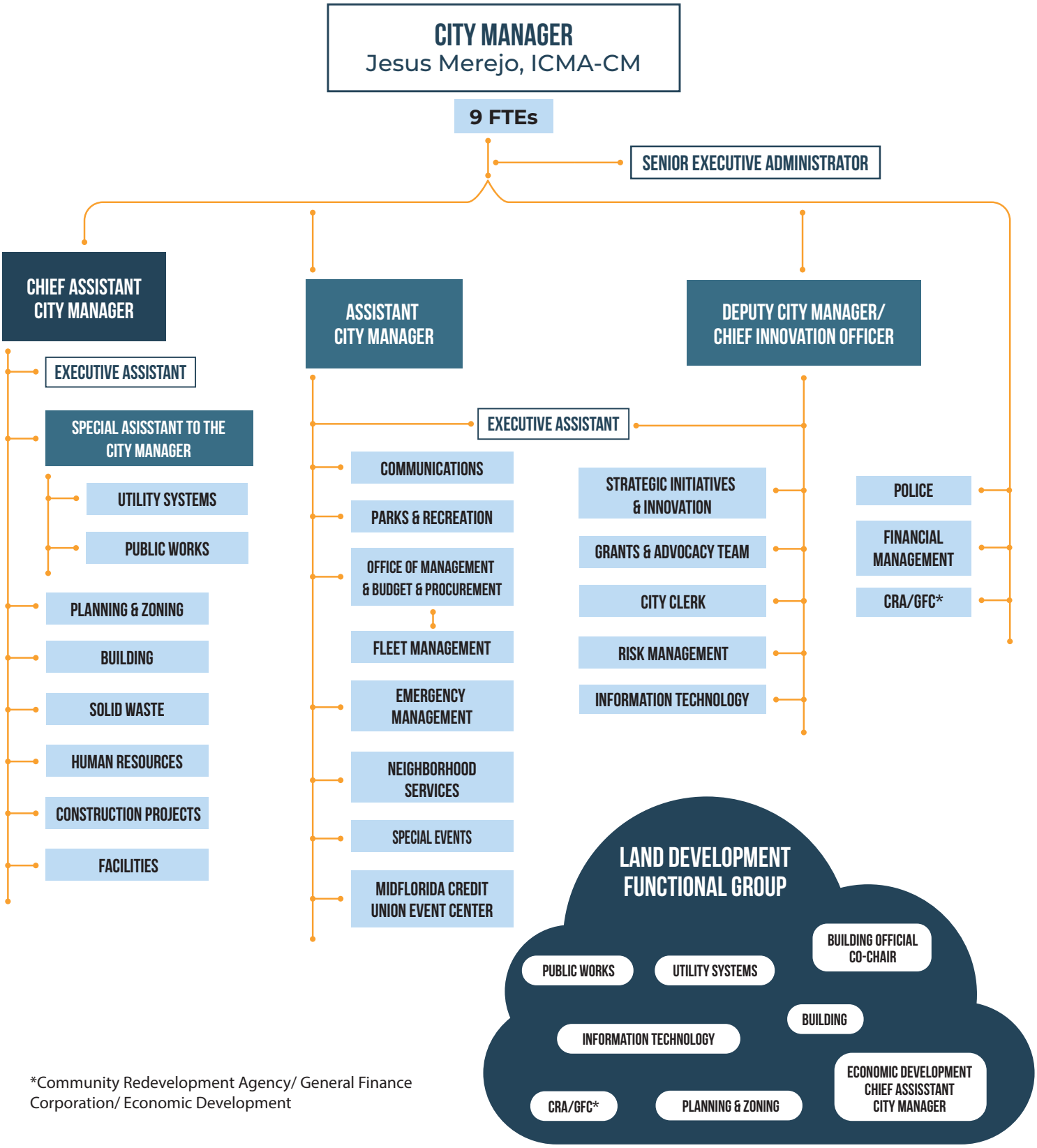
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,054,291	$1,103,980	$1,130,224	$1,119,040	$15,060	1%	$1,179,474
Operating Expenses	$173,775	$173,333	$134,392	$175,333	$2,000	1%	$178,840
Debt Services	$965	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$1,229,032**	**$1,277,313**	**$1,264,616**	**$1,294,373**	**$17,060**	**1%**	**$1,358,314**

City Council FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
City Council	3	3	3
FULL-TIME EQUIVALENTS	**3**	**3**	**3**

Capital Outlay:

N/A



*Community Redevelopment Agency/ General Finance Corporation/ Economic Development

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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.
- Continue 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 fees, 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 while improving project management and timely deliverables.

ENGAGED & CONNECTED CITY

- Provide executive leadership and 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.
- Provide 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, data dashboards and the annual Year in Review.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- 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 strategic initiatives to support the city team.
- Innovate as a leader in government innovation through expanding performance and process improvement, leading the Innovate PSL Team and managing comprehensive innovation projects. Expand efforts to become more data driven and harness emerging technology.

ADVANCING CUSTOMER SERVICE THROUGH 1PSL



- **607,649 calls**
- **171,361 requests**

As of September 2026 since its inception in October 2019.

City Manager's Office | 772-871-5163 | CMO@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

CITY MANAGER'S OFFICE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Employees per 1,000 residents	6.01	5.97	5.78	5.51	5.78	5.50

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	*NCS™: % of respondents rating City customer service as excellent or good	70% ↔	67% ↔	71% ↔	73%	67% ↔	70%
7	*NCS™: % of respondents rating overall quality of life as excellent or good	70% ↔	66% ↔	70% ↔	72%	70% ↔	72%
7	*NCS: Emergency Preparedness (services that prepare the community for natural disasters or other emergency situations)	72% ↔	74% ↔	72% ↔	74%	71% ↔	74%
7	*NCS™: Percentage of respondents rating economic development as excellent or good	52%	52%	48%	50%	39% ↔	45%
7	*The National Employee Survey (The NES™): Percent of Respondents rating Providing a Clear Vision for our Organization positively	79% ↑	75% ↑	75% ↑	77%	*	77%
7	*NES™: % of respondents rating the organization fostering a respectful atmosphere positively	80% ↑	76% ↑	74% ↑	76%	*	76%
7	Number of residents reached through emergency management communications - online and in person	14,165	19,367	16,619	22,000	11,614	15,150

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark. The NES Survey Results will be updated in FY 2027 once released.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

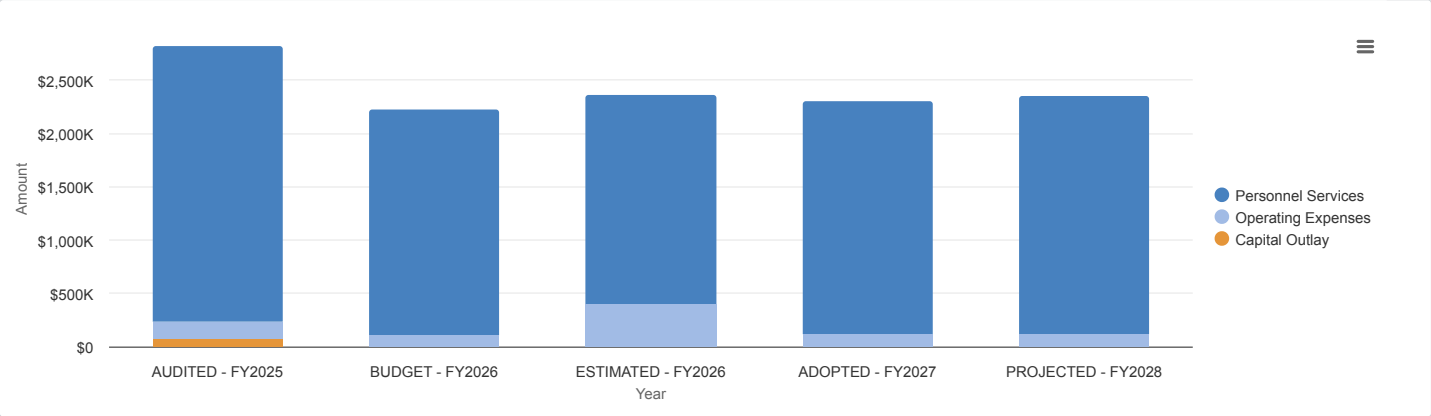
City of Port St. Lucie

General Fund - 001

City Manager - 1200

Division Budget Summary

Budget Trends



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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$2,579,475	$2,118,259	$1,960,385	$2,190,420	$72,161	3%	$2,232,353
Operating Expenses	$170,288	$110,628	$396,293	$114,708	$4,080	4%	$117,002
Capital Outlay	$66,000	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,815,763**	**$2,228,887**	**$2,356,678**	**$2,305,128**	**$76,241**	**3%**	**$2,349,355**

City Manager FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
City Manager	11.33	9	9
FULL-TIME EQUIVALENTS	**11.33**	**9**	**9**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST


STRATEGIC INITIATIVES & INNOVATION
Kate Parmelee, Deputy City Manager/Chief Innovation Officer
3 FTES
CITYWIDE STRATEGIC PLANNING
CITYWIDE PERFORMANCE MANAGEMENT
INNOVATION
GRANTS & STATE AND FEDERAL ADVOCACY
SPECIAL PROJECTS
COMMUNITY & PHILANTHROPIC PARTNERSHIPS

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF STRATEGIC INITIATIVES & INNOVATION

OVERVIEW

As a leader in municipal innovation, the Office of Strategic Initiatives & Innovation supports the City Manager, Mayor and City Council and entire City Team. The Office helps the team envision our future, evaluate how we are doing and improve our services through the use of data and innovation. We lead the City's grants and advocacy efforts to support funding the needs of residents and advocating for critical policy issues. We oversee strategic partnerships with philanthropic institutions and nonprofit organizations and lead critical projects across city departments and government organizations, improving service to residents through design.

FY 2026/27

ENGAGED & CONNECTED CITY

- Continue to advance resident and team engagement in co-designing solutions to challenges and identifying opportunities for our growing City.
- Continue to expand the design and engagement of the award-winning #IAMPSL Citizen Summit, engaging residents in the Strategic Plan and expanding human-centered design, including expanding the development of prototype testing, at the Summit and throughout the year.

STRATEGIC GROWTH FOR A RESILIENT FUTURE

Naturally PSL: Green Spaces & Places

- Through resident-focused initiatives such as Naturally PSL and the High-Performance Public Spaces Team we advance sustainable design, resident engagement and innovative placemaking.
- Launch the Naturally PSL Community Land Trust, the non-profit arm to the Naturally PSL to leverage private donations and grants. Increase the number of acres of land acquired and continued investment in green spaces and places including parks, trails, tree planting and stewardship.
- Create a resident-led stewardship model through the Whispering Pines' Neighborhood Green Spaces & Places initiative and additional neighborhood green space projects building on previous philanthropic support, including the Trust for Public Land and Love Your Block program funded by the Bloomberg Center for Public Innovation at Johns Hopkins.
- Develop city-wide trail master plan to identify new trail and grant opportunities, expand partnerships, and work towards obtaining the Bicycle-Friendly America designation.
- Increase public access to city-managed conservation land through grants, partnership, and department collaboration.
- Continue to engage the Youth Council subcommittee to implement youth-led service project and incorporate youth voices in Naturally PSL projects.

In 2024, 75% of employees positively rated the City of Port St. Lucie providing a clear vision for our organization, higher than the benchmark. *Source: National Employee Survey*

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Smart City & AI

- Continue to support the development of smart city enhancements through the Innovate PSL Team.
- Explore the development of a generative AI tool for the city for emergencies.
- Partner with the IT department in implementing new A.I. technologies to improve data analysis and efficiency.
- Continue to build on the work of U.S. Digital Response in supporting the IT department to pilot a new approach for application development, accelerating department's use of technology.

Innovate PSL: Improve Performance & Design through Innovation

- Foster a culture of innovation by working to embed innovation into daily operations and empowering employees to lead change.
- Celebrate creative solutions that deliver measurable impact through new Innovate PSL Recognition Program.
- Expand Innovate PSL Academy to include a Black Belt Program, project management training, coaching and citywide innovation challenges/ awards to support a culture of innovation.
- Continue to expand the use of human-centered design in city departments and strategic planning.
- Support and partner with City departments in key innovation projects including the Police Department as we innovate in supporting the autism community, improve processes and wait times in the Utility Systems Department, and improve customer service citywide through the 1PSL Innovation Project.

Strategic Plan Implementation

- Continue to lead the implementation of the City Strategic Plan and support alignment throughout the City by hosting department strategic plan workshops and trainings.
- Incorporate the use of human-centered design for new projects to ensure residents are at the center of the project.
- Continue to further refine Port St. Lucie's globally recognized strategic planning system as a model for good governance and planning.

Intergovernmental Priorities Advancement

- Lead the Grants & Advocacy Team and the Legislative Strike Team advocating for key federal and state appropriations and grant requests and federal and state policy issues of importance to the city.
- Continue to build on the success of the team approach generating $160 million in grants and appropriations since 2021 to further generate resources to support the needs of the City.

Performance Management

- Support all City departments in measuring the impact of their performance and identifying opportunities to improve efficiencies and outcomes.
- Obtain What Works Cities Gold Certification, continuing to support the City team in becoming more data-driven and high-performing.
- Continue to expand PSL Stat and Community Stat to better collaborate on data sharing and solutions to critical issues and projects.

Strategic Initiatives & Innovation | 772-871-5263

PERFORMANCE MEASURES AND SCORECARD

STRATEGIC INITIATIVES & INNOVATION

Workload Measures			
Goal	Key Performance Indicator	2025/26 Result	2026/27 Target
7	Total amount of funding awarded through grant applications and Federal/State appropriations during the fiscal year	13,515,807	$13,700,000

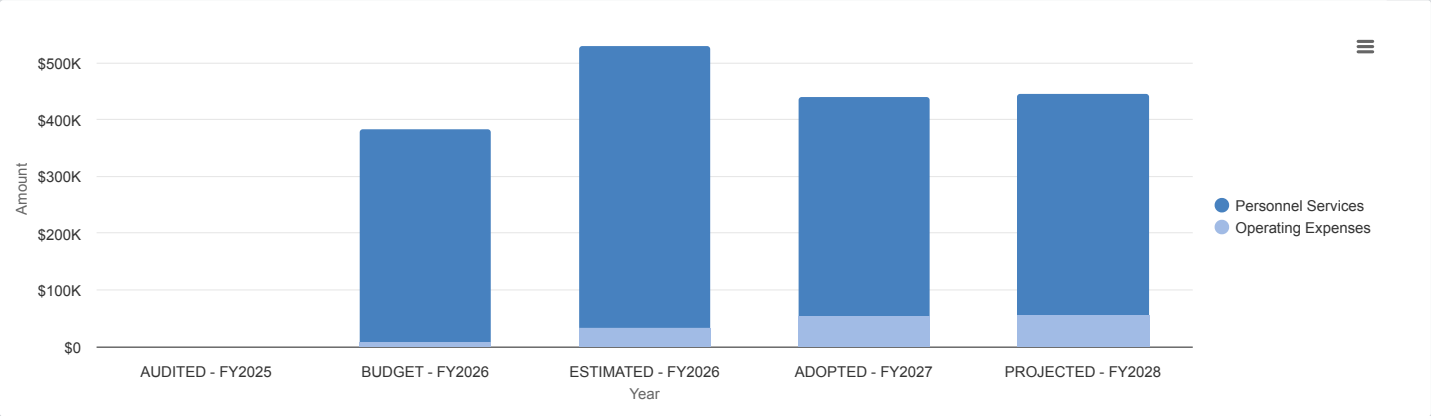
Efficiency Measures			
Goal	Key Performance Indicator	2025/26 Result	2026/27 Target
2	Percent of residents living within 10 mins walking distance to access a park, green space, or trails	29.9%	30%

Effectiveness Measures			
Goal	Key Performance Indicator	2025/26 Result	2026/27 Target
7	*The National Employee Survey ™ (NES™): Percentage of respondents rating “Providing a clear vision for our organization” positively	*	77%
7	NES™: Communicating information that helps employees understand the problems and issues facing the City	*	63%
7	NES™: Encouraging employees to come up with innovative solutions to problems	*	79%

**NCS and NES: Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and annual National Employee Survey for Port St. Lucie. The NES Survey Results will be updated in FY 2027 once released.

City of Port St. Lucie
General Fund - 001
Strategic Initiatives & Innovation - 1201
Division Budget Summary

Budget Trends



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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	–	$376,339	$496,674	$387,022	$10,683	3%	$391,337
Operating Expenses	–	$7,484	$32,485	$53,188	$45,704	611%	$54,252
EXPENSES TOTAL	**–**	**$383,823**	**$529,159**	**$440,210**	**$56,387**	**15%**	**$445,589**

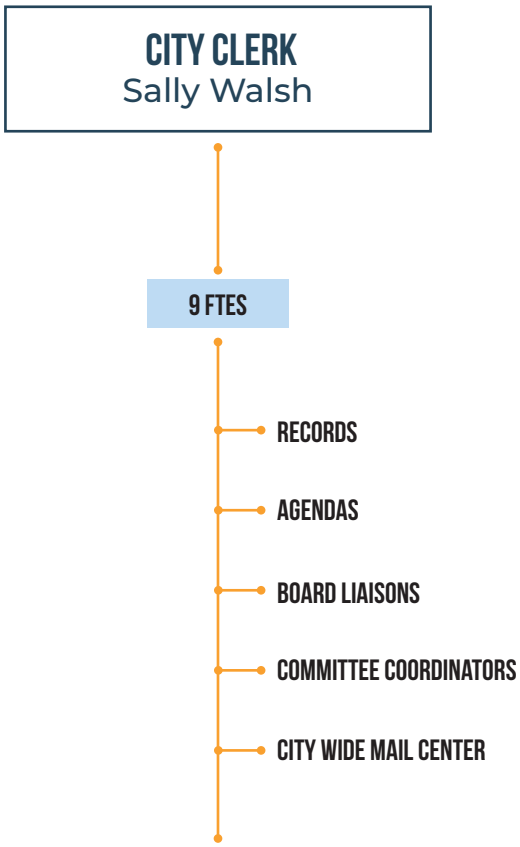
Strategic Initiatives & Innovation FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Strategic Initiatives & Innovation	0	3	3
FULL-TIME EQUIVALENTS	**0**	**3**	**3**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST


CITY CLERK
Sally Walsh
9 FTES
RECORDS
AGENDAS
BOARD LIAISONS
COMMITTEE COORDINATORS
CITY WIDE MAIL CENTER

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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 24 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.

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 GovQA 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 2.4 days.
- 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.

City Clerk's Office | 772-871-5157

PERFORMANCE MEASURES AND SCORECARD

CITY CLERK'S OFFICE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Council, board & committee meetings attended	282	225	212	250	228	230
7	Outgoing mail	87,079	69,831	98,109	74,100	90,088	87,532
7	Records (boxes) processed	605	450	476	400	343	442
7	Total Time to complete and Publish Minutes · Typing 1 pg. per hr. · Proofing 10 pages per hr. · Corrections/ Distribution/ Publishing · 1 pg./3.5 min. · *Totals include Board & Committee and Negotiation Minutes	1,244 hrs.	1,600 hrs.	1,486 hrs.	1,500 hrs.	1,410 hrs.	1,465 hrs.

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Records Management Savings Upon Destruction	437 Cu ft.	400 Cu ft.	450 Cu ft.	400 Cu ft.	296 Cu ft.	500 Cu ft.
7	Average initial response time for public records requests, excluding City Attorney's Office & Human Resources	1.81 days	1.75 days	1.8 days	1.5 days	2.4 days	2 days

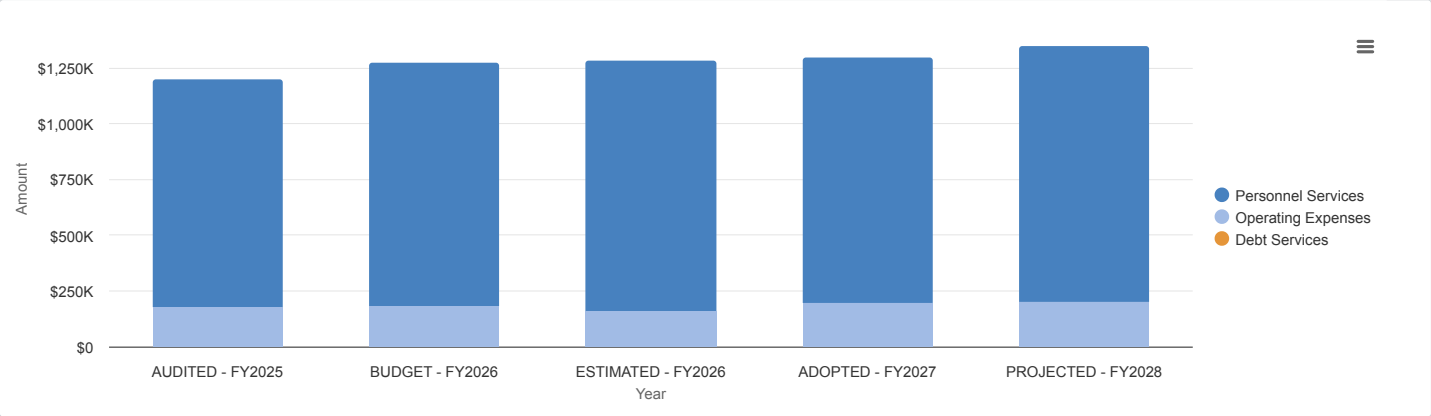
City of Port St. Lucie

General Fund - 001

City Clerk - 1210

Division Budget Summary

Budget Trends



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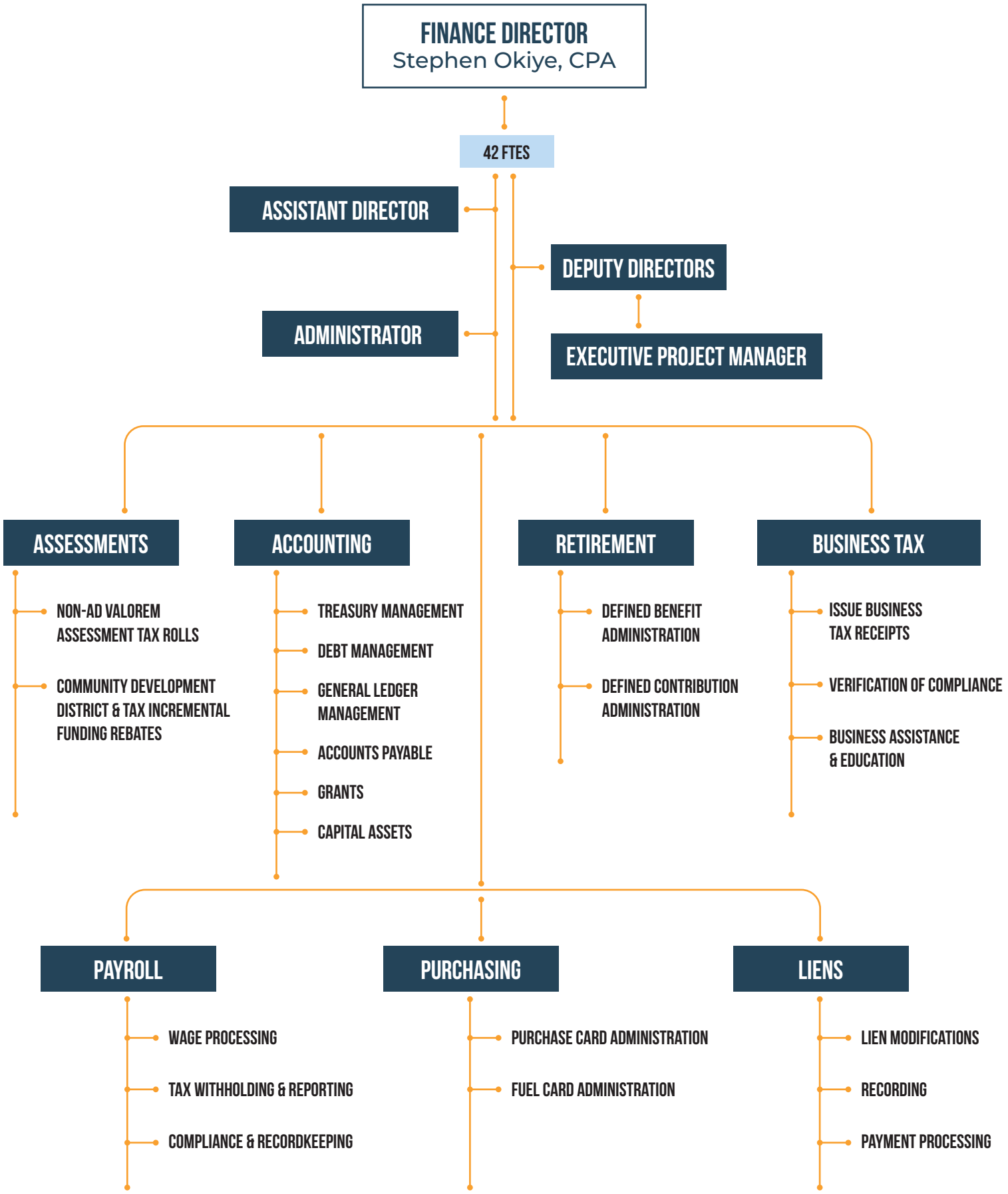
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,018,741	$1,092,414	$1,126,406	$1,101,631	$9,217	1%	$1,144,790
Operating Expenses	$176,909	$184,072	$158,156	$198,238	$14,166	8%	$202,202
Debt Services	$1,902	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$1,197,552**	**$1,276,486**	**$1,284,562**	**$1,299,869**	**$23,383**	**2%**	**$1,346,992**

City Clerk FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
City Clerk	9	9	9
FULL-TIME EQUIVALENTS	**9**	**9**	**9**

Capital Outlay:

N/A


FINANCE DIRECTOR
Stephen Okiye, CPA
42 FTES
ASSISTANT DIRECTOR
DEPUTY DIRECTORS
ADMINISTRATOR
EXECUTIVE PROJECT MANAGER
ASSESSMENTS
NON-AD VALOREM ASSESSMENT TAX ROLLS
COMMUNITY DEVELOPMENT DISTRICT & TAX INCREMENTAL FUNDING REBATES
ACCOUNTING
TREASURY MANAGEMENT
DEBT MANAGEMENT
GENERAL LEDGER MANAGEMENT
ACCOUNTS PAYABLE
GRANTS
CAPITAL ASSETS
RETIREMENT
DEFINED BENEFIT ADMINISTRATION
DEFINED CONTRIBUTION ADMINISTRATION
BUSINESS TAX
ISSUE BUSINESS TAX RECEIPTS
VERIFICATION OF COMPLIANCE
BUSINESS ASSISTANCE & EDUCATION
PAYROLL
WAGE PROCESSING
TAX WITHHOLDING & REPORTING
COMPLIANCE & RECORDKEEPING
PURCHASING
PURCHASE CARD ADMINISTRATION
FUEL CARD ADMINISTRATION
LIENS
LIEN MODIFICATIONS
RECORDING
PAYMENT PROCESSING

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

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. 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.

ENGAGED & CONNECTED CITY

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

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

Number of businesses served				
2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Results	2026/27 Target
9,350	9,673	9,910	11,800	12,500

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Ensure Finance has the right resources to effectively manage the City's assets
- Provide training for effective financial management throughout the City
- Oversee grant compliance for all departments
- Administer the City's P-Card program, which averages over 27,000 transactions annually
- Ensure over 38,000 payroll payments are distributed accurately and timely
- Present the Finance Academy Training Course for City employees, a specialized program designed to elevate participants' proficiency in municipal finance, budgeting, procurement and ERP management
- Direct and manage the annual billing of Non-Ad Valorem assessments levied by the City in the amount of more than $90,000,000. Non-Ad Valorem billing includes 14 stormwater districts, 13 of which are community development districts, and four special assessment districts. This revenue helps pay for solid waste services, streetlight, culvert repairs and stormwater maintenance within the City
- Expand 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 25/26, the City realized a tax savings of $41,849.32

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Monitor 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.

Finance Department | 772-344-4390

PERFORMANCE MEASURES AND SCORECARD

FINANCE DEPARTMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Total number of accounts payable checks	9,805	11,227	10,437	9,500	11,009	9,500
7	Total number of electronic payments	11,499	11,833	12,920	12,800	28,658	29,000
7	Total number of Lien searches	7,484	7,438	6,870	7,400	7,726	7,800

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Average numbers of business days for requests to be processed	5	5	5	4	5	4
7	Total approximate grant funds applied for and awarded	$17.8 million	$9.1 million	$13.3 million	$27 million	$5.7 million	$11 million
7	Total number of active grants	25	20	21	20	27	25

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	National Employee Survey™ (NES™) employee ratings of Finance services overall	81% ↑	78% ↑	79%↑	85%	**	88%

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

** The NES Survey Results will be updated in FY 2027 once released.

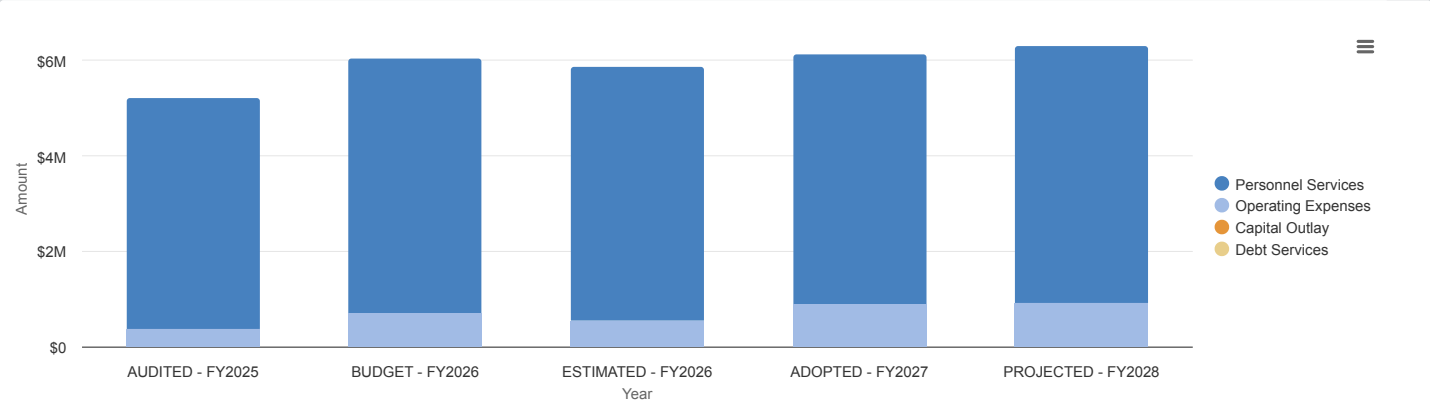
City of Port St. Lucie

General Fund - 001

Finance - 1300

Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$4,836,403	$5,344,573	$5,320,313	$5,228,356	-$116,217	-2%	$5,377,900
Operating Expenses	$355,373	$704,911	$543,173	$896,871	$191,960	27%	$914,810
Capital Outlay	$5,324	–	$0	$0	$0	–	$0
Debt Services	$4,164	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$5,201,264**	**$6,049,484**	**$5,863,486**	**$6,125,227**	**$75,743**	**1%**	**$6,292,710**

Finance FTE Count

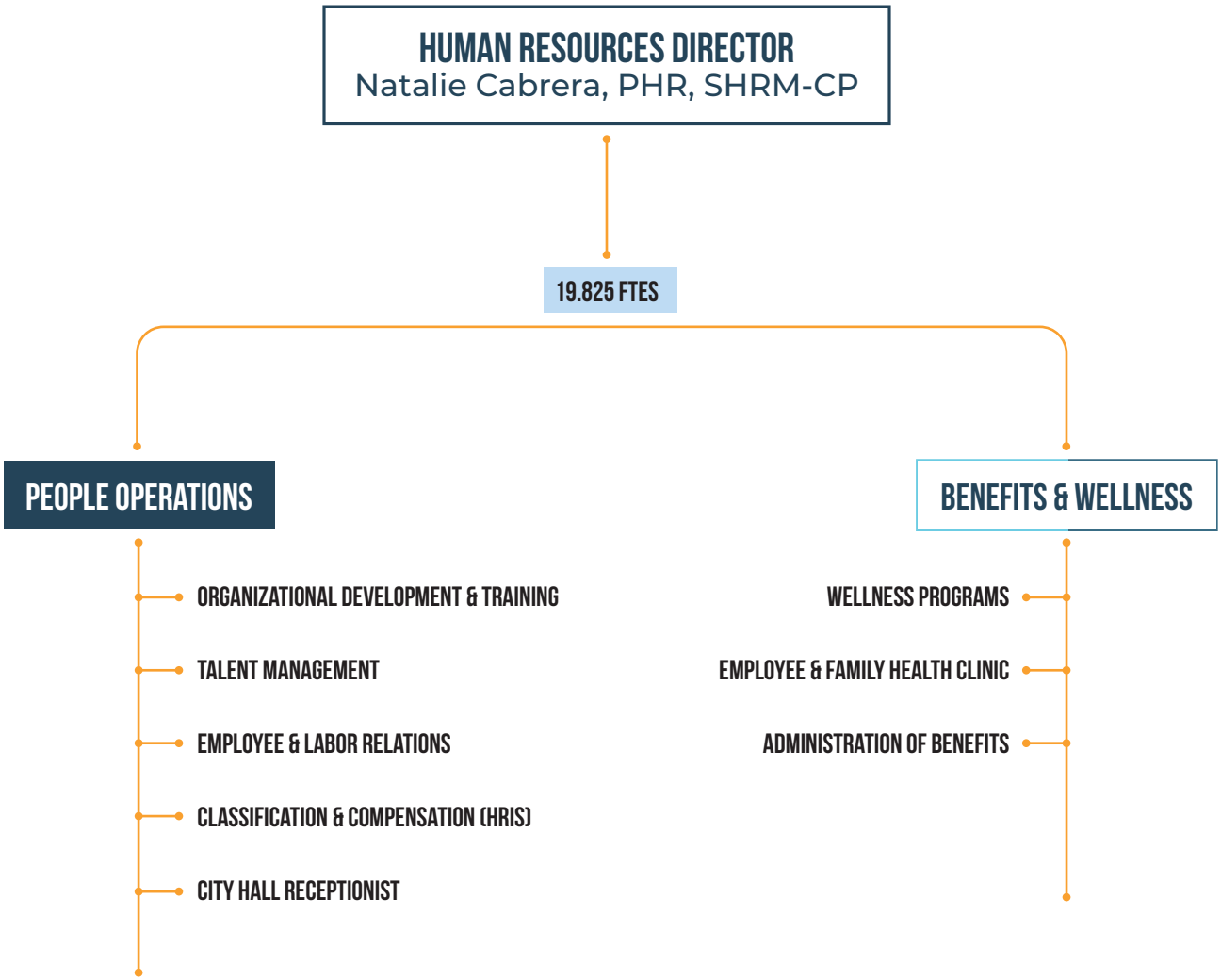
DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Finance	40	42	42
FULL-TIME EQUIVALENTS	**40**	**42**	**42**

Capital Outlay:

N/A

CITY OF PORT ST. LUCIE
FINANCE DEPARTMENT
BUSINESS TAX (OCCUPATION LICENSE)
FINANCIAL STATUS
ADOPTED FY 2026-27

	FY 2024-2025 Audited	FY 2025-26 Budget	FY 2025-26 UnAudited	FY 2026-27 Adopted	FY 2027-28 Projected
Business License Revenue - 316.000	$ 2,631,138	$ 2,325,626	$ 2,770,453	$ 2,754,000	$ 2,800,000
Total Revenues and Sources	2,631,138	2,325,626	2,770,453	2,754,000	2,800,000
Expenses:					
Personnel Expenses	500,759	548,697	576,132	624,137	655,344
Operating Expenses	14,653	15,000	15,000	15,000	15,000
Total Expenses	515,412	563,697	591,132	639,137	670,344
Surplus / (Deficit)	$ 2,115,726	$ 1,761,929	$ 2,179,321	$ 2,114,863	$ 2,129,656
Revenues as a % of Expenses:	510%	413%	469%	431%	418%



General | Medical Fund | General Fund & Medical Fund

16.825 are General funded and 3 FTE's are funded by the Medical Fund.

CITY OF 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 2026/27

HIGH-PERFORMING GOVERNMENT ORGANIZATION

IMPROVING SERVICE & PERFORMANCE: ORGANIZATIONAL DEVELOPMENT

The Human Resources Department will work to advance organizational department through the following:

- **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.
- **Succession Planning (Ongoing):** Identifying key roles and future leaders through meetings, reclassification and training.
- **Training & Development:** Offering 122 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 conducted in partnership with the Office of Strategic Initiatives & Innovation.
- **Enhancing Applicant Communication:** Improving updates for job applicants throughout the hiring process, including text notifications.
- **Leading Today's Workforce Series:** A seven-part leadership program focusing on modern work environments.
- **Expanding Employee & Family Health Clinic:** Increasing clinic services for employee healthcare. Issued a competitive solicitation and selected a new Employee & Family Clinic provider.
- **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 for job fairs and clothing assistance.
- **Expanding Wellness Programs:** Exploring ways to improve employee health services.
- **Medical Insurance:** Issued a competitive solicitation and selected a new medical insurance provider, Cigna.

- **Behavioral Health Support:** Adding an onsite specialist and expanding EAP services for mental health care.
- **Updating NeoGov Job Library:** Ongoing improvements to job descriptions.
- **Learning Management System (Absorb and Brainstorm):** 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 and Personnel Rules & Regulations Review and Update:** Review substance abuse policy and update Personnel Rules & Regulations.
- **Performance Evaluation:** Researching a new evaluation system for non-bargaining employees.
- **Charitable Support Committee:** Establishing a group for employee-driven philanthropy.
- **Financial Academy (Ongoing):** Educating employees on financial management.
- **Employee Recognition Initiatives**: Expanding ways to celebrate achievements.
- **Mental Health & Public Service Recognition Week:** Promoting awareness and appreciation.
- **HR Intake System:** Maintaining the system launched in January 2024.
- **Sick Bank for Civilian Employees:** Exploring new benefits for extended sick leave.
- **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.
- **Civilian Bargaining Agreement:** Negotiating new and successor agreements.
- **Expanded Benefits:** Added Spirence, an online mental health and wellness platform in January 2026. Researching Earned Wage Access Program.
- **Take Our Daughters and Sons to Work Day:** Coordinate event logistics, consent-form handling, and department activities to deliver an organized, engaging day for employees and their children.
- **Civilian Bargaining Agreement:** Negotiating new and successor agreements.

346 total hires in FY 2024/25.

305 requisitions received in FY 2024/25.

12,920 applications received in FY 2024/25.

Human Resources Department | 772-344-4335 | HRDept@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

HUMAN RESOURCES

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Overall employee turnover rate	10.5%	10.64%	11.38%	9%	10.32%	9%
7	*NES™: Percent of employees who rated the quality of the support service; recruitment services positively	73% ↑	72% ↑	71% ↑	80%	*	80%
7	*NES™: Percent of employees who rated the quality of the support service; training services positively	75% ↑	75% ↑	79% ↑	80%	*	80%
7	*NES™: Percent of employees who rated the quality of the support service; Human Resources services positively	79% ↑	74% ↑	72% ↑	80%	*	82%

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Days to fill openings	42	44	53	30	59	30

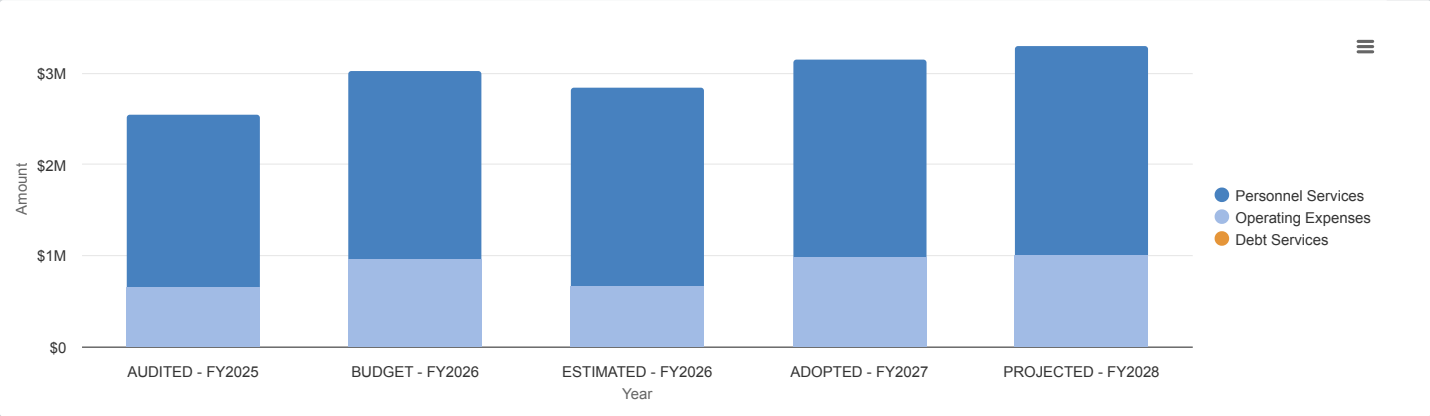
Awards: The City has been awarded the Best Places to Work designation for 17 years. The Bell Seal for Workplace Mental Health (Platinum Winner).

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St Lucie. The following symbols are provided to show the relationship to the National Benchmark. The NES Survey Results will be updated in FY 2027 once released.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Human Resources - 1310
Division Budget Summary

Budget Trends



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	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,899,408	$2,076,002	$2,183,739	$2,168,999	$92,997	4%	$2,296,333
Operating Expenses	$649,958	$957,225	$660,688	$981,347	$24,122	3%	$1,000,976
Debt Services	$1,572	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,550,938**	**$3,033,227**	**$2,844,427**	**$3,150,346**	**$117,119**	**4%**	**$3,297,309**

Human Resources FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Human Resources	16.825	16.825	16.825
FULL-TIME EQUIVALENTS	**16.825**	**16.825**	**16.825**

Capital Outlay:

N/A

City of Port St. Lucie
General Fund - 001
Internship Program - 5100
Division Budget Summary

Budget Trends



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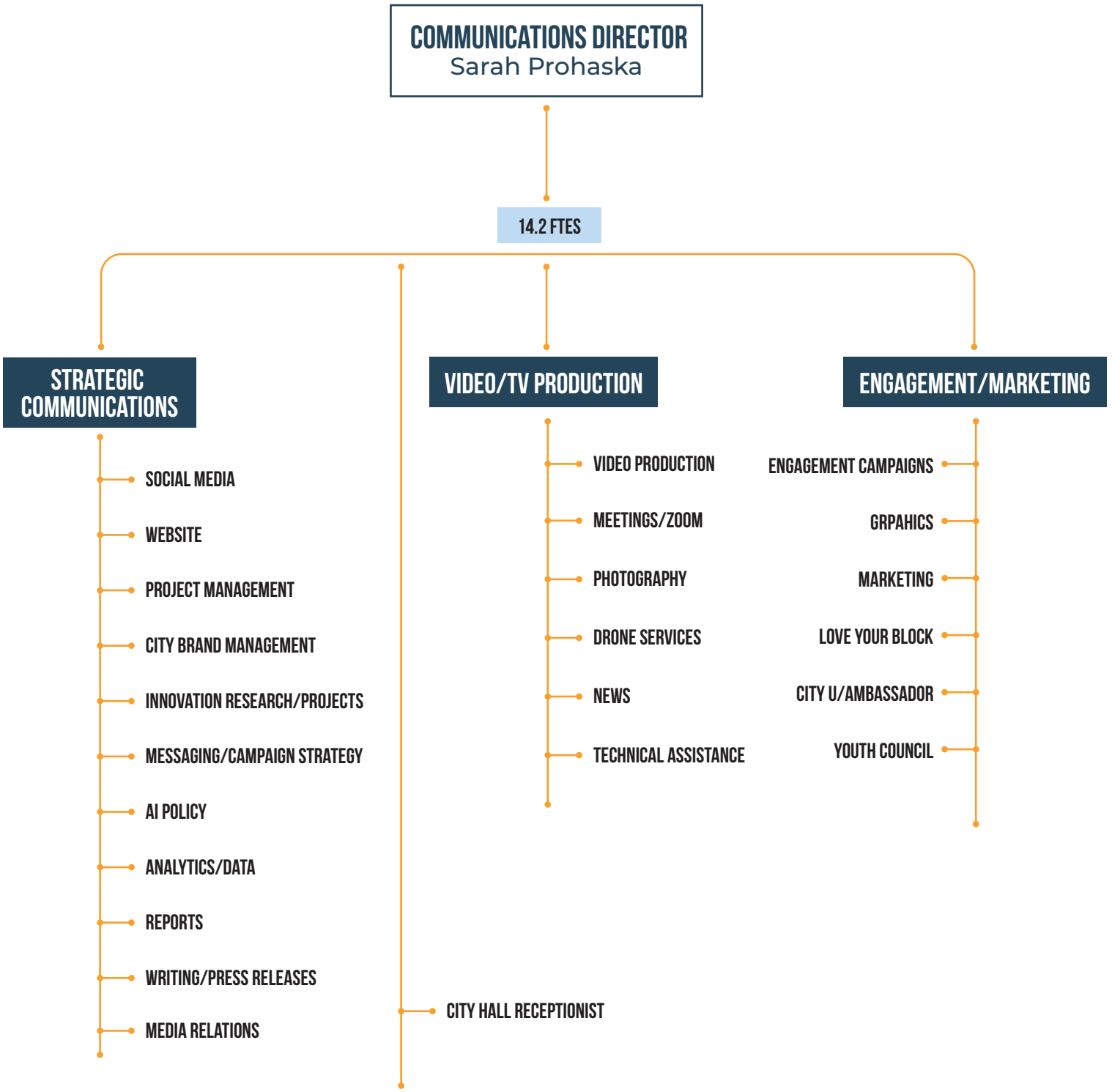
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$84	$38,901	$0	$0	-$38,901	-100%	$0
Operating Expenses	$15	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$99**	**$38,901**	**$0**	**$0**	**-$38,901**	**-100%**	**$0**

Internship Program FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Human Resources	8.1	7.825	7.825
FULL-TIME EQUIVALENTS	**8.1**	**7.825**	**7.825**

Capital Outlay:

N/A


COMMUNICATIONS DIRECTOR
Sarah Prohaska
14.2 FTES
STRATEGIC COMMUNICATIONS
SOCIAL MEDIA
WEBSITE
PROJECT MANAGEMENT
CITY BRAND MANAGEMENT
INNOVATION RESEARCH/PROJECTS
MESSAGING/CAMPAIGN STRATEGY
AI POLICY
ANALYTICS/DATA
REPORTS
WRITING/PRESS RELEASES
MEDIA RELATIONS
VIDEO/TV PRODUCTION
VIDEO PRODUCTION
MEETINGS/ZOOM
PHOTOGRAPHY
DRONE SERVICES
NEWS
TECHNICAL ASSISTANCE
CITY HALL RECEPTIONIST
ENGAGEMENT/MARKETING
ENGAGEMENT CAMPAIGNS
GRPAHICS
MARKETING
LOVE YOUR BLOCK
CITY U/AMBASSADOR
YOUTH COUNCIL

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 mediums 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 2026/27

ENGAGED & CONNECTED CITY

The Communications Department will continue to foster an engaged and connected city through the following:

Youth Council & Government Week: Continue expanding opportunities for teens to engage with their City by growing and strengthening the Youth Council, supported by a new grant from the National Youth Leadership Council's Youth as Solutions program. This national initiative empowers young people to lead, elevate their voices and create meaningful community change.

- Through the grant, Youth Council members will launch a service-learning project focused on environmental stewardship. In the coming months, they will partner with mentors from the National Youth Leadership Council and the Naturally PSL team to design and carry out a community-based initiative.

Love Your Block: Following the success in Whispering Pines, expand the program to two new neighborhoods and sustaining the program.

CIty U & PSL Ambassadors: Continue to grow the number of City U graduates.

Annual Engagement campaigns: Citizen Summit, City Hall Field Trip Days, PSLinLights, Spooky PSL, Stay Informed, Free Little Libraries expnaded new resident outreach.

Engagement Management: Quarterly meetings with engagement staff from all departments, citywide engagement calendar for citywide engagement data and metrics.

Digital Engagement Hub: Continue 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.

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

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.
- Educational campaigns.
- Public meeting live coverage.
- Citywide Media Relations.

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 Office of Strategic Initiatives & Innovation and the High Performance Public Spaces Team to promote and implement the Naturally PSL brand and campaign including the annual Naturally PSL Environmental Stewardship Awards and implementing the Communications Plan for the Naturally PSL Community Trust. Plan specific media events for land acquisitions.

Communications Department | 772-871-5219 | pslcommunications@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

COMMUNICATIONS DEPARTMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
3	News Releases	170	241	131	250	120	250
3	YouTube Views Overall	1,966,344	2,141,000	2,735,654	3,200,00	2,735,654	3,200,000

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
3	Website Visits	3,794,267	3,435,882	3,028,253	3,100,000	3,028,253	3,100,000
3	Email Subscribers	120,191	119,322	121,198	122,000	N/A	N/A
3	**The National Community Survey™ (The NCS™): Percent of residents who rate the overall usefulness of the City's website as excellent or good	59%	63%	65%	64%	63%	65%
3	**NCS™: Percent of residents who rate the availability of information about City programs and services as excellent or good	49%	58%	60%	60%	58%	60%
3	***The National Employee Survey™ (NES™): Percent of employees who rate the quality of communication services as excellent or good	N/A	82%	83%	84%	***	85%

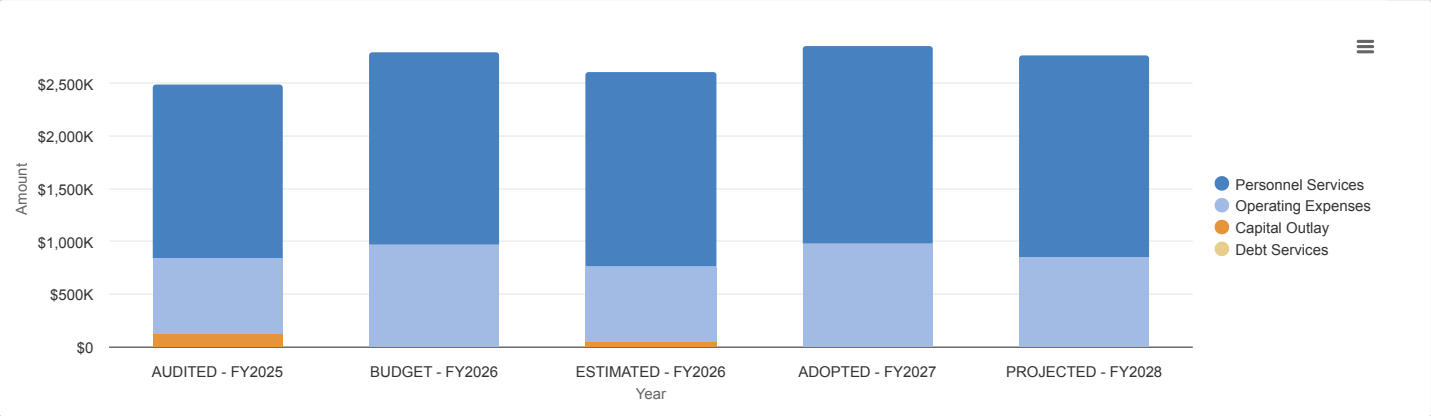
*Social media engagement is a measure of how people interact with our social media content and accounts. It can include actions like likes and favorites; comments, direct messages and replies; shares, reposts; saves; clicks; and mentions.

**NCS and NES: Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and annual National Employee Survey for Port St. Lucie.

*** The NES Survey Results will be updated in FY 2027 once released.

City of Port St. Lucie
General Fund - 001
Communications - 1311
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,642,201	$1,819,873	$1,843,575	$1,867,641	$47,768	3%	$1,909,068
Operating Expenses	$718,859	$968,847	$728,565	$980,283	$11,436	1%	$851,610
Capital Outlay	$119,403	–	$36,154	$0	$0	–	$0
Debt Services	$3,191	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,483,654**	**$2,788,720**	**$2,608,294**	**$2,847,924**	**$59,204**	**2%**	**$2,760,678**

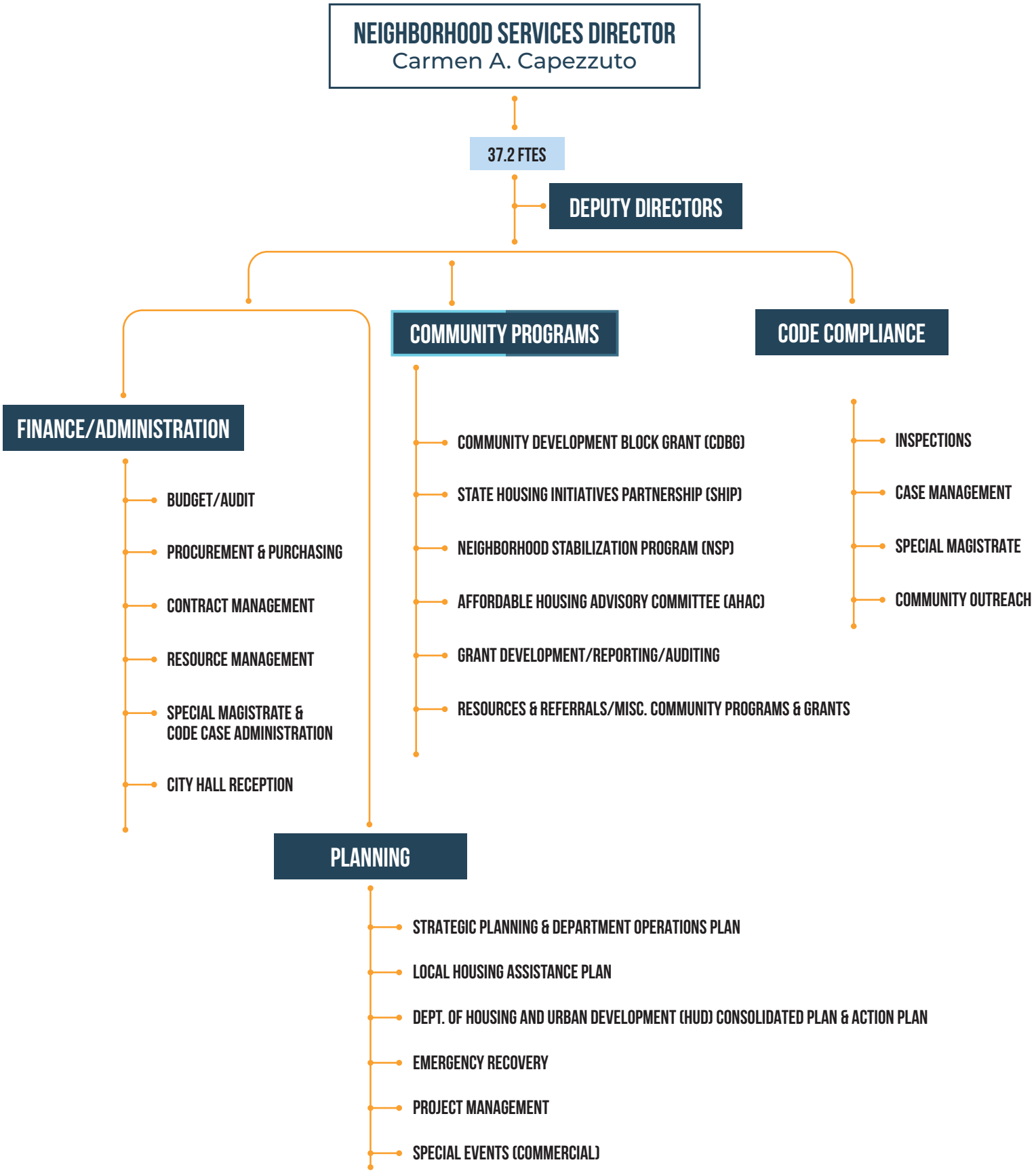
Communications FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Communications	14.2	14.2	14.2
FULL-TIME EQUIVALENTS	**14.2**	**14.2**	**14.2**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST



NSD is supported by the following funds: General Fund & Grant Funds

31.8 FTEs supported by the General Fund.
5.4 FTEs supported by Special Revenue Funds.

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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.

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.
- Streamline the application process for permits and registration services managed by the Code Compliance Division.
- Achieve agency reaccreditation through the American Association of Code Enforcement.
- Modernize our code of ordinances to better serve our current and future needs.

STRATEGIC GROWTH FOR A RESILIENT FUTURE

- 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

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 Action Plan

Milestones:

- Update the Community Development Block Grant Citizen Participation Plan
- Support the adoption and implementation of economic development Housing Strategies

PERFORMANCE MEASURES AND SCORECARD

NEIGHBORHOOD SERVICES DEPARTMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Code cases opened	17,825	18,914	15,245	17,000	15,076	16,500
7	Special magistrate cases prepared	674	842	1,205	1,300	543	800
7	Number of community programs applications for assistance received and processed	N/A	750	2,053	685	359	650

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
1	Percentage of total cases brought into compliance	93%	93%	91%	95%	88%	92%
1	Average day from code case start date to initial inspection	3.74	1.62	1.75	3.38	2.57	2.25

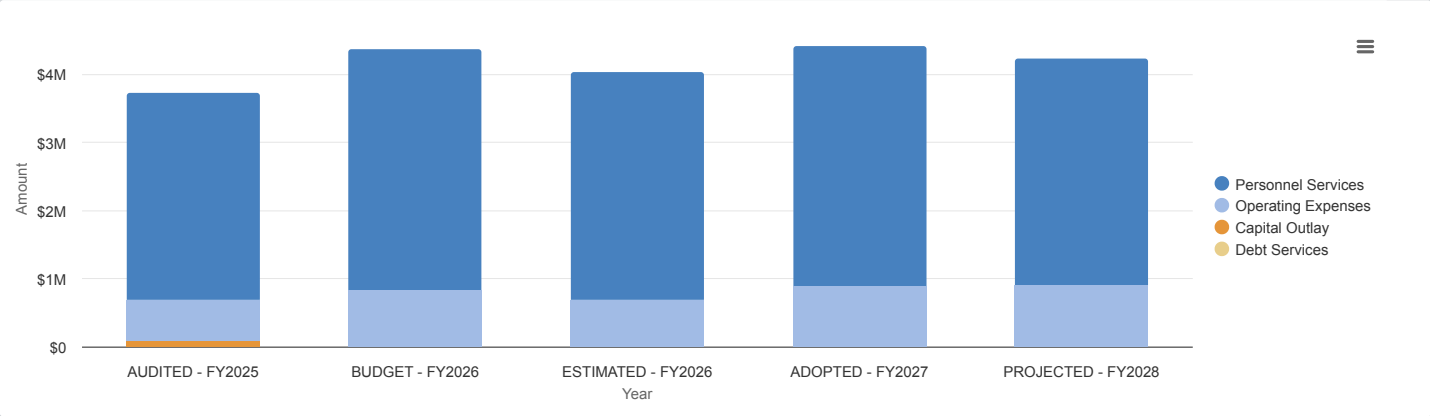
Effectiveness Measures: National Community Survey™ (NCS ™)			
KPI	2024/25 Results	2025/26 Results	2026/27 Target
Residents rating Port St. Lucie as a place to live positively	76% ↓	75% ↔	75%
Residents rating the overall quality of life positively	70% ↔	70% ↔	75%
Residents rating the overall appearance of the City positively	63% ↔	69% ↔	70%
Residents rating Port St. Lucie as taking care of vulnerable residents positively	46% ↔	45% ↔	50%
Residents rating the variety of housing options positively	35% ↔	41% ↔	45%
Residents rating the availability of affordable quality housing positively	16% ↔	19% ↔	45%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Neighborhood Services Department
Department Budget Summary

Budget Trends



Data Updated: Oct 14, 2026, 5:55 PM

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$3,032,265	$3,536,931	$3,347,152	$3,518,442	-$18,489	-1%	$3,330,918
Operating Expenses	$615,325	$830,958	$685,152	$888,682	$57,724	7%	$906,455
Capital Outlay	$76,077	–	$0	$0	$0	–	$0
Debt Services	$1,381	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$3,725,048**	**$4,367,889**	**$4,032,304**	**$4,407,124**	**$39,235**	**1%**	**$4,237,373**

Neighborhood Services FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Neighborhood Services	31.8	31.8	31.8
FULL-TIME EQUIVALENTS	**31.8**	**31.8**	**31.8**

Capital Outlay:

N/A


RISK MANAGEMENT DIRECTOR
Ella Gilbert, Esq.
4 FTES
WORKERS' COMPENSATION
EMPLOYEE SAFETY
LOSS PREVENTION
PROPERTY & CASUALTY

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

SAFE, CLEAN & BEAUTIFUL

- Continue to evolve the Safety Review Board to operate as a solution-oriented entity using data and analysis.
- Engage Safety Liaison 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

- 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

PERFORMANCE MEASURES AND SCORECARD

RISK MANAGEMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Number of general liability claims filed	116	90	105	110	110	110
7	Number of auto claims filed	187	176	199	170	249	190
7	Number of medical claims filed (OSHA Recordable)	127	120	121	130	51	130
7	Days away from work	999	215	364	450	2,626	450
7	Number of claims resulting in lost time	32	23	21	25	14	22

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	*Subrogation rate	60.22%	40.22%	28.51%	35%	20%	40%
7	Workers' compensation experience modification rate	1.05	0.95	0.85	0.80	0.84	0.90
7	**The National Employee Survey ™ (NES™): Percentage of respondents rating Risk Management services overall as excellent or good, strongly or somewhat agree	82% ↑	80% ↑	83% ↑	80%	**	80%

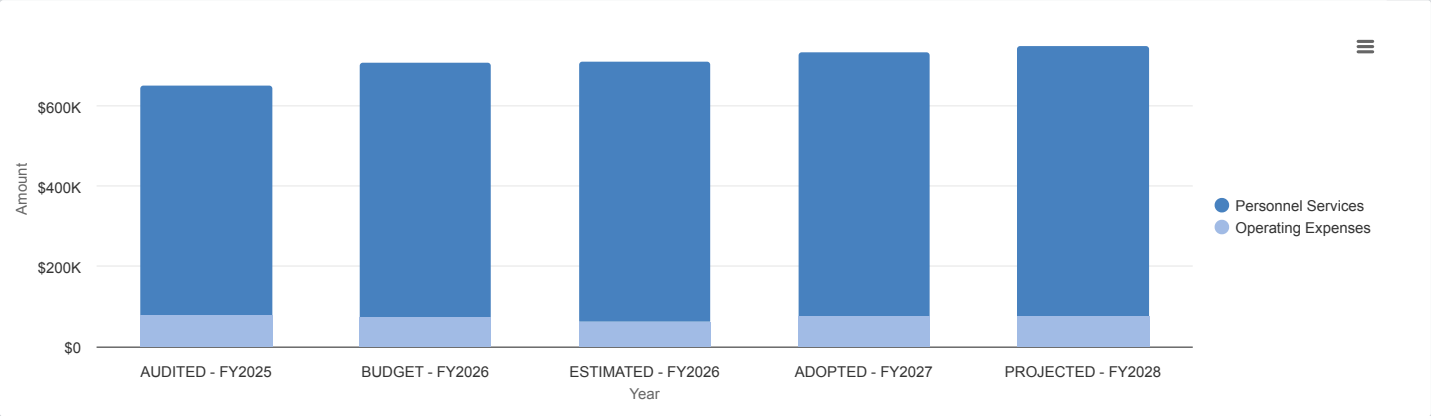
*Subrogation results will not be fully reflected until well into next fiscal year, or possibly the following fiscal year.

**NES - Percent of respondents rating serve as excellent or good from the annual National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark. The NES Survey Results will be updated in FY 2027 once released.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Risk Management - 1313
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

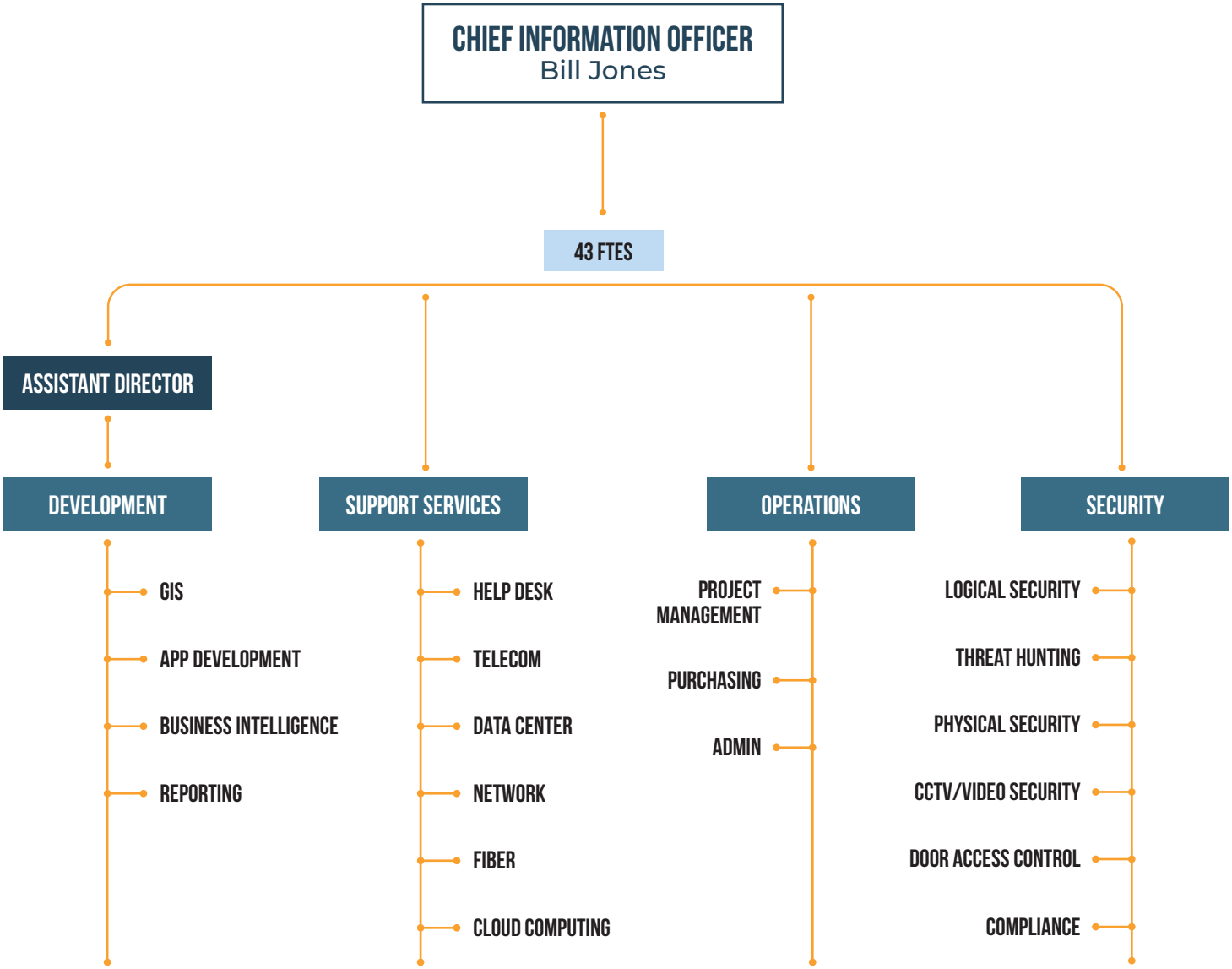
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$575,933	$637,059	$649,205	$661,325	$24,266	4%	$673,037
Operating Expenses	$77,126	$73,016	$61,566	$74,792	$1,776	2%	$76,287
EXPENSES TOTAL	**$653,059**	**$710,075**	**$710,771**	**$736,117**	**$26,042**	**4%**	**$749,324**

Risk Management FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Risk Management	4	4	4
FULL-TIME EQUIVALENTS	**4**	**4**	**4**

Capital Outlay:

N/A


CHIEF INFORMATION OFFICER
Bill Jones
43 FTES
ASSISTANT DIRECTOR
DEVELOPMENT
GIS
APP DEVELOPMENT
BUSINESS INTELLIGENCE
REPORTING
SUPPORT SERVICES
HELP DESK
TELECOM
DATA CENTER
NETWORK
FIBER
CLOUD COMPUTING
OPERATIONS
PROJECT MANAGEMENT
PURCHASING
ADMIN
SECURITY
LOGICAL SECURITY
THREAT HUNTING
PHYSICAL SECURITY
CCTV/VIDEO SECURITY
DOOR ACCESS CONTROL
COMPLIANCE

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 department in achieving their goals.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL

- 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

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Improve process and tracking of land development
- Improve workflow of citizen concerns
- Improve availability and scalability of in-house developed applications
- Enhance application integration to enable seamless workflows
- Broaden cross-municipality application development to enable greater collaboration and efficiency

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Expand fiber optic infrastructure citywide
- Enhance and 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
- Modernize communications infrastructure by replacing outdated network equipment and implementing a resilient,fault tolerant network architecture

Currently 200 miles of trunk fiber installed with more than ten linear fiber miles anticipated for FY 2026/27.

ENGAGED & CONNECTED CITY

- Increase use of existing technology
- Develop technology purchasing intake process
- 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
- Continue to evaluate and integrate A.I. (Artificial Intelligence) technologies
- Continue to provide excellent internal customer service. According to the 2024 National Employee Survey, 80% of employees rated Information Technology services overall as excellent or good, higher than national benchmarks

Information Technology | 772-344-4119 | helpdesk@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

INFORMATION TECHNOLOGY

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Number of support requests	10,687	9,754	9,154	11,000	10,156	11,500
7	Number of supported systems (i.e., devices)	2,615	2,711	3,096	3,300	4,930	5,000

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Service request time to complete	.93	< 1 hour	.92	<1 hour	0.91	<1 hour

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Information Technology services**	>93%	>90%	>90%	>90%	90%	>90%
7	Service request satisfaction**	100%	>90%	100%	>90%	90%	90%
7	*The National Employee Survey™ (NES™): Percentage of respondents rating Information Technology Services overall as excellent or good, strongly or somewhat agree	80% ↑	82% ↑	80% ↔	>85%	N/A	85%

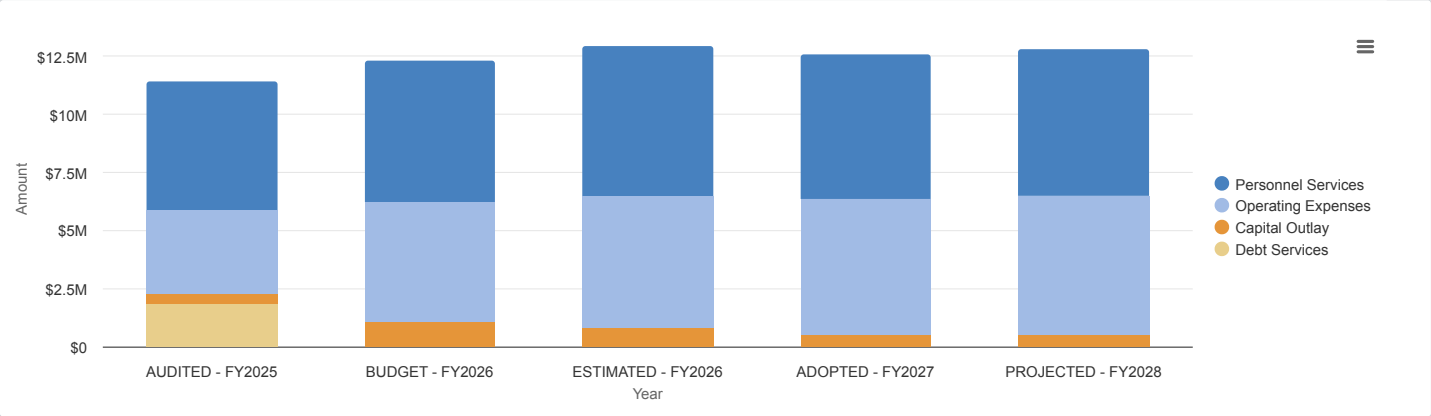
*NES - Percent of respondents rating serve as excellent or good from the annual National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark. The NES Survey Results will be updated in FY 2027 once released.

** IT End User Satisfaction Survey

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Information Technology - 1320
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$5,549,655	$6,076,417	$6,461,251	$6,186,349	$109,932	2%	$6,345,788
Operating Expenses	$3,606,593	$5,166,628	$5,648,677	$5,873,474	$706,846	14%	$5,990,917
Capital Outlay	$427,217	$1,067,674	$816,349	$508,050	-$559,624	-52%	$492,711
Debt Services	$1,834,263	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$11,417,728**	**$12,310,719**	**$12,926,277**	**$12,567,873**	**$257,154**	**2%**	**$12,829,416**

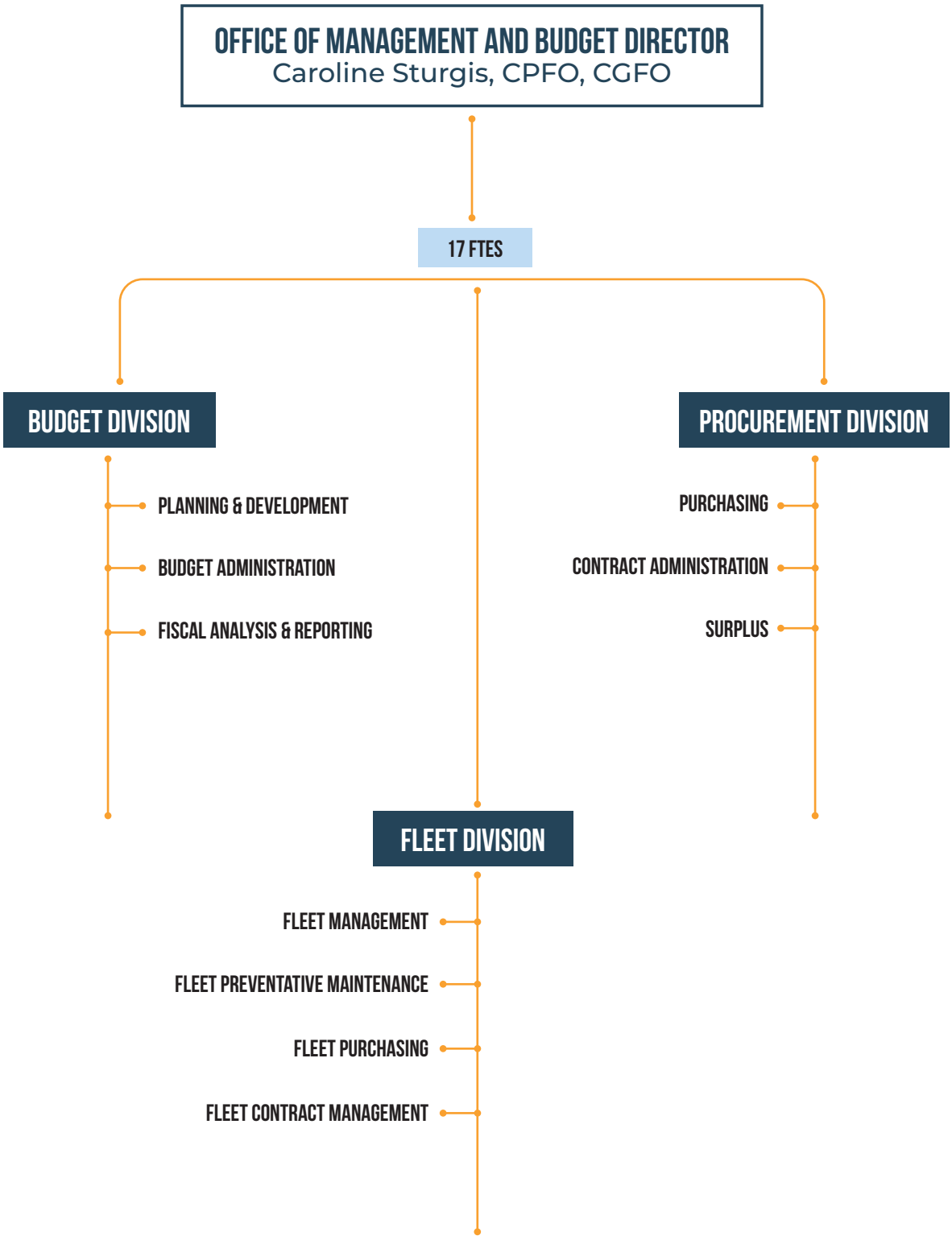
Information Technology FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Information Technology	41	43	43
FULL-TIME EQUIVALENTS	**41**	**43**	**43**

Capital Outlay:

Computer Hardware	$13,050
Phone Network Fiber Switch	$20,000
Access Control upgrade	$25,000
Locate Equipment	$25,000
Wi-Fi Replacements	$25,000
Survivable Gateway (East) - phone system resiliency	$50,000
Edge Network device replacement	$350,000
TOTAL	$508,050


PORT ST. LUCIE
HEART OF THE TREASURE COAST


OFFICE OF MANAGEMENT AND BUDGET DIRECTOR
Caroline Sturgis, CPFO, CGFO
17 FTES
BUDGET DIVISION
PLANNING & DEVELOPMENT
BUDGET ADMINISTRATION
FISCAL ANALYSIS & REPORTING
PROCUREMENT DIVISION
PURCHASING
CONTRACT ADMINISTRATION
SURPLUS
FLEET DIVISION
FLEET MANAGEMENT
FLEET PREVENTATIVE MAINTENANCE
FLEET PURCHASING
FLEET CONTRACT MANAGEMENT

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

OFFICE OF MANAGEMENT & BUDGET

OVERVIEW

The Office of Management and Budget (OMB) is responsible for overseeing the City's financial planning, procurement processes and fleet management. OMB leads the preparation of the annual budget, monitors appropriations and conducts management analysis to ensure fiscal responsibility. The office manages procurement to secure goods and services efficiently and maximize the use of public funds. Fleet management is tasked with maintaining more than 1,000 vehicles, including heavy equipment, to support City operations. Guided by principles of excellence, integrity and transparency, OMB serves City departments, residents, vendors and the wider community.

FY 2026/27

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 the development process using the new budget tool, OpenGov, administration, proposals for line-item details and new staff requests.

Improving service delivery through long-range planning and forecasting.

- Evaluate the potential impact of property tax reform. Provide financial analysis to support the City Manager and City Council in making budget decisions that align with long-range plans.
- 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.

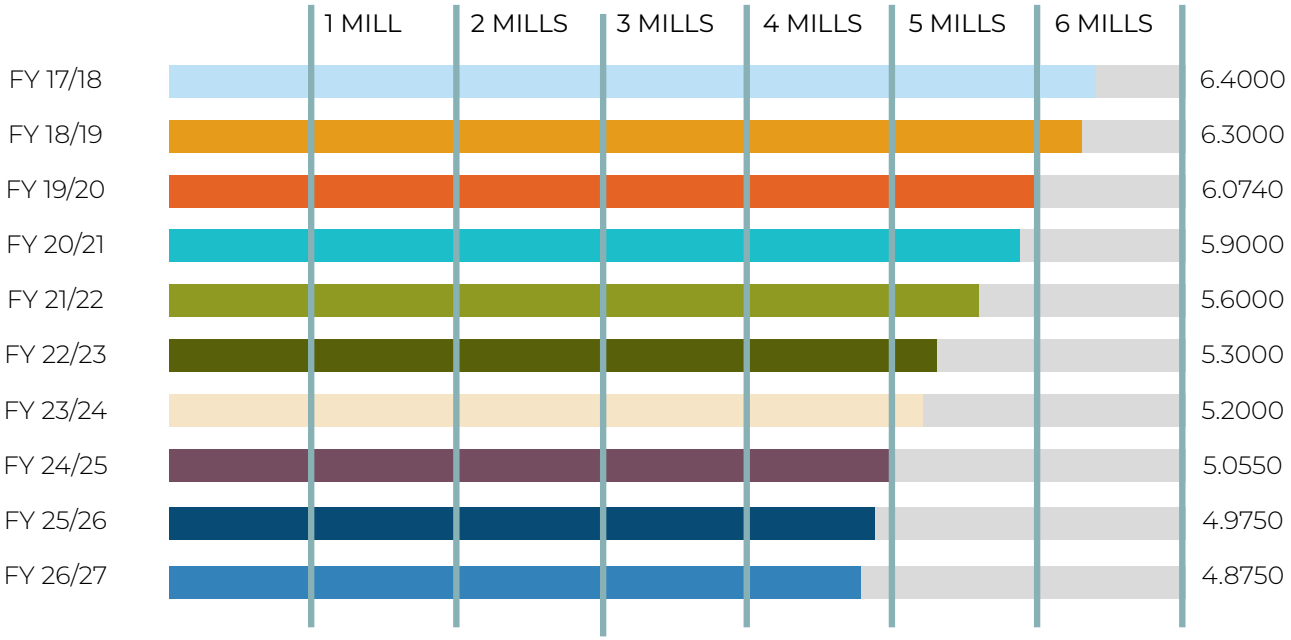
Improving service delivery through communication and training.

- Develop and implement processes, training 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 train all stakeholders on the 2025 Procurement Policy and Procedure Manual updates.
- Improve communication between the division and City departments on vendor issues and their resolutions.

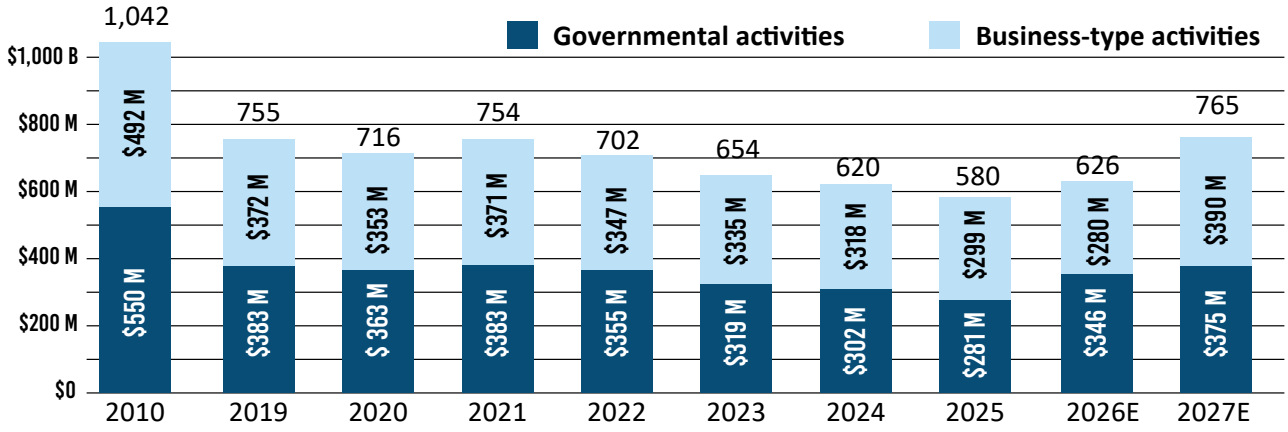
Cultivating higher performance through technology and innovation.

- Continue to use OpenGov technology to streamline and automate the capital and operating budget process.
- Enhance Contracts Management system and provide training, including conversion of the 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 to use 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, training and toolkits to support results-driven contracting strategies.
- Reduce City department vehicle and equipment downtime through improvements in maintenance operations.
- Improve efficiency of purchasing, selling and outfitting fleet and equipment.

MILLAGE RATE



TOTAL CITY DEBT



PERFORMANCE MEASURES AND SCORECARD

OFFICE OF MANAGEMENT & BUDGET

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Number of contracts issued by PMD	126	182	251	200	334	250
7	Number of purchase orders entered into Munis	983	1,191	1,250	1,200	1,331	1,200
7	Number of contracts entered into Munis	265	294	279	300	279	300

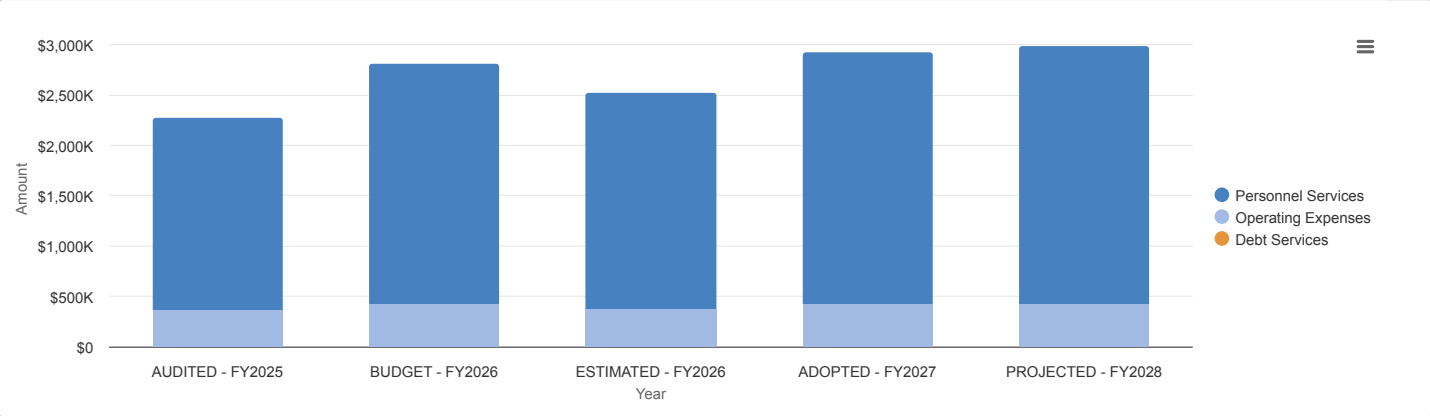
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Revenue forecast accuracy (% variance from budget)	5%	1.7%	1.5%	2%	0.82%	2%
7	*The National Employee Survey™ (NES™): Employee rating of quality of budget services overall	76%	75%	78%	75%	*	75%
7	*NES™: Percentage of respondents rating Purchasing services overall excellent or good	78% ↑	78% ↑	75% ↑	80%	*	90%
7	Internal Customer Survey: Percentage of respondents rating satisfied or very satisfied with Procurement's ability to work with departments as partners by understanding their needs and working with them toward common goals	85%	93%	86%	90%	87%	90%
7	*NES™: Percentage of respondents rating Fleet Maintenance services overall as excellent or good, strongly or somewhat agree	72% ↔	75% ↑	72% ↔	75%	*	75%

*NES - Percent of respondents rating serve as excellent or good from the annual National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark. The NES Survey Results will be updated in FY 2027 once released.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Office of Management & Budget - 1330
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,906,300	$2,379,819	$2,149,944	$2,498,992	$119,173	5%	$2,557,161
Operating Expenses	$364,037	$428,982	$375,192	$423,048	-$5,934	-1%	$427,163
Debt Services	$2,124	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,272,461**	**$2,808,801**	**$2,525,136**	**$2,922,040**	**$113,239**	**4%**	**$2,984,324**

Office of Management & Budget FTE Count

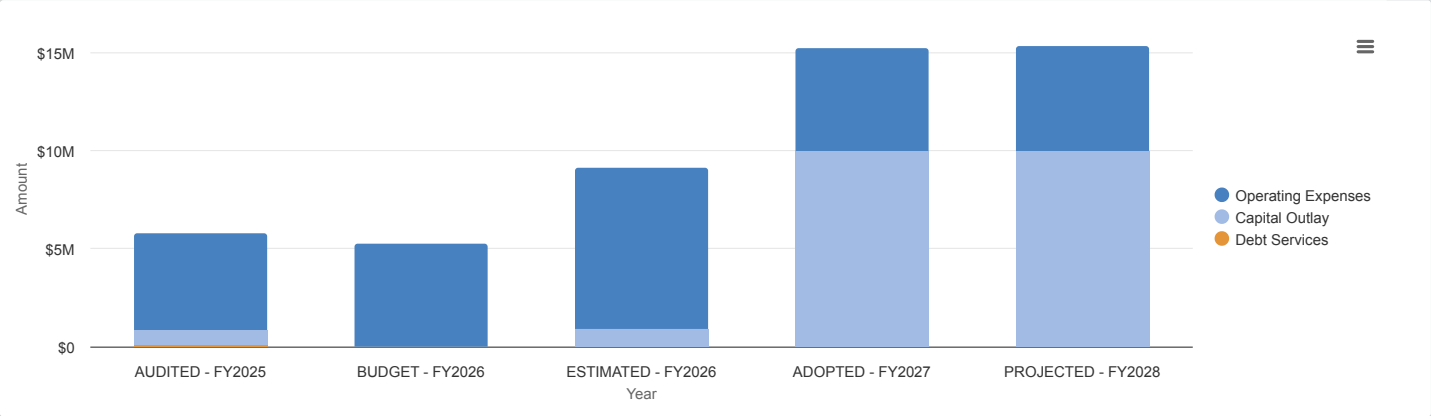
DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Office Of Management & Budget	15	16	17
FULL-TIME EQUIVALENTS	**15**	**16**	**17**

Capital Outlay:

N/A

City of Port St. Lucie
General Fund - 001
General Government - 1900
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Operating Expenses	$4,946,225	$5,232,624	$8,228,651	$5,202,764	-$29,860	-1%	$5,312,172
Capital Outlay	$811,346	–	$896,882	$10,000,000	$10,000,000	–	$10,000,000
Debt Services	$34,666	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$5,792,238**	**$5,232,624**	**$9,125,533**	**$15,202,764**	**$9,970,140**	**191%**	**$15,312,172**

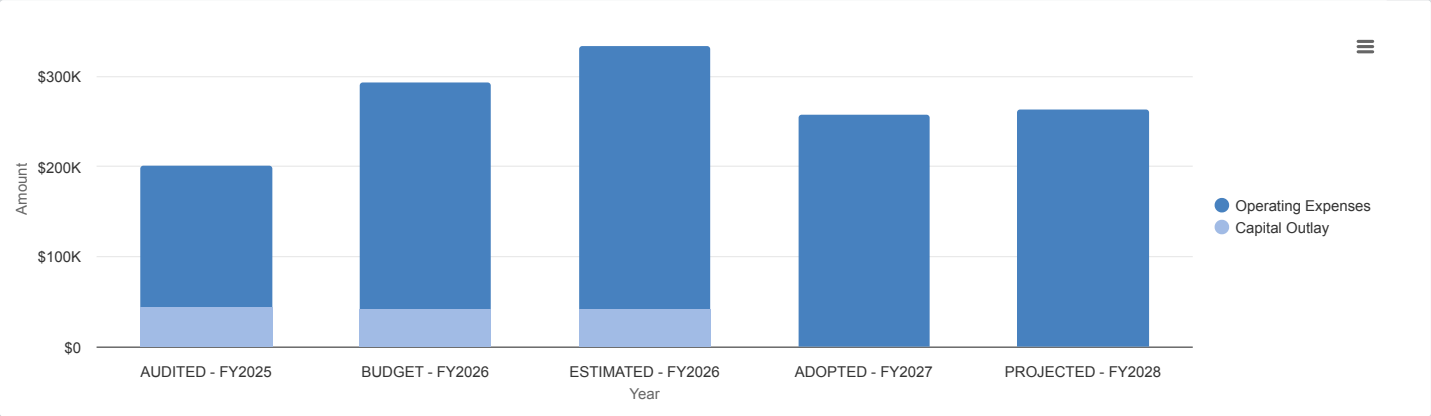
No General Government FTEs

Capital Outlay:

Road Project North South A (Sundance)	$10,000,000
TOTAL	$10,000,000

City of Port St. Lucie
General Fund - 001
Fleet Management - 4130
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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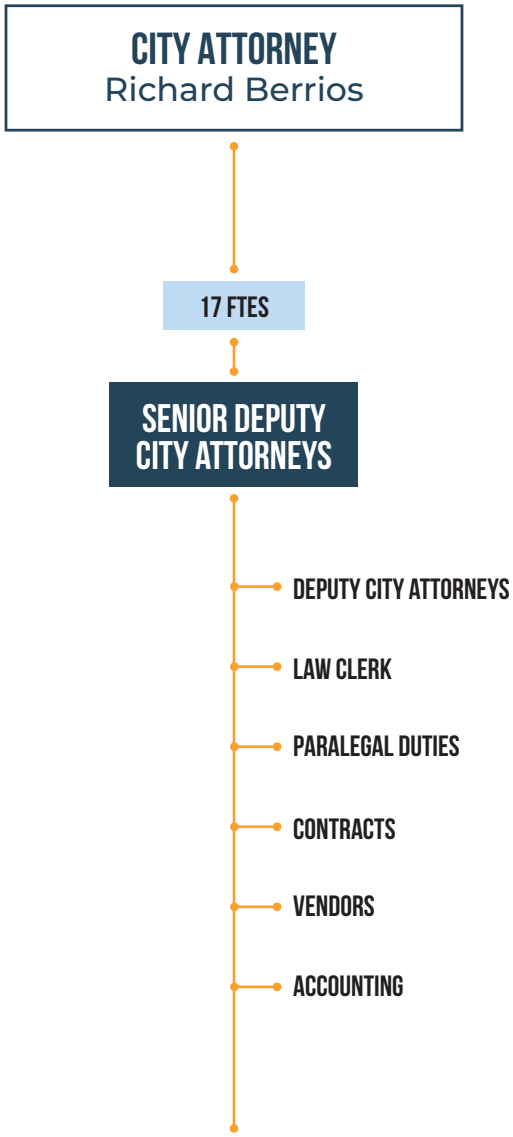
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Operating Expenses	$157,596	$251,403	$291,614	$258,183	$6,780	3%	$263,761
Capital Outlay	$43,541	$42,000	$41,837	$0	-$42,000	-100%	$0
EXPENSES TOTAL	**$201,137**	**$293,403**	**$333,451**	**$258,183**	**-$35,220**	**-12%**	**$263,761**

No Fleet Management FTEs

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST


CITY ATTORNEY
Richard Berrios
17 FTES
SENIOR DEPUTY CITY ATTORNEYS
DEPUTY CITY ATTORNEYS
LAW CLERK
PARALEGAL DUTIES
CONTRACTS
VENDORS
ACCOUNTING

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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

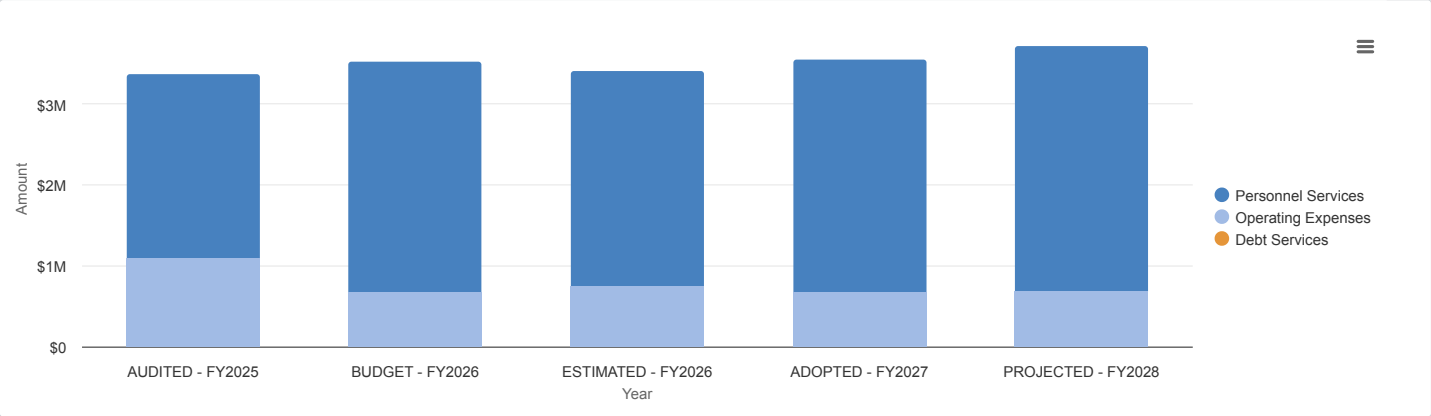
City of Port St. Lucie

General Fund - 001

City Attorney - 1400

Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$2,271,323	$2,850,428	$2,650,652	$2,885,079	$34,651	1%	$3,030,097
Operating Expenses	$1,091,153	$664,793	$748,600	$664,793	$0	0%	$677,568
Debt Services	$4,852	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$3,367,328**	**$3,515,221**	**$3,399,252**	**$3,549,872**	**$34,651**	**1%**	**$3,707,665**

City Attorney FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
City Attorney	17	17	17
FULL-TIME EQUIVALENTS	**17**	**17**	**17**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST


PLANNING & ZONING DIRECTOR
Mary F. Savage-Dunham, AICP, CFM
17.3 FTES
IMPACT/MOBILITY FEES
INSPECTIONS
LAND DEVELOPMENT REGULATIONS
LONG RANGE PLANNING
MOBILITY/TRANSPORTATION PLANNING
PERMITTING
ART IN PUBLIC PLACES
CODE COMPLIANCE LIAISON
COMPREHENSIVE PLAN
CONSERVATION LANDS MANAGEMENT
DEVELOPMENT REVIEWS
ECONOMIC DEVELOPMENT
ENVIRONMENTAL PLANNING
PROJECT MANAGEMENT
SPECIAL PROJECTS & STUDIES
STRATEGIC PLANNING
ZONING VERIFICATIONS
ADMINISTRATION

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PLANNING & ZONING

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.

FY 2026/27

STRATEGIC GROWTH FOR A RESILIENT FUTURE

- Advance the City's sense of place through Placemaking and High-Performance Public Spaces (HPPS):
  - Consider 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.
  - Advance the Recommendations from the Planning & Infrastructure Study.
  - Begin implementing Charting PSL - the Comprehensive Plan update.
  - Work to develop a master plan for 92 acre conservation land parcel and establish perimeter control and routine maintenance..
- Strengthen the City's Core Neighborhoods:
  - Evaluate conversion areas to see if any changes are indicated and bring recommended changes forward for direction.

CULTURE, NATURE & RECREATION

- Continue collaboration with the Botanical Gardens to support art installations.
- Implement a maintenance plan for all public art owned by the City.
- Continue collaboration with Public Works to install artwork in upcoming roundabouts.

In 2026, 39% of respondents in the National Community Survey ranked overall opportunities for education, culture, and the arts positively lower, than national benchmarks

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

- Continue implementation of the Southern Grove Master Plan.
- Continue to support redevelopment of Walton & One.
- Continue to support the Towne Center Plan and Port District Redevelopment Projects.
- Update Law Enforcement and Parks Impact Fees.
- Provide opportunities for the next jobs corridor.

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

HIGH-QUALITY INFRASTRUCTURE & 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.
- Adopt the 2050 Mobility Plan and revised Fee Schedule 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 quarterly 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.
- Update Departments fee schedule.

PERFORMANCE MEASURES AND SCORECARD

PLANNING & ZONING

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
2	Number of comprehensive plan amendments and DRIs reviewed (including amendments & annual reports)	17	12	16	14	13	14
7	Number of site plan, subdivision plan and model home applications reviewed	178	133	211	150	147	150
7	Number of sign and accessory structure permits reviewed and approved	224	1,103	1,795	1,200	1,923	1,200
2	Number of zoning compliance reviewed and approved	517	476	456	480	484	480
3	Number of community engagement opportunities	10	11	25	12	8	12

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Percentage of staff with advanced professional certification	75%	55%	28%	75%	75%	75%
2	*NCS™: Quality of new development	50% ↔	48% ↔	54% ↔	60%**	N/A	60%
2	*NCS™: Well-planned commercial growth	33% ↔	31% ↔	35% ↔	50%	26% ↓	60%

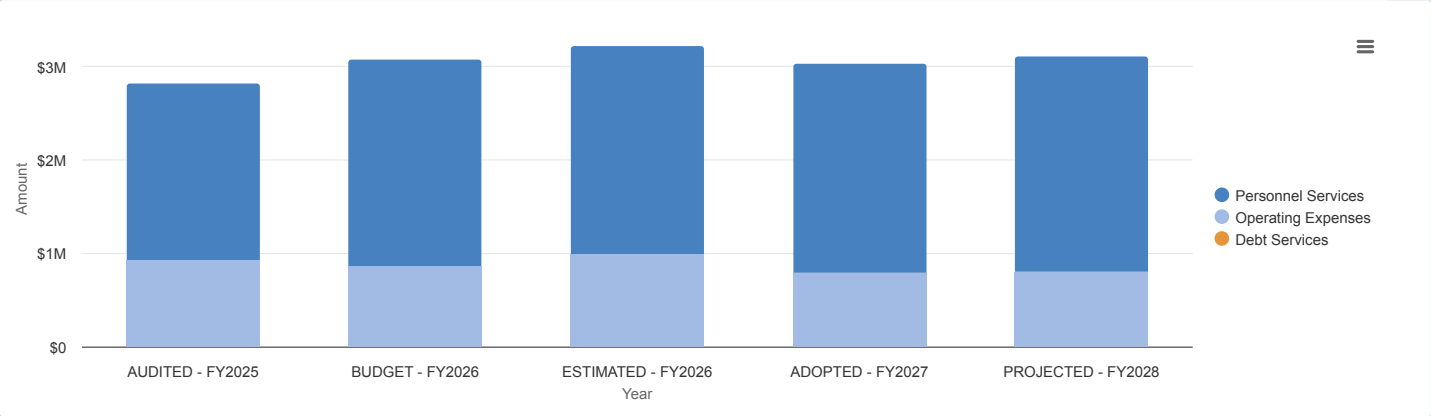
*NCS: Percent of respondents' rating serves as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the national benchmark.

** These questions were not included in the 2026 NCS, so there are no results for them and none will be available.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Planning & Zoning - 1500
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,887,218	$2,207,612	$2,217,699	$2,242,957	$35,345	2%	$2,305,513
Operating Expenses	$925,121	$860,724	$994,946	$789,447	-$71,277	-8%	$805,235
Debt Services	$2,348	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,814,688**	**$3,068,336**	**$3,212,645**	**$3,032,404**	**-$35,932**	**-1%**	**$3,110,748**

Planning & Zoning FTE Count

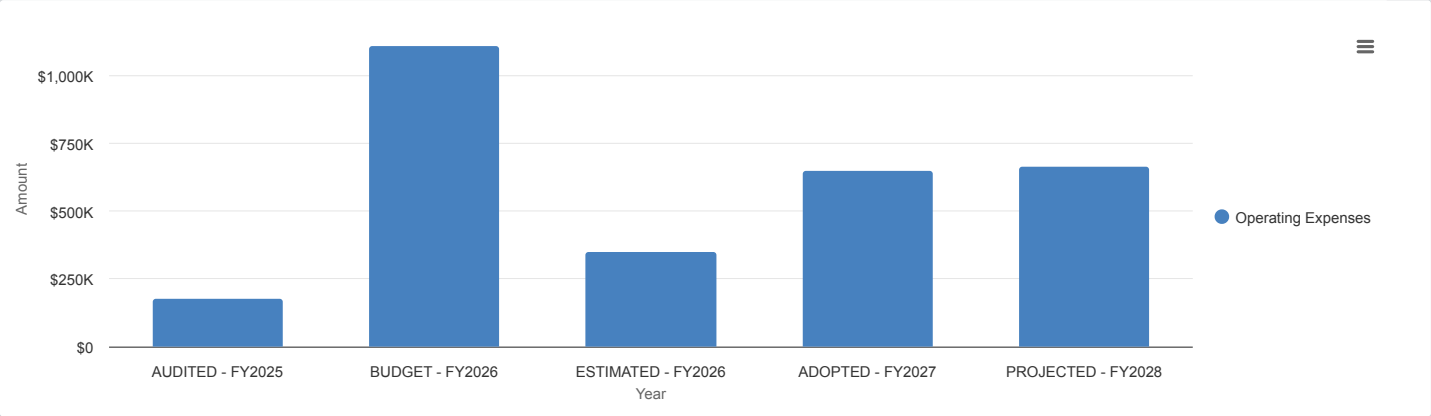
DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Planning & Zoning	16.8	17.3	17.3
FULL-TIME EQUIVALENTS	**16.8**	**17.3**	**17.3**

Capital Outlay:

N/A

City of Port St. Lucie
General Fund - 001
Art in Public Places - 1510
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

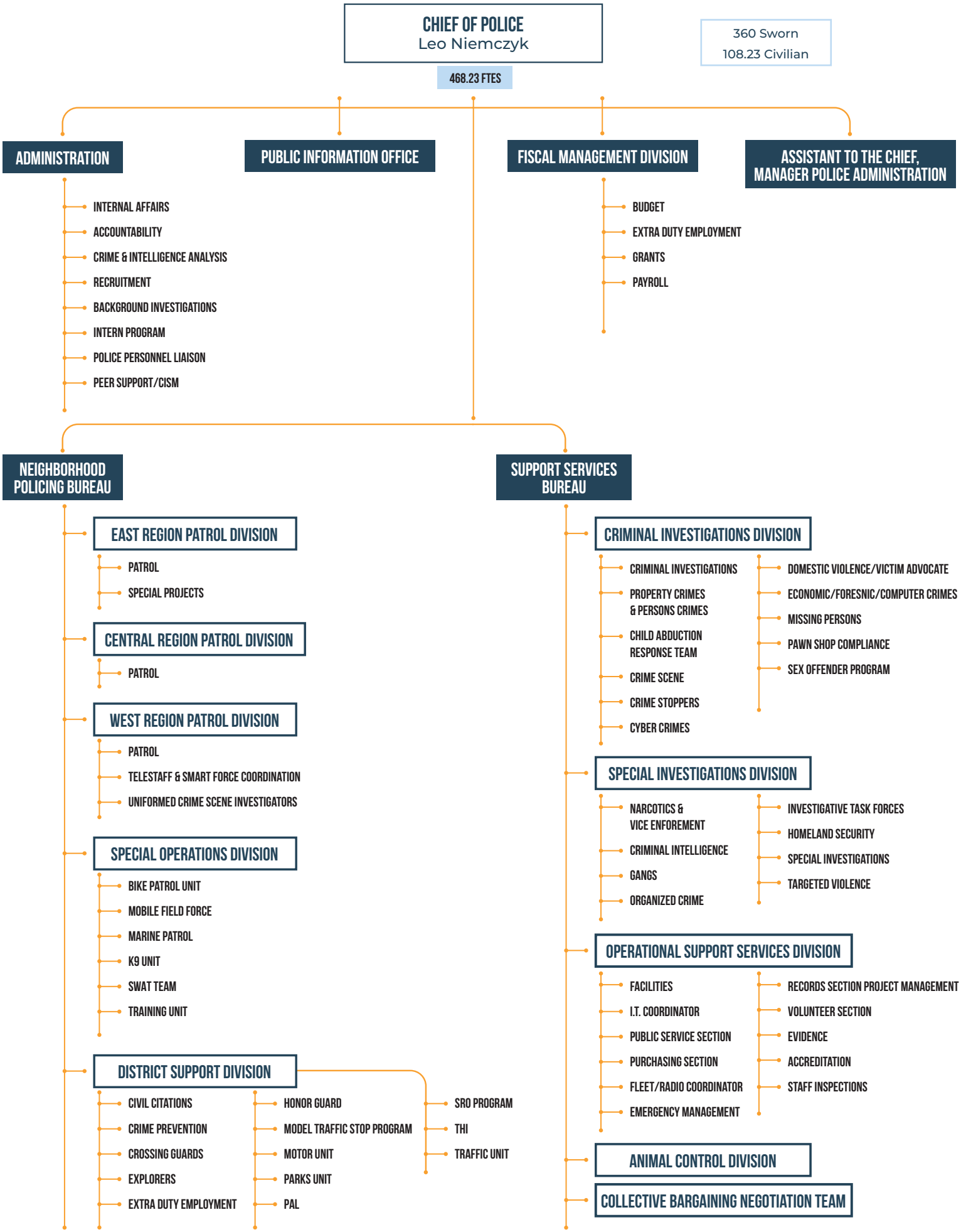
View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Operating Expenses	$177,637	$1,107,957	$350,100	$649,957	-$458,000	-41%	$662,956
EXPENSES TOTAL	**$177,637**	**$1,107,957**	**$350,100**	**$649,957**	**-$458,000**	**-41%**	**$662,956**

No Art in Public Places FTEs

Capital Outlay:

N/A


CHIEF OF POLICE
Leo Niemczyk
468.23 FTES
360 Sworn
108.23 Civilian
ADMINISTRATION
INTERNAL AFFAIRS
ACCOUNTABILITY
CRIME & INTELLIGENCE ANALYSIS
RECRUITMENT
BACKGROUND INVESTIGATIONS
INTERN PROGRAM
POLICE PERSONNEL LIAISON
PEER SUPPORT/CISM
PUBLIC INFORMATION OFFICE
FISCAL MANAGEMENT DIVISION
BUDGET
EXTRA DUTY EMPLOYMENT
GRANTS
PAYROLL
ASSISTANT TO THE CHIEF, MANAGER POLICE ADMINISTRATION
NEIGHBORHOOD POLICING BUREAU
EAST REGION PATROL DIVISION
PATROL
SPECIAL PROJECTS
CENTRAL REGION PATROL DIVISION
PATROL
WEST REGION PATROL DIVISION
PATROL
TELESTAFF & SMART FORCE COORDINATION
UNIFORMED CRIME SCENE INVESTIGATORS
SPECIAL OPERATIONS DIVISION
BIKE PATROL UNIT
MOBILE FIELD FORCE
MARINE PATROL
K9 UNIT
SWAT TEAM
TRAINING UNIT
DISTRICT SUPPORT DIVISION
CIVIL CITATIONS
CRIME PREVENTION
CROSSING GUARDS
EXPLORERS
EXTRA DUTY EMPLOYMENT
HONOR GUARD
MODEL TRAFFIC STOP PROGRAM
MOTOR UNIT
PARKS UNIT
PAL
SRO PROGRAM
THI
TRAFFIC UNIT
SUPPORT SERVICES BUREAU
CRIMINAL INVESTIGATIONS DIVISION
CRIMINAL INVESTIGATIONS
PROPERTY CRIMES & PERSONS CRIMES
CHILD ABDUCTION RESPONSE TEAM
CRIME SCENE
CRIME STOPPERS
CYBER CRIMES
DOMESTIC VIOLENCE/VICTIM ADVOCATE
ECONOMIC/FORESNIC/COMPUTER CRIMES
MISSING PERSONS
PAWN SHOP COMPLIANCE
SEX OFFENDER PROGRAM
SPECIAL INVESTIGATIONS DIVISION
NARCOTICS & VICE ENFOREMENT
CRIMINAL INTELLIGENCE
GANGS
ORGANIZED CRIME
INVESTIGATIVE TASK FORCES
HOMELAND SECURITY
SPECIAL INVESTIGATIONS
TARGETED VIOLENCE
OPERATIONAL SUPPORT SERVICES DIVISION
FACILITIES
I.T. COORDINATOR
PUBLIC SERVICE SECTION
PURCHASING SECTION
FLEET/RADIO COORDINATOR
EMERGENCY MANAGEMENT
RECORDS SECTION PROJECT MANAGEMENT
VOLUNTEER SECTION
EVIDENCE
ACCREDITATION
STAFF INSPECTIONS
ANIMAL CONTROL DIVISION
COLLECTIVE BARGAINING NEGOTIATION TEAM

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

POLICE DEPARTMENT

OVERVIEW

Guided by courage, knowledge, integrity and committed to superior service and community trust, ensuring safety through professionalism and transparency. Using a Stratified Model of Policing, its dedicated team actively partners with residents to prevent crime and enhance public safety. The department continuously refines its Strategic Plan, embracing innovation, cost efficiency and technology to meet evolving needs and uphold its reputation as one of America's safest cities.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL

Priority Project: Traffic, Bicycle and Pedestrian Safety and Education

- Use the Stratified Policing model to address active traffic problem locations and reduce the risk of crashes resulting in fatalities or serious injuries.
- Analysis includes total crashes, angle collisions and high-risk incidents such as DUIs, pedestrian-involved crashes and fatalities.
- Each location is assigned to regional captains for accountability and follow-up, with weekly updates from regional captains and the captain of Special Operations (Traffic Unit).
- Enforcement strategies are tailored to the activity identified at each site, such as speeding, distracted driving or impaired driving.
- Collaborative efforts with City partners address contributing factors such as signage, signal timing, roadway design and visibility. Crash analysis guides a multidisciplinary response to reduce fatal and serious-injury crashes.
- Improve and increase educational campaigns through social media, TV and print.

Current active traffic problem locations include the Gatlin Boulevard corridor, stretching between its intersections with Port St. Lucie Boulevard and Import Drive; the St. Lucie West Boulevard corridor, stretching between its intersections with California Boulevard and Peacock Boulevard; the U.S. Highway 1 corridor, stretching between its intersections with Veterans Memorial Parkway and Crosstown Parkway; and the intersection of Tradition Parkway and Village Parkway.

The 2027 IPTM-FDOT pedestrian and bicycle safety locations are U.S. Highway 1, from Mariposa Avenue to Village Green Drive; Gatlin Boulevard, from I-95 to Savage Boulevard; Savona Boulevard, from Melrose Avenue to Gatlin Boulevard; and Port St. Lucie Boulevard, from Bayshore Boulevard to Aneci Street.Priority Project: Police Training Facility

Priority Project: Police Training Facility

- The completed approximately 54,000-square-foot police training facility provides an indoor firearms range, defensive tactics space, simulation areas and classrooms.
- Centralize training to improve access and frequency, reduce travel and reliance on outside facilities, and support officer readiness, professional development and accreditation requirements.

Priority Project: Real-Time Intelligence Center

- The center is in the permitting process and is projected to be operational by Summer 2027.
- Centralize real-time intelligence and operational technology to support active incidents, investigations, major events and proactive crime reduction.
- Integration of Axon Fusus is in progress and will serve as a core platform.
- Drone as a First Responder (DFR) became fully operational on October 3, 2026. Four full-time pilots provide 16 hours of daily coverage, with six drone docks installed and operational.
- DFR provides aerial intelligence ahead of responding officers to improve incident assessment, situational awareness and officer safety.
- Peregrine, a data integration and analytics platform, has been onboarded for select users. It connects information across systems to strengthen analysis, situational awareness and operational decisions.

Priority Project: Police Recruitment & Retention

- Recruit and retain high-quality personnel who reflect department values and deliver exceptional customer service. Maintain strong hiring standards, training and professional development.
- Make continued progress toward the department's multiyear goal of 1.6 sworn officers per 1,000 residents, with staffing priorities informed by population growth, service demands and available funding.
- Future plans include positions supporting the Real-Time Intelligence Center, training facility operations, traffic unit expansion and additional District 6 supervisors. EOD and Domestic Violence Unit staffing may also be considered.
- Continue PSLPD-specific academy classes to support the staffing pipeline. Academy Class #184 graduated in May 2026 with 22 new officers, who have since completed the four-month field training process. Academy Class #185 is underway with 13 cadets.
- Assess personnel allocation and civilian support needs to preserve capacity for problem-solving and proactive policing as the City grows.

Police Department | 772-871-5000 | pslpd@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

POLICE DEPARTMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
1	Calls for service	155,417	144,977	152,417	<160,000	165,177	<160,000
1	Citizen complaints about traffic violations	769	412	407	<350	329	<350

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
1	Response time priority 1 calls	5.98 min	5.52 min	6.17 min	<5.5 min	7.04 min	<5.5 min

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
1	Percent change in crime rate (UCR)	>1.75%	-2.8%	-11.3%	-10%	-6.2%	-10%
1	Traffic crashes per 100,000 population (total)	2,349.2	2,348.9	2,221.4	<2,200	2,154	<2,200
1	*National Community Survey™(NCS™): Percent of residents rating overall feeling of safety positively	77% ↔	73% ↔	72% ↔	80%	71% ↔	80%

*NCS: Percent of respondents' rating serves as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the national benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

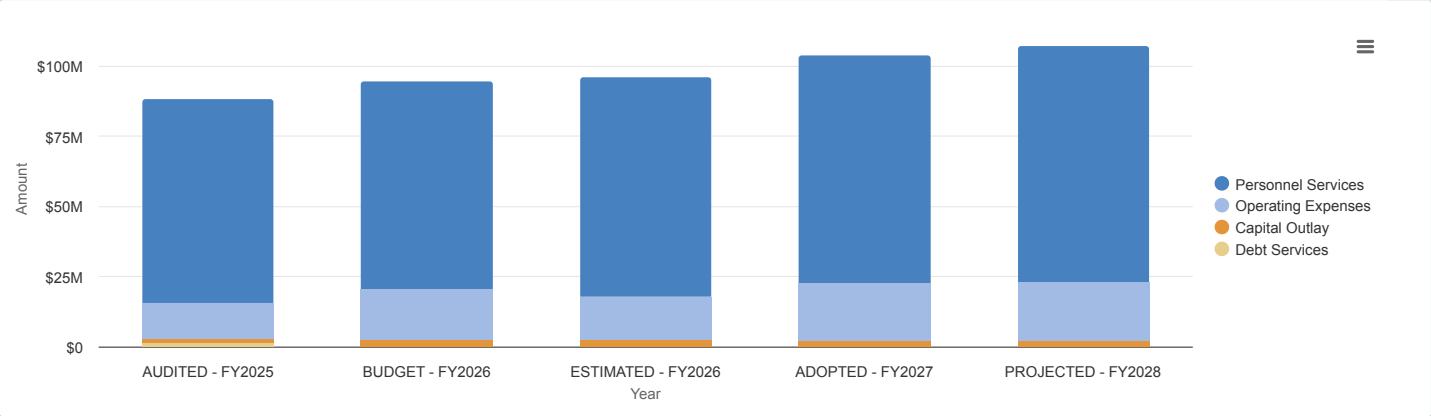
City of Port St. Lucie

General Fund - 001

Police Department

Department Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$72,644,489	$74,295,664	$78,193,476	$81,230,830	$6,935,166	9%	$83,929,000
Operating Expenses	$13,045,814	$18,191,556	$15,479,755	$20,773,358	$2,581,802	14%	$21,189,879
Capital Outlay	$1,593,986	$2,192,900	$2,271,500	$1,906,480	-$286,420	-13%	$1,916,890
Debt Services	$1,047,157	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$88,331,445**	**$94,680,120**	**$95,944,731**	**$103,910,668**	**$9,230,548**	**10%**	**$107,035,769**

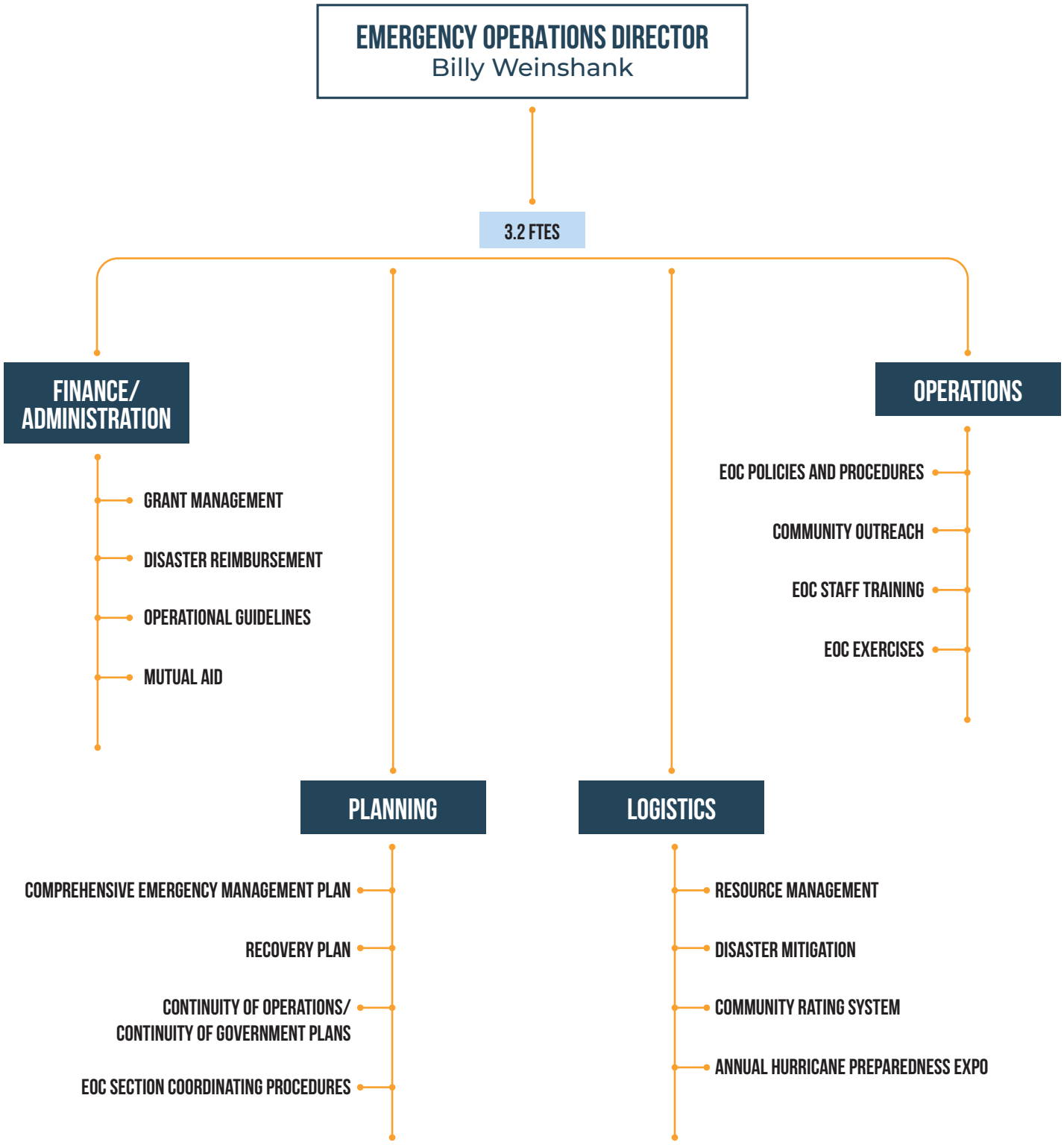
Police Department FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Police	437.23	468.23	468.23
FULL-TIME EQUIVALENTS	**437.23**	**468.23**	**468.23**

Capital Outlay:

Replacement of 1 vehicle for CID	$52,000
Replacement of 1 vehicle for SID	$52,000
Replacement of 23 vehicles for NPB	$1,196,000
4 Pickup trucks for Marine Unit	$206,000
Electronic surveillance	$27,000
2 additional digital evidence storage servers for Forensic unit	$84,000
Night Vision (3)	$40,000
An underwater Remotely Operated Vehicle (ROV)	$69,480
Four Unmanned Aerial Vehicle (UAV) drones at $37,500 each	$150,000
SWAT Rifle Shield	$10,000
SWAT Lockers	$20,000
TOTAL	$1,906,480


PORT ST. LUCIE
HEART OF THE TREASURE COAST


EMERGENCY OPERATIONS DIRECTOR
Billy Weinshank
3.2 FTES
FINANCE/ ADMINISTRATION
GRANT MANAGEMENT
DISASTER REIMBURSEMENT
OPERATIONAL GUIDELINES
MUTUAL AID
OPERATIONS
EOC POLICIES AND PROCEDURES
COMMUNITY OUTREACH
EOC STAFF TRAINING
EOC EXERCISES
PLANNING
COMPREHENSIVE EMERGENCY MANAGEMENT PLAN
RECOVERY PLAN
CONTINUITY OF OPERATIONS/ CONTINUITY OF GOVERNMENT PLANS
EOC SECTION COORDINATING PROCEDURES
LOGISTICS
RESOURCE MANAGEMENT
DISASTER MITIGATION
COMMUNITY RATING SYSTEM
ANNUAL HURRICANE PREPAREDNESS EXPO

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

EMERGENCY MANAGEMENT

OVERVIEW

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 2026/27

SAFE, CLEAN & BEAUTIFUL

- Continue to train and exercise on the Disaster Recovery Plan.
- Continue to enhance and document incident management and recovery processes through Standard Operating Guidelines.
- Ensure the Emergency Operations Center remains in a constant state of readiness.
- Train and exercise 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.

- **Emergency Preparedness (services that prepare the community for natural disasters or other emergency situations): 71% of residents rated positively, similar to cities nationwide-2026 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 annual recertification required by FEMA and retain our Class 5 community rating.
- Continue 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 procedures 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 using a Recovery Working Group to oversee volunteers and donations after a disaster.

Emergency Management | 772-871-7340

PERFORMANCE MEASURES AND SCORECARD

EMERGENCY MANAGEMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
3	Number of Outreach Events Conducted	17	19	13	15	23	15
3	Aggregate Number of Persons attending outreach presentations	7,804	3,710	2,935	3,000	3,176	3,100
3	Aggregate Number of Persons viewing outreach materials online	10,455	15,233	12,484	10,000	6,818	10,500
7	Number of Attendees at the Hurricane Expo	2,600	2,200	1,400	1,500	1,620	1,550
7	Number of Residents Enrolled in Emergency Alerts	23,957	26,233	26,869	27,200	26,068	27,500
7	Number of Mitigation Grants Applied For	6	0	8	4	1	4

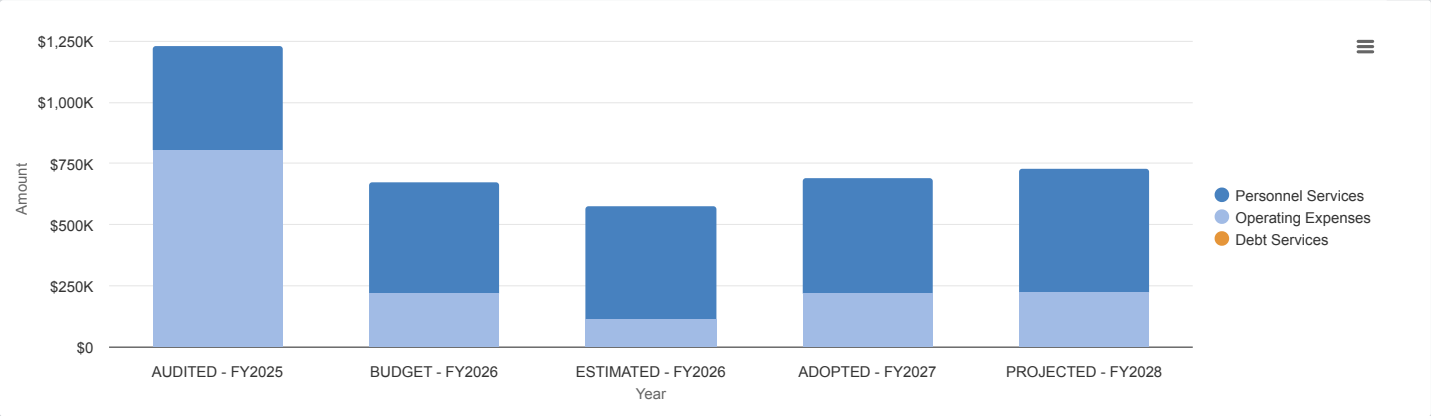
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	*The National Community Survey™ (The NCS™): Emergency Preparedness	72% ↔	74% ↑	72% ↔	73%	71% ↔	73%

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Emergency Management - 2500
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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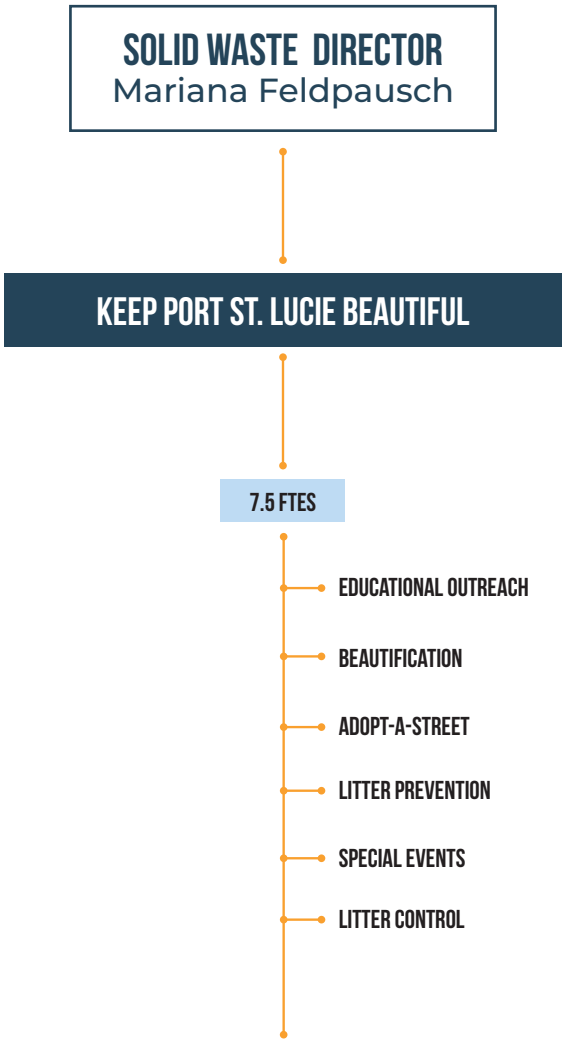
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$425,309	$455,445	$460,684	$470,323	$14,878	3%	$505,896
Operating Expenses	$802,386	$216,225	$112,514	$218,958	$2,733	1%	$223,338
Debt Services	$935	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$1,228,630**	**$671,670**	**$573,198**	**$689,281**	**$17,611**	**3%**	**$729,234**

Emergency Management FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Emergency Management	3.2	3.2	3.2
FULL-TIME EQUIVALENTS	**3.2**	**3.2**	**3.2**

Capital Outlay:

N/A


SOLID WASTE DIRECTOR
Mariana Feldpausch
KEEP PORT ST. LUCIE BEAUTIFUL
7.5 FTES
EDUCATIONAL OUTREACH
BEAUTIFICATION
ADOPT-A-STREET
LITTER PREVENTION
SPECIAL EVENTS
LITTER CONTROL

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

KEEP PORT ST. LUCIE BEAUTIFUL

OVERVIEW

The City of Port St. Lucie Office of Solid Waste is dedicated to maintaining and improving the quality and safety of the community through the creation and preservation of environmentally and economically sound infrastructure, while providing outstanding services to our residents. The Office of Solid Waste administers the Keep Port St. Lucie Beautiful program.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL

- 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
- Keep America Beautiful: Annual Residential Community Litter Index

Public Outreach

- Citizen Summit
- National Night Out
- Outreach business/organization/HOA presentations
- Earth Day at Oxbow Eco-center
- Safety Fest

KPSLB Litter Crew

- Adopt-A-Street: Continue to develop and expand volunteer base
- Continue litter data collection
- Explore and install tracking system for smaller vehicles used by litter crew

Education

- Participate in Keep Florida Beautiful Annual Conference
- Develop Youth Educational Program
- Continue to develop and revise litter eradication initiatives and programs
- Expand 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
- Pop-up Clean Ups
- Shred Event

Office of Solid Waste - Keep Port St. Lucie Beautiful | 772-871-1775 | kpslb@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

KEEP PORT ST. LUCIE BEAUTIFUL

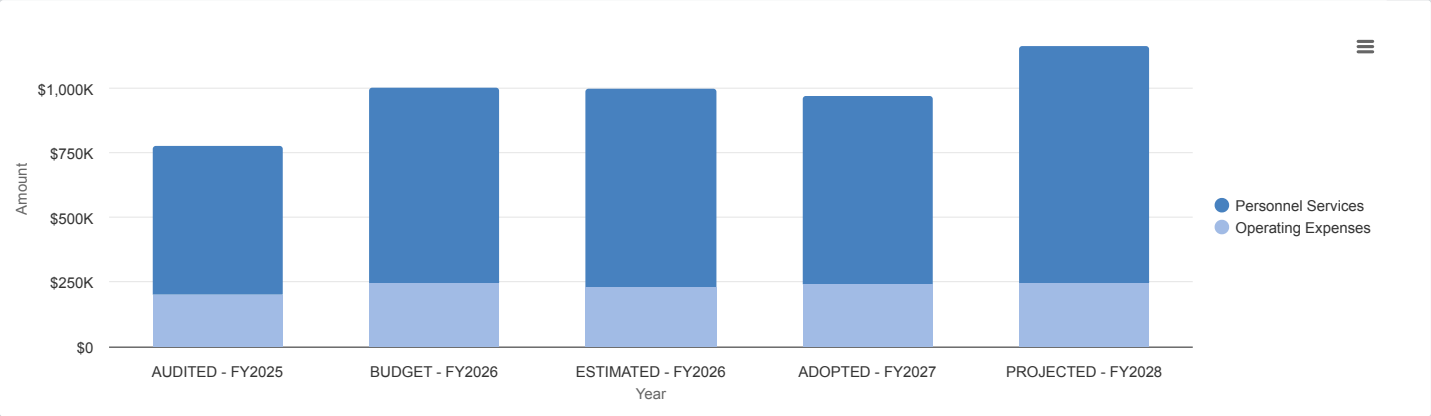
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
1	National Community Survey™: Cleanliness	75% ↔	76% ↔	73% ↔	72%	72% ↔	75%
1	Adopt-a-Street groups	97	80	91	+15	+16	+15

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Keep Port St. Lucie Beautiful - 3900
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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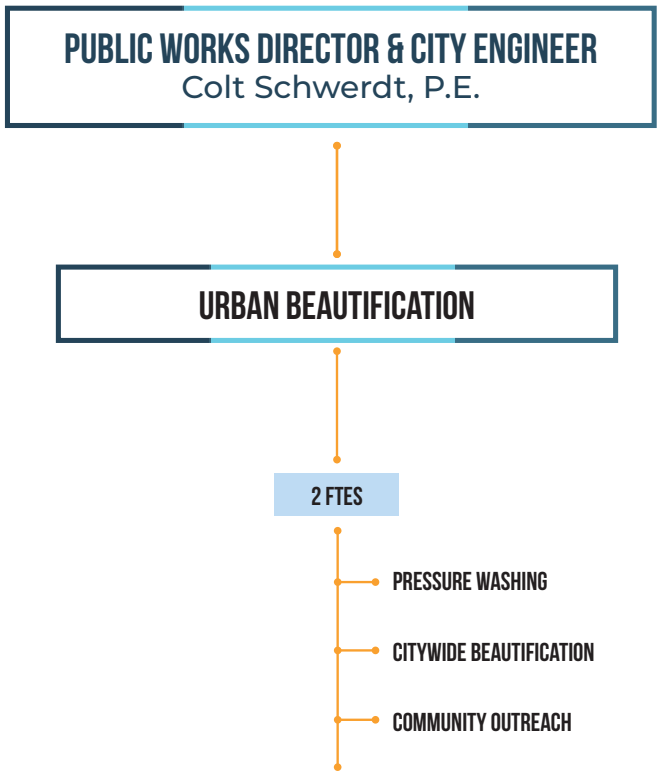
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$574,625	$759,637	$766,253	$727,682	-$31,955	-4%	$914,700
Operating Expenses	$202,912	$244,677	$231,396	$241,590	-$3,087	-1%	$246,946
EXPENSES TOTAL	**$777,536**	**$1,004,314**	**$997,649**	**$969,272**	**-$35,042**	**-3%**	**$1,161,646**

Keep Port St. Lucie Beautiful FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Office of Solid Waste	7	7.5	7.5
FULL-TIME EQUIVALENTS	**7**	**7.5**	**7.5**

Capital Outlay:

N/A



Urban Beautification is supported by the following funds:

General, Road & Bridge, and Stormwater

1.5 FTEs are General Fund Positions and .25 Road & Bridge Fund and .25 Stormwater Fund

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PUBLIC WORKS DEPARTMENT
ROAD & BRIDGE

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.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL AND STRATEGIC GROWTH FOR A RESILIENT FUTURE

- Continue to provide pressure washing and street sweeping services
- Implement Sidewalks in neighborhoods as part of the 10 Year Sidewalk Master Plan
- Implement traffic signal improvements in various locations throughout the city to comply with Florida Department of Transportation (FDOT) and American Disability Act (ADA) Standards
- Maintain landscaping and implement new landscaping per our beautification plan, including implementing the replacement landscaping impacted by the freeze
- Maintain traffic signals, signage and roadway striping
- Traffic signal coordination plans on prioritized corridors to improve traffic flow
- Solar lighting pilot program in various areas throughout the City

28% of residents cited improving traffic congestion as one of the top three priorities they recommend the city focus on in 2026
(Source: National Community Survey)

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Provide superior customer service, foster internal innovation, data driven, refine the succession plan and improve interdepartmental communication.

- Continue to refine 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
- Implement Project Management software to track Capital Improvement Projects
- Work closely with the Transportation Planning Organization and the FDOT to identify funding opportunities to support future projects

HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

Plan, design and construct safe, clean and sustainable roadways, facilities, drainage and green space infrastructure and advance mobility.

- Continue to support the Florida Department of Transportation on the construction of Port St. Lucie Boulevard from Alcantarra to Paar Drive
- Continue to partner with the FDOT on the construction of Port St. Lucie Boulevard from Paar Drive to Becker Road
- 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
- Continue to construct improvements for the Floresta Phase 3 corridor
- Implement mobility improvements to the Tradition Parkway and Village Parkway intersection
- Completed construction of the St. Lucie West Boulevard and Peacock Boulevard Intersection Improvements
- Citywide Annual Resurfacing and Rejuvenation Program
- Complete feasibility studies for: St. Lucie West, Savona, Bayshore, Southbend Boulevards and Torino Parkway
- Design Criteria and Design/Build for California Phase 1 Widening
- Planning to implement improvements on the St. Lucie West Widening
- 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
- Construct and install the Savona at Paar and Darwin at Paar Roundabout Projects
- Update 10 Year Sidewalk Master Plan
- Design and construction of the Village Green Drive Corridor from Walton to Tiffany
- Begin construction of Gatlin / Savona intersection improvements
- Identify and plan for improved north-south corridors and modes of transportation to provide relief to overburdened roadways
- Citywide maintenance and repair of sidewalks, swales, culverts and other key infrastructure
- Reconstruction of SW Glenwood Drive Roadway

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Plan and design infrastructure necessary for economic development to thrive.

- Improve and enhance Southern Grove Infrastructure by 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.
- Work with developers to provide future corridors to support growth and traffic.

Public Works Department | 772-871-5100

PERFORMANCE MEASURES AND SCORECARD

PUBLIC WORKS - ROAD & BRIDGE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Requests for service	3,454	4,082	4,129	4,200	4,303	4,300
7	Single-family plot plans reviews	3,144	3,075	2,386	4,000	2,234	3,000
7	Commercial permits issued	92	73	72	90	77	90
7	Right of way permits issued	236	298	499	400	780	800

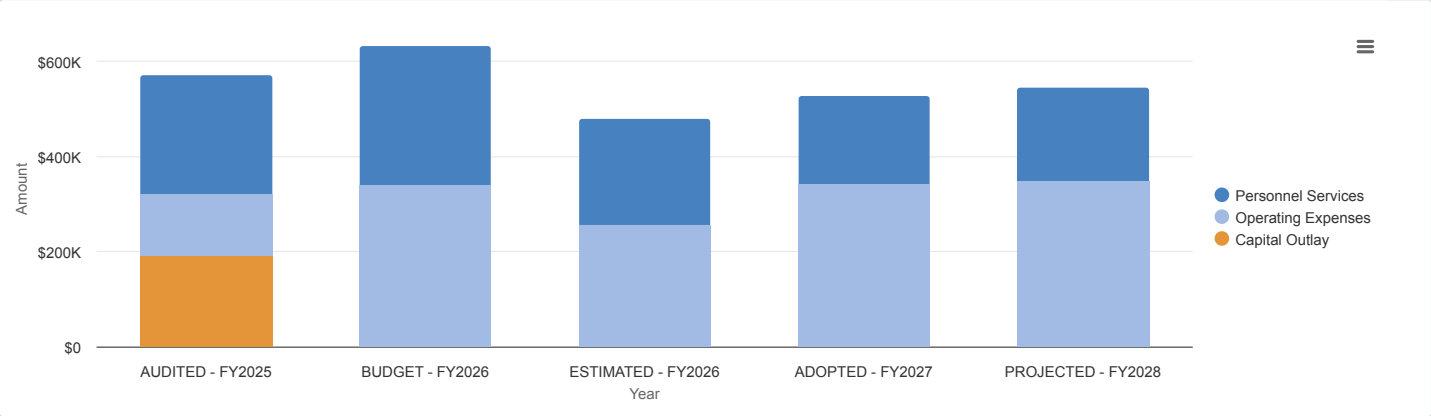
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	*National Community Survey™ (NCS™): Traffic Flow (1)	26% ↔	17% ↓↓	17%↓↓	50%	16% ↓↓	50%
5	*NCS™: Street Repair	52% ↔	39% ↔	40% ↔	60%	41% ↔	60%
5	*NCS™: Sidewalk Maintenance	51% ↔	50% ↔	57% ↔	70%	52% ↔	70%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Urban Beautification - 3905
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$250,707	$291,606	$222,348	$185,980	-$105,626	-36%	$195,393
Operating Expenses	$128,975	$339,766	$256,295	$341,751	$1,985	1%	$348,584
Capital Outlay	$191,338	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$571,020**	**$631,372**	**$478,643**	**$527,731**	**-$103,641**	**-16%**	**$543,977**

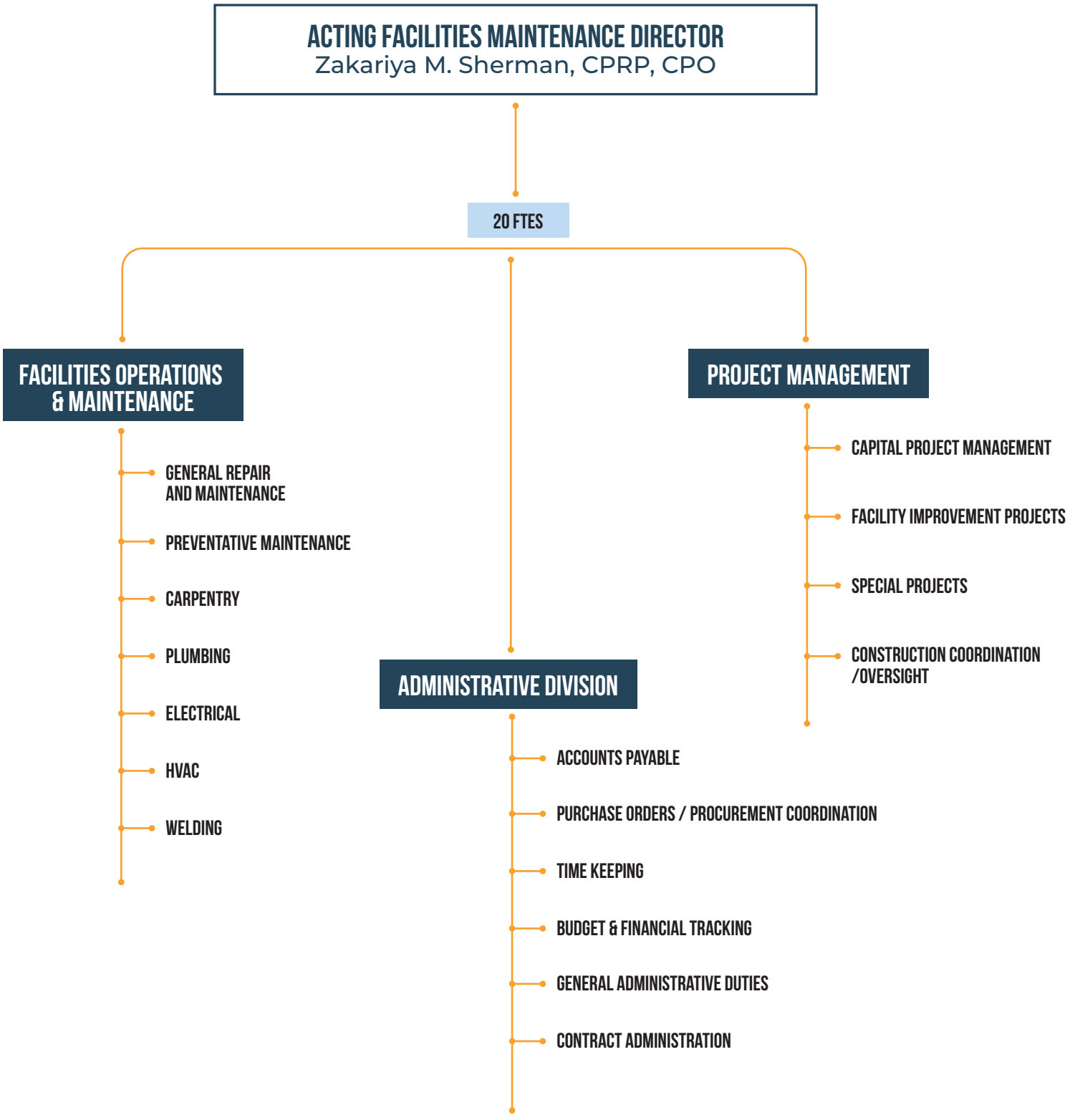
Urban Beautification FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Public Works	3.5	1.5	1.5
FULL-TIME EQUIVALENTS	**3.5**	**1.5**	**1.5**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST


ACTING FACILITIES MAINTENANCE DIRECTOR
Zakariya M. Sherman, CPRP, CPO
20 FTES
FACILITIES OPERATIONS & MAINTENANCE
GENERAL REPAIR AND MAINTENANCE
PREVENTATIVE MAINTENANCE
CARPENTRY
PLUMBING
ELECTRICAL
HVAC
WELDING
ADMINISTRATIVE DIVISION
ACCOUNTS PAYABLE
PURCHASE ORDERS / PROCUREMENT COORDINATION
TIME KEEPING
BUDGET & FINANCIAL TRACKING
GENERAL ADMINISTRATIVE DUTIES
CONTRACT ADMINISTRATION
PROJECT MANAGEMENT
CAPITAL PROJECT MANAGEMENT
FACILITY IMPROVEMENT PROJECTS
SPECIAL PROJECTS
CONSTRUCTION COORDINATION /OVERSIGHT

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

FACILITIES MAINTENANCE

OVERVIEW

The Facilities Maintenance Department supports City departments by managing more than 300 City-owned buildings and structures and providing maintenance, renovations and routine services. The department uses a cost-effective service model that combines in-house staff and contracted services to ensure facilities are safe, functional and well maintained. The department also oversees facility-related capital improvements and coordinates project delivery across the City's building portfolio.

FY 2026/27

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Maintain the City's vital assets critical to public safety, health and wellbeing. Provide preventative maintenance and continue addressing deferred maintenance.
- Improve energy efficiency across City facilities through centralized HVAC controls and lighting upgrade programs.
- Asset management: Use asset management systems to track buildings and equipment, manage work orders and preventative maintenance and support data-driven decision-making.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Improve maintenance operations to reduce downtime of City facilities and building systems. Enhance efficiency in procurement, project coordination and service delivery.
- Strengthen internal coordination and communication with City departments to improve responsiveness and service delivery.
- Develop, support, mentor and retain a qualified, well-trained team, with a continued focus on safety.
- Improve service delivery through training, technology and timely response to work order requests.
- Maintain and upgrade tools and equipment to support efficient and reliable facility maintenance operations.
- Improve efficiency and timeliness of completing work orders, preventative maintenance and repairs through better processes and cross-training of staff.
- Leverage technology: Use asset management systems to track facilities and manage work orders and preventative maintenance.

Facilities Maintenance Department | 772-344-4112 | facilities@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

FACILITIES MAINTENANCE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	Number of projects managed	48	50	53	55	60	65

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Work order completion rate	84%	88%	90%	93%	92%	95%
7	HVAC preventive maintenance schedule completion rates	96%	98%	98%	99%	99%	99%
7	*The National Employee Survey ™ (NES™): Percentage of respondents rating Facilities Management Services overall as excellent or good, strongly or somewhat agree	81% ↑	81% ↑	81% ↑	85%	**	85%
7	*NES™: Percentage of respondents rating Maintenance and Repair Services overall as excellent or good, strongly or somewhat agree	80% ↑	81% ↑	81% ↑	85%	**	85%

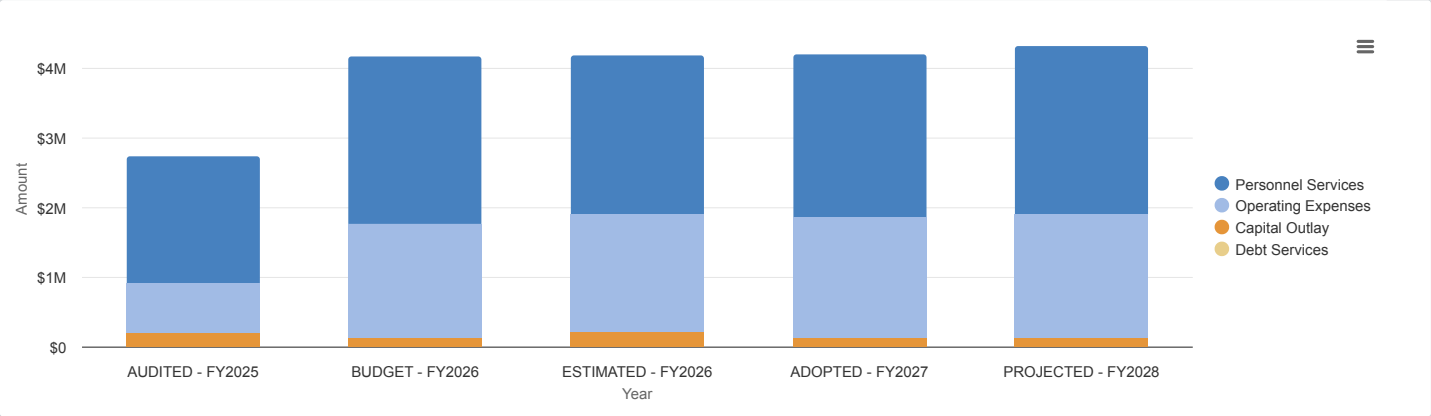
*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

** Due to delays in the release of this year's NES survey results, we will not be able to provide full results at this time.

City of Port St. Lucie
General Fund - 001
Facilities Maintenance - 4135
Division Budget Summary

Budget Trends



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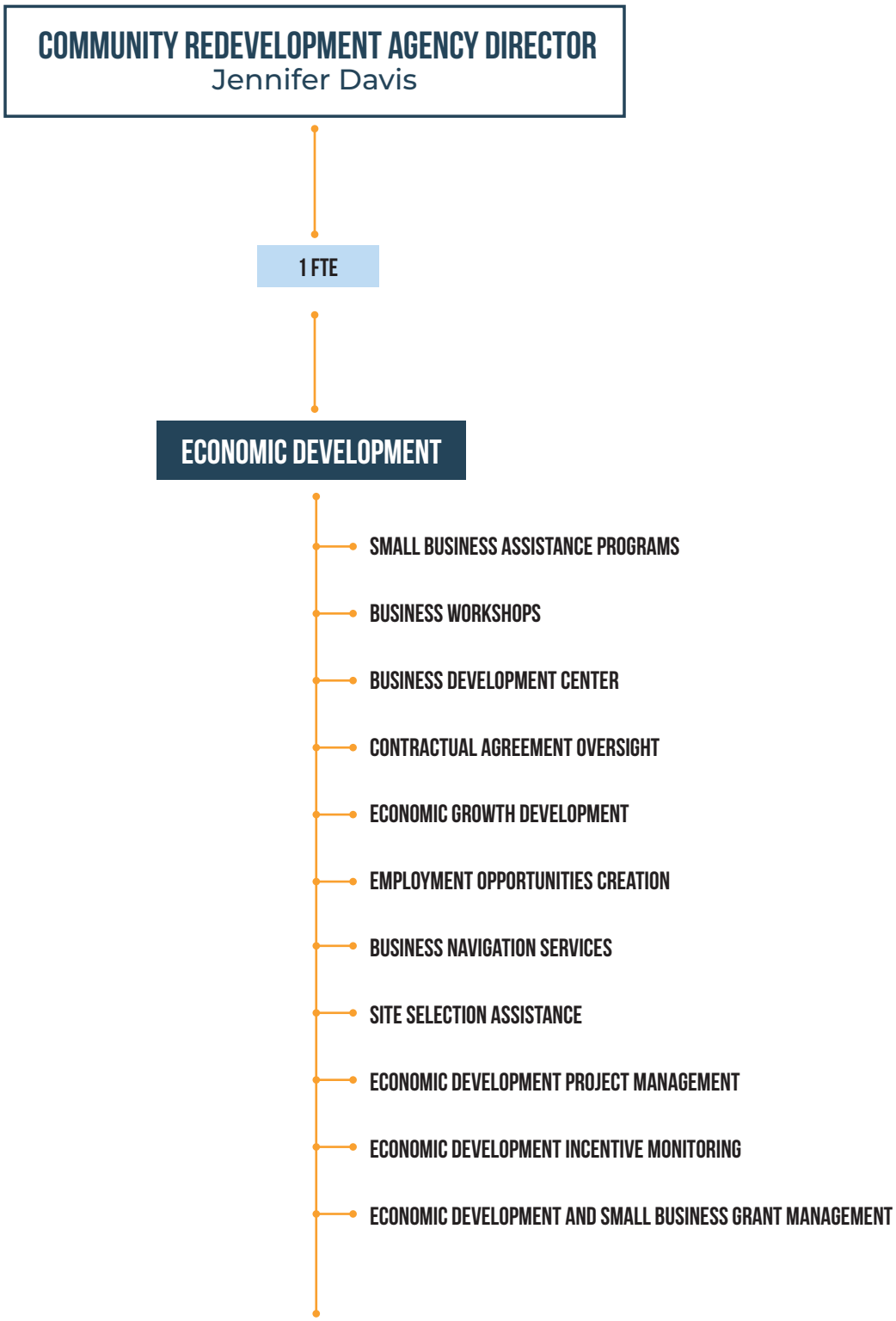
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,818,846	$2,402,736	$2,282,974	$2,338,100	-$64,636	-3%	$2,420,803
Operating Expenses	$724,521	$1,641,667	$1,692,773	$1,737,204	$95,537	6%	$1,771,947
Capital Outlay	$189,557	$120,000	$201,982	$120,000	$0	0%	$120,000
Debt Services	$2,458	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$2,735,382**	**$4,164,403**	**$4,177,729**	**$4,195,304**	**$30,901**	**1%**	**$4,312,750**

Facilities Maintenance FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Facilities Maintenance	20.725	21	20
FULL-TIME EQUIVALENTS	**20.725**	**21**	**20**

Capital Outlay:

Replacement of 1 Ford Explorer	$45,000
Replacement of 2 Ford Rangers	$75,000
TOTAL	$120,000


COMMUNITY REDEVELOPMENT AGENCY DIRECTOR
Jennifer Davis
1 FTE
ECONOMIC DEVELOPMENT
SMALL BUSINESS ASSISTANCE PROGRAMS
BUSINESS WORKSHOPS
BUSINESS DEVELOPMENT CENTER
CONTRACTUAL AGREEMENT OVERSIGHT
ECONOMIC GROWTH DEVELOPMENT
EMPLOYMENT OPPORTUNITIES CREATION
BUSINESS NAVIGATION SERVICES
SITE SELECTION ASSISTANCE
ECONOMIC DEVELOPMENT PROJECT MANAGEMENT
ECONOMIC DEVELOPMENT INCENTIVE MONITORING
ECONOMIC DEVELOPMENT AND SMALL BUSINESS GRANT MANAGEMENT

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

The Office of Economic Development will continue to expand job opportunities and support economic development. Completed projects and projects in development include:

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
Marine Digital 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

Revitalize Eastern Port St. Lucie through the implementation of the Walton & One Master Plan and the Eastside Economic Development & US 1 Business Revitalization Strategy

ENGAGED & CONNECTED CITY

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.
- In collaboration with the St. Lucie County Chamber of Commerce, 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.
- 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

- Programming provides vital resources for entrepreneurs navigating the complexities of launching and expanding their business in Port St. Lucie.
- Types of assistance: Zoning inquiries, business tax receipt requirements, permitting, build-out recommendations, licensing, advertising and business plans.

Florida Small Business Development Center

- Provides credentialed consultants, offering entrepreneurial training, business technical assistance access to professional resources.
- Revitalize eastern Port St. Lucie
- Implement the Walton & One Master Plan, eastside Economic Development & U.S. 1 Business Revitalization Strategy

10- WEEK IRSC BUSINESS ACCELERATOR PROGRAM

Company	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Participants	20	30	47	48	58	71
Graduates	10	25	30	21	36	42
Small Business Grants	$25,000	$30,000	$35,000	$35,000	$67,500	$66,500

Office of Economic Development | 772-873-6374

PERFORMANCE MEASURES AND SCORECARD

OFFICE OF ECONOMIC DEVELOPMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
3	BAP participants	31	48	58	60	71	60
4	BAP grants	$30,000	$35,000	$67,500	$70,000	$65,500	$70,000
3	Number of participants in Before You Sign the Lease	60	76	110	120	105	120

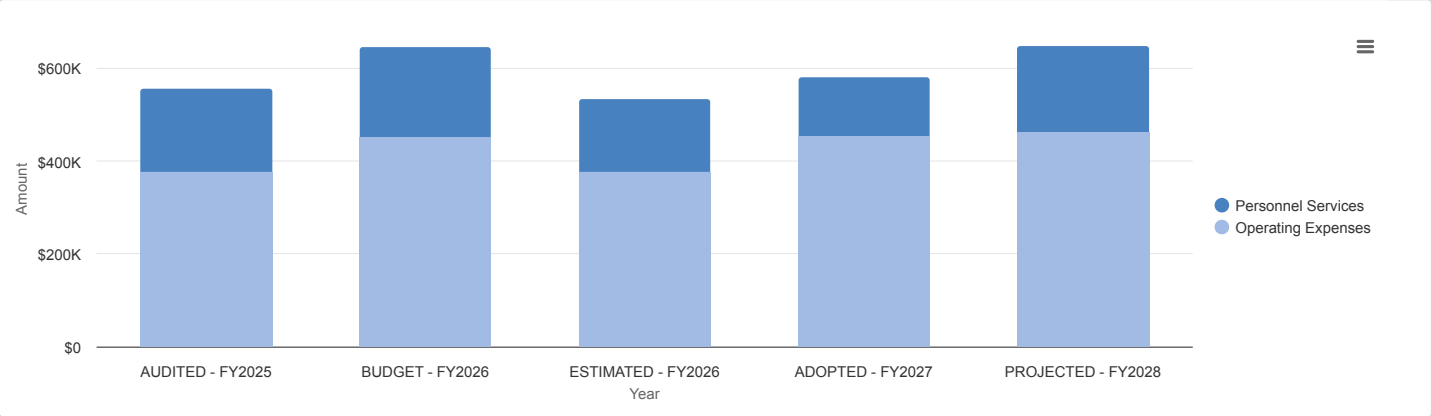
Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
3	Number of Business Accelerator Program graduates	25	21	36	40	42	40
4	Expedited projects	6	6	6	7	6	7
4	Grant/appropriations secured for Economic Developments projects	0	0	0	$3.5 million	$8.85 million	0
4	*National Community Survey™ (NCS™): Percent of residents who rate the quality of Economic development Services as Excellent or Good	45% ↔	52% ↔	48% ↔	50%	39% ↔	50%

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ and National Employee Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Office of Economic Development - 5200
Division Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$179,338	$194,946	$156,330	$128,132	-$66,814	-34%	$184,908
Operating Expenses	$377,360	$451,067	$376,788	$453,067	$2,000	0%	$462,127
EXPENSES TOTAL	**$556,698**	**$646,013**	**$533,118**	**$581,199**	**-$64,814**	**-10%**	**$647,035**

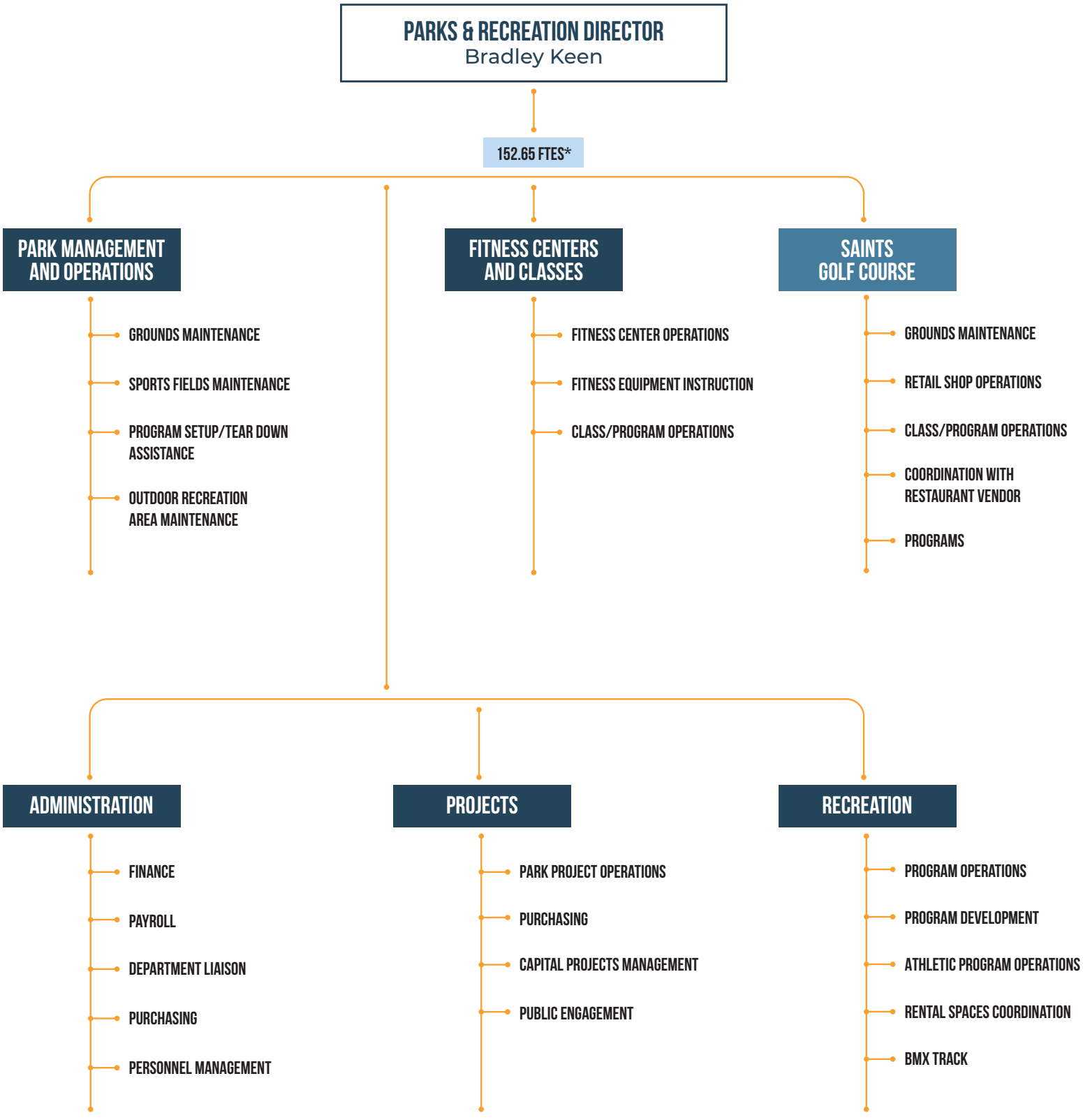
Office of Economic Development FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Office Of Economic Development	1	1	1
FULL-TIME EQUIVALENTS	**1**	**1**	**1**

Capital Outlay:

N/A


PORT ST. LUCIE
HEART OF THE TREASURE COAST



Parks & Recreation is supported by the following funds:

General: 142.475 Golf Course: 10.175

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PARKS & RECREATION

OVERVIEW

The City of Port St. Lucie Parks & Recreation Department enhances quality of life by providing diverse parks, amenities and programs that inspire guests to learn, grow and serve daily. With exceptional leisure, cultural and recreational opportunities, its facilities are dynamic destinations that reflect the City's character. Committed to safety and inclusivity, the Department ensures all guests can play, celebrate and connect in welcoming spaces.

FY 2026/27

CULTURE, NATURE & RECREATION

Expanding recreational offerings and parks access through a multitude of projects and programs.

Implementing the 10-Year Parks & Recreation Master Plan.

- Implement the revised Parks & Recreation Master Plan
- Extend our trail network via the completion of the Wilderness Trail and via partnerships with Public Works to expand trails at O.L Peacock
- Complete Phase I of Tradition and Torino Regional parks.
- Acquire land and/or City-owned land for additional parks and open spaces, in partnership with the High Performance Public Spaces team
- Continue enhancements of camping options at McCarty Ranch Preserve
- Increase access to parks within a 10-minute walk of residents through innovative partnerships and planning

Expanding programming and cultural offerings

- Evaluate new and existing programming via the completed Recreation Programming plan
- Launch new environmental education programs
- Launch new adult and sports programming
- Analyze existing programs via benchmarking and needs assessment
- Develop partnerships to deliver programs
- Implement the BMX Operations Plan

Improving current facilities and operational efficiency

- Construction of Phase 1 improvements for O.L. Peacock, Sr. Park
- New playground installations and renovations at Oak Hammock Park
- Develop creative placemaking strategies including activating green spaces such as Rosser Lakes
- Using new technologies such as OpenGov Asset Management
- Evaluate findings from Fee Study for potential revenue generation

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Continuing to grow as a high-performing Parks & Recreation Department.

- Retain Commission for Accreditation of Park and Recreation Agencies (CAPRA) Accreditation via the National Recreation and Park Association (NRPA)
- Successfully completed CAPRA reaccreditation in September 2026, improving previous score to meeting 100% of the 154 CAPRA standards. Begin next reaccreditation effort in preparation for CAPRA Reaccreditation 2036.
- Continue to evaluate and improve operations
- Expand marketing in coordination with Communications
- Support further development of the Parks & Recreation team through training
- Better utilize volunteers, including developing and implementing volunteer training

A HIGH-PERFORMING PARKS & RECREATION DEPARTMENT

The Port St. Lucie Parks & Recreation Department provides programs, services, and facilities that serve a public purpose by promoting community health, well-being, and equitable access, while maintaining budgetary control and stewardship of public resources through alignment with current budgetary standards and industry best practices.

6 million total visits to PSL parks and indoor facilities in FY 2025/26

320,000 total visits to recreation centers

152,000 total visits to the Botanical Gardens

237 recreation programs offered annually

The Parks & Recreation Department met 100% of the CAPRA standards in 2026

Parks & Recreation Department | 772-878-2277

PERFORMANCE MEASURES AND SCORECARD

PARKS & RECREATION

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Total visitation to parks & facilities (via Placer.ai)	4.8 million	5 million	5.3 million	5.5 million	6 million	5.8 million
6	**Total visitation to recreation centers - indoor facilities & The Saints Golf Course (via Placer.ai)	351,000	385,200	400,000	425,000	360,000	375,000
6	Acres Maintained	1,583.37	1,583.37	1,594.18	1,594.18	1,857.80	1,857.80

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Acres maintained per FTE	25.0	22.95	24.24	24.24	28.29	30

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	*National Community Survey™ (NCS ™): Quality of city parks	66% ↔	67% ↔	65% ↔	70%	71% ↔	72%
6	*NCS™: Recreation centers or facilities	56% ↔	63% ↔	57% ↔	65%	56% ↔	57%
6	Park reservations rating overall satisfaction “above average”	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%

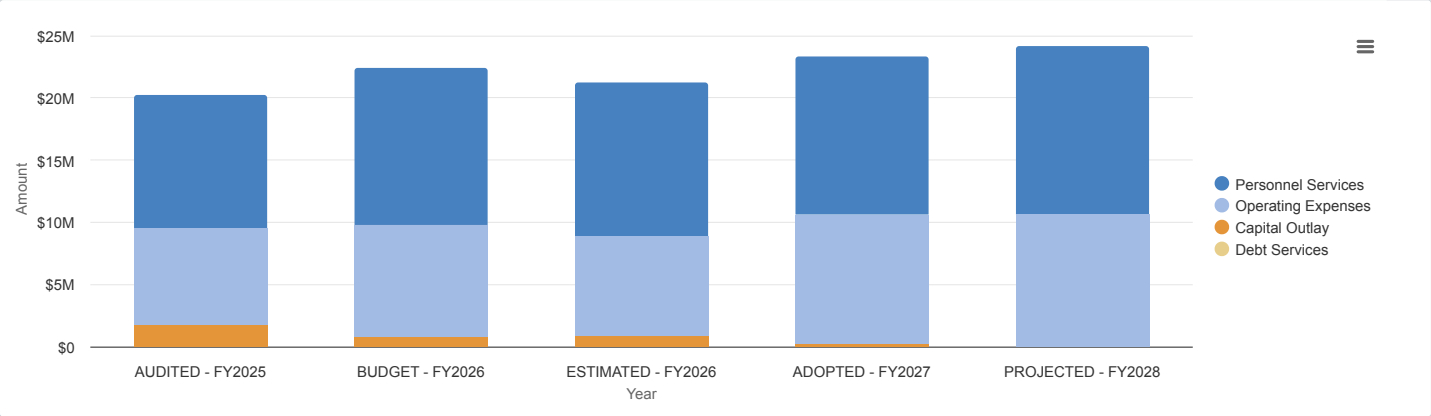
*NCS: Percent of respondents' rating serves as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the national benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

**These measures were updated following Placer.ai's recent enhancements to their reporting methodology, which improved the accuracy of the platform's metrics.

City of Port St. Lucie
General Fund - 001
Parks & Recreation Department
Department Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$10,706,885	$12,592,249	$12,332,594	$12,714,255	$122,006	1%	$13,485,820
Operating Expenses	$7,813,886	$9,074,645	$8,081,863	$10,413,384	$1,338,739	15%	$10,634,081
Capital Outlay	$1,717,797	$716,300	$797,121	$191,100	-$525,200	-73%	$17,442
Debt Services	$6,325	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$20,244,893**	**$22,383,194**	**$21,211,578**	**$23,318,739**	**$935,545**	**4%**	**$24,137,343**

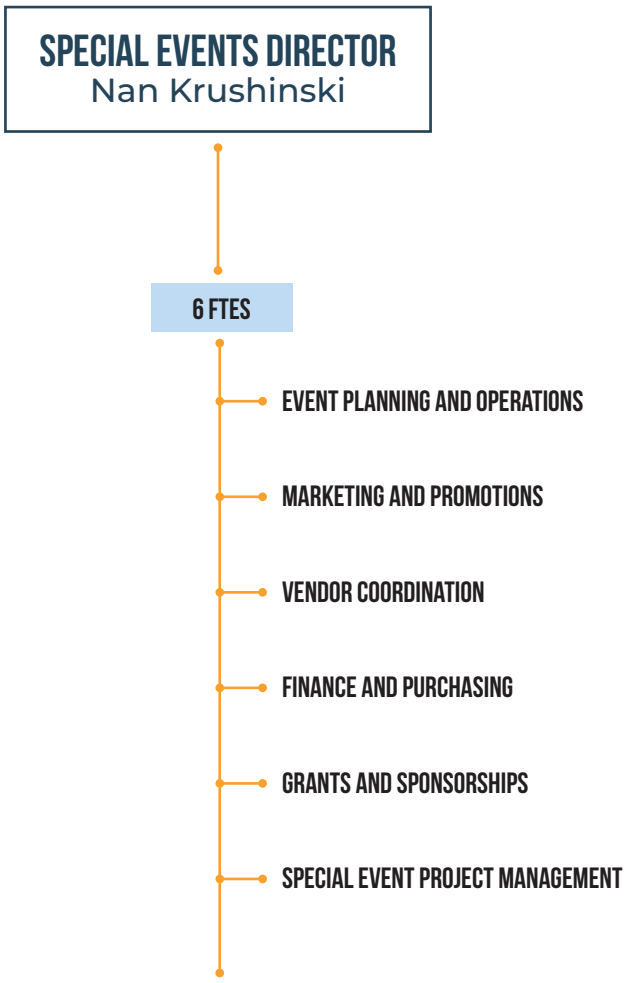
Parks & Recreation Department FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Parks & Recreation	132.55	142.475	142.475
FULL-TIME EQUIVALENTS	**132.55**	**142.475**	**142.475**

Capital Outlay:

Replacement projector system.	$17,100
(2x) ZTR Mower	$28,000
Small Utility Loader with attachments	$30,000
F250 4x2 Truck	$48,000
(2x) Toro Utility Workman	$68,000
TOTAL	$191,100


PORT ST. LUCIE
HEART OF THE TREASURE COAST


SPECIAL EVENTS DIRECTOR
Nan Krushinski
6 FTES
EVENT PLANNING AND OPERATIONS
MARKETING AND PROMOTIONS
VENDOR COORDINATION
FINANCE AND PURCHASING
GRANTS AND SPONSORSHIPS
SPECIAL EVENT PROJECT MANAGEMENT

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

CULTURE, NATURE & RECREATION

- Enhance special events by combining, streamlining, eliminating and elevating events.
- Identify and optimize venues.
- 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.
- 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.
- Use 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.

Special Events Division | specialevents@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

SPECIAL EVENTS DIVISION

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Event Attendance	68,600	71,712	56,373	65,000	51,000	68,000
6	Number of Event Days	30	28	25	30	32	35

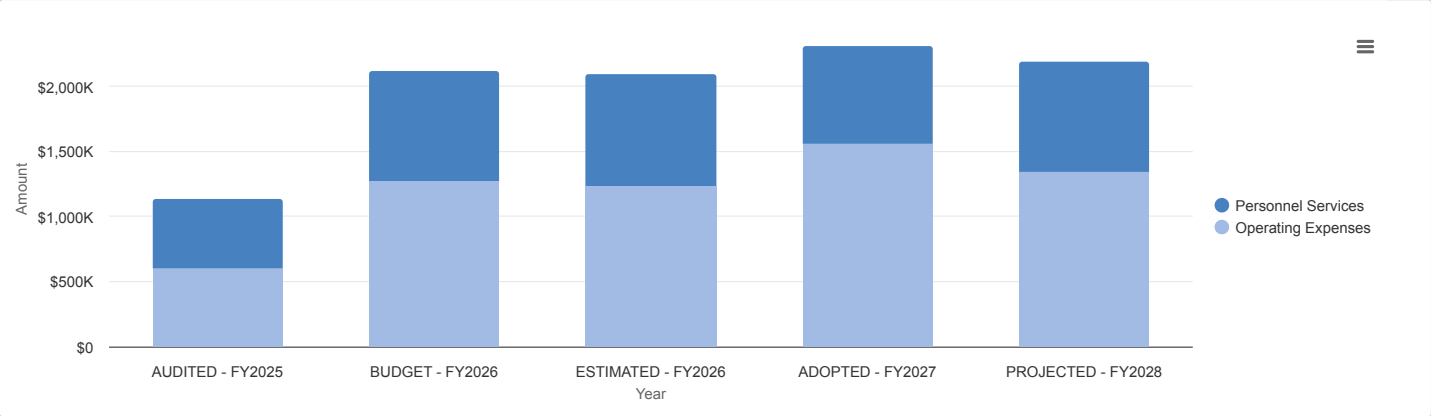
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	*The National Community Survey™ (NCS™): Residents who rate the opportunities to attend special events and festivals as excellent or good	55% ↔	57% ↔	50% ↔	55%	58% ↔	62%
6	*NCS™: Residents who rate opportunities to attend cultural/ arts/music activities as excellent or good	43% ↓	45% ↔	37% ↓	42%	46% ↔	50%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie . The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

City of Port St. Lucie
General Fund - 001
Special Events - 7400
Department Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

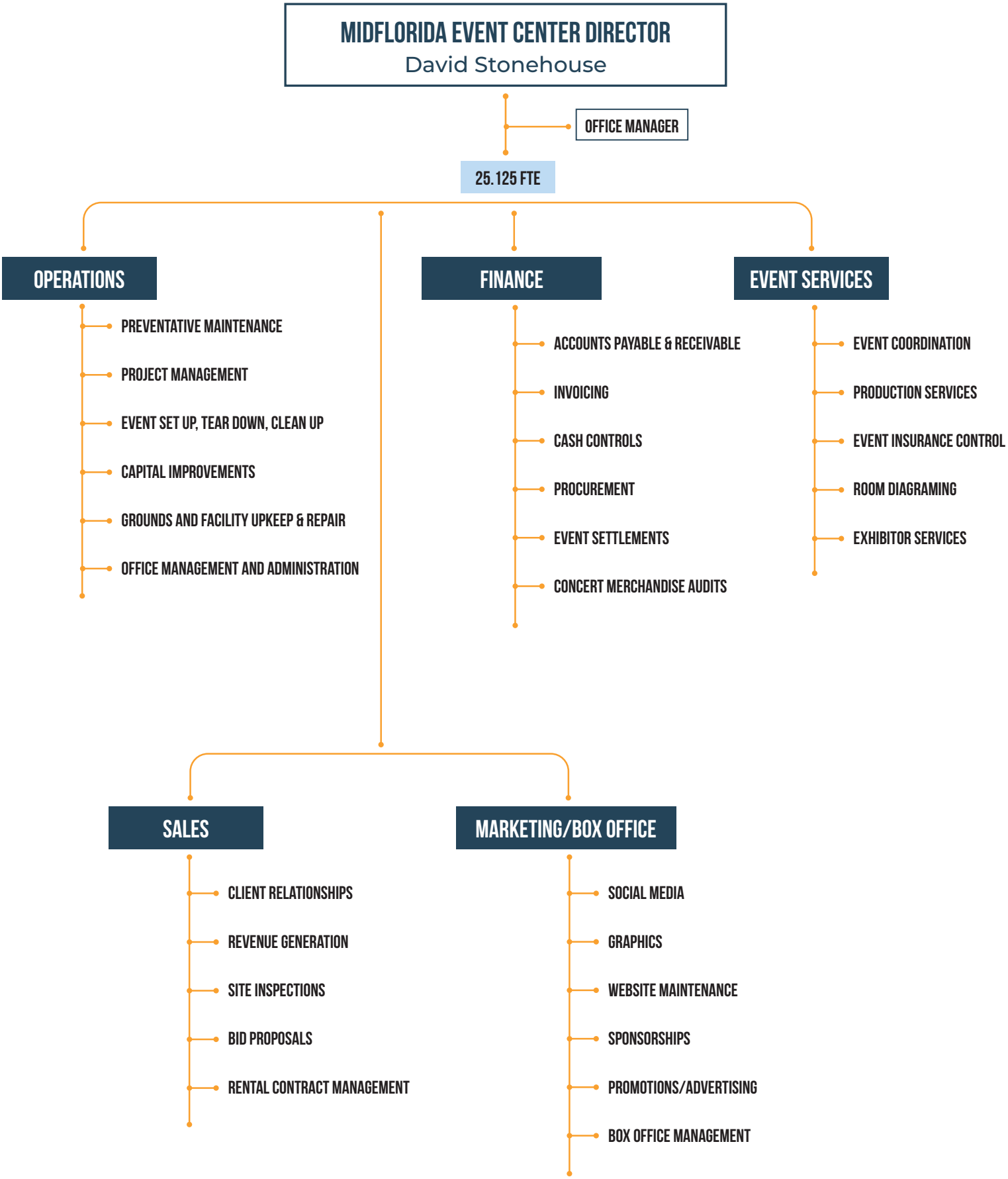
	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$534,873	$844,370	$864,322	$748,923	-$95,447	-11%	$846,690
Operating Expenses	$602,085	$1,271,738	$1,226,554	$1,556,846	$285,108	22%	$1,343,183
EXPENSES TOTAL	**$1,136,959**	**$2,116,108**	**$2,090,876**	**$2,305,769**	**$189,661**	**9%**	**$2,189,873**

Special Events FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Special Events	5	6	6
FULL-TIME EQUIVALENTS	**5**	**6**	**6**

Capital Outlay:

N/A


MIDFLORIDA EVENT CENTER DIRECTOR
David Stonehouse
OFFICE MANAGER
25.125 FTE
OPERATIONS
PREVENTATIVE MAINTENANCE
PROJECT MANAGEMENT
EVENT SET UP, TEAR DOWN, CLEAN UP
CAPITAL IMPROVEMENTS
GROUNDS AND FACILITY UPKEEP & REPAIR
OFFICE MANAGEMENT AND ADMINISTRATION
FINANCE
ACCOUNTS PAYABLE & RECEIVABLE
INVOICING
CASH CONTROLS
PROCUREMENT
EVENT SETTLEMENTS
CONCERT MERCHANDISE AUDITS
EVENT SERVICES
EVENT COORDINATION
PRODUCTION SERVICES
EVENT INSURANCE CONTROL
ROOM DIAGRAMING
EXHIBITOR SERVICES
SALES
CLIENT RELATIONSHIPS
REVENUE GENERATION
SITE INSPECTIONS
BID PROPOSALS
RENTAL CONTRACT MANAGEMENT
MARKETING/BOX OFFICE
SOCIAL MEDIA
GRAPHICS
WEBSITE MAINTENANCE
SPONSORSHIPS
PROMOTIONS/ADVERTISING
BOX OFFICE MANAGEMENT

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

MIDFLORIDA EVENT CENTER

OVERVIEW

MIDFLORIDA Event Center serves as one of the City of Port St. Lucie's premier destinations for special events, entertainment, business functions, and community gatherings, attracting audiences and organizations from across the local, regional, and state levels. With a long-standing commitment to community engagement, exceptional customer service, and providing memorable experiences, the Event Center plays a vital role in enhancing the City's quality of life, strengthening community connections, and fostering civic pride.

FY 2026/27

CULTURE, NATURE & RECREATION

The MIDFLORIDA Event Center hosts nearly 400 event days annually and has welcomed between 140,000 and 187,000 attendees per year in recent years. Its calendar includes concerts, festivals, conferences, trade shows, celebrations, and public and private events.

Citizen Surveys and spring Citizen Summits conducted over the past five years show continued demand for more festivals, expos, themed events, concerts, and live entertainment. This feedback guides programming while the facility continues to host graduations, proms, dance recitals, and community celebrations.

The department focuses on increasing revenue, improving operational efficiency, allocating resources strategically, and responsibly managing public funds. As we look ahead into 26/27, here is a sampling of the types and variety of programming we have planned:

- 9/11 Remembrance
- Bacon & BBQ Festival
- Boys & Girls Clubs Summer Camps.
- Candlelight Concert Series
- Career Source Research Coast Annual Job Fair
- Christmas in July
- Coastal Championship Wrestling
- Crazy Quilters of the Treasure Coast
- Festival of Lights
- Fortis Graduation
- Gazette Media Group Annual Senior Expo
- Hot Weelz Holiday Car Show
- Hurricane Expo
- Import Mex Corporate Food Show
- Indian River State College Graduation
- LEGO Brick Universe Show
- Local area High School proms
- MIDFLORIDA Card Show
- MIDFLORIDA Naturals Bodybuilding Competition
- Mr. Swindles Traveling Peculiarium
- Neil Diamond Tribute Concert
- Newbreed Jui Jitsu Challenge
- Palm Con Treasure Coast
- Port St. Lucie Green Markets/Live Markets & Events
- Port St. Lucie Home Show
- PSL Ambassadors of Swing Concerts
- Seafood Festival
- Sommerset Graduation
- Southeast Spa Show
- Spirit Fest Metaphysical & Crystal Expo
- Spring Craft Fair
- St. Lucie County Chamber of Commerce Annual Business & Industry Awards
- Strawberry Festival
- The Edwards Twins Vegas Variety Show
- Treasure Coast Annual "Best of the Best" Awards
- Treasure Coast Builders Association Showcase
- Treasure Coast Youth Symphony Concert
- Uncle Louie's Variety Show
- Various corporate meetings

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Always strive to offer a dynamic mix of events and programming.
- 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.

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

As the MIDFLORIDA Event Center approaches its 20th year of operation, the ongoing maintenance, modernization, and preservation of this important City asset remain a top priority. Over the past two years, the department has made significant investments in addressing aging infrastructure while enhancing the facility's appearance, functionality, accessibility, and operational efficiency.

Key improvements include comprehensive restroom renovations, new ballroom carpeting and airwall refurbishments, upgraded energy-efficient lighting, expanded ADA-accessible parking, and a revitalized gallery space. Collectively, these enhancements extend the useful life of the facility, improve the guest experience, reduce long-term maintenance demands, and reinforce the Event Center's competitiveness as a premier event destination.

These efforts directly support the City's Strategic Goal of High-Quality Infrastructure & Facilities, demonstrating our commitment to responsible asset management and providing a safe, modern, and welcoming environment for residents and visitors alike.

PERFORMANCE MEASURES AND SCORECARD

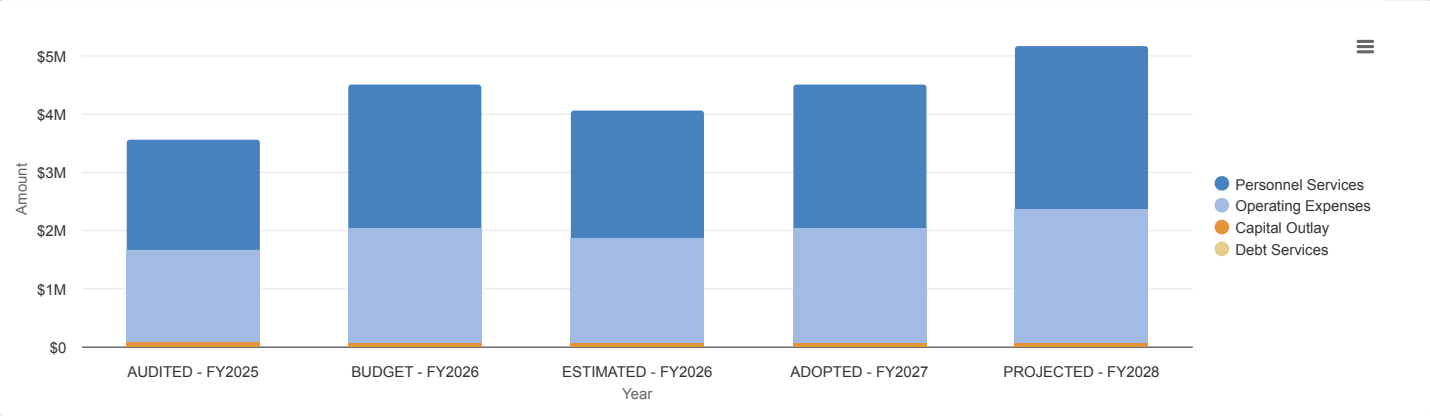
MIDFLORIDA EVENT CENTER

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Event days	403	413	414	400	372	400
6	Attendance	134,000	140,000	187,000	150,000	160,000	150,000

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Customer survey rating	4.75	4.75	4.9	5	5	5

City of Port St. Lucie
General Fund - 001
MIDFLORIDA Event Center - 7500
Department Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,899,827	$2,463,928	$2,198,737	$2,465,284	$1,356	0%	$2,802,775
Operating Expenses	$1,577,243	$1,986,400	$1,810,379	$1,992,059	$5,659	0%	$2,297,716
Capital Outlay	$77,138	$52,000	$45,000	$48,000	-$4,000	-8%	$53,100
Debt Services	$730	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$3,554,938**	**$4,502,328**	**$4,054,116**	**$4,505,343**	**$3,015**	**0%**	**$5,153,591**

MIDFLORIDA Event Center FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
MIDFlorida Event Center	25.085	25.12	25.12
FULL-TIME EQUIVALENTS	**25.085**	**25.12**	**25.12**

Capital Outlay:

3 Portable Bar replacements	$48,000
TOTAL	**$48,000**


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Road & Bridge Operating Fund

The Road & Bridge Operating Fund supports activities such as pothole repairs, street sweeping, pavement striping, road right-of-way mowing, and the maintenance of traffic signals and street lighting along major roadways.

Major Revenue Sources
The primary source of revenue for this fund is the Local Option Gasoline Tax, which has steadily increased in recent years. This tax is based on the number of gallons sold and is expected to continue generating stable revenue during FY 2026-27 and beyond. The fund also receives revenue from a dedicated ad valorem tax levy of 0.3616 mills, which benefits from rising taxable values.

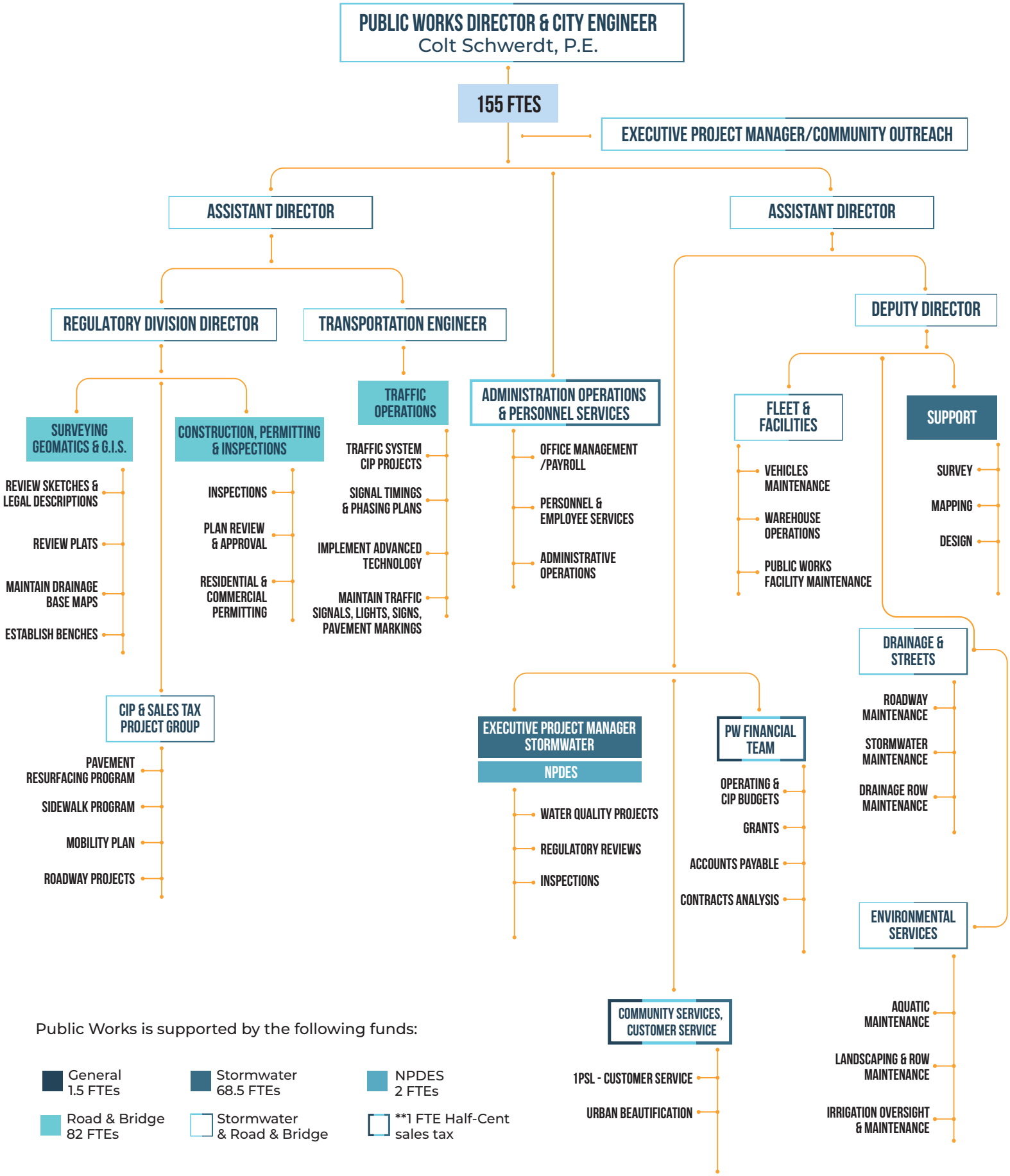
Although revenues are projected to increase modestly, they cannot keep pace with rising operational costs. The City's expanding roadway infrastructure requires ongoing maintenance, while inflation continues to drive up the cost of contractual services, fuel, materials, and equipment.

Expenditure Trends
Increased expenditures are also driven by the growing network of roads, traffic signals, and associated infrastructure requiring routine maintenance and repair. In addition, operating costs continue to rise due to inflation and higher service and material costs.

The adopted budget includes the required 17% reserve funding for emergencies.

Long-Range Model
The long-range financial forecast for this fund shows that reserves are gradually declining in future years as operational expenditures continue to outpace revenue growth. The model assumes a stable millage rate and increases in operating costs associated with inflation and contractual pricing increases.

A key strength of this fund is its current fund balance, which exceeds the required 17% reserve policy threshold and will help stabilize operations in the near term. However, long-range projections indicate that the existing fund balance will only support balancing the fund for a limited number of years as operating expenditures continue to outpace revenue growth. To ensure long-term financial sustainability, the City must evaluate additional revenue sources related to growth and construction activity, while also identifying cost-reduction opportunities and operational efficiencies.



Public Works is supported by the following funds:

- General 1.5 FTEs
- Stormwater 68.5 FTEs
- NPDES 2 FTEs
- Road & Bridge 82 FTEs
- Stormwater & Road & Bridge
- **1 FTE Half-Cent sales tax

*Mobility fee helps support one FTE

All positions may be budgeted in different funds such as Road and Bridge, Stormwater, NPDES and the General Fund.

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PUBLIC WORKS DEPARTMENT
ROAD & BRIDGE

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.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL AND STRATEGIC GROWTH FOR A RESILIENT FUTURE

- Continue to provide pressure washing and street sweeping services
- Implement Sidewalks in neighborhoods as part of the 10 Year Sidewalk Master Plan
- Implement traffic signal improvements in various locations throughout the city to comply with Florida Department of Transportation (FDOT) and American Disability Act (ADA) Standards
- Maintain landscaping and implement new landscaping per our beautification plan, including implementing the replacement landscaping impacted by the freeze
- Maintain traffic signals, signage and roadway striping
- Traffic signal coordination plans on prioritized corridors to improve traffic flow
- Solar lighting pilot program in various areas throughout the City

28% of residents cited improving traffic congestion as one of the top three priorities they recommend the city focus on in 2026
(Source: National Community Survey)

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Provide superior customer service, foster internal innovation, data driven, refine the succession plan and improve interdepartmental communication.

- Continue to refine 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
- Implement Project Management software to track Capital Improvement Projects
- Work closely with the Transportation Planning Organization and the FDOT to identify funding opportunities to support future projects

HIGH-QUALITY INFRASTRUCTURE AND FACILITIES

Plan, design and construct safe, clean and sustainable roadways, facilities, drainage and green space infrastructure and advance mobility.

- Continue to support the Florida Department of Transportation on the construction of Port St. Lucie Boulevard from Alcantarra to Paar Drive
- Continue to partner with the FDOT on the construction of Port St. Lucie Boulevard from Paar Drive to Becker Road
- 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
- Continue to construct improvements for the Floresta Phase 3 corridor
- Implement mobility improvements to the Tradition Parkway and Village Parkway intersection
- Completed construction of the St. Lucie West Boulevard and Peacock Boulevard Intersection Improvements
- Citywide Annual Resurfacing and Rejuvenation Program
- Complete feasibility studies for: St. Lucie West, Savona, Bayshore, Southbend Boulevards and Torino Parkway
- Design Criteria and Design/Build for California Phase 1 Widening
- Planning to implement improvements on the St. Lucie West Widening
- 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
- Construct and install the Savona at Paar and Darwin at Paar Roundabout Projects
- Update 10 Year Sidewalk Master Plan
- Design and construction of the Village Green Drive Corridor from Walton to Tiffany
- Begin construction of Gatlin / Savona intersection improvements
- Identify and plan for improved north-south corridors and modes of transportation to provide relief to overburdened roadways
- Citywide maintenance and repair of sidewalks, swales, culverts and other key infrastructure
- Reconstruction of SW Glenwood Drive Roadway

DIVERSE ECONOMY & EMPLOYMENT OPPORTUNITIES

Plan and design infrastructure necessary for economic development to thrive.

- Improve and enhance Southern Grove Infrastructure by 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.
- Work with developers to provide future corridors to support growth and traffic.

Public Works Department | 772-871-5100

PERFORMANCE MEASURES AND SCORECARD

PUBLIC WORKS - ROAD & BRIDGE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Requests for service	3,454	4,082	4,129	4,200	4,303	4,300
7	Single-family plot plans reviews	3,144	3,075	2,386	4,000	2,234	3,000
7	Commercial permits issued	92	73	72	90	77	90
7	Right of way permits issued	236	298	499	400	780	800

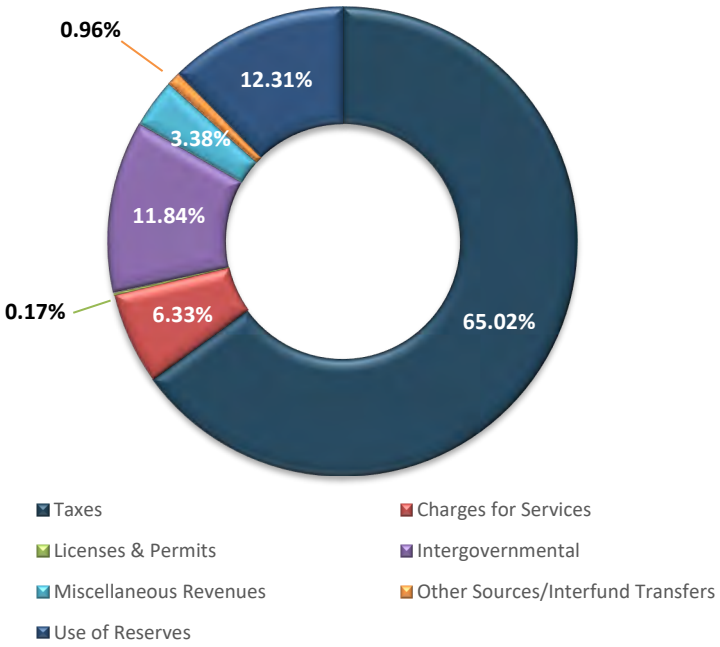
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	*National Community Survey™ (NCS™): Traffic Flow (1)	26% ↔	17% ↓↓	17%↓↓	50%	16% ↓↓	50%
5	*NCS™: Street Repair	52% ↔	39% ↔	40% ↔	60%	41% ↔	60%
5	*NCS™: Sidewalk Maintenance	51% ↔	50% ↔	57% ↔	70%	52% ↔	70%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

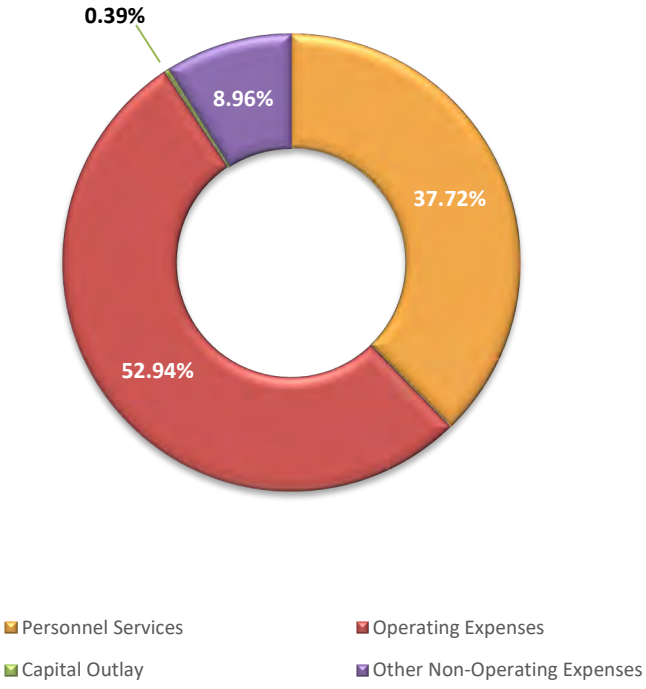
CITY OF PORT ST. LUCIE
ROAD & BRIDGE FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$10,510,130**
Revenue Sources:	**Amount**
Taxes	$16,766,020
Licenses & Permits	42,947
Charges for Services	1,631,172
Intergovernmental	3,052,404
Miscellaneous Revenues	870,632
Other Sources/Interfund Transfers	248,603
Use of Reserves*	3,175,491
Total	**$25,787,269**

FY 26-27 USES



Expenditure by Function:	**Amount**
Personnel Services	$9,725,933
Operating Expenses	13,651,182
Capital Outlay	100,000
Other Non-Operating Expenses	2,310,154
Total	**$25,787,269**
Ending Balance	**$7,334,639**

CITY OF PORT ST. LUCIE
ROAD AND BRIDGE FUND #104
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$8,589,945	$10,551,328	$10,551,328	$10,510,130	-41,198	-0.4%	$7,334,639
Revenues							
Licenses & Permits	$42,920	$47,000	$53,600	$42,947	-$4,053	-9%	$43,806
Intergovernmental	$3,125,656	$2,755,474	$2,653,974	$3,052,404	$296,930	11%	$3,113,452
Charges for Services	$3,419,307	$3,873,400	$1,877,080	$1,631,172	-$2,242,228	-58%	$2,064,314
Miscellaneous Revenues	$1,159,292	$601,297	$843,640	$870,632	$269,335	45%	$955,465
Other Sources/Interfund Transfers	$329,644	$3,826,887	$3,526,887	$3,424,094	-$402,793	-11%	$258,547
Taxes	$14,904,717	$15,983,806	$15,557,153	$16,766,020	$782,214	5%	$17,292,472
REVENUES TOTAL	**$22,981,535**	**$27,087,864**	**$24,512,334**	**$25,787,269**	**-$1,300,595**	**-5%**	**$23,728,056**
Expenses							
Personnel Services	$8,313,360	$9,517,397	$8,818,094	$9,725,933	$208,536	2%	$10,454,468
Operating Expenses	$10,206,994	$14,686,151	$13,154,795	$13,651,182	-$1,034,969	-7%	$13,925,450
Capital Outlay	$422,274	$818,000	$477,273	$100,000	-$718,000	-88%	$100,000
Other Non-Operating Expenses	$2,077,523	$2,066,316	$2,103,370	$2,310,154	$243,838	12%	$2,463,844
EXPENSES TOTAL	**$21,020,152**	**$27,087,864**	**$24,553,532**	**$25,787,269**	**-$1,300,595**	**-5%**	**$26,943,762**
Surplus (Deficit)	$1,961,383	$0	-$41,198	$0	–	–	-$3,215,706
Designated Reserve Policy	$3,148,460	$4,407,173	$3,735,391	$3,974,110	-$433,063	-9.8%	$4,144,586
Beginning Reserve & Surplus	$10,551,328	$10,551,328	$10,510,130	$7,334,639	–	–	$3,190,053
Undesignated	$7,402,868	$6,144,155	$6,774,739	$3,360,529	–	–	(25,654)

In FY27, the Road and Bridge Fund include a one-time use of reserves totaling $3,175,491 to support operations.

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CITY OF PORT ST. LUCIE
ROAD & BRIDGE FUND REVENUES #104
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Licenses & Permits	$42,920	$47,000	$53,600	$42,947	-$4,053	-9%	$43,806
Intergovernmental	$3,125,656	$2,755,474	$2,653,974	$3,052,404	$296,930	11%	$3,113,452
Charges for Services	$3,419,307	$3,873,400	$1,877,080	$1,631,172	-$2,242,228	-58%	$2,064,314
Miscellaneous Revenues	$1,159,292	$601,297	$843,640	$870,632	$269,335	45%	$955,465
Other Sources/Interfund Transfers	$329,644	$3,826,887	$3,526,887	$3,424,094	-$402,793	-11%	$258,547
Taxes	$14,904,717	$15,983,806	$15,557,153	$16,766,020	$782,214	5%	$17,292,472
REVENUES TOTAL	**$22,981,535**	**$27,087,864**	**$24,512,334**	**$25,787,269**	**-$1,300,595**	**-5%**	**$23,728,056**

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CITY OF PORT ST. LUCIE
ROAD & BRIDGE EXPENDITURES #104
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
4105 - Public Works Engineering Operations							
Personnel Services	$1,822,200	$2,012,540	$2,095,916	$2,184,870	$172,330	9%	$2,385,770
Operating Expenses	$350,986	$613,180	$544,543	$746,786	$133,606	22%	$763,244
Capital Outlay	$93,717	$110,000	$101,773	$0	-$110,000	-100%	$0
4105 - PUBLIC WORKS ENGINEERING OPERATIONS TOTAL	**$2,266,903**	**$2,735,720**	**$2,742,232**	**$2,931,656**	**$195,936**	**7%**	**$3,149,014**
4118 - Public Works Regulatory							
Personnel Services	$2,429,553	$2,778,044	$2,479,618	$2,816,228	$38,184	1%	$2,952,175
Operating Expenses	$340,660	$392,421	$360,645	$537,404	$144,983	37%	$548,349
Capital Outlay	$51,356	$68,000	$42,000	$0	-$68,000	-100%	$0
4118 - PUBLIC WORKS REGULATORY TOTAL	**$2,821,569**	**$3,238,465**	**$2,882,263**	**$3,353,632**	**$115,167**	**4%**	**$3,500,524**
4121 - Public Works Traffic Control & Improvement							
Personnel Services	$2,570,591	$3,141,046	$2,850,625	$3,062,520	-$78,526	-2%	$3,319,900
Operating Expenses	$3,789,525	$7,186,506	$7,275,611	$5,960,405	-$1,226,101	-17%	$6,081,254
Capital Outlay	$197,342	$280,000	$125,500	$100,000	-$180,000	-64%	$100,000
4121 - PUBLIC WORKS TRAFFIC CONTROL & IMPROVEMENT TOTAL	**$6,557,458**	**$10,607,552**	**$10,251,736**	**$9,122,925**	**-$1,484,627**	**-14%**	**$9,501,154**
4125 - Public Works Road & Street Facilities-Streets							
Personnel Services	$927,004	$912,955	$848,840	$1,052,846	$139,891	15%	$1,121,686
Operating Expenses	$605,815	$545,653	$477,233	$729,183	$183,530	34%	$741,094
4125 - PUBLIC WORKS ROAD & STREET FACILITIES-STREETS TOTAL	**$1,532,818**	**$1,458,608**	**$1,326,073**	**$1,782,029**	**$323,421**	**22%**	**$1,862,780**
4127 - Public Works Greenbelt & Waterway Maintenance							
Personnel Services	$564,012	$672,812	$543,095	$609,469	-$63,343	-9%	$674,937
Operating Expenses	$5,114,281	$5,940,845	$4,491,002	$5,619,637	-$321,208	-5%	$5,732,587
Capital Outlay	$79,859	$360,000	$208,000	$0	-$360,000	-100%	$0
4127 - PUBLIC WORKS GREENBELT & WATERWAY MAINTENANCE TOTAL	**$5,758,152**	**$6,973,657**	**$5,242,097**	**$6,229,106**	**-$744,551**	**-11%**	**$6,407,524**
4199 - Non Departmental							
Operating Expenses	$5,728	$7,546	$5,761	$57,767	$50,221	666%	$58,922
4199 - NON DEPARTMENTAL TOTAL	**$5,728**	**$7,546**	**$5,761**	**$57,767**	**$50,221**	**666%**	**$58,922**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$2,077,523	$2,066,316	$2,103,370	$2,310,154	$243,838	12%	$2,463,844
8100 - INTERFUND TRANSFERS TOTAL	**$2,077,523**	**$2,066,316**	**$2,103,370**	**$2,310,154**	**$243,838**	**12%**	**$2,463,844**
EXPENSES TOTAL	**$21,020,152**	**$27,087,864**	**$24,553,532**	**$25,787,269**	**-$1,300,595**	**-5%**	**$26,943,762**

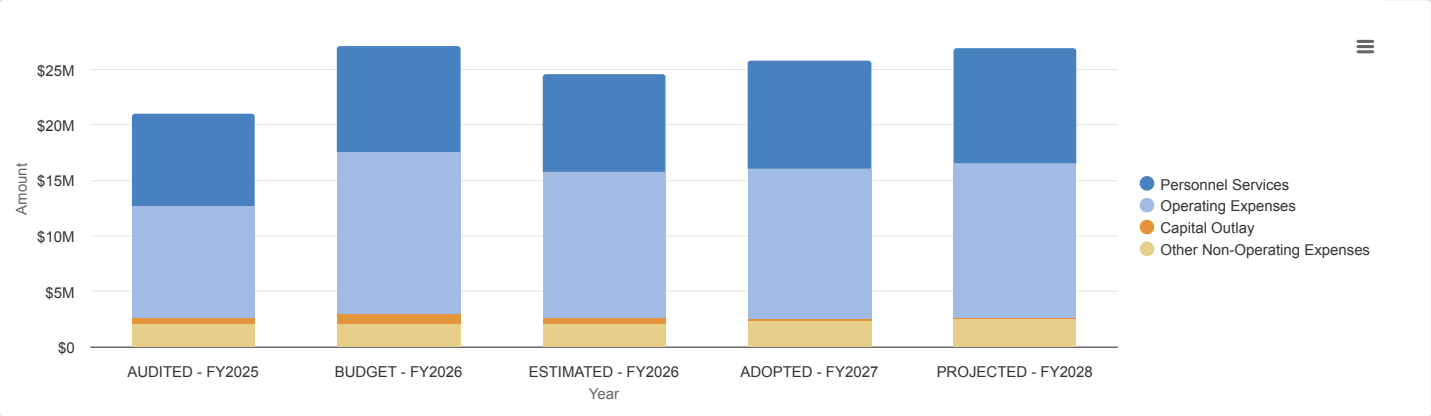
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City of Port St. Lucie

Road & Bridge Fund - 104
Public Works Department

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$8,313,360	$9,517,397	$8,818,094	$9,725,933	$208,536	2%	$10,454,468
Operating Expenses	$10,206,994	$14,686,151	$13,154,795	$13,651,182	-$1,034,969	-7%	$13,925,450
Capital Outlay	$422,274	$818,000	$477,273	$100,000	-$718,000	-88%	$100,000
Other Non-Operating Expenses	$2,077,523	$2,066,316	$2,103,370	$2,310,154	$243,838	12%	$2,463,844
EXPENSES TOTAL	**$21,020,152**	**$27,087,864**	**$24,553,532**	**$25,787,269**	**-$1,300,595**	**-5%**	**$26,943,762**

Road & Bridge Fund #104 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Public Works	76.504	82	82
FULL-TIME EQUIVALENTS	**76.504**	**82**	**82**

CITY OF PORT ST. LUCIE
ROAD & BRIDGE FUND - 2026-27 ADOPTED BUDGET
LONG RANGE PLAN

Assumptions: The taxable value in this model reflects a 8.36% growth in taxable value in FY27. The adopted millage rate is 0.3616.
Ad Valorem Taxes are based on collections of 95.5%.

While the fund remains financially stable in the near term, projected operating expenditures continue to increase at a rate greater than anticipated growth. As reserves are used to support operations, the fund is projected to fall below the City's reserve target beginning in FY27-28 and generate recurring deficits in future years. Consideration may need to be given to identifying additional revenue sources, controlling operating cost growth, or modifying service levels to maintain long-term sustainability.

		AUDITED 2023-24	AUDITED 2024-25	ESTIMATED 2025-26	ADOPTED 2026-27	Growth %		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2031-32
BEGINNING DESIGNATED RESERVES		$ 8,269,215	$ 8,589,945	$ 10,551,328	$ 10,510,130			$ 7,334,639		$ 4,118,931		$ 321,505		$ (4,129,726)		$ (9,376,465)
REVENUES & SOURCES:	Millage Rate	0.3616	0.3616	0.3616	0.3616			0.3616		0.3616		0.3616		0.3616		0.3616
Ad Valorem Taxes		$6,888,503	$7,906,642	$8,854,135	$9,556,603	7.9%	4.0%	$9,938,867	3%	$10,237,033	2.0%	$10,441,774	1.0%	$10,546,192	1.0%	$10,651,653
Local Option Gas Tax		6,791,100	6,998,075	6,703,018	7,209,417	7.6%	2.0%	7,353,605	2.0%	7,500,677	2.0%	7,650,691	2.0%	7,803,705	3.0%	8,037,816
State Revenue Sharing		2,422,034	2,543,896	2,603,678	2,652,404	1.9%	2.0%	2,705,452	2.0%	2,759,561	2.0%	2,814,752	2.0%	2,871,047	3.0%	2,957,179
Culvert Revenue		1,191,900	854,109	351,236	291,000	-17.1%	20.0%	349,200	2.0%	356,184	3.0%	366,870	3.0%	374,207	3.0%	385,433
Other		2,632,989	3,790,955	3,424,573	2,211,419	-35.4%	25.1%	2,767,225	2.0%	2,822,570	2.0%	2,879,021	2.0%	2,936,601	2.0%	2,995,333
Interest Income		696,200	558,214	548,807	442,332	-19.4%	2.0%	451,179	-15.0%	383,502	-15.0%	325,977	-15.0%	277,080	3.0%	285,393
Use of Reserves		0	0	0	0			0		-		0		0		0
Fund Transfer		147,752	329,644	2,026,887	248,603			162,527		165,778		170,751		175,874		182,909
Fund Transfer from #105 Road Impact		0	0	0	0			0		0		0		0		0
Use of Reserves		0	0	0	3,175,491			0		0		0		0		0
Fund Transfer from #401 (debt for building)		0	0	0	0			0		0		0		0		0
Fund Transfer from #605		0	0	0	0			0		0		0		0		0
TOTAL		20,770,478	22,981,535	24,512,334	25,787,269			23,728,056		24,225,305		24,649,835		24,984,706		25,495,716
EXPENDITURES:																
Personnel Services		$7,400,230	$8,313,360	8,818,094	9,725,933	10.3%	7.5%	10,454,468	6%	11,081,736	6%	11,746,640	6%	12,451,439	6%	13,198,525
Operating Expenses		10,477,513	10,206,995	13,154,795	13,651,182	3.8%	2.0%	13,925,450	2%	14,203,959	2%	14,488,038	2%	14,777,799	2%	15,073,355
Prior year encumbrance				0		#DIV/0!	#DIV/0!									0
Capital Outlay		392,149	422,274	477,273	100,000	-79.0%	0.0%	100,000	0%	150,000	0%	150,000	2%	150,000	2%	150,000
Debt Services		0	0	0	0	N/A	#DIV/0!	0		0		0		0		0
Interfund Transfer		2,179,857	2,077,523	2,103,370	2,310,154	9.8%	6.7%	2,463,844	5%	2,587,036	5%	2,716,388	5%	2,852,207	5%	2,994,818
Administrative Credit - CIP Projects		0	0	0	0	#DIV/0!	#DIV/0!	0		0		0		0		0
Unallocated		0	0	0	0	N/A		0		0		0		0		0
TOTAL		20,449,749	21,020,152	24,553,532	25,787,269			26,943,762		28,022,731		29,101,066		30,231,445		31,416,698
SURPLUS <DEFICIT>		$320,730	$1,961,383	($41,198)	$0			($3,215,706)		($3,797,426)		($4,451,231)		($5,246,739)		($5,920,982)
Designated Reserve - Financial Policy - 17%		3,039,216	3,148,460	3,735,391	3,974,110			4,144,586		4,298,568		4,459,895		4,628,970		4,806,220
Designated Reserves		$ 3,039,216	$ 3,148,460	$ 3,735,391	$ 3,974,110		17%	$ 4,144,586	17%	$ 4,298,568	17%	$ 4,459,895	17%	$ 4,628,970		$ 4,806,220
Undesignated		5,550,728	7,402,868	6,774,738	6,536,020			(25,654)		(3,977,063)		(8,589,621)		(14,005,435)		(20,103,666)
Use of Reserves		-	-	-	(3,175,491)			-		-		-		-		-
		$ 8,589,945	$ 10,551,328	$ 10,510,130	$ 7,334,639			$ 4,118,931		$ 321,505		$ (4,129,726)		$ (9,376,465)		$ (15,297,447)

Note: This fund is not projected to meet its required 17% reserve policy in FY28.

104

CITY OF PORT ST. LUCIE
ROAD & BRIDGE FUND - 2026-27 ADOPTED BUDGET
LONG RANGE PLAN

Assumptions: This model forecasts the Road and Bridge Fund outlook if a constitutional amendment proposal for property tax reform passes in November.
The adopted taxable value in this model reflects a 8.36% growth in taxable value in FY27. The adopted millage rate is **0.3616**.
Ad Valorem Taxes are based on collections of 95.5%.

While the fund remains financially stable in the near term, projected operating expenditures continue to increase at a rate greater than anticipated growth. As reserves are used to support operations, the fund is projected to fall below the City's reserve target beginning in FY27-28 and generate recurring deficits in future years. Consideration may need to be given to identifying additional revenue sources, controlling operating cost growth, or modifying service levels to maintain long-term sustainability. **Tax Reform Considerations:** Based on preliminary information provided by the Property Appraiser, the City could experience a significant reduction in future ad valorem revenues if the proposed tax reforms are approved. The potential reduction in recurring revenues would further widen the structural deficit and increase reliance on reserves, expenditure reductions, or alternative revenue sources.

	201	AUDITED 2023-24	AUDITED 2024-25	ESTIMATED 2025-26	**ADOPTED 2026-27**	**Growth %**		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2031-32
BEGINNING DESIGNATED RESERVES		$ 8,269,215	$ 8,589,945	$ 10,551,328	$ 10,510,130			$ 7,334,639		$ 2,725,492		$ (3,384,025)		$ (8,989,278)		$ (14,065,381)
REVENUES & SOURCES:	Millage Rate	0.3616	0.3616	0.3616	0.3616			0.3616		0.3616		0.3616		0.3616		0.3616
Ad Valorem Taxes		$6,888,503	$7,906,642	$8,854,135	$9,556,603	7.9%	-22.7%	$7,388,935	-23%	$5,689,480	5.0%	$5,973,954	5.0%	$6,272,652	5.0%	$6,586,284
Local Option Gas Tax		6,791,100	6,998,075	6,703,018	7,209,417	7.6%	2.0%	7,353,605	2.0%	7,500,677	2.0%	7,650,691	2.0%	7,803,705	3.0%	8,037,816
State Revenue Sharing		2,422,034	2,543,896	2,603,678	2,652,404	1.9%	2.0%	2,705,452	2.0%	2,759,561	2.0%	2,814,752	2.0%	2,871,047	3.0%	2,957,179
Culvert Revenue		1,191,900	854,109	351,236	291,000	-17.1%	20.0%	349,200	2.0%	356,184	3.0%	366,870	3.0%	374,207	3.0%	385,433
Other		2,632,989	3,790,955	3,424,573	2,211,419	-35.4%	25.1%	2,767,225	2.0%	2,822,570	2.0%	2,879,021	2.0%	2,936,601	2.0%	2,995,333
Interest Income		696,200	558,214	548,807	442,332	-19.4%	2.0%	451,179	-15.0%	383,502	-15.0%	325,977	-15.0%	277,080	3.0%	285,393
Fund Transfer		147,752	329,644	2,026,887	248,603			162,527		165,778		170,751		175,874		182,909
Use of Reserves		0	0	0	3,175,491			0		0		0		0		0
TOTAL		20,770,478	22,981,535	24,512,334	25,787,269			21,178,124		19,677,752		20,182,016		20,711,166		21,430,347
EXPENDITURES:																
Personnel Services		$7,400,230	$8,313,360	8,818,094	9,725,933	10.3%	0.0%	9,725,933	0%	9,725,933	0%	9,725,933	0%	9,725,933	0%	9,725,933
Operating Expenses		10,477,513	10,206,995	13,154,795	13,651,182	3.8%	0.0%	13,651,182	0%	13,651,182	0%	13,651,182	0%	13,651,182	0%	13,651,182
Capital Outlay		392,149	422,274	477,273	100,000	-79.0%	0.0%	100,000	0%	100,000	0%	100,000	2%	100,000	2%	100,000
Interfund Transfer		2,179,857	2,077,523	2,103,370	2,310,154	9.8%	0.0%	2,310,154	0%	2,310,154	0%	2,310,154	0%	2,310,154	0%	2,310,154
Unallocated		0	0	0	0	N/A		0		0		0		0		0
TOTAL		20,449,749	21,020,152	24,553,532	25,787,269			25,787,269		25,787,269		25,787,269		25,787,269		25,787,269
SURPLUS <DEFICIT>		$320,730	$1,961,383	($41,198)	$0			($4,609,145)		($6,109,517)		($5,605,253)		($5,076,103)		($4,356,922)
Designated Reserve - Financial Policy - 17%		3,039,216	3,148,460	3,735,391	3,974,110			3,974,110		3,974,110		3,974,110		3,974,110		3,974,110
Designated		$ 3,039,216	$ 3,148,460	$ 3,735,391	$ 3,974,110		17%	$ 3,974,110	17%	$ 3,974,110	17%	$ 3,974,110	17%	$ 3,974,110		$ 3,974,110
Undesignated		5,550,728	7,402,868	6,774,738	6,536,020			(1,248,616)		(7,358,134)		(12,963,388)		(18,039,491)		(22,396,413)
Use of Reserves		-	-	-	(3,175,491)			-		-		-		-		-
		$ 8,589,945	$ 10,551,328	$ 10,510,130	$ 7,334,639			$ 2,725,492		$ (3,384,025)		$ (8,989,278)		$ (14,065,381)		$ (18,422,303)

Note: This fund is not projected to meet its required 17% reserve policy in FY28.

CITY OF PORT ST. LUCIE
ROAD & BRIDGE FUND #104 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
4121	PUBLIC WORKS – REGULATORY		
	Cisco Switches (10x) at $10,000 each	$	100,000
	TOTAL	**$**	**100,000**
	ROAD & BRIDGE FUND TOTAL REQUESTS	$	100,000


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Stormwater Utility Fund

The Stormwater Utility Fund generates revenue through an annual fee charged to all property owners to support the construction, operation, and maintenance of the City's stormwater system. The fund's largest ongoing expense is the repair and maintenance of the roadside swale system, where City crews routinely reshape channels and install plastic liners to improve flow. Additional responsibilities include managing and maintaining liner systems, canals, ditches, and greenbelt areas. A portion of this revenue also supports the Public Works Department.

Major Revenue Source

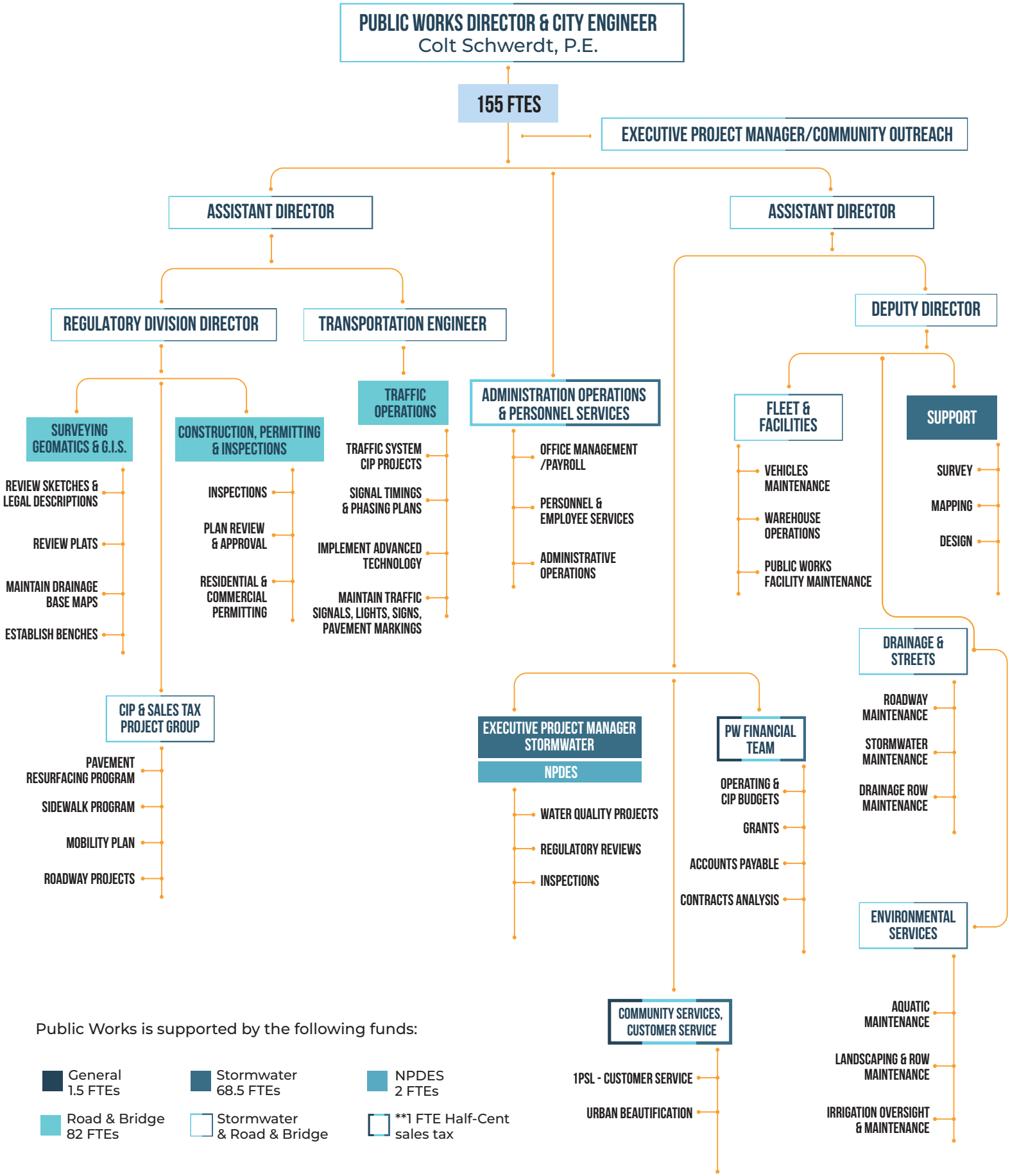
The primary source of revenue is the annual stormwater fee. The adopted budget includes a $6.00 increase, resulting in a total annual fee of $195.00 for residential properties and $147.25 for unimproved properties.

Expense Trends

Capital projects, equipment, and system maintenance make up approximately 78% of the Fund's expenses. Personnel costs represent 16% of the expenses, with the remaining amount dedicated to debt service obligations for major capital improvements. Management continues to evaluate opportunities to undertake additional projects that will enhance the City's water quality and overall stormwater infrastructure.

Long-Range Model

The long-range model indicates the Stormwater Fund will continue to draw down reserves in future years. The fund is projected to experience a $8.4 million deficit in FY 2027-28, leaving reserves approximately $8 million below the required 17% requirement. To improve the long-term financial sustainability of the Stormwater Fund, several options are being evaluated, including future rate increases, delaying or reprioritizing major capital projects, and pursuing additional grant opportunities.



Public Works is supported by the following funds:

- General 1.5 FTEs
- Stormwater 68.5 FTEs
- NPDES 2 FTEs
- Road & Bridge 82 FTEs
- Stormwater & Road & Bridge
- **1 FTE Half-Cent sales tax

*Mobility fee helps support one FTE

All positions may be budgeted in different funds such as Road and Bridge, Stormwater, NPDES and the General Fund.

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

PUBLIC WORKS DEPARTMENT
STORMWATER

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.

FY 2026/27

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

- Replace the Hogpen Slough HPS-60 water control structure
- Complete the construction of the Floresta Phase III Baffle Boxes
- Complete the construction of the D-11 Canal improvements
- Replace the A-14 water control structure
- Blackwell Pump Station Embankment Rehabilitation and Gopher Tortoise Survey
- A-16, A-17, and A-18 Water Control Structures Rehabilitation Project
- Future Structural Rehabilitation of the Tiffany and Blackwell Pump Stations
- 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
- 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 basin improvements
- Design and construct the Veterans Memorial Quality Phase III Project
- Design grant eligible water quality projects
- Design to support replacement of Airoso structure and pipe

HIGH-PERFORMING GOVERNMENT ORGANIZATION

Provide superior customer service, foster internal innovation, data driven, refine the succession plan, and improve interdepartmental communication.

- Continue to expand the larger culvert and side lot culvert programs due to aging infrastructure
- Continue to address swale complaints through the swale program, public outreach, interdepartmental assistance, and technological advances
- Continue work with the Grants & Advocacy team to aggressively seek out and apply for grants to advance the construction of stormwater projects

Public Works Department | 772-871-5100

PERFORMANCE MEASURES AND SCORECARD

PUBLIC WORKS - STORMWATER

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	Culvert Installed and Replaced by square feet	3,697	2,480	3,199	4,000	2,344	2,000
5	Street Sweeping - number of miles	6,250	5,747	2,391	6,250	827	2,000
5	Swale Liner Installed - feet	6,360	7,130	107,477	60,000	47,420	60,000

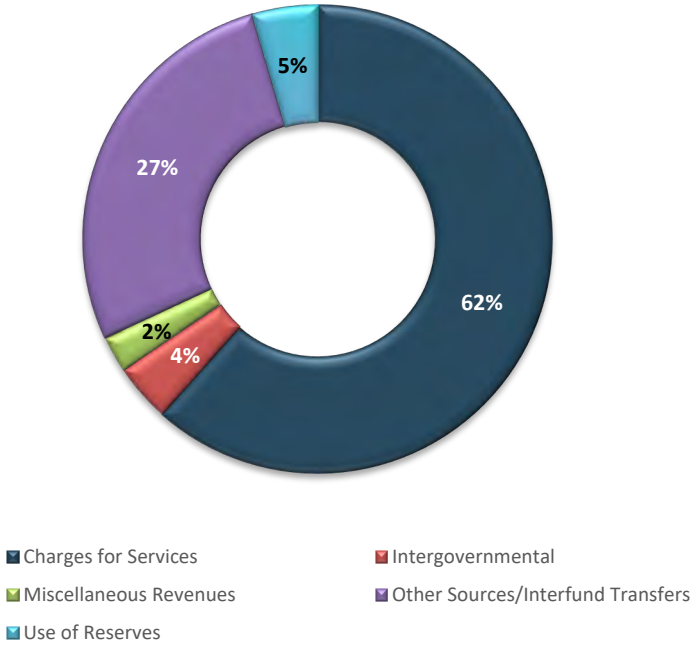
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	Percent of Culvert Backlog Completed	76%	78%	78%	100%	80%	100%
5	Percent of Control Structure Backlog Completed	80%	80%	80%	80%	100%	100%
5	*National Community Survey™ (NCS™): Cleanliness	75% ↔	76% ↔	73% ↔	85%	72% ↔	85%
5	*(NCS™): Stormwater Management	60% ↔	51% ↓	58% ↓	58%	52% ↓	58%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

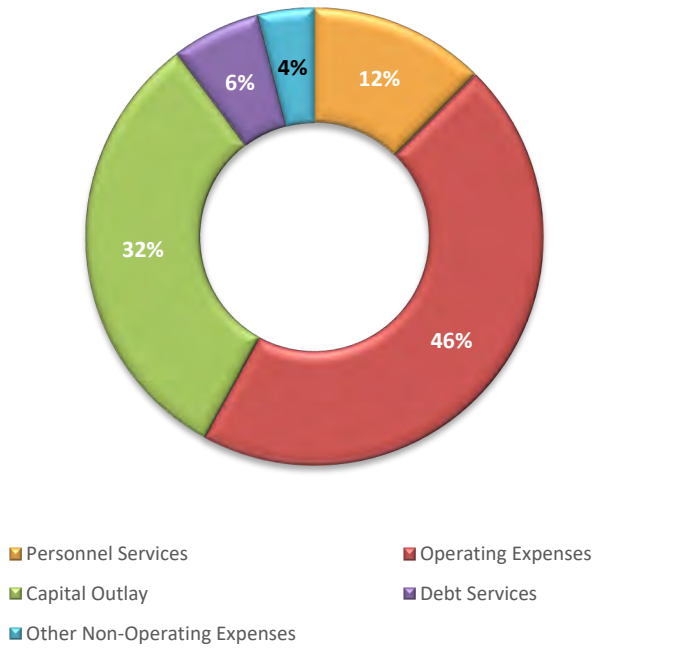
CITY OF PORT ST. LUCIE
STORMWATER FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$11,721,582**
Revenue Sources:	**Amount**
Charges for Services	$33,878,652
Miscellaneous Revenues	1,373,576
Intergovernmental	2,200,000
Other Sources/Interfund Transfers	15,086,197
Use of Reserves	2,497,463
Total	**$55,035,888**

FY 26-27 USES



Expenditure by Function:	**Amount**
Personnel Services	$6,847,098
Operating Expenses	25,051,963
Capital Outlay	17,494,600
Debt Services	3,452,743
Other Non-Operating Expenses	2,189,484
Total	**$55,035,888**
Ending Balance	**$9,224,119**

CITY OF PORT ST. LUCIE
STORMWATER FUND #401
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$4,405,981	$10,978,490	$10,978,490	$11,721,582	-$743,092	-6.8%	$9,224,119
Revenues							
Intergovernmental	$467,384	–	$730,808	$2,200,000	$2,200,000	–	$0
Charges for Services	$30,129,454	$31,193,586	$32,040,657	$33,878,652	$2,685,066	9%	$35,548,906
Miscellaneous Revenues	$1,145,883	$1,216,116	$1,298,424	$1,373,576	$157,460	13%	$1,335,106
Other Sources/Interfund Transfers	$5,269,040	$10,793,811	$8,894,872	$17,583,660	$6,789,849	63%	$15,693,644
REVENUES TOTAL	**$37,011,761**	**$43,203,513**	**$42,964,761**	**$55,035,888**	**$11,832,375**	**27%**	**$52,577,656**
Expenses							
Personnel Services	$5,940,174	$6,858,986	$6,680,412	$6,847,098	-$11,888	0%	$7,824,463
Operating Expenses	$19,419,430	$21,977,024	$21,840,497	$25,051,963	$3,074,939	14%	$25,302,868
Capital Outlay	$0	$9,890,000	$9,223,257	$17,494,600	$7,604,600	77%	$20,926,000
Debt Services	$751,279	$2,685,380	$2,685,380	$3,452,743	$767,363	29%	$4,502,743
Other Non-Operating Expenses	$4,328,368	$1,792,123	$1,792,123	$2,189,484	$397,361	22%	$2,395,542
EXPENSES TOTAL	**$30,439,252**	**$43,203,513**	**$42,221,669**	**$55,035,888**	**$11,832,375**	**27%**	**$60,951,616**
Surplus (Deficit)	$6,572,509	$0	$743,092	$0	–	–	-$8,373,960
Designated Reserve Policy	$4,311,116	$4,407,173	$4,848,555	$5,422,840	$1,015,667	23%	$5,631,646
Beginning Reserve & Surplus	$10,978,490	$9,125,339	$11,721,582	$9,224,119	–	–	$850,159
Undesignated	$6,667,374	$4,718,166	$6,873,027	$3,801,279	–	–	-$4,781,488

In FY27, the Stormwater Fund includes a one-time use of reserves totaling $2,497,463 to support operations.

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CITY OF PORT ST. LUCIE
STORMWATER FUND REVENUES #401
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Intergovernmental	$467,384	–	$730,808	$2,200,000	$2,200,000	–	$0
Charges for Services	$30,129,454	$31,193,586	$32,040,657	$33,878,652	$2,685,066	9%	$35,548,906
Miscellaneous Revenues	$1,145,883	$1,216,116	$1,298,424	$1,373,576	$157,460	13%	$1,335,106
Other Sources/Interfund Transfers	$5,269,040	$10,793,811	$8,894,872	$17,583,660	$6,789,849	63%	$15,693,644
REVENUES TOTAL	**$37,011,761**	**$43,203,513**	**$42,964,761**	**$55,035,888**	**$11,832,375**	**27%**	**$52,577,656**

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CITY OF PORT ST. LUCIE
STORMWATER EXPENDITURES #401
ADOPTED BUDGET - FY 2027

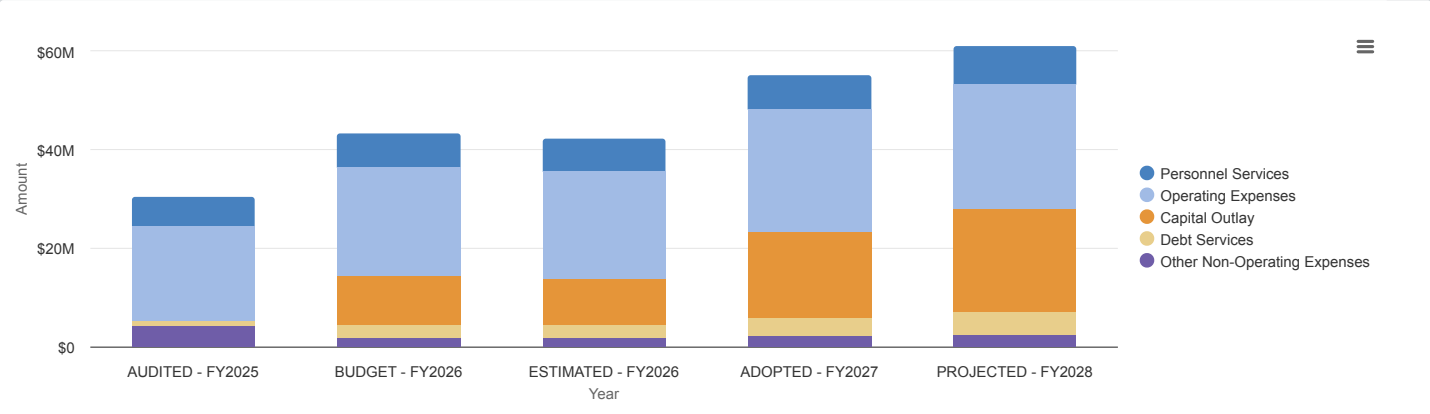
	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
4105 - Public Works Engineering Operations							
Personnel Services	$1,612,036	$1,728,572	$1,853,591	$1,886,405	$157,833	9%	$2,053,605
Operating Expenses	$297,917	$468,099	$393,192	$474,224	$6,125	1%	$485,231
Capital Outlay	–	$300,000	$0	$0	-$300,000	-100%	$0
4105 - PUBLIC WORKS ENGINEERING OPERATIONS TOTAL	**$1,909,953**	**$2,496,671**	**$2,246,783**	**$2,360,629**	**-$136,042**	**-5%**	**$2,538,836**
4126 - Public Works Street & Drainage							
Personnel Services	$3,720,269	$4,545,883	$4,208,575	$4,352,463	-$193,420	-4%	$5,097,163
Operating Expenses	$5,818,941	$5,948,836	$5,344,436	$6,931,284	$982,448	17%	$6,816,697
Capital Outlay	$0	$9,290,000	$9,223,257	$17,494,600	$8,204,600	88%	$20,926,000
Debt Services	$754	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$5,408	–	$0	$0	$0	–	$0
4126 - PUBLIC WORKS STREET & DRAINAGE TOTAL	**$9,545,372**	**$19,784,719**	**$18,776,268**	**$28,778,347**	**$8,993,628**	**45%**	**$32,839,860**
4127 - Public Works Greenbelt & Waterway Maintenance							
Personnel Services	$607,869	$584,531	$618,246	$608,230	$23,699	4%	$673,695
Operating Expenses	$4,965,686	$6,531,388	$6,063,603	$8,471,502	$1,940,114	30%	$8,642,490
Capital Outlay	$0	$300,000	$0	$0	-$300,000	-100%	$0
4127 - PUBLIC WORKS GREENBELT & WATERWAY MAINTENANCE TOTAL	**$5,573,556**	**$7,415,919**	**$6,681,849**	**$9,079,732**	**$1,663,813**	**22%**	**$9,316,185**
4198 - Public Works Debt Service							
Operating Expenses	$2,500	–	$0	$0	$0	–	$0
Debt Services	$750,525	$2,684,350	$2,684,350	$3,451,713	$767,363	29%	$4,501,713
4198 - PUBLIC WORKS DEBT SERVICE TOTAL	**$753,025**	**$2,684,350**	**$2,684,350**	**$3,451,713**	**$767,363**	**29%**	**$4,501,713**
4199 - Non Departmental							
Operating Expenses	$8,334,386	$9,028,701	$10,039,266	$9,174,953	$146,252	2%	$9,358,450
Debt Services	–	$1,030	$1,030	$1,030	$0	0%	$1,030
Other Non-Operating Expenses	$2,599,765	–	$0	$0	$0	–	$0
4199 - NON DEPARTMENTAL TOTAL	**$10,934,151**	**$9,029,731**	**$10,040,296**	**$9,175,983**	**$146,252**	**2%**	**$9,359,480**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$1,723,195	$1,792,123	$1,792,123	$2,189,484	$397,361	22%	$2,395,542
8100 - INTERFUND TRANSFERS TOTAL	**$1,723,195**	**$1,792,123**	**$1,792,123**	**$2,189,484**	**$397,361**	**22%**	**$2,395,542**
EXPENSES TOTAL	**$30,439,252**	**$43,203,513**	**$42,221,669**	**$55,035,888**	**$11,832,375**	**27%**	**$60,951,616**

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City of Port St. Lucie

Stormwater Fund - 401
Public Works Department
Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$5,940,174	$6,858,986	$6,680,412	$6,847,098	-$11,888	0%	$7,824,463
Operating Expenses	$19,419,430	$21,977,024	$21,840,497	$25,051,963	$3,074,939	14%	$25,302,868
Capital Outlay	$0	$9,890,000	$9,223,257	$17,494,600	$7,604,600	77%	$20,926,000
Debt Services	$751,279	$2,685,380	$2,685,380	$3,452,743	$767,363	29%	$4,502,743
Other Non-Operating Expenses	$4,328,368	$1,792,123	$1,792,123	$2,189,484	$397,361	22%	$2,395,542
EXPENSES TOTAL	**$30,439,252**	**$43,203,513**	**$42,221,669**	**$55,035,888**	**$11,832,375**	**27%**	**$60,951,616**

Stormwater Fund #401 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Public Works	65	68.5	68.5
FULL-TIME EQUIVALENTS	**65**	**68.5**	**68.5**

CITY OF PORT ST. LUCIE
STORMWATER UTILITY FUND - 26-27 ADOPTED BUDGET
LONG RANGE PLAN

Assumptions: (OPERATING & CAPITAL)

This Stormwater model includes a $6 rate increase in FY 2027, FY 2028 and $2.00 in FY 2029, plus new growth.
All capital project requests and equipment are included.
From the long-range projection shown, the Stormwater Utility Fund becomes structurally imbalanced over the forecast period. While revenues increase modestly through rate adjustments and growth assumptions, expenditure growth, particulary personnel, operating costs, capital replacement needs, and debt obligations is projected to outpace revenue growth. The fund begins drawing down reserves in FY 2026-27 and continues to experience recurring operating deficits, resulting in negative reserve balances beginning in FY 2028 and beyond. Designated reserve requirements are also projected to fall below the City's financial policy target of 17%. To maintain finacial sustainability and eliminate projected deficits, additional recurring revenue enhancements would be required. Based on current assumptins, the Stormwater Fee would need to increase approximately $49 in FY28, $49 in FY29, $59 in FY30, $55 in FY31 and $59 in FY31.

	AUDITED 2023-24	AUDITED 2024-25	ESTIMATED 2025-26	**ADOPTED 2026-27**	**GROWTH %**		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2030-31
BEGINNING DESIGNATED RESERVES	$ -	$ -	$ 10,978,490	$ 11,721,582			$ 9,224,119		$ 850,159		$ (7,207,759)		$ (7,207,759)		$ (17,138,701)
REVENUES & SOURCES:															
Stormwater Fees	26,977,287	28,245,983	29,882,487	31,520,859	5.5%	5.3%	33,191,113	2.6%	34,045,656	0.4%	34,195,656	0.6%	34,195,656	0.6%	34,395,656
Stormwater Fee - EWIP	1,856,970	1,856,970	1,856,970	1,856,970	0%		1,856,970		1,856,970		1,856,970		1,856,970		1,856,970
Single Rate: 1,000 new homes/yr.	178.00	183.00	189.00	195.00	3.2%		201.00		203.00		203.00		203.00		203.00
Interest Income	1,074,019	943,233	990,758	1,062,000	7%	-4.9%	1,010,300	-10.0%	909,270	-10.0%	818,343	-19.0%	736,509	-100.0%	662,858
Grants and Misc.	820,461	696,535	1,339,674	3,012,399	125%	1.0%	825,629	1.0%	2,033,885	1.0%	2,054,224	1.0%	833,885	1.0%	842,224
Bond Proceeds			7,200,000	14,900,000	N/A		15,500,000		12,200,000		16,574,766		0		0
Interfund Transfer	2,658,084	5,269,040	1,694,872	186,197	-89%	N/A	193,644	N/A	203,326	N/A	213,493	N/A	213,493	N/A	224,167
Use of Reserves	0	0	-	2,497,463			-		-		-		-		-
TOTAL	33,386,821	37,011,761	42,964,761	55,035,888			52,577,656		51,249,107		55,713,452		37,836,513		37,981,875
EXPENDITURES:															
Personnel Services	5,944,091	5,940,074	6,680,412	6,847,098	2.5%	14.3%	7,824,463	6.0%	8,293,931	6.0%	8,791,567	6.0%	9,319,061	6.0%	9,878,204
Operating Supplies & Exp.	16,711,577	19,419,430	21,840,497	25,051,963	15%	1.0%	25,302,868	2.0%	25,808,925	2.0%	26,325,104	2.0%	26,851,606	2.0%	27,388,638
Internal Charges	1,220,575	1,269,398	1,320,174	1,447,994	10%	13.3%	1,640,193	5.0%	1,722,203	5.0%	1,808,313	5.0%	1,898,728	5.0%	1,993,665
Capital Projects and Equipment	0	0	9,223,257	17,494,600	90%	19.6%	20,926,000	-16.7%	17,421,477	0.0%	21,621,477	0.0%	1,500,000	0.0%	-
Debt Service (posted principal)	786,502	751,279	2,685,380	3,452,743	29%		4,502,743		5,288,650		6,303,083		6,553,083		7,618,237
Fund Transers - 112 NPDES				214,822			223,414		234,585		246,314		258,630		271,561
Fund Transfers (debt repay/2021 Bonds)	450,448	453,797	471,949	526,668	N/A		531,935		537,254		548,537		542,627		554,022
TOTAL	25,113,193	27,833,978	42,221,669	55,035,888			60,951,616		59,307,025		65,644,393		46,923,734		47,704,327
Depreciation	2,449,024	2,605,173													
SURPLUS <DEFICIT>	$8,273,628	$9,177,783	$743,092	($0)			($8,373,960)		($8,057,917)		($9,930,942)		($9,087,222)		($9,722,452)
Designated Reserve - Financial Policy - 17%	3,851,464	4,311,116	4,848,555	5,422,840			5,631,646		5,797,486		5,969,834		6,149,013		6,335,363
Designated	$ -	$ -	$ 4,848,555	$ 5,422,840			$ 5,631,646		$ 5,797,486		$ 5,969,834		$ 6,149,013		$ 6,335,363
Undesignated	-	-	6,873,027	6,298,741			(4,781,488)		(13,005,244)		(23,108,535)		(22,443,994)		(33,196,516)
Use of Reserves *	-	-	-	(2,497,463)			-		-		-		-		-
Total Reserves	$ -	$ -	$ 11,721,582	$ 9,224,119			$ 850,159		$ (7,207,759)		$ (17,138,701)		$ (16,294,980)		$ (26,861,153)

Note 1: In FY 26-27 the Stormwater Fund is spending down reserves on purchases of replace capital equipment, new projects & increased contracts.
Note 2: Designated reserves will not be met in FY28 and beyond.

CITY OF PORT ST. LUCIE
STORMWATER FUND #401 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
4126	PUBLIC WORKS – DRAINAGE		
	Capital Improvement Projects*		$ 17,894,600
		TOTAL	**$ 17,894,600**
	STORMWATER FUND TOTAL REQUESTS		$ 17,894,600

**Note: For Fiscal Year 2027, $17,894,600 in Capital Outlay is for Capital Projects (See page 383 Capital Improvement Projects in Fund 401 - Stormwater).*


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Building Permit Fund

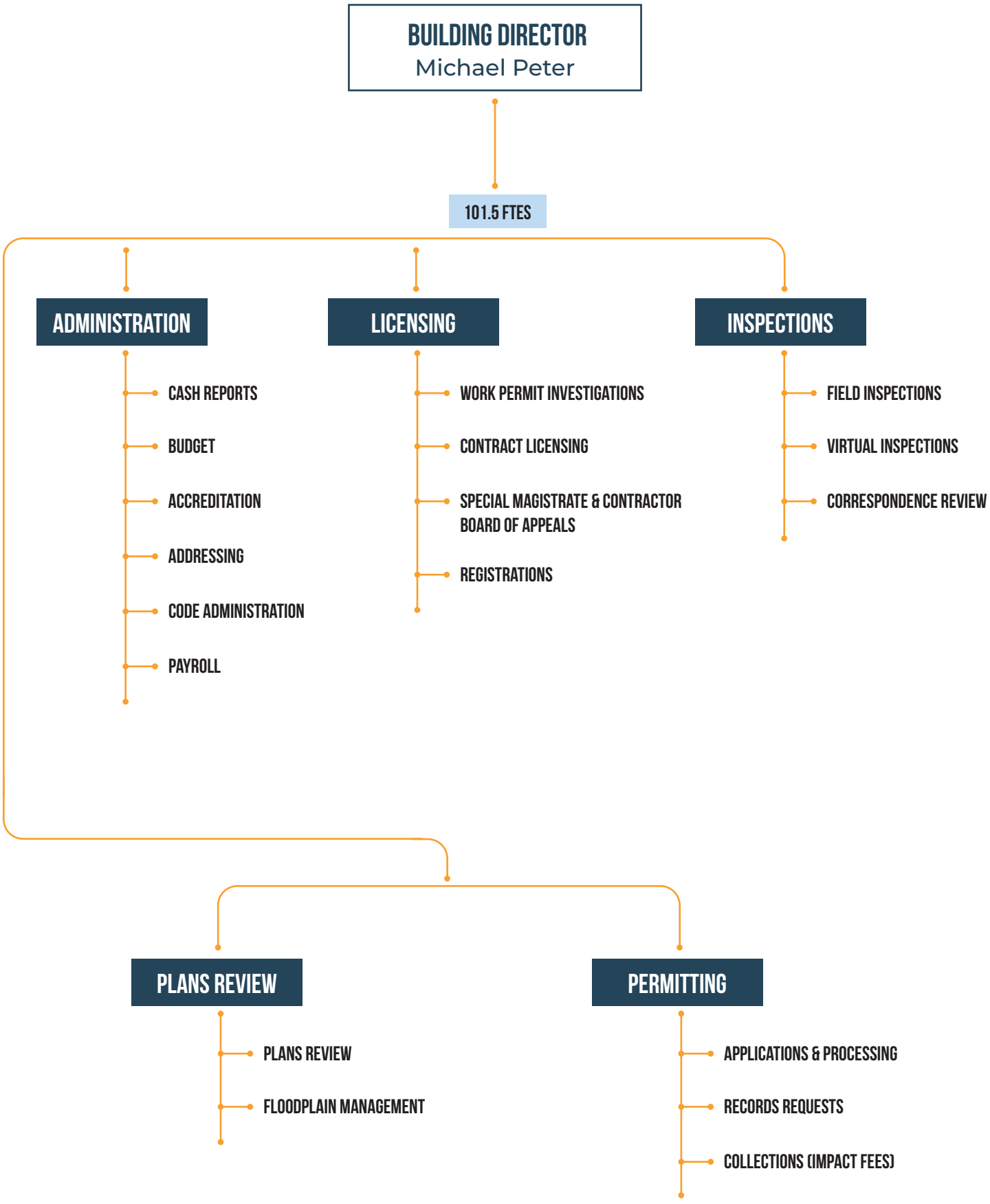
The Building Permit Fund is a special revenue fund established to track the financial activity of the Building Department. By isolating revenues and expenditures within a dedicated fund, permit fee revenues and related service charges can be directly compared to the operational costs required to support permitting and inspections.

Major Revenue Source

The primary source of revenue for this fund is building permit fees, which are heavily dependent on construction activity. As construction activity has slowed, permit revenues have declined, particularly within the residential sector. Although revenues are softening, the fund currently maintains a strong reserve position that exceeds the 50% reserve policy. These reserves are expected to provide sufficient stability to sustain operating and personnel costs until construction activity improves. Should the slowdown continue over an extended period, the department may evaluate reducing staffing levels through attrition to align expenditures with future revenue trends.

Expenditure Trends

Salaries and benefits represent approximately 70% to 80% of the fund's total expenditure, reflecting the staffing resources necessary to support inspections, permitting, and enforcement of Florida building codes. Despite declining revenues, the fund is projected to remain financially stable and continue meeting the City's required 50% financial reserve policy.


BUILDING DIRECTOR
Michael Peter
101.5 FTES
ADMINISTRATION
CASH REPORTS
BUDGET
ACCREDITATION
ADDRESSING
CODE ADMINISTRATION
PAYROLL
LICENSING
WORK PERMIT INVESTIGATIONS
CONTRACT LICENSING
SPECIAL MAGISTRATE & CONTRACTOR BOARD OF APPEALS
REGISTRATIONS
INSPECTIONS
FIELD INSPECTIONS
VIRTUAL INSPECTIONS
CORRESPONDENCE REVIEW
PLANS REVIEW
PLANS REVIEW
FLOODPLAIN MANAGEMENT
PERMITTING
APPLICATIONS & PROCESSING
RECORDS REQUESTS
COLLECTIONS (IMPACT FEES)

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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.
- 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.
- Ensure timeliness through working with our stakeholders.
- Maintain accuracy through the use of checklists, random email surveys and management site visits.
- Promote customer service and ensure 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.
- Enhance 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 assistance, expired permit classes and participation in local events and expos.

PERFORMANCE MEASURES AND SCORECARD

BUILDING DEPARTMENT

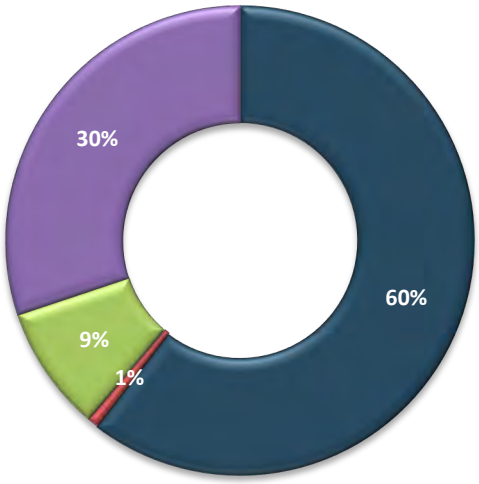
Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
2	Single-family issued permits	3,586	3,622	3,067	2,500	2,771	2,500
2	Plans reviewed and approved	38,237	34,893	37,323	40,000	33,266	35,000
5	Inspections conducted	218,001	199,255	167,058	150,000	157,665	165,000

Efficiency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Number of permits applications per permit clerk	5,533	4,251	2,284	3,000	4,002	3,500

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	Average number of days to issuance of single-family permits	10 days	9 days	10 days	7 days	7 days	8 days

CITY OF PORT ST. LUCIE
BUILDING FUND
ADOPTED BUDGET – FY 2026-27

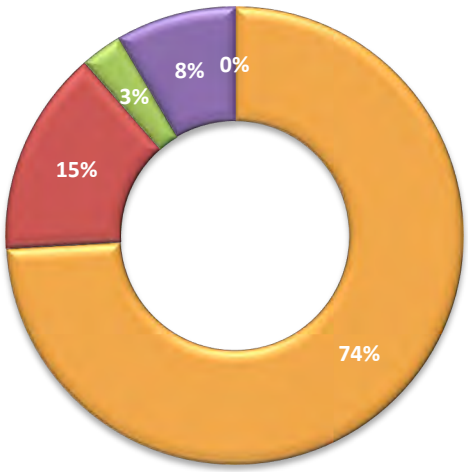
FY 26-27 SOURCES



Licenses & Permits
Fines & Forfeitures
Miscellaneous Revenues
Other Sources/Interfund Transfers

Beginning Reserve	**$33,077,357**
Revenue Sources:	**Amount**
Licenses & Permits	$10,195,492
Fines & Forfeitures	131,148
Miscellaneous Revenues	1,463,511
Use of Reserves*	5,084,297
Total	**$16,874,448**

FY 26-27 USES



Personnel Services
Operating Expenses
Capital Outlay
Other Non-Operating Expenses
Contingency

Expenditure by Function:	**Amount**
Personnel Services	$12,504,070
Operating Expenses	2,443,618
Capital Outlay	500,000
Other Non-Operating Expenses	1,426,760
Contingency	0
Total	**$16,874,448**
Ending Balance	**$27,993,060**

CITY OF PORT ST. LUCIE
BUILDING FUND #110
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$45,954,668	$40,149,569	$40,149,569	$33,077,357	-$7,072,212	-18%	$27,993,060
Revenues							
Fines & Forfeitures	$127,045	$93,134	$130,388	$131,148	$38,014	41%	$170,495
Licenses & Permits	$14,769,066	$14,027,089	$11,904,471	$10,195,492	-$3,831,597	-27%	$13,254,141
Miscellaneous Revenues	$2,320,327	$1,900,850	$1,752,507	$1,463,511	-$437,339	-23%	$1,896,965
Other Sources/Interfund Transfers	–	–	$0	$5,084,297	$5,084,297	–	$2,090,539
REVENUES TOTAL	**$17,216,438**	**$16,021,073**	**$13,787,366**	**$16,874,448**	**$853,375**	**5%**	**$17,412,140**
Expenses							
Personnel Services	$9,777,547	$12,182,897	$9,821,497	$12,504,070	$321,173	3%	$12,838,274
Operating Expenses	$1,494,298	$2,457,445	$5,146,275	$2,443,618	-$13,827	-1%	$2,498,474
Capital Outlay	$10,239,409	$80,000	$4,333,575	$500,000	$420,000	525%	$510,000
Debt Services	$9,205	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$1,501,078	$1,300,731	$1,558,231	$1,426,760	$126,029	10%	$1,565,392
EXPENSES TOTAL	**$23,021,537**	**$16,021,073**	**$20,859,578**	**$16,874,448**	**$853,375**	**5%**	**$17,412,140**
Surplus (Deficit)	-$5,805,099	$0	-$7,072,212	$0	–	–	$0
Designated Reserve Policy	$5,635,923	$7,111,920	$7,483,886	$7,320,171	$208,251	3%	$7,668,374
Beginning Reserve & Surplus	$40,149,569	$40,149,569	$33,077,357	$27,993,060	–	–	$25,902,521
Undesignated	$34,513,646	$33,037,649	$25,593,471	$20,672,889	–	–	$18,234,147

(1) In FY26, the Building Fund includes the use of $16 million in reserves to fund the design and improvements for the Peacock Building. A budget amendment was processed utilizing reserves to balance the budget.

(2) In FY27, the Building Fund includes the use of $5,084,297 in reserves to support operations.

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CITY OF PORT ST. LUCIE
BUILDING FUND REVENUES #110
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Fines & Forfeitures	$127,045	$93,134	$130,388	$131,148	$38,014	41%	$170,495
Licenses & Permits	$14,769,066	$14,027,089	$11,904,471	$10,195,492	-$3,831,597	-27%	$13,254,141
Miscellaneous Revenues	$2,320,327	$1,900,850	$1,752,507	$1,463,511	-$437,339	-23%	$1,896,965
Other Sources/Interfund Transfers	–	–	$0	$5,084,297	$5,084,297	–	$2,090,539
REVENUES TOTAL	**$17,216,438**	**$16,021,073**	**$13,787,366**	**$16,874,448**	**$853,375**	**5%**	**$17,412,140**

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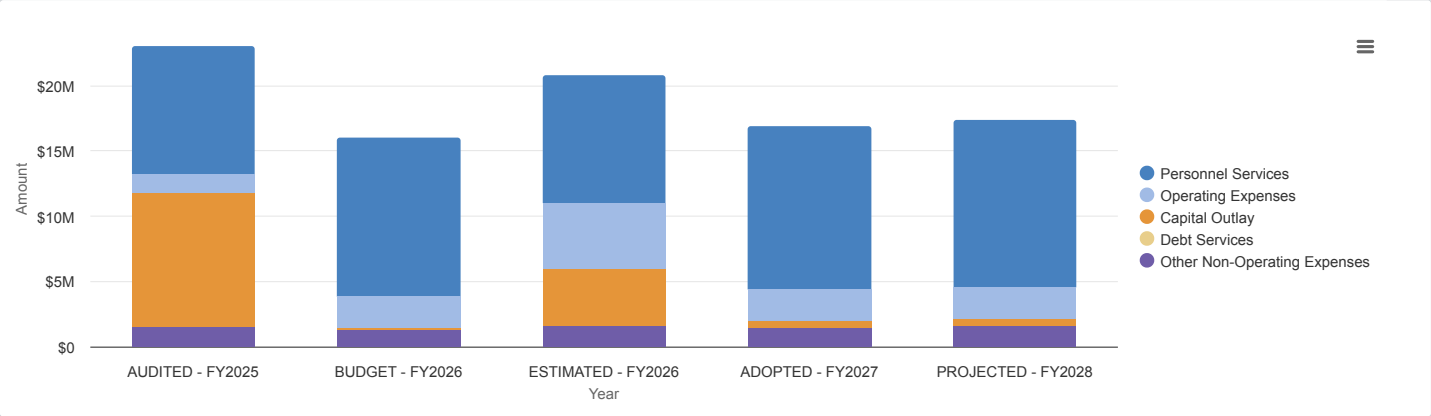
CITY OF PORT ST. LUCIE
BUILDING FUND EXPENDITURES #110
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
2405 - Building Administration							
Personnel Services	$1,430,505	$1,581,318	$1,268,049	$1,488,791	-$92,527	-6%	$1,535,954
Operating Expenses	$840,133	$1,437,574	$4,552,741	$1,475,973	$38,399	3%	$1,508,195
Capital Outlay	$10,005,811	–	$4,200,000	$0	$0	–	$0
Debt Services	$4,803	–	$0	$0	$0	–	$0
2405 - BUILDING ADMINISTRATION TOTAL	**$12,281,252**	**$3,018,892**	**$10,020,790**	**$2,964,764**	**-$54,128**	**-2%**	**$3,044,149**
2410 - Building Licensing							
Personnel Services	$398,775	$410,606	$399,746	$435,418	$24,812	6%	$462,106
Operating Expenses	$51,296	$73,974	$43,972	$74,474	$500	1%	$76,293
Debt Services	$4,402	–	$0	$0	$0	–	$0
2410 - BUILDING LICENSING TOTAL	**$454,473**	**$484,580**	**$443,718**	**$509,892**	**$25,312**	**5%**	**$538,399**
2415 - Building Permitting							
Personnel Services	$1,166,094	$1,370,261	$1,280,941	$1,349,342	-$20,919	-2%	$1,399,232
Operating Expenses	$85,419	$158,882	$125,920	$77,402	-$81,480	-51%	$78,950
2415 - BUILDING PERMITTING TOTAL	**$1,251,512**	**$1,529,143**	**$1,406,861**	**$1,426,744**	**-$102,399**	**-7%**	**$1,478,182**
2420 - Building Field Inspections							
Personnel Services	$4,673,042	$5,888,425	$4,461,606	$5,972,531	$84,106	1%	$6,121,965
Operating Expenses	$490,854	$644,067	$382,838	$674,421	$30,354	5%	$690,861
Capital Outlay	$233,598	$80,000	$133,575	$500,000	$420,000	525%	$510,000
2420 - BUILDING FIELD INSPECTIONS TOTAL	**$5,397,494**	**$6,612,492**	**$4,978,019**	**$7,146,952**	**$534,460**	**8%**	**$7,322,826**
2425 - Building Plans Review							
Personnel Services	$2,109,131	$2,932,287	$2,411,155	$3,257,988	$325,701	11%	$3,319,017
Operating Expenses	$26,597	$142,948	$40,804	$141,348	-$1,600	-1%	$144,175
2425 - BUILDING PLANS REVIEW TOTAL	**$2,135,728**	**$3,075,235**	**$2,451,959**	**$3,399,336**	**$324,101**	**11%**	**$3,463,192**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$1,501,078	$1,300,731	$1,558,231	$1,426,760	$126,029	10%	$1,565,392
8100 - INTERFUND TRANSFERS TOTAL	**$1,501,078**	**$1,300,731**	**$1,558,231**	**$1,426,760**	**$126,029**	**10%**	**$1,565,392**
EXPENSES TOTAL	**$23,021,537**	**$16,021,073**	**$20,859,578**	**$16,874,448**	**$853,375**	**5%**	**$17,412,140**

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City of Port St. Lucie
Building Fund - 110
Building Department
Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$9,777,547	$12,182,897	$9,821,497	$12,504,070	$321,173	3%	$12,838,274
Operating Expenses	$1,494,298	$2,457,445	$5,146,275	$2,443,618	-$13,827	-1%	$2,498,474
Capital Outlay	$10,239,409	$80,000	$4,333,575	$500,000	$420,000	525%	$510,000
Debt Services	$9,205	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$1,501,078	$1,300,731	$1,558,231	$1,426,760	$126,029	10%	$1,565,392
EXPENSES TOTAL	**$23,021,537**	**$16,021,073**	**$20,859,578**	**$16,874,448**	**$853,375**	**5%**	**$17,412,140**

Building Fund #110 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Building	101.5	101.5	101.5
FULL-TIME EQUIVALENTS	**101.5**	**101.5**	**101.5**

CITY OF PORT ST. LUCIE
BUILDING FUND #110 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
2420	BUILDING – FIELD INSPECTIONS		
	Replacement of (2x) 2015 Dodge Ram at $50,000 each.	$	100,000
	Replacement of (6x) 2016 Ford F150 at $50,000 each.		300,000
	Replacement of (2x) 2017 Ford F150 at $50,000 each.		100,000
	TOTAL	**$**	**500,000**
	BUILDING FUND TOTAL REQUESTS	$	500,000


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Utility Systems Fund

An enterprise fund, the Utility Systems Fund (Fund) provides essential water, wastewater, and reclaimed water services to properties throughout the City's ±130-square-mile Utility Service Area that includes the entire City, as well as portions of unincorporated St. Lucie County. The fund supports the operation and maintenance of two water treatment facilities with a combined permitted capacity of 41.65 million gallons a day (MGD), and two wastewater treatment facilities with a combined capacity of 18 MGD. The water distribution system includes more than 1,370 miles of water main and 6,935 fire hydrants while the wastewater collection system encompasses more than 1,300 miles of mains consisting of both gravity and low-pressure mains, 307 lift stations, 333 commercial grinder stations, and more than 45,000 residential low-pressure grinder systems. All of this infrastructure is essential to being able to provide exceptional service to more than 100,000 customers.

The fund continues to experience increasing costs due to inflation, aging infrastructure, and the ongoing demand associated with residential and commercial growth. Staffing levels are evaluated annually, and additional positions are added as necessary to support the continued expansion of the Utility Systems Department and maintain service levels for the growing community.

Major Revenue Source

The Utility Systems Operating Fund is funded primarily by the user fees and service charges. Over the past decade, significant population growth has increased demand for utility infrastructure and services. While this expansion has generated new revenue and capital investment opportunities, it also requires ongoing monitoring to ensure operating revenues continuously support both system growth and long-term asset maintenance.

Expense Trends

A significant portion of the Utility Systems Fund's expenses are dedicated to capital expansion, debt payments, and operational costs, which together account for approximately 75% of the total expenses. Salaries and benefits represent the remaining 25% of expenses. Personnel and operating costs have remained relatively stable; however, the Utility systems continue to implement an aggressive capital improvement program to meet the infrastructure demands of a growing community.

Long-Range Model

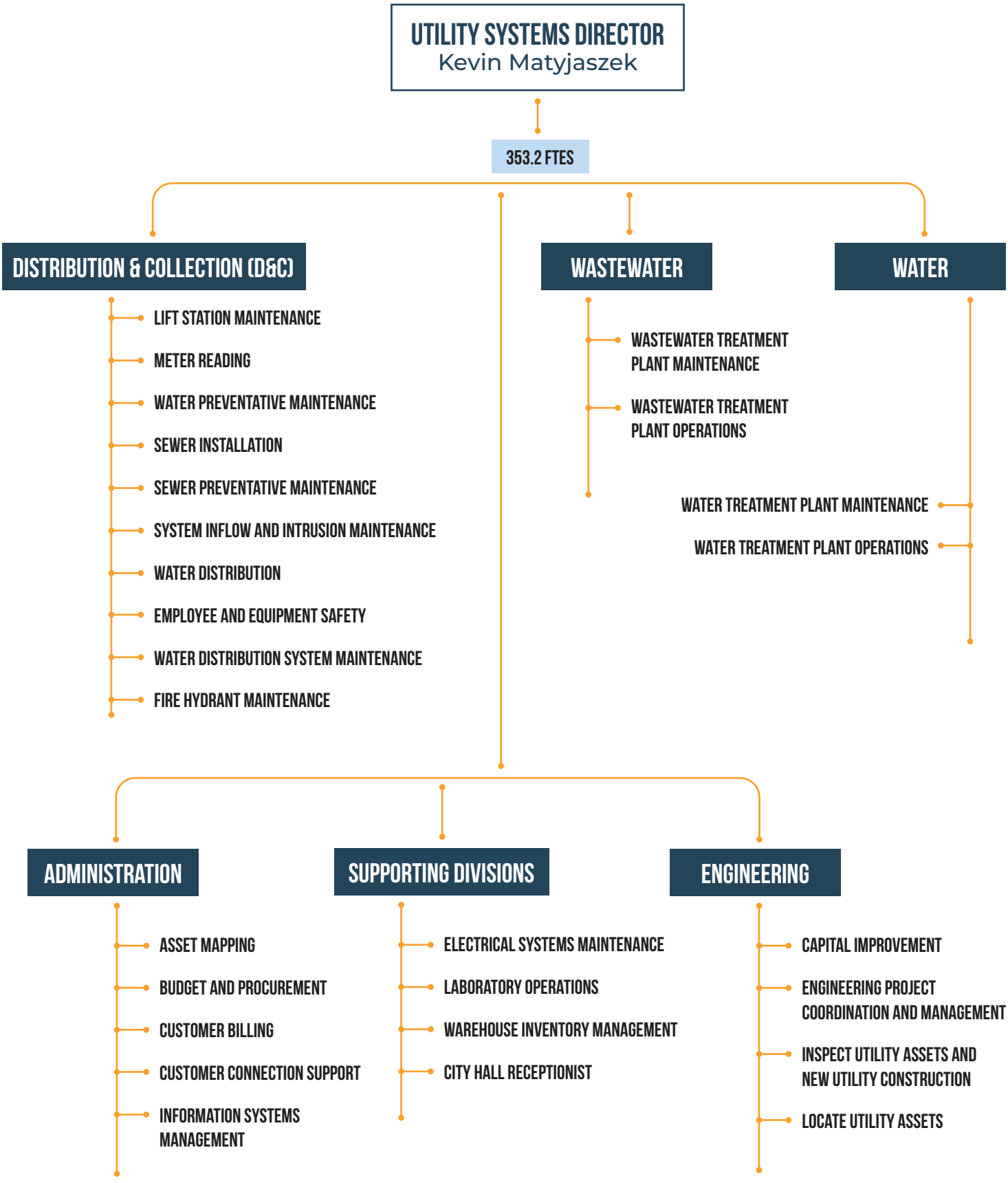
The five-year financial outlook assumes continued customer growth and increasing operational and capital costs. Based on these assumptions, fund balances are projected to decline in future years as the Utility Systems continues to invest in infrastructure improvements and expansion projects.

The fund is projected to maintain reserve levels that meet the City's 17% reserve policy throughout the planning horizon. However, reserves are anticipated to be used to fund one-time capital projects. The Utility Systems continues to address infrastructure needs through a combination of pay-as-you-go funding and debt financing strategies.

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	N/A	$3,392,173	$3,392,173	$6,526,964	$3,134,791	92.4%	$6,526,964
Revenues							
Charges for Services	$44,994	–	$0	$0	$0	–	$0
Miscellaneous Revenues	$228,780	$60,084	$113,892	$79,108	$19,024	32%	$80,690
Other Sources/Interfund Transfers	$18,000,000	$19,050,000	$19,050,000	$26,673,084	$7,623,084	40%	$27,206,545
REVENUES TOTAL	**$18,273,773**	**$19,110,084**	**$19,163,892**	**$26,752,192**	**$7,642,108**	**40%**	**$27,287,235**
Expenses							
Capital Outlay	$0	$19,069,000	$15,988,017	$26,707,000	$7,638,000	40%	$27,237,524
Other Non-Operating Expenses	$41,084	$41,084	$41,084	$45,192	$4,108	10%	$49,711
EXPENSES TOTAL	**$41,084**	**$19,110,084**	**$16,029,101**	**$26,752,192**	**$7,642,108**	**40%**	**$27,287,235**
Surplus (Deficit)	N/A	$0	$3,134,791	$0	–	–	$0
Beginning Reserve Less Surplus	N/A	$3,392,173	$6,526,964	$6,526,964	–	–	$6,526,964
Undesignated	N/A	$3,392,173	$6,526,964	$6,526,964	–	–	$6,526,964

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345.2 FTE's in Water and Sewer Operating Fund 431 and 8 FTE's in the Water and Sewer Connection Fees Fund 439

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

TOP WAYS WE ARE PUTTING THE STRATEGIC PLAN INTO ACTION

UTILITY SYSTEMS DEPARTMENT

OVERVIEW

To be the vanguard of environmental stewardship and innovation through fiscal responsibility and advancement in utility operations.

FY 2026/27

HIGH-QUALITY INFRASTRUCTURE & FACILITIES

ADVANCE WATER QUALITY

- Septic to Sewer Master Plan will continue to connect homes and businesses currently on septic systems to the City's wastewater collection and treatment system, proactively improving the health of our local waterways.

  Remaining septic systems as of March 31, 2026:

  - Estimated septic tanks within City limits (total): 12,107
  - Estimated septic tanks within utility service area (total): 13,966
  - Septic conversions completed since tracking began in 1999: 11,467
  - Current conversion time is 4 to 6 weeks

Progress continues on the St. Lucie River/C-23 Water Quality Project at McCarty Ranch.

- Areas 1 through 5 are complete. To date, 17 billion gallons of water have been held back, including rainfall and water pumped from C-23 Canal.

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Continue to seek out all grant opportunities to aid in funding a multitude of capital improvement projects currently under design or to be constructed in FY 26/27 and beyond
- Committed to the continued expansion of our systems to accommodate the rapid growth rate while also upgrading and replacing older systems that have met their end of use
- Continue evaluating alternative materials or products that could be new to the market and/or have become better because of advancements in manufacturing processes
- Standard operating procedures, plus specialized training for staff, will be implemented and updated as needed to allow staff to work more efficiently and effectively when responding to calls for residential sewer services
- Offer additional educational opportunities for our customers through quarterly events, presentations and facility tours

As of Sept. 30, 2026, USD has 101,437 customers (water).

Utility Systems | 772-873-6400 | utility@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

UTILITY SYSTEMS DEPARTMENT

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
5	Number of septic to sewer conversions	466 (32 utilizing grants)	464 (49 utilizing grants)	355 (53 utilizing grants)	400	344 (43 utilizing grants)	400
5	Water withdrawn from C-23 Canal by way of Water Quality Project	2.9 billion gallons	4.3 billion gallons	2.3 billion gallons *Withdrawals for FY24/25 affected by drought.	4.5 billion gallons	3.3 billion gallons *Withdrawals for FY 25/26 affected by drought.	4.5 billion gallons

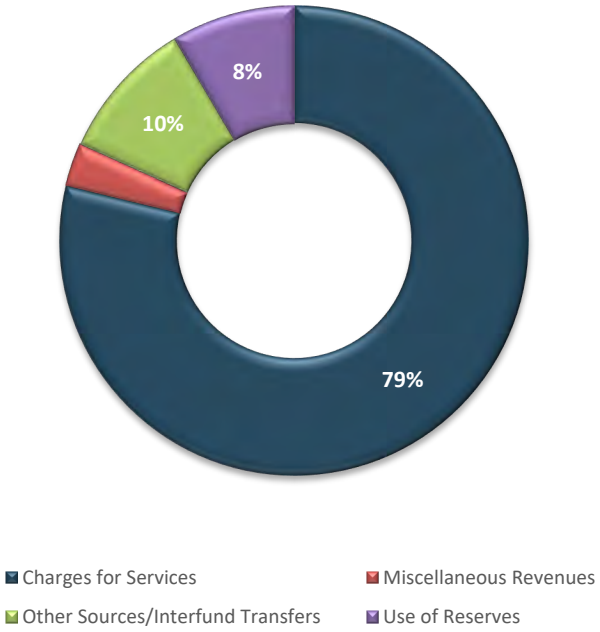
Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Provide enhanced customer service experience through use of online services and technology (monthly)	40,661 E-bills 74,254 Electronic payments 4:49 On hold times (avg.)	43,783 E-bills 76,577 Electronic payments 6:06 On hold times (avg.)	46,702 E-bills 79,412 Electronic payments 13:48 On hold times (avg.)	49,000 E-bills 80,000 Electronic payments 3:00 On hold times (avg.)	E-bills: 50,140 Electronic payments: 84,425 3:11 On hold times (avg.)	51,000 e-bills 86,000 electronic payments 3:00 On hold times (avg.)
5	*National Community Survey (NCS™): Percent rating drinking water positively	50% ↓	47% ↓	45% ↓	>50%	41% ↓↓	>50%
5	*NCS™: Percent rating sewer services positively	68% ↔	64% ↔	73% ↔	>70%	61% ↓	>70%

*NCS - Percent of respondents rating serve as excellent or good from the annual National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

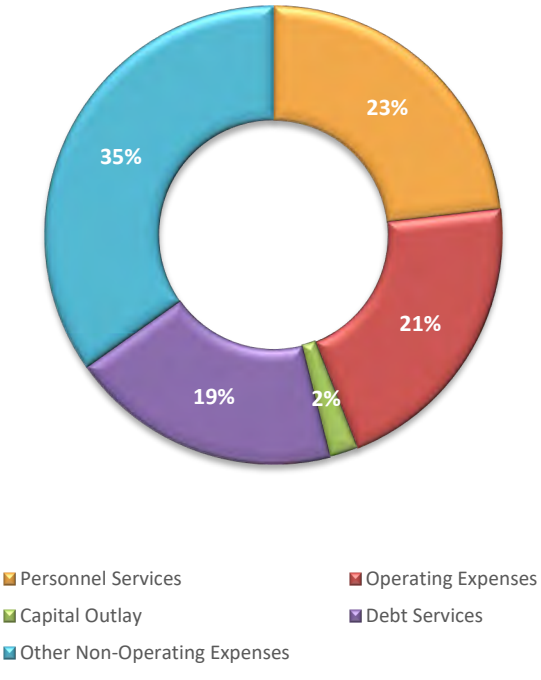
CITY OF PORT ST. LUCIE
UTILITY SYSTEMS FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$59,868,337**
Revenue Sources:	**Amount**
Charges for Services	$121,336,095
Miscellaneous Revenues	4,563,047
Other Sources/Interfund Transfers	15,006,190
Use of Reserves	13,101,712
Total	**$154,007,044**

FY 26-27 USES



Expenditure by Function:	**Amount**
Personnel Services	$35,672,751
Operating Expenses	32,105,269
Capital Outlay	3,103,000
Debt Services	29,515,433
Other Non-Operating Expenses	53,610,591
Total	**$154,007,044**
Ending Balance	**$46,244,362**

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS FUND #431
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	N/A	$43,187,161	$43,187,161	$59,868,337	$16,681,176	38.6%	$46,766,625
Revenues							
Intergovernmental	$100,500	–	$0	$0	$0	–	$0
Charges for Services	$115,973,030	$115,764,466	$117,982,795	$121,336,095	$5,571,629	5%	$124,600,816
Miscellaneous Revenues	$8,158,691	$4,204,556	$5,249,411	$4,563,047	$358,491	9%	$4,353,827
Other Sources/Interfund Transfers	$46,364,313	$15,163,519	$10,006,190	$28,107,902	$12,944,383	85%	$16,971,742
REVENUES TOTAL	**$170,596,534**	**$135,132,541**	**$133,238,396**	**$154,007,044**	**$18,874,503**	**14%**	**$145,926,385**
Expenses							
Personnel Services	$30,468,211	$34,946,871	$33,271,608	$35,672,751	$725,880	2%	$37,692,722
Operating Expenses	$25,472,040	$28,239,583	$24,776,732	$32,105,269	$3,865,686	14%	$32,762,736
Capital Outlay	$0	$3,814,186	$8,619,767	$3,103,000	-$711,186	-19%	$3,118,440
Debt Services	$12,091,416	$29,608,536	$11,365,748	$29,515,433	-$93,103	0%	$29,515,433
Other Non-Operating Expenses	$70,105,840	$38,523,365	$38,523,365	$53,610,591	$15,087,226	39%	$42,837,054
EXPENSES TOTAL	**$138,137,508**	**$135,132,541**	**$116,557,220**	**$154,007,044**	**$18,874,503**	**14%**	**$145,926,385**
Surplus (Deficit)	$32,459,025	$0	$16,681,176	$0	–	–	$0
Designated Reserve Policy	$9,059,573	$10,741,697	$9,868,218	$11,522,263	$780,566	7.3%	$11,977,428
Beginning Reserve & Surplus	$43,187,161	$38,029,832	$59,868,337	$46,766,625	–	–	$44,801,073
Undesignated	$34,127,588	$27,288,135	$50,000,119	$35,244,362	–	–	$32,823,645

In FY27, the Utility Systems Fund includes the use of $13,101,712 in reserves to fund capital projects within the Road and Bridge CIP Fund.

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CITY OF PORT ST. LUCIE
WATER & SEWER FUND REVENUES #431
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Intergovernmental	$100,500	–	$0	$0	$0	–	$0
Charges for Services	$115,973,030	$115,764,466	$117,982,795	$121,336,095	$5,571,629	5%	$124,600,816
Miscellaneous Revenues	$8,158,691	$4,204,556	$5,249,411	$4,563,047	$358,491	9%	$4,353,827
Other Sources/Interfund Transfers	$46,364,313	$15,163,519	$10,006,190	$28,107,902	$12,944,383	85%	$16,971,742
REVENUES TOTAL	**$170,596,534**	**$135,132,541**	**$133,238,396**	**$154,007,044**	**$18,874,503**	**14%**	**$145,926,385**

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CITY OF PORT ST. LUCIE
WATER & SEWER FUND EXPENDITURES #431
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
4199 - Non Departmental							
Other Non-Operating Expenses	$31,828,876	–	$0	$0	$0	–	$0
4199 - NON DEPARTMENTAL TOTAL	**$31,828,876**	**–**	**$0**	**$0**	**$0**	**–**	**$0**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$38,051,744	$38,523,365	$38,523,365	$53,610,591	$15,087,226	39%	$42,837,054
8100 - INTERFUND TRANSFERS TOTAL	**$38,051,744**	**$38,523,365**	**$38,523,365**	**$53,610,591**	**$15,087,226**	**39%**	**$42,837,054**
1340 - Utility Administration							
Personnel Services	$1,873,113	$1,920,180	$2,081,302	$2,152,782	$232,602	12%	$2,086,366
Operating Expenses	$1,833,143	$2,103,500	$2,139,936	$1,985,417	-$118,083	-6%	$2,025,125
Capital Outlay	$0	–	$3,396,777	$0	$0	–	$0
Debt Services	$12,035,088	$29,608,536	$11,365,748	$29,515,433	-$93,103	0%	$29,515,433
Other Non-Operating Expenses	$22,585	–	$0	$0	$0	–	$0
1340 - UTILITY ADMINISTRATION TOTAL	**$15,763,928**	**$33,632,216**	**$18,983,763**	**$33,653,632**	**$21,416**	**0%**	**$33,626,924**
1347 - Utility Billing							
Personnel Services	$1,087,805	$1,255,730	$1,203,578	$1,301,726	$45,996	4%	$1,346,364
Operating Expenses	$708,431	$815,802	$877,724	$889,876	$74,074	9%	$907,674
Debt Services	$56,329	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$202,636	–	$0	$0	$0	–	$0
1347 - UTILITY BILLING TOTAL	**$2,055,201**	**$2,071,532**	**$2,081,302**	**$2,191,602**	**$120,070**	**6%**	**$2,254,038**
1355 - Utility CIP							
Personnel Services	$1,178,993	$1,343,592	$1,281,958	$1,358,763	$15,171	1%	$1,423,553
Operating Expenses	$81,451	$117,998	$219,424	$227,143	$109,145	93%	$231,686
Capital Outlay	$0	$128,000	$210,884	$100,000	-$28,000	-22%	$100,000
1355 - UTILITY CIP TOTAL	**$1,260,444**	**$1,589,590**	**$1,712,266**	**$1,685,906**	**$96,316**	**6%**	**$1,755,239**
3311 - Utility Cross Connection & Flushing							
Personnel Services	$1,017,005	$1,090,226	$1,005,687	$1,133,561	$43,335	4%	$1,158,859
Operating Expenses	$207,238	$265,830	$154,852	$271,569	$5,739	2%	$277,529
Capital Outlay	–	–	$135,726	$125,000	$125,000	–	$125,000
3311 - UTILITY CROSS CONNECTION & FLUSHING TOTAL	**$1,224,243**	**$1,356,056**	**$1,296,265**	**$1,530,130**	**$174,074**	**13%**	**$1,561,388**
1346 - Utility Connection Support							
Personnel Services	$2,077,894	$2,638,484	$2,476,711	$2,824,425	$185,941	7%	$3,073,467
Operating Expenses	$220,713	$298,227	$258,296	$335,480	$37,253	12%	$342,190
1346 - UTILITY CONNECTION SUPPORT TOTAL	**$2,298,607**	**$2,936,711**	**$2,735,007**	**$3,159,905**	**$223,194**	**8%**	**$3,415,657**
1350 - Utility Engineering							
Personnel Services	$2,356,879	$2,716,865	$2,548,036	$2,725,712	$8,847	0%	$2,811,489
Operating Expenses	$206,743	$166,259	$137,907	$173,421	$7,162	4%	$176,889
1350 - UTILITY ENGINEERING TOTAL	**$2,563,622**	**$2,883,124**	**$2,685,943**	**$2,899,133**	**$16,009**	**1%**	**$2,988,378**
3513 - Utility Glades Wastewater Treatment Plant							
Personnel Services	$1,047,121	$1,178,331	$1,178,316	$1,283,164	$104,833	9%	$1,387,795

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Operating Expenses	$3,666,813	$3,836,716	$3,477,190	$5,223,511	$1,386,795	36%	$5,328,113
Capital Outlay	$0	$27,000	$10,000	$93,000	$66,000	244%	$93,000
3513 - UTILITY GLADES WASTEWATER TREATMENT PLANT TOTAL	**$4,713,934**	**$5,042,047**	**$4,665,506**	**$6,599,675**	**$1,557,628**	**31%**	**$6,808,908**
3370 - Utility Inflow & Infiltration							
Personnel Services	$667,758	$693,104	$747,386	$714,249	$21,145	3%	$775,782
Operating Expenses	$186,306	$189,346	$115,113	$197,180	$7,834	4%	$201,583
Capital Outlay	–	–	$730,000	$180,000	$180,000	–	$180,000
3370 - UTILITY INFLOW & INFILTRATION TOTAL	**$854,064**	**$882,450**	**$1,592,499**	**$1,091,429**	**$208,979**	**24%**	**$1,157,365**
1375 - Utility Inspector Locates							
Personnel Services	$1,749,129	$2,122,968	$1,863,328	$2,138,263	$15,295	1%	$2,317,374
Operating Expenses	$308,035	$512,816	$291,578	$585,212	$72,396	14%	$596,916
1375 - UTILITY INSPECTOR LOCATES TOTAL	**$2,057,165**	**$2,635,784**	**$2,154,906**	**$2,723,475**	**$87,691**	**3%**	**$2,914,290**
1380 - Utility Lab Water							
Personnel Services	$880,726	$995,463	$998,880	$985,572	-$9,891	-1%	$1,026,420
Operating Expenses	$321,941	$278,565	$255,258	$302,632	$24,067	9%	$308,686
Capital Outlay	$0	$43,000	$40,000	$0	-$43,000	-100%	$0
1380 - UTILITY LAB WATER TOTAL	**$1,202,667**	**$1,317,028**	**$1,294,138**	**$1,288,204**	**-$28,824**	**-2%**	**$1,335,106**
3380 - Utility Liftstations							
Personnel Services	$1,555,067	$1,684,837	$1,603,529	$1,594,338	-$90,499	-5%	$1,786,034
Operating Expenses	$1,369,756	$1,564,967	$1,368,684	$1,586,109	$21,142	1%	$1,618,880
Capital Outlay	$0	$1,122,500	$1,026,495	$360,000	-$762,500	-68%	$374,400
3380 - UTILITY LIFTSTATIONS TOTAL	**$2,924,823**	**$4,372,304**	**$3,998,708**	**$3,540,447**	**-$831,857**	**-19%**	**$3,779,314**
3312 - Utility James E. Anderson (JEA) Water Treatment Facility							
Personnel Services	$1,080,518	$1,198,369	$1,163,878	$1,204,406	$6,037	1%	$1,221,046
Operating Expenses	$4,312,217	$4,835,574	$2,867,113	$4,971,122	$135,548	3%	$5,070,189
Capital Outlay	$0	$20,000	$20,000	$0	-$20,000	-100%	$0
3312 - UTILITY JAMES E. ANDERSON (JEA) WATER TREATMENT FACILITY TOTAL	**$5,392,735**	**$6,053,943**	**$4,050,991**	**$6,175,528**	**$121,585**	**2%**	**$6,291,235**
1360 - Utility Mapping							
Personnel Services	$1,155,843	$1,350,977	$1,268,500	$1,438,109	$87,132	6%	$1,492,417
Operating Expenses	$435,630	$703,561	$783,206	$843,194	$139,633	20%	$860,058
1360 - UTILITY MAPPING TOTAL	**$1,591,473**	**$2,054,538**	**$2,051,706**	**$2,281,303**	**$226,765**	**11%**	**$2,352,475**
3314 - Utility McCarty Ranch Water Plant							
Operating Expenses	$1,000,313	$612,044	$346,647	$580,298	-$31,746	-5%	$591,969
Capital Outlay	$0	–	$11,175	$0	$0	–	$0
3314 - UTILITY MCCARTY RANCH WATER PLANT TOTAL	**$1,000,313**	**$612,044**	**$357,822**	**$580,298**	**-$31,746**	**-5%**	**$591,969**
1348 - Utility Meter Reading							
Personnel Services	$1,124,126	$1,390,961	$1,469,832	$1,566,055	$175,094	13%	$1,564,011
Operating Expenses	$195,718	$274,682	$183,385	$295,588	$20,906	8%	$301,500
Capital Outlay	$0	$215,186	$206,829	$40,000	-$175,186	-81%	$40,000
1348 - UTILITY METER READING TOTAL	**$1,319,844**	**$1,880,829**	**$1,860,046**	**$1,901,643**	**$20,814**	**1%**	**$1,905,511**
3360 - Utility Water Plant Maintenance							
Personnel Services	$750,364	$809,320	$802,452	$746,667	-$62,653	-8%	$814,997
Operating Expenses	$302,893	$318,176	$314,578	$351,558	$33,382	10%	$359,114
Capital Outlay	–	–	$0	$150,000	$150,000	–	$150,000
3360 - UTILITY WATER PLANT MAINTENANCE TOTAL	**$1,053,258**	**$1,127,496**	**$1,117,030**	**$1,248,225**	**$120,729**	**11%**	**$1,324,111**

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
3390 - Utility Telemetry and Instrumentation							
Personnel Services	$1,843,553	$2,252,525	$1,645,174	$2,281,461	$28,936	1%	$2,458,049
Operating Expenses	$813,015	$818,619	$673,411	$882,212	$63,593	8%	$909,534
Capital Outlay	$0	$263,000	$420,000	$12,000	-$251,000	-95%	$12,240
3390 - UTILITY TELEMETRY AND INSTRUMENTATION TOTAL	**$2,656,569**	**$3,334,144**	**$2,738,585**	**$3,175,673**	**-$158,471**	**-5%**	**$3,379,823**
3345 - Utility Warehouse							
Personnel Services	$489,186	$491,214	$478,159	$490,322	-$892	0%	$520,792
Operating Expenses	$148,888	$107,536	$100,146	$75,275	-$32,261	-30%	$76,846
3345 - UTILITY WAREHOUSE TOTAL	**$638,074**	**$598,750**	**$578,305**	**$565,597**	**-$33,153**	**-6%**	**$597,638**
3515 - Utility Sewer Installs							
Capital Outlay	$0	$251,000	$120,000	$232,000	-$19,000	-8%	$232,000
3515 - UTILITY SEWER INSTALLS TOTAL	**$0**	**$251,000**	**$120,000**	**$232,000**	**-$19,000**	**-8%**	**$232,000**
3560 - Utility Wastewater Maintenance Mechanic							
Personnel Services	$510,938	$719,177	$646,307	$761,062	$41,885	6%	$814,955
Operating Expenses	$166,695	$210,406	$145,596	$221,642	$11,236	5%	$226,075
Capital Outlay	–	–	$0	$200,000	$200,000	–	$200,000
3560 - UTILITY WASTEWATER MAINTENANCE MECHANIC TOTAL	**$677,633**	**$929,583**	**$791,903**	**$1,182,704**	**$253,121**	**27%**	**$1,241,030**
3516 - Utility Wastewater Preventive Maintenance							
Personnel Services	$3,782,856	$4,192,307	$4,075,527	$4,255,803	$63,496	2%	$4,496,157
Operating Expenses	$1,840,587	$1,612,348	$2,058,517	$2,918,623	$1,306,275	81%	$2,978,766
Capital Outlay	$0	$995,000	$1,539,881	$605,000	-$390,000	-39%	$605,000
3516 - UTILITY WASTEWATER PREVENTIVE MAINTENANCE TOTAL	**$5,623,443**	**$6,799,655**	**$7,673,925**	**$7,779,426**	**$979,771**	**14%**	**$8,079,923**
3316 - Utility Water Distribution-Preventive Maintenance							
Personnel Services	$2,097,662	$2,427,020	$2,344,866	$2,310,044	-$116,976	-5%	$2,555,025
Operating Expenses	$609,656	$690,959	$694,053	$765,786	$74,827	11%	$782,216
Capital Outlay	$0	$707,000	$722,000	$946,000	$239,000	34%	$946,000
3316 - UTILITY WATER DISTRIBUTION-PREVENTIVE MAINTENANCE TOTAL	**$2,707,317**	**$3,824,979**	**$3,760,919**	**$4,021,830**	**$196,851**	**5%**	**$4,283,241**
3310 - Utility Water Plant Operations							
Personnel Services	$1,296,381	$1,564,107	$1,478,554	$1,471,414	-$92,693	-6%	$1,555,735
Operating Expenses	$4,215,405	$5,165,326	$4,216,490	$5,186,465	$21,139	0%	$5,290,326
Capital Outlay	$0	$17,500	$10,000	$40,000	$22,500	129%	$40,800
3310 - UTILITY WATER PLANT OPERATIONS TOTAL	**$5,511,786**	**$6,746,933**	**$5,705,044**	**$6,697,879**	**-$49,054**	**-1%**	**$6,886,861**
3512 - Utility Westport Wastewater Plant							
Personnel Services	$845,294	$911,114	$909,648	$934,853	$23,739	3%	$1,006,035
Operating Expenses	$2,320,453	$2,740,326	$3,097,628	$3,235,956	$495,630	18%	$3,300,872
Capital Outlay	$0	$25,000	$20,000	$20,000	-$5,000	-20%	$20,000
3512 - UTILITY WESTPORT WASTEWATER PLANT TOTAL	**$3,165,747**	**$3,676,440**	**$4,027,276**	**$4,190,809**	**$514,369**	**14%**	**$4,326,907**
EXPENSES TOTAL	**$138,137,508**	**$135,132,541**	**$116,557,220**	**$154,007,044**	**$18,874,503**	**14%**	**$145,926,385**

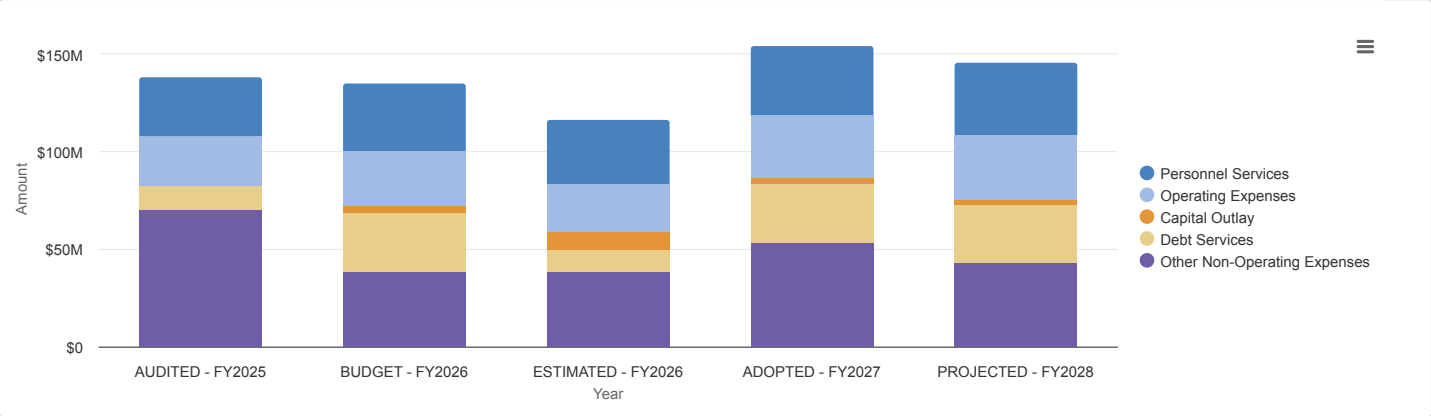
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City of Port St. Lucie

Water & Sewer Operating Fund - 431
Utility Systems Department

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$30,468,211	$34,946,871	$33,271,608	$35,672,751	$725,880	2%	$37,692,722
Operating Expenses	$25,472,040	$28,239,583	$24,776,732	$32,105,269	$3,865,686	14%	$32,762,736
Capital Outlay	$0	$3,814,186	$8,619,767	$3,103,000	-$711,186	-19%	$3,118,440
Debt Services	$12,091,416	$29,608,536	$11,365,748	$29,515,433	-$93,103	0%	$29,515,433
Other Non-Operating Expenses	$70,105,840	$38,523,365	$38,523,365	$53,610,591	$15,087,226	39%	$42,837,054
EXPENSES TOTAL	**$138,137,508**	**$135,132,541**	**$116,557,220**	**$154,007,044**	**$18,874,503**	**14%**	**$145,926,385**

Water & Sewer Operating Fund #431 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Utility Systems	325.2	338.2	345.2
FULL-TIME EQUIVALENTS	**325.2**	**338.2**	**345.2**

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS FUND - 2026-27 ADOPTED
LONG RANGE PLAN

Assumptions: A 3.5% rate increase included for water in FY 2027 for Water and 2% for new growth. The model also assumes normal growth from new residental and commercial Personnel Services assumes a higher employer contribution rates for health insurance. The Utility Systems Fund maintains fund balance reserves that provide financial stability and flexibility to address future capital requirements. Reserve usage should be limited to one-time expenditures and non-recurring capital projects rather than ongoing operating costs. Using reserves for one-time investments helps avoid creating structural budget imbalances and preserves the long-term financial sustainability of the fund.

	AUDITIED 2023-24	AUDITED 2024-25	ESTIMATED 2025-2026	**ADOPTED 2026-27**	**Growth %**		PROJECTED 2027-28		PROJECTED 2028-29		PROJECTED 2029-30		PROJECTED 2030-31		PROJECTED 2031-32
BEGINNING DESIGNATED RESERVES	$ -		$ 43,187,161	$ 59,868,337			$ 46,766,625		$ 44,801,073		$ 36,090,640		$ 38,451,734		$ 41,323,906
REVENUES & SOURCES:															
Water-Operating	$48,244,066	$52,910,341	$54,828,836	56,200,000	2.5%	3.5%	$ 58,167,000	3.5%	$ 60,202,845	3.5%	$ 62,309,945	3.0%	$ 64,179,243	3.0%	$ 66,104,620
Sewer-Operating	57,302,329	59,854,482	59,995,000	61,967,345	3.3%	2.0%	63,206,692	3.0%	65,102,893	3.0%	67,055,980	3.0%	69,067,659	3.0%	71,139,689
6% Surcharge	438,624	445,670	434,008	434,008	0.0%	4.6%	453,900	3.0%	467,517	3.0%	481,543	3.0%	495,989	3.0%	510,869
Guaranteed Revenue	604,925	619,567	525,491	525,491	0.0%	12.6%	591,600	4.0%	615,264	4.0%	639,875	4.0%	665,470	4.0%	692,089
Interest Income	3,437,696	2,243,470	1,819,797	2,355,000	29.4%	2.0%	2,402,100	4.0%	2,498,184	4.0%	2,598,111	4.0%	2,702,035	4.0%	2,810,116
Other/Misc.	4,962,359	8,158,691	5,629,074	4,417,298		-6.4%	4,133,351	4.0%	4,298,685	4.0%	4,470,632	4.0%	4,649,457	4.0%	4,835,435
Capital Contribution	41,604,890	36,347,096	0	0			0		0		0		0		0
Use of Reserves	0	0	0	13,101,712			1,965,552		0		0		0		0
Fund Transfers	10,021,970	10,017,217	10,006,190	15,006,190			15,006,190		10,000,000		10,000,000		10,000,000		10,000,000
TOTAL	166,616,859	170,596,534	133,238,396	154,007,044			145,926,385		143,185,388		147,556,086		151,759,853		156,092,818
EXPENDITURES:															
Personnel Services	29,334,505	30,468,211	33,271,608	35,672,751	7.2%	5.7%	37,692,722	6.0%	39,954,285	6.0%	42,351,542	6.0%	44,892,635	6.0%	47,586,193
Operating Expenses	23,935,669	25,472,040	24,776,732	32,105,269	29.6%	2.0%	32,762,736	2.0%	33,417,991	2.0%	33,459,072	4.0%	34,170,156	5.0%	35,878,664
Capital Outlay	0	0	8,619,767	3,103,000	-64.0%	0.5%	3,118,440	2.0%	3,180,809	2.0%	3,244,425	2.0%	3,309,314	1.4%	3,309,314
Debt Services	12,909,314	12,035,088	11,365,748	29,515,433		0.0%	29,515,433	0.0%	32,015,433	0.0%	35,015,433	0.0%	35,015,433	1.0%	35,015,433
Internal Charges	4,598,023	4,781,944	5,023,034	5,625,337	12.0%	10.0%	6,187,870	2.0%	6,311,627	2.0%	6,437,860	2.0%	6,566,617	4.0%	6,566,617
Fund Transfer to fund 448 (CIP)	10,548,901	8,269,830	9,124,214	15,986,053			4,010,000		4,050,100		4,090,601		4,131,507		4,090,601
Fund Transfers	22,124,307	24,999,970	24,376,117	31,999,201			32,639,184		32,965,576		20,596,059		20,802,019		21,003,331
TOTAL	103,450,719	106,027,083	116,557,220	154,007,044			145,926,385		151,895,821		145,194,992		148,887,681		153,450,153
SURPLUS <DEFICIT>	$63,166,140	$64,569,451	$16,681,176	$0			($0)		($8,710,433)		$2,361,094		$2,872,172		$2,642,665
Non-Cash Expense - Depreciation (Non-budgeted, not funded)	32,590,366	32,110,425													
SURPLUS <DEFICIT>	30,575,774	32,459,026													
Designated Reserve - Financial Policy - 17%	9,055,930	9,509,843	9,868,218	11,522,263			11,977,428		12,473,287		12,887,804		13,440,674		14,189,026
Designated	$ 9,055,930	$ 9,509,843	$ 9,868,218	$ 11,522,263			$ 11,977,428		$ 12,473,287		$ 12,887,804		$ 13,440,674		$ 14,189,026
Undesignated	21,519,844	39,269,567	50,000,119	48,346,074			34,789,197		23,617,353		25,563,930		27,883,232		29,777,545
Use of Reserves	-	-	-	(13,101,712)			(1,965,552)		-		-		-		-
Total Reserves	$ 30,575,774	$ 48,779,409	$ 59,868,337	$ 46,766,625			$ 44,801,073		$ 36,090,640		$ 38,451,734		$ 41,323,906		$ 43,966,571

An Interfund Transfer is made annually to the #438 Replacement Fund from the #431 Operating Fund. (The #438 Fund is used for well rehabilitation, backflow preventers, emergency repairs and improvements other than buildings).

Note 1: The Utility Bond ordinances enacted by the City require the adoption of rates necessary to provide net revenues equal to 100% of the annual debt service requirement.

CITY OF PORT ST. LUCIE
WATER & SEWER OPERATING FUND #431 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
1348	UTILITY SYSTEMS - METER READERS		
	Replacing (1) Ford Ranger – UMR-6737		$ 40,000
		TOTAL	**$ 40,000**
1355	UTILITY SYSTEMS - CIP		
	Masterplan Updates - Continuation		$ 100,000
		TOTAL	**$ 100,000**
3310	UTILITY SYSTEMS – PRINEVILLE WATER TREATMENT FACILITY		
	Replacing (1) Ford Ranger – UW-0479		$ 40,000
		TOTAL	**$ 40,000**
3311	UTILITY SYSTEMS – CROSS CONNECTION		
	Valve Exerciser		$ 35,000
	(2) Ford F250 Utility Bodies, $45,000 each		90,000
		TOTAL	**$ 125,000**
3316	UTILITY SYSTEMS – WATER DISTRIBUTION/PREVENTATIVE MAINTENANCE		
	Drop Deck Trailer		$ 23,000
	(2) Message Boards at $20,000 each		40,000
	Excavation Site Dewatering Equipment		41,000
	Replacing (2) Ford F250 Super Cab Utility Bodies, $76,000 each (UWD-8579/9925)		152,000
	New Hydro-Excavator		690,000
		TOTAL	**$ 946,000**
3360	UTILITY SYSTEMS – WATER PLANTS MAINTENANCE		
	24K lb. trailer for a 320kw generator		$ 20,000
	Replacing (1) Ford Ranger 4x4 Crew Cab – UM-8334		40,000
	Replacing (1) Ford F350 Super Cab Utility Body – UM-8287		90,000
		TOTAL	**$ 150,000**
3370	UTILITY SYSTEMS – INFLOW & INFILTRATION		
	New Ford F550 with 6k lb. Crane		$ 180,000
		TOTAL	**$ 180,000**

CITY OF PORT ST. LUCIE
WATER & SEWER OPERATING FUND #431 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
3380	UTILITY SYSTEMS – LIFTSTATIONS		
	Replacing (1) Ford F550 Crane Truck – ULS-3925		$ 180,000
	New Ford F550 Crane Truck		180,000
		TOTAL	**$ 360,000**
3390	UTILITY SYSTEMS – TELEMETRY & INSTRUMENTATION		
	Firewall Replacement		$ 12,000
		TOTAL	**$ 12,000**
3512	UTILITY SYSTEMS – WESTPORT WASTEWATER PLANT		
	Auto Sampler		$ 10,000
	Pallet Sack		10,000
		TOTAL	**$ 20,000**
3513	UTILITY SYSTEMS – GLADES WASTEWATER PLANT		
	Utility Vehicle/Gator Replacement (Asset #13468)		$ 18,000
	Thompson Portable Pump (UWW-4053)		75,000
		TOTAL	**$ 93,000**
3515	UTILITY SYSTEMS – SEWER INSTALLS		
	Special Assessment District (SAD) installs		$ 32,000
	Septic Tank Effluent Pumping (STEP) tanks		200,000
		TOTAL	**$ 232,000**
3516	UTILITY SYSTEMS – WASTEWATER COLLECTION/PREVENTATIVE MAINTENANCE		
	Clearing Rake attachment for wheel loader		$ 14,000
	Replacing (2) Heavy Equipment Trailers, $23,000 each – US-8553/9031		46,000
	Replacing (1) Mini Excavator, CAT 304 – UWWC-0585		85,000
	Replacing (2) Ford F250 Crew Cab Utility Bodies, $80,000 each – UWWC-9926/9927		160,000
	Replacing (1) Dump Truck – US-4686		300,000
		TOTAL	**$ 605,000**
3560	UTILITY SYSTEMS – WASTEWATER MAINTENANCE		
	Personnel Basket		$ 20,000
	Replacing (1) Ford F550 4x4 Crane Truck – UWWM-5160		180,000
		TOTAL	**$ 200,000**
	UTILITY SYSTEMS OPERATING FUND TOTAL REQUESTS		$ 3,103,000

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$3,784,696	$3,392,173	$3,392,173	$8,717,801	$5,325,628	157%	$8,717,801
Revenues							
Charges for Services	$44,994	–	$0	$0	$0	–	$0
Miscellaneous Revenues	$228,780	$60,084	$113,892	$79,108	$19,024	32%	$80,690
Other Sources/Interfund Transfers	$18,000,000	$19,050,000	$19,050,000	$26,673,084	$7,623,084	40%	$27,206,545
REVENUES TOTAL	**$18,273,773**	**$19,110,084**	**$19,163,892**	**$26,752,192**	**$7,642,108**	**40%**	**$27,287,235**
Expenses							
Capital Outlay	$0	$19,069,000	$15,988,017	$26,707,000	$7,638,000	40%	$27,237,524
Other Non-Operating Expenses	$41,084	$41,084	$41,084	$45,192	$4,108	10%	$49,711
EXPENSES TOTAL	**$41,084**	**$19,110,084**	**$16,029,101**	**$26,752,192**	**$7,642,108**	**40%**	**$27,287,235**
Surplus (Deficit)	$18,232,689	$0	$3,134,791	$0	–	–	$0
Beginning Reserve Less Surplus	$22,017,385	$3,392,173	$6,526,964	$8,717,801	–	–	$8,717,801
Undesignated	$22,017,385	$3,392,173	$6,526,964	$8,717,801	–	–	$8,717,801

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CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438 - CAPITAL
OUTLAY ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27 *****
1360	UTILITY –MAPPING		
	Miscellaneous Global Positioning System (GPS) Hardware	$	20,000
	Miscellaneous Network Hardware		50,000
	Miscellaneous Server Replacement		25,000
	Rack Battery Backup Controller Replacement		10,000
	Sub-Meter Global Positioning System (GPS) Collector Replacement		25,000
	TOTAL	**$**	**130,000**
3310	UTILITY – WATER FACILITIES		
	Blend Basin Variable Frequency Drive (VFD) Replacement	$	30,000
	Chemical Pump Replacement		50,000
	Chlorine Regulators		15,000
	Electrical Audit Upgrades		800,000
	Floridan Well Rehabs (Reverse Osmosis Well 6 SAD 2 Funds)		200,000
	High Pressure Pump Seal Replacement's		10,000
	Install Reverse Osmosis Well Turbidity/Oxidation-Reduction Potential meters		41,000
	Lime Plant Transfer Pump Repair/Replacement		25,000
	Miscellaneous Immediate Repairs		150,000
	Midport (5) and Southport (3) High Service Pump Repair		20,000
	Plant and Re-Pump Station Meter Repairs		15,000
	Pumping Station Piping Repairs		100,000
	Repair & Replace Slaker Gear Box		15,000
	Rebuild A-1, A-2, A-3		50,000
	Rebuild High Pressure Pumps 1,2,3,4,5		50,000
	Rebuild High Service Pumps		50,000
	Repaint, Prineville, Southport & Midport Storage Tank		150,000
	Reverse Osmosis Plant Blend Basin Resurfacing		200,000
	Reverse Osmosis Plant Transfer Pump (4) Repair/Replacement		25,000
	Security Camera upgrade		30,000
	Silo Safety Improvements		60,000
	Surficial Well Rehabilitations(29 Total)(2 wells)		50,000
	Reverse Osmosis Control Room Upgrades		30,000
	Chemical Disposal Floride		80,000
	Instrumentation and Controls Repairs		50,000
	TOTAL	**$**	**2,296,000**

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27 *****
3311	UTILITY – CROSS CONNECTION (FLUSHING)		
	Miscellaneous Supplies	$	25,000
	New Construction Commercial Meter and Backflow installs		120,000
	Rehabbing City's Backflow Preventers		20,000
	Rehabbing large meters to radio reads		35,000
	TOTAL	**$**	**200,000**
3312	UTILITY – JAMES E. ANDERSON (JEA) REVERSE OSMOSIS (RO) WATER TREATMENT PLANT (WTP)		
	JEA RO WTP Ammonia / Chlorine System	$	15,000
	JEA RO WTP Blending Basin Structural Repairs		25,000
	JEA RO WTP Chemical Feed Pumps		100,000
	JEA RO WTP Control Room Upgrade		20,000
	JEA RO WTP Degasifer / Scrubber System (Replace 2/year)		170,000
	JEA RO WTP High Electrical Audit Upgrades		100,000
	JEA RO WTP Energy Recovery Device (ERD)		110,000
	JEA RO WTP HVAC (2 large, 5 small) & Exhaust Fan Units (8)		20,000
	JEA RO WTP Miscellaneous Immediate Repairs		150,000
	JEA RO WTP Motor, Pump, Variable Frequency Drive & Actuator/Valve		150,000
	JEA RO WTP Painting (Buildings, Ground Storage Tanks & Piping)		150,000
	JEA RO WTP Programmable Logic Controller Upgrade		400,000
	JEA RO WTP Retention Pond Rehabilitation		25,000
	Rangeline Repump Heating Ventilation and Cooling (HVAC) & Exhaust Fan Units		12,000
	Rangeline Repump Miscellaneous Immediate Repairs		50,000
	Rangeline Repump Painting (Building, Ground Storage Tank & Piping)		25,000
	Reverse Osmosis Well Miscellaneous Immediate Repairs		50,000
	Reverse Osmosis Well Motor, Pump, Variable Frequency Drive & Actuator/Valve		110,000
	Reverse Osmosis Well Rehabilitations (2)		250,000
	Southport Wastewater Booster Pump Station Electrical Audit Upgrades		45,000
	Southport Wastewater Booster Pump Station Miscellaneous Immediate Repairs		20,000
	Southport Wastewater Booster Pump Station Motor, Pump, Variable Frequency Drive & Actuator/Valve		25,000
	Southport Wastewater Booster Pump Station Painting (Building & Piping)		12,000
	Westport Repump Electrical Audit Upgrades		150,000
	Westport Repump Miscellaneous Immediate Repairs		50,000
	Westport Repump Motor, Pump, Variable Frequency Drive & Actuator/Valve		75,000
	Westport Repump Painting (Building & Piping)		25,000
	Instrumentation and Controls Division		50,000
	Chemical disposal (Fluoride)		80,000
	TOTAL	**$**	**2,464,000**

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27 *****
3314	UTILITY – McCARTY RANCH		
	Convert to Electric Motors (2 per year)	$	180,000
	Culvert replacement at McCarty Extension		10,000
	Misc Repairs		50,000
	Property Owners Association Eastern Pump Station		50,000
	Property Owners Association Western Pump Station and Pipe Replacement		1,000,000
	TOTAL	**$**	**1,290,000**
3316	UTILITY – PREVENTATIVE MAINTENANCE		
	Line Break Repairs	$	140,000
	Miscellaneous Supplies		3,180,000
	Water Main Deflections		75,000
	TOTAL	**$**	**3,395,000**
3370	UTILITY – INFLOW & INFILTRATION		
	Gravity Sewer Cured In Place Pipe (CIPP) Lining	$	200,000
	Gravity Sewer Main Line Repairs		150,000
	Gravity Sewer Manhole Replacements & Rehabs		100,000
	TOTAL	**$**	**450,000**
3380	UTILITY – LIFT STATIONS		
	Lift Station Beautification	$	50,000
	Lift Station Pump Repairs (Additional Lift Stations/aging infrastructure and growth)		500,000
	Lift Station Replacement Generators/Pumps		250,000
	Lift Station Safety Grates ($110K per yr for 3 years)		110,000
	Miscellaneous Inventory Supplies		155,000
	Supervisory Control and Data Acquisition (SCADA) for Lift Stations		130,000
	Spare Lift Station Pumps		250,000
	Spare Parts & Impellers		150,000
	Multismart to Programmable Logic Controller Conversion for Lift Station Panels		375,000
	Commercial Grinder Pump Replacements		160,000
	TOTAL	**$**	**2,130,000**

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

		** ADOPTED ** FY 2026-27 *****
3512	UTILITY – WESTPORT WASTEWATER TREATMENT PLANT	
	Aeration Dissolved Oxygen Control system components (6)	$ 20,000
	Air Conditioner replacement (Westport, Southport, Southport Booster Station 19 Units)	20,000
	Anoxic Mixers - Repair / Replace (11) - $12,000 ea.	25,000
	Cameras and IT Equipment - Repair / Replace	15,000
	Centrifugal Pumps and Motors (8)	60,000
	Chlorine Feed Equipment - Repair / Replace (4 heads, 2 feed systems)	60,000
	Clarifier Drives - Repair / Replace (3)	20,000
	Clarifier Weir Wolf Brush system - Repair / Replace (3)	10,000
	Compliance Analyzer Replacements - Reuse (6) & Injection Wells (2)	10,000
	Dissolved Oxygen Controllers and Probes (6)	10,000
	Department of Environmental Protection Required Ground Storage Tank & Hydro Tank Cleaning & Inspections (3)	7,000
	Dewatering Centrifuge Alfa Laval 15,000 hr. service /repairs	50,000
	Dewatering Centrifuge Variable Frequency Drive Upgrade	100,000
	Dewatering Conveyer and Gates - Repair/ Replace (3)	30,000
	Flow Meter Repair / Replacement -Westport, Southport, Southport Booster Station (18)	25,000
	Generator Components Repair and Replace (Westport & Southport Booster Station)	30,000
	Generator Diesel Storage Components - Repair / Replace	5,000
	Headworks Odor Control System Equipment & Components - Repair / Replace	40,000
	Injection Well System (Westport & Southport) piping and valve - Repair / Replace	10,000
	Injection Well System Electrical & Instrumentation components - Repair / Replace	10,000
	Instrumentation Sensors, Controllers, Analyzers, Transmitters	20,000
	Lift Station Pump - Repair / Replace (4)	20,000
	Misc Electrical / Variable Frequency Drives - Repair / Replace	30,000
	Miscellaneous Emergency Equipment	100,000
	Paint Westport, Southport Booster Station Buildings and Tanks	80,000
	Plant Water System Equipment & Components - Repair / Replace	10,000
	Pressure Sustaining Valves - Cla-Val / Bermad) (Westport, Southport, Southport Booster Station, Reuse Ponds)	25,000
	Return Activated Sludge and Waste Activated Sludge pumps - Repair / Replace (5)	20,000
	Rehab Clarifier #1 Structure	100,000
	Reuse Air Compressor components - Repair / Replace (2)	5,000
	Reuse Compliance Meter Replacements	20,000
	Sandfilter components Repair / Replace (12)	5,000
	Slide Gate - Repair / Replace (3)	100,000
	Sludge Blower components Repair / Replace (3)	40,000

		** ADOPTED ** FY 2026-27 *****
3512	UTILITY – WESTPORT WASTEWATER TREATMENT PLANT CONT'D	
	Sludge Feed Pump and Grinder components - Repair / Replace (2)	80,000
	Sludge Polymer Feed Pump - Repair / Replace (2)	25,000
	Westport, Southport, Southport Booster Station Fence Repair and Replacement	10,000
	Southport Booster Station Misc Meters and Instruments - Repair / Replace	5,000
	Southport Booster Station Pumps and Motors - Repair / Replacement	60,000
	Southport Booster Station Variable Frequency Drives - Repair / Replace	100,000
	Southport Wastewater Treatment Plant and Injection Well Equipment / Instrument Repairs	20,000
	Treat and Paint Injection Well Piping (Westport, Southport) *Compliance	60,000
	Uninterruptible Power Supply (UPS) Battery Replacement (3)	20,000
	Valves (Westport, Southport, Southport Booster Station, Reuse Ponds) Repair / Replace	30,000
	Vertical Turbine Pumps & Motors (Injection well, Filter Dosing, Reuse) (14)	100,000
	TOTAL	**$ 1,642,000**
3513	UTILITY – GLADES WASTEWATER TREATMENT PLANT	
	Auto Sampler Replacement (3)	$ 7,000
	Booster Pump Station - All - Repair / Replace Flow Meters	10,000
	Booster Pump Station - Glades - Repair / Replace Miscellaneous Meters and Instruments	5,000
	Booster Pump Station - Glades - Repair / Replace Seal Water Pumps and Equipment (2)	10,000
	Booster Pump Station - Glades - Repair / Replace VFD Units and Electrical Items (6)	15,000
	Booster Pump Station - Northport - Repair / Replace Booster Pumps and Motors (5)	60,000
	Booster Pump Station - Northport - Repair / Replace Seal Water Pumps and Equipment (2)	10,000
	Booster Pump Station - Northport - Repair / Replace VFD Units and Electrical Items (5)	20,000
	Camera and IT Hardware Repair Glades Wastewater Treatment Plant/Northport Booster Pump Station/Glades Booster Pump Station	10,000
	Centrifuge 12,000 Hour Service	60,000
	Core Fiber Traffic Switch	30,000
	Miscellaneous Emergency Equipment Repairs/Replacements	125,000
	Paint Buildings, Tanks, Pipes, Motors, and Pumps (Glades/Northport Booster Pump Station/ Glades Booster Pump Station)	60,000
	Rehab Plant Lift Stations	200,000
	Repair / Replace Aeration Blowers / Motors / Valves (5)	60,000
	Repair / Replace Aeration Dissolved Oxygen Probes and Controllers (8 of each)	20,000
	Repair / Replace Air Compressors (3 Units, 1 Dryer, 1 Controller)	10,000
	Repair / Replace Air Conditioners (12) (Glades/Northport Booster Pump Station/GBPS)	15,000
	Repair / Replace All On-Site Flow Meters (19)	25,000
	Repair / Replace Anoxic Mixers (14)	35,000
	Repair / Replace Centrifuge Components (2)	50,000

CITY OF PORT ST. LUCIE
RENEWAL & REPLACEMENT FUND #438 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27 *****
3513	UTILITY – GLADES WASTEWATER TREATMENT PLANT CONT'D		
	Repair / Replace Chlorine Equipment (4 heads, 2 feed systems)		15,000
	Repair / Replace Clarifier Equipment (4 Units)		30,000
	Repair / Replace Conveyor Screws, Motors, and Gates (6)		35,000
	Repair / Replace Fences and Gates (Glades/Northport Booster Pump Station/ Glades Booster Pump Station)		15,000
	Repair / Replace Generator Components (Glades/Northport Booster Pump Station/ Glades Booster Pump Station)		40,000
	Repair / Replace Globe Style Check Valves (10)		20,000
	Repair / Replace Grit Unit (2) Blowers, Classifier, Pumps, Motors		10,000
	Repair / Replace Misc Electrical Items, Variable Frequency Drives Units, Breakers, Accessories		25,000
	Repair / Replace pH and Hydroranger Sensors		8,000
	Repair / Replace Polymer Feed System Equipment Components		20,000
	Repair / Replace Return Activated Sludge and Waste Activated Sludge pumps (6 Ras, 4 Was)		40,000
	Repair / Replace Recirculation Pumps (8)		40,000
	Repair / Replace Reuse Compliance Instruments (6)		15,000
	Repair / Replace Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Controller (PLC) Hardware		25,000
	Repair / Replace Sludge Blowers (2 Motors, 2 Impellers, 2 Fans)		10,000
	Repair / Replace Sludge Feed Pump Systems (2)		35,000
	Repair / Replace Vertical Turbine Pumps and Motors (15)		200,000
	Weir Brush System (1 left to install)		20,000
	NEW - Another Chopper Pump Glades Booster Pump Station		250,000
	NEW - Clarifier #4 Rehab/Replacement		1,500,000
	NEW - Thompson Pump		75,000
	NEW - Motor control center Linkage and Breaker Replacements		420,000
	TOTAL	**$**	**3,685,000**
3516	UTILITY – WASTEWATER COLLECTIONS - PM		
	Air Release Valve (ARV) Replacements	$	150,000
	Emergency FM & LP Main Repairs & Ductile Iron Road Crossings		400,000
	Force Main Deflections		35,000
	Inventory Misc. Supplies		8,240,000
	Pigging for Force Main		200,000
	TOTAL	**$**	**9,025,000**
	RENEWAL & REPLACEMENT FUND TOTAL REQUESTS	$	26,707,000

CITY OF PORT ST. LUCIE
WATER & SEWER CONNECTION FEE FUND #439
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$6,367,366	$11,695,005	$11,695,005	$14,534,718	$2,839,713	24.3%	$ 6,686,394
Revenues							
Charges for Services	$6,108,084	$6,350,510	$7,705,564	$4,838,355	-$1,512,155	-24%	$4,931,279
Miscellaneous Revenues	$233,523	$50,000	$70,600	$270,600	$220,600	441%	$275,600
Other Sources/Interfund Transfers	$6,999,970	$11,267,863	$5,326,117	$6,316,255	-$4,951,608	-44%	$6,526,980
REVENUES TOTAL	**$13,341,577**	**$17,668,373**	**$13,102,281**	**$11,425,210**	**-$6,243,163**	**-35%**	**$11,733,859**
Expenses							
Personnel Services	$42,530	$1,022,163	$990,515	$1,011,786	-$10,377	-1%	$1,093,462
Operating Expenses	$99,600	$13,470,877	$8,714,610	$10,203,381	-$3,267,496	-24%	$10,409,350
Capital Outlay	$0	$442,000	$366,495	$0	-$442,000	-100%	$0
Other Non-Operating Expenses	$7,871,808	$190,948	$190,948	$210,043	$19,095	10%	$231,047
Contingency	–	$2,542,385	$0	$0	-$2,542,385	-100%	$0
EXPENSES TOTAL	**$8,013,938**	**$17,668,373**	**$10,262,568**	**$11,425,210**	**-$6,243,163**	**-35%**	**$11,733,859**
Surplus (Deficit)	$5,327,639	$0	$2,839,713	$0	–	–	$0
Designated Reserve Policy	$2,325,700	$2,519,649	$1,649,871	1,906,578	-$613,071	-24%	$1,955,478
Beginning Reserve & Surplus	$11,695,005	$5,753,259	$14,534,718	$ 8,592,972	–	–	$ 6,686,394
Undesignated	$9,369,305	$3,233,610	$12,884,847	$ 6,686,394	–	–	$ 4,730,916

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CITY OF PORT ST. LUCIE
WATER & SEWER FUND REVENUES #439
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Charges for Services	$6,108,084	$6,350,510	$7,705,564	$4,838,355	-$1,512,155	-24%	$4,931,279
Miscellaneous Revenues	$233,523	$50,000	$70,600	$270,600	$220,600	441%	$275,600
Other Sources/Interfund Transfers	$6,999,970	$11,267,863	$5,326,117	$6,316,255	-$4,951,608	-44%	$6,526,980
REVENUES TOTAL	**$13,341,577**	**$17,668,373**	**$13,102,281**	**$11,425,210**	**-$6,243,163**	**-35%**	**$11,733,859**

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CITY OF PORT ST. LUCIE
WATER & SEWER FUND EXPENDITURES #439
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
4199 - Non Departmental							
Other Non-Operating Expenses	$7,686,422	–	$0	$0	$0	–	$0
4199 - NON DEPARTMENTAL TOTAL	**$7,686,422**	**–**	**$0**	**$0**	**$0**	**–**	**$0**
8000 - Contingency							
Contingency	–	$2,542,385	$0	$0	-$2,542,385	-100%	$0
8000 - CONTINGENCY TOTAL	**–**	**$2,542,385**	**$0**	**$0**	**-$2,542,385**	**-100%**	**$0**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$185,386	$190,948	$190,948	$210,043	$19,095	10%	$231,047
8100 - INTERFUND TRANSFERS TOTAL	**$185,386**	**$190,948**	**$190,948**	**$210,043**	**$19,095**	**10%**	**$231,047**
3515 - Utility Sewer Installs							
Personnel Services	$30,639	$479,440	$470,259	$493,980	$14,540	3%	$549,742
Operating Expenses	$60,449	$12,146,658	$8,282,031	$8,863,778	-$3,282,880	-27%	$9,042,300
3515 - UTILITY SEWER INSTALLS TOTAL	**$91,087**	**$12,626,098**	**$8,752,290**	**$9,357,758**	**-$3,268,340**	**-26%**	**$9,592,042**
3315 - Utility Water Installs							
Personnel Services	$11,891	$542,723	$520,256	$517,806	-$24,917	-5%	$543,720
Operating Expenses	$39,152	$1,324,219	$432,579	$1,339,603	$15,384	1%	$1,367,050
Capital Outlay	$0	$442,000	$366,495	$0	-$442,000	-100%	$0
3315 - UTILITY WATER INSTALLS TOTAL	**$51,042**	**$2,308,942**	**$1,319,330**	**$1,857,409**	**-$451,533**	**-20%**	**$1,910,770**
EXPENSES TOTAL	**$8,013,938**	**$17,668,373**	**$10,262,568**	**$11,425,210**	**-$6,243,163**	**-35%**	**$11,733,859**

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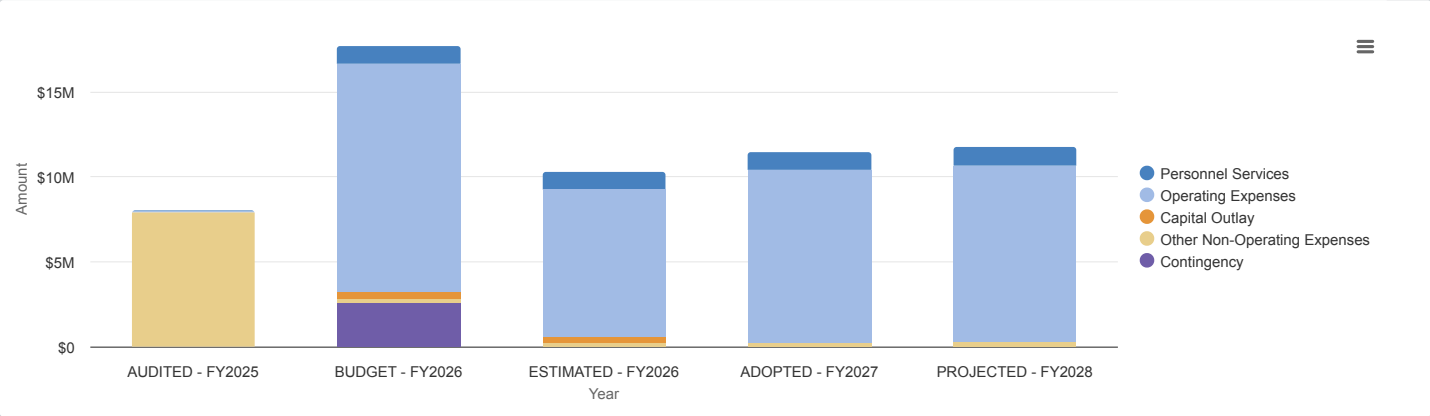
City of Port St. Lucie

Water & Sewer Connection Fees Fund - 439

Utility Systems Department

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$42,530	$1,022,163	$990,515	$1,011,786	-$10,377	-1%	$1,093,462
Operating Expenses	$99,600	$13,470,877	$8,714,610	$10,203,381	-$3,267,496	-24%	$10,409,350
Capital Outlay	$0	$442,000	$366,495	$0	-$442,000	-100%	$0
Other Non-Operating Expenses	$7,871,808	$190,948	$190,948	$210,043	$19,095	10%	$231,047
Contingency	–	$2,542,385	$0	$0	-$2,542,385	-100%	$0
EXPENSES TOTAL	**$8,013,938**	**$17,668,373**	**$10,262,568**	**$11,425,210**	**-$6,243,163**	**-35%**	**$11,733,859**

Water & Sewer Connection Fees Fund #439 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Utility Systems	7	8	8
FULL-TIME EQUIVALENTS	**7**	**8**	**8**

CITY OF PORT ST. LUCIE
UTILITY RESERVES FUND #440
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$14,725,457	$15,944,094	$15,944,094	$17,181,067	$756,000	5%	$17,937,067
Revenues							
Miscellaneous Revenues	$740,797	$550,000	$756,000	$756,000	$206,000	37%	$771,120
Other Sources/Interfund Transfers	$477,839	$480,973	$480,973	$14,032,221	$13,551,248	2,817%	$16,922,544
REVENUES TOTAL	**$1,218,637**	**$1,030,973**	**$1,236,973**	**$14,788,221**	**$13,757,248**	**1,334%**	**$17,693,664**
Expenses							
Contingency	–	$1,030,973	$0	$14,788,221	$13,757,248	1,334%	$17,693,664
EXPENSES TOTAL	**–**	**$1,030,973**	**$0**	**$14,788,221**	**$13,757,248**	**1,334%**	**$17,693,664**
Surplus (Deficit)	$1,218,637	$0	$1,236,973	$0	–	–	$0
Beginning Reserve Less Surplus	$15,944,094	$16,975,067	$17,181,067	$17,937,067	–	–	$18,708,187
Undesignated	$15,944,094	$16,975,067	$17,181,067	$17,937,067	–	–	$18,708,187

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CITY OF PORT ST. LUCIE
UTILITY CAPITAL FACILITY FUND #441
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$51,392,106	$52,676,118	$52,676,118	$52,696,070	$19,952	0.04%	$32,447,277
Revenues							
Charges for Services	$29,974,041	$18,591,618	$16,889,212	$18,591,618	$0	0%	$18,963,450
Miscellaneous Revenues	$2,521,797	$1,715,000	$2,135,379	$1,715,000	$0	0%	$1,749,300
Other Sources/Interfund Transfers							
Reserves	–	–	$0	$20,248,793	$20,248,793	–	$6,738,202
OTHER SOURCES/INTERFUND TRANSFERS TOTAL	**–**	**–**	**$0**	**$20,248,793**	**$20,248,793**	**–**	**$6,738,202**
REVENUES TOTAL	**$32,495,838**	**$20,306,618**	**$19,024,591**	**$40,555,411**	**$20,248,793**	**100%**	**$27,450,952**
Expenses							
Other Non-Operating Expenses	$31,211,826	$20,306,618	$19,014,615	$40,555,411	$20,248,793	100%	$27,450,952
EXPENSES TOTAL	**$31,211,826**	**$20,306,618**	**$19,014,615**	**$40,555,411**	**$20,248,793**	**100%**	**$27,450,952**
Surplus (Deficit)	$1,284,012	$0	$9,976	$0	–	–	$0
Beginning Reserve Less Surplus	$52,676,118	$52,676,118	$52,696,070	$32,447,277	–	–	$25,709,075
Undesignated	$52,676,118	$52,676,118	$52,696,070	$32,447,277	–	–	$25,709,075

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Saints Golf Course Fund

The Saints Golf Course Fund is an enterprise fund that accounts for the financial operations of the City's Golf Course. Due to the nature of the golf course operations and capital maintenance needs, the fund requires ongoing financial support from the City's General Fund to help fund capital projects.

The fund is projected to maintain the required 17% reserve policy throughout the planning period.

The golf course generates revenues through golf-related operations, memberships, tournaments, concessions and facility rentals. The General Fund no longer supports ongoing operations; however, it will continue to support capital improvements.


PARKS & RECREATION DIRECTOR
Bradley R. Keen, CPRP, MPA
THE SAINTS GOLF COURSE ADMINISTRATOR
Keith Bradshaw
10.175 FTES
GROUNDS MAINTENANCE
RETAIL SHOP OPERATIONS
CLASS/PROGRAM OPERATIONS
COORDINATION WITH RESTAURANT VENDOR
SPECIAL COURSE EVENTS
GOLF OPERATIONS
FINANCIAL MANAGEMENT AND REPORTING
RESTAURANT & BAR OPERATIONS, BEVERAGE CART, BANQUET HALL OPERATIONS AND EVENTS

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 2026/27

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

CULTURE, NATURE & RECREATION

- Promote 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 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.
- 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 advanced teaching and simulator technologies
- 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

The Saints Golf Course | 772-398-2901

PERFORMANCE MEASURES AND SCORECARD

THE SAINTS GOLF COURSE

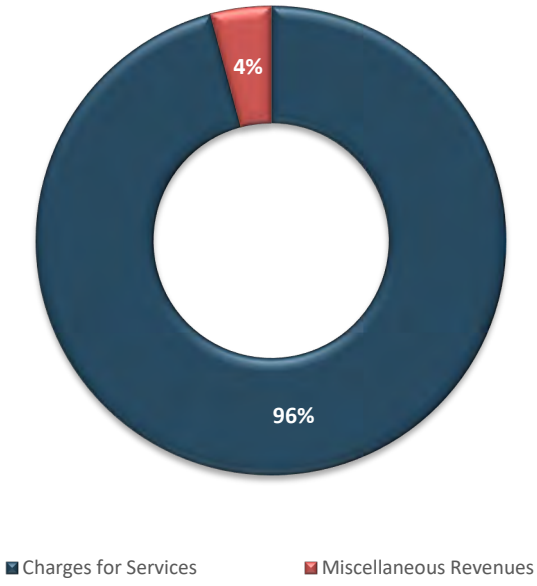
Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Rounds of golf played	55,947	64,153	70,089	71,000	68,788	68,000
6	Number of members	1,150	1,200	1,214	1,250	1,250	1,250

Outcome Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Membership revenue	$58,500	$70,790	$75,415	$77,250	$77,115	$78,000
6	Restaurant revenue	$59,570	$74,600	$106,980	$95,000	$112,793	$120,000
6	Total revenue	$2,232,040	$2,527,401	$2,716,343	$2,760,507	$2,915,131	$3,000,000
6	Green fees	$1,527,631	$1,779,362	$2,058,256	$2,088,817	$2,208,526	$2,275,500

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
6	Overall experience rating for golf course and pub	98%	99%	99%	99%	99%	99%

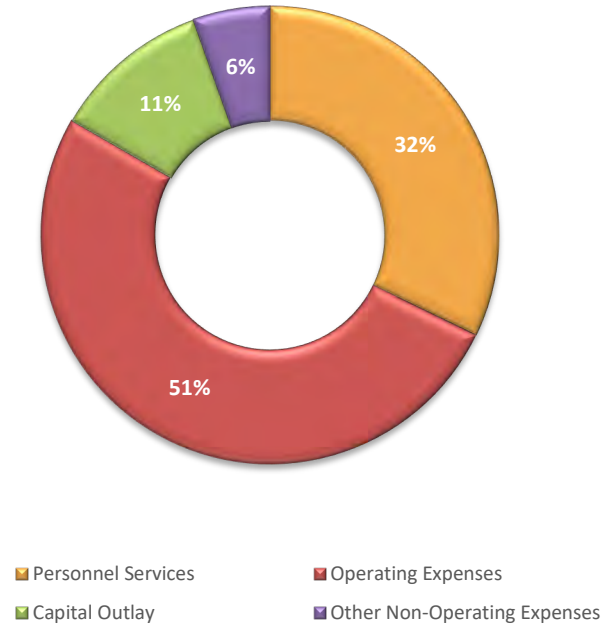
CITY OF PORT ST. LUCIE
GOLF COURSE FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$494,525**
Revenue Sources:	**Amount**
Charges for Services	$2,692,054
Miscellaneous Revenues	116,500
Total	**$2,808,554**

FY 26-27 USES



Expenditure by Function:	**Amount**
Personnel Services	$903,530
Operating Expenses	1,437,350
Capital Outlay	314,330
Other Non-Operating Expenses	153,344
Total	**$2,808,554**
Ending Balance	**$494,525**

CITY OF PORT ST. LUCIE
GOLF COURSE FUND #421
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	N/A	N/A	$210,788	$494,525	$283,737	135%	$494,525
Revenues							
Charges for Services	$2,595,378	$2,595,767	$2,683,775	$2,692,054	$96,287	4%	$3,005,551
Miscellaneous Revenues	$132,319	$137,053	$155,176	$116,500	-$20,553	-15%	$130,080
Other Sources/Interfund Transfers	$874,000	$349,000	$349,000	$0	-$349,000	-100%	$300,000
REVENUES TOTAL	**$3,601,698**	**$3,081,820**	**$3,187,951**	**$2,808,554**	**-$273,266**	**-9%**	**$3,435,631**
Expenses							
Personnel Services	$959,868	$948,179	$988,486	$903,530	-$44,649	-5%	$942,499
Operating Expenses	$1,438,951	$1,325,745	$1,296,825	$1,437,350	$111,605	8%	$1,459,625
Capital Outlay	$0	$609,358	$420,365	$314,330	-$295,028	-48%	$864,829
Other Non-Operating Expenses	$764,888	$198,538	$198,538	$153,344	-$45,194	-23%	$168,678
EXPENSES TOTAL	**$3,163,707**	**$3,081,820**	**$2,904,214**	**$2,808,554**	**-$273,266**	**-9%**	**$3,435,631**
Surplus (Deficit)	$437,990	$0	$283,737	$0	–	–	$0
Designated Reserve Policy	$407,799	$386,567	$388,503	$397,950	$11,382	2.9%	$408,361
Beginning Reserve & Surplus	N/A	$210,788	$494,525	$494,525	–	–	$494,525
Undesignated	N/A	N/A	$106,022	$96,575	–	–	$86,164

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CITY OF PORT ST. LUCIE
PSL SAINTS GOLF COURSE FUND REVENUES #421
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Charges for Services	$2,595,378	$2,595,767	$2,683,775	$2,692,054	$96,287	4%	$3,005,551
Miscellaneous Revenues	$132,319	$137,053	$155,176	$116,500	-$20,553	-15%	$130,080
Other Sources/Interfund Transfers	$874,000	$349,000	$349,000	$0	-$349,000	-100%	$300,000
REVENUES TOTAL	**$3,601,698**	**$3,081,820**	**$3,187,951**	**$2,808,554**	**-$273,266**	**-9%**	**$3,435,631**

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CITY OF PORT ST. LUCIE
PSL SAINTS GOLF COURSE FUND EXPENDITURES #421
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
7250 - Golf Course Maintenance							
Personnel Services	$551,867	$617,774	$593,620	$639,880	$22,106	4%	$665,259
Operating Expenses	$850,552	$727,239	$705,103	$836,793	$109,554	15%	$853,528
Capital Outlay	$0	$185,358	$402,458	$289,370	$104,012	56%	$839,370
7250 - GOLF COURSE MAINTENANCE TOTAL	**$1,402,418**	**$1,530,371**	**$1,701,181**	**$1,766,043**	**$235,672**	**15%**	**$2,358,157**
7251 - Golf Course Operations							
Personnel Services	$408,001	$330,405	$394,866	$263,650	-$66,755	-20%	$277,240
Operating Expenses	$588,400	$598,506	$591,722	$600,557	$2,051	0%	$606,097
Capital Outlay	$0	$424,000	$17,907	$24,960	-$399,040	-94%	$25,459
Other Non-Operating Expenses	$547	–	$0	$0	$0	–	$0
7251 - GOLF COURSE OPERATIONS TOTAL	**$996,949**	**$1,352,911**	**$1,004,495**	**$889,167**	**-$463,744**	**-34%**	**$908,796**
4199 - Non Departmental							
Other Non-Operating Expenses	$574,248	–	$0	$0	$0	–	$0
4199 - NON DEPARTMENTAL TOTAL	**$574,248**	**–**	**$0**	**$0**	**$0**	**–**	**$0**
8100 - Interfund Transfers							
Other Non-Operating Expenses	$190,092	$198,538	$198,538	$153,344	-$45,194	-23%	$168,678
8100 - INTERFUND TRANSFERS TOTAL	**$190,092**	**$198,538**	**$198,538**	**$153,344**	**-$45,194**	**-23%**	**$168,678**
EXPENSES TOTAL	**$3,163,707**	**$3,081,820**	**$2,904,214**	**$2,808,554**	**-$273,266**	**-9%**	**$3,435,631**

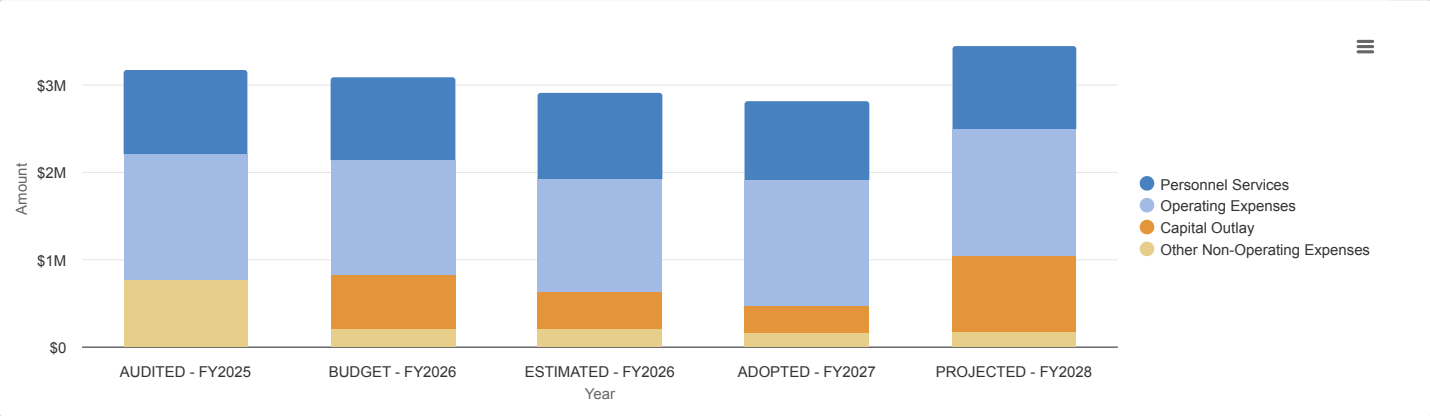
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City of Port St. Lucie

PSL Saints Golf Course Fund #421
Parks & Recreation Department

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$959,868	$948,179	$988,486	$903,530	-$44,649	-5%	$942,499
Operating Expenses	$1,438,951	$1,325,745	$1,296,825	$1,437,350	$111,605	8%	$1,459,625
Capital Outlay	$0	$609,358	$420,365	$314,330	-$295,028	-48%	$864,829
Other Non-Operating Expenses	$764,888	$198,538	$198,538	$153,344	-$45,194	-23%	$168,678
EXPENSES TOTAL	**$3,163,707**	**$3,081,820**	**$2,904,214**	**$2,808,554**	**-$273,266**	**-9%**	**$3,435,631**

PSL Saints Golf Course Fund #421 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Saints Golf Course	10.175	10.175	10.175
FULL-TIME EQUIVALENTS	**10.175**	**10.175**	**10.175**

CITY OF PORT ST. LUCIE
PSL SAINTS GOLF COURSE FUND #421 - CAPITAL OUTLAY
ADOPTED BUDGET - FY 2026-27

			** ADOPTED ** FY 2026-27
7250	GOLF COURSE – MAINTENANCE		
	Club Car 500 picker cart	$	19,000
	Toro Greens mower 3150Q		45,000
	Toro 3500 Sidewinder		49,000
	Bunker Repairs		50,000
	Cart Path Repairs		50,000
	(2x) Kubota Tractor M5660 at $38,185 each.		76,370
	TOTAL	**$**	**289,370**
7251	GOLF COURSE – OPERATIONS		
	Stove	$	5,000
	Walk-in Freezer		9,000
	Dishwasher		10,960
	TOTAL	**$**	**24,960**
	PSL SAINTS GOLF COURSE FUND TOTAL REQUESTS	$	314,330

Special Revenue Funds

Mobility Fund

The City imposes a mobility fee based on a plan designed to expand and improve roads and intersections while also funding improvements to sidewalks, crosswalks, and trails.

Mobility fees replace both the City and County Road impact fees. This fund tracks mobility fee revenues and eligible expenditures.

Solid Waste Operating Fund

The fund is used to manage operations associated with the garbage and solid waste collection services provided through the City's solid waste contract.

Governmental Finance Corporation Fund

The fund was established by Ordinance 06-64 as amended by Ordinance 13-24 and is used to pay principal and interest associated with the Southern Grove Special Assessment District Bonds, as well as taxes and operating costs related to the City's jobs corridor.

Law Enforcement Impact Fee Fund

The City imposes an impact fee on new development to help fund the equipment and capital costs associated with additional law enforcement needs. This fund tracks revenue and eligible expenditures. Funding is generally used for capital-related improvements and equipment that enhances Police Department services.

Street Lighting Fund

This special revenue fund tracks the financial activity associated with neighborhood street lighting districts. Residents who elect to form a Street Lighting District pay an annual fee to provide street lighting within their neighborhood. The adopted budget includes an annual fee of $26 per residential unit, which remains unchanged from the prior year. Additional street lighting along major corridors is funded separately.

National Pollutant Discharge Elimination System Fund (NPDES)

This fund separately tracks the costs associated with the federally required National Pollutant Discharge Elimination System (NPDES) program.

SW Annexation Collection Fund #115

This fund is used to account for the annual debt service payments associated with bonds issued for infrastructure improvements within the SW Annexation special assessment district. Revenue generated from the annual assessments charged to property owners serves as the primary funding source for debt repayment. The bonds rely on continued property development and increasing property values within the district to support future assessment collections.

Neighborhood Stabilization Fund (NSP) #116

This federal grant fund accounts for the financial activity associated with the Neighborhood Stabilization Program. The program is intended to reduce neighborhood blight by allowing the City to purchase and rehabilitate homes that are in poor condition or involved in the foreclosure process. This grant operates on a reimbursement basis, which may temporarily create operating deficits within a fiscal year until reimbursements are received.

Community Development Block Grant (CDBG) Fund

The Community Development Block Grant (CDBG) is a federal entitlement grant allocated to cities with a population exceeding 50,000 residents. Funding may be used for a variety of eligible activities, including community services, infrastructure improvements, public facility construction, and housing assistance programs that primarily benefit low and moderate-income residents. Typical projects funded through the CDBG program include infrastructure improvements in low-income neighborhoods and the construction or enhancement of public facilities.

State Housing Initiative Partnership (SHIP) Fund

This fund accounts for the State Housing Initiative Partnership (SHIP) grant received by the City and is used to assist low-income households with downpayment assistance and housing rehabilitation costs. Applicants must qualify based on income limits and household size. Requests for housing repair assistance must address health and/or safety-related issues within the home. Applicants seeking downpayment assistance must also meet mortgage qualification requirements established by their financial institution.

River Point SAD Fund

This special assessment fund covers the annual assessment collection and the payment of debt service associated with the PUD. Property owners pay annual assessments to cover the debt payments. As cash flow permits, the debt may be retired early.

City Center SAD, 2006 Series

This special assessment fund accounts for the annual assessment collections and debt payments associated with the public infrastructure improvements in the City Center project. The property owners in the district either contribute their share of the cost or make payments according to the financing plan. These improvements were made to support the public areas of what is called the City Center, an area of redevelopment along US 1 that is planned to have a combination of residential, retail, office and public uses to include the City's City Center.

Community Redevelopment Agency Fund (CRA)

This special revenue fund accounts for the financial activity of the Community Redevelopment Agency (CRA). The budget for this fund is presented to reflect projected revenue growth over future years. CRA revenues are generated through the increases in taxable values within the established redevelopment districts through tax increment financing (TIF). The CRA consists of four separate districts that collectively make up the fund's financial activity. Additional debt financing is budgeted for future redevelopment initiatives, including the Walton and One Community Center project, as part of the City's continued efforts to revitalize and invest in the community.

Southern Grove Community Redevelopment Agency Fund (CRA)

This special revenue fund tracks the financial activity of the Southern Grove Community Redevelopment Agency (CRA). The budget schedule for this fund is presented in a format to show the projected growth in revenue into the future. The CRA earns revenues based on the increase in taxable values within the established district. Funding appropriated in the budget may be used as outlined in the Community Redevelopment Plan, in accordance with the approved budget and applicable laws.

Conservation Trust Fund

The City's Conservation Trust Fund accumulates mitigation fees paid by developers who elect to provide payment in lieu of preserving a portion of their property, as required under the City's Land Development Code. These funds are restricted for use in the preservation, acquisition, and protection of conservation lands and environmentally sensitive areas within the community.

Solid Waste Non-Ad Valorem Assessment Fund

This fund accounts for revenues and expenditures associated with the collection of solid waste assessments throughout the City. The assessment is included in property owners' annual tax bills of the City. Revenues collected are then used to pay the vendor providing solid waste collection services.

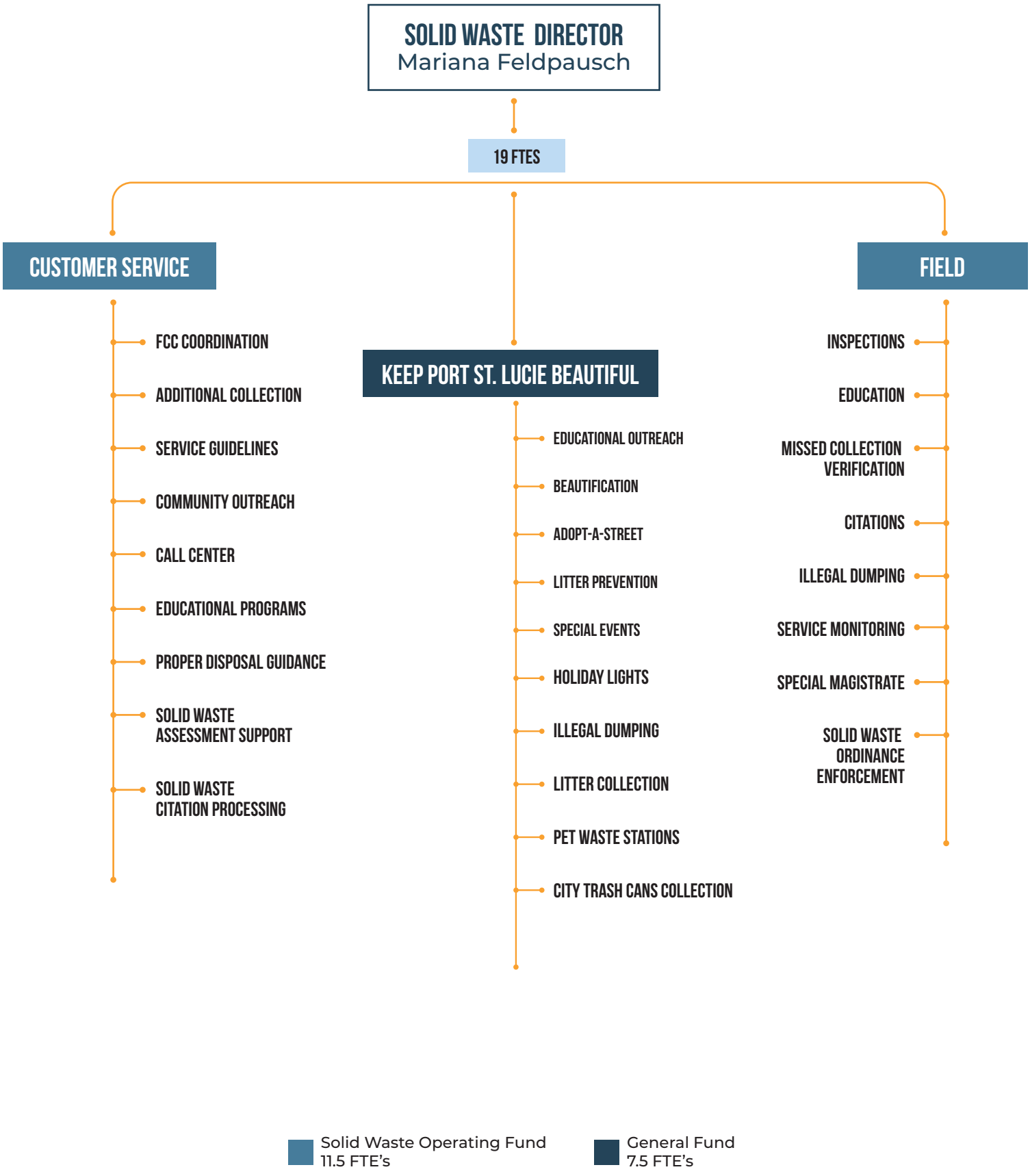
Administering this service through the tax bill collection process helps reduce uncollectible accounts and lowers administrative billing costs. These operational efficiencies help generate savings that can ultimately be passed on to residents through lower service costs. In April, the City agreed to a $24 million cash settlement agreement with its previous solid waste hauler. The settlement resolves the City's 2021 lawsuit over the former waste hauler's performance issues and the early contract cancellation, which required Port St. Lucie to secure a new waste hauler quickly. In June, the City Council approved a plan to allocate all funds from the settlement, including interest, to eligible property owners. For FY 2026-27, the adopted household assessment rate is set at $482.16. Each eligible residential property owner will receive a one-time credit of $364 or $64 on their tax bill, depending on the owner's length of property ownership. The net assessment rate will be $118.16 for residents who owned their property prior to 2022 or $418.16 for newer owners.

CITY OF PORT ST. LUCIE
MOBILITY FEE FUND #105
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$15,599,397	$16,071,676	$16,071,676	$14,008,936	-$2,062,740	-13%	$3,443,362
Revenues							
Licenses & Permits	$7,768,665	$8,362,696	$5,104,491	$3,592,000	-$4,770,696	-57%	$4,669,600
Miscellaneous Revenues	$828,288	$606,000	$549,656	$606,000	$0	0%	$666,600
Other Sources/Interfund Transfers	–	$2,458,597	$0	$10,565,574	$8,106,977	330%	$0
REVENUES TOTAL	**$8,596,953**	**$11,427,293**	**$5,654,147**	**$14,763,574**	**$3,336,281**	**29%**	**$5,336,200**
Expenses							
Debt Services	–	$5,410,406	$1,700,000	$2,383,488	-$3,026,918	-56%	$2,383,488
Other Non-Operating Expenses	$8,124,674	$6,016,887	$6,016,887	$12,380,086	$6,363,199	106%	$1,958,094
Contingency	–	–	$0	$0	$0	–	$994,618
EXPENSES TOTAL	**$8,124,674**	**$11,427,293**	**$7,716,887**	**$14,763,574**	**$3,336,281**	**29%**	**$5,336,200**
Surplus (Deficit)	$472,279	$0	-$2,062,740	$0	–	–	$0
Beginning Reserve & Surplus	$16,071,676	$13,613,079	$14,008,936	$3,443,362	–	–	$4,437,980
Undesignated	$16,071,676	$13,613,079	$14,008,936	$3,443,362	–	–	$4,437,980

In FY27, the Mobility Fee Fund includes the use of $10,565,574 in reserves to fund capital projects within the Road and Bridge CIP Fund.

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SOLID WASTE DIRECTOR
Mariana Feldpausch
19 FTES
CUSTOMER SERVICE
FCC COORDINATION
ADDITIONAL COLLECTION
SERVICE GUIDELINES
COMMUNITY OUTREACH
CALL CENTER
EDUCATIONAL PROGRAMS
PROPER DISPOSAL GUIDANCE
SOLID WASTE ASSESSMENT SUPPORT
SOLID WASTE CITATION PROCESSING
KEEP PORT ST. LUCIE BEAUTIFUL
EDUCATIONAL OUTREACH
BEAUTIFICATION
ADOPT-A-STREET
LITTER PREVENTION
SPECIAL EVENTS
HOLIDAY LIGHTS
ILLEGAL DUMPING
LITTER COLLECTION
PET WASTE STATIONS
CITY TRASH CANS COLLECTION
FIELD
INSPECTIONS
EDUCATION
MISSED COLLECTION VERIFICATION
CITATIONS
ILLEGAL DUMPING
SERVICE MONITORING
SPECIAL MAGISTRATE
SOLID WASTE ORDINANCE ENFORCEMENT
Solid Waste Operating Fund
11.5 FTE's
General Fund
7.5 FTE's

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

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.

FY 2026/27

SAFE, CLEAN & BEAUTIFUL

Service Provider Performance

- Strengthen the partnership with FCC to support high-quality service delivery
- Collaborate with FCC on continuous training for drivers and supervisors
- Ensure compliance with safety protocols
- Review available technology to improve collection and customer service
- Oversight and administration of the St. Lucie County Interlocal Agreement governing disposal activities.
- Ensure consistency in service delivery and enforcement
- Collaborate across teams to deliver comprehensive solid waste services and effective enforcement (including tagging), while proactively planning for the City's continued rapid growth.
- Integrate the Please Stop Litter campaign into projects and outreach efforts
- Continue development of the In-House Solid Waste Services Study
- Enhance resident education on recycling, yard waste, and cart placement expectations
- Oversight and administration of the Nature's Keepers disposal services contract

HIGH-PERFORMING GOVERNMENT ORGANIZATION

- Continue to foster an office culture that promotes exceptional customer service and supports a high-performing, values-driven organization.
- Continue customer service quality control
- Explore chat feature on website

ENGAGED & CONNECTED CITY

Education of Solid Waste Ordinance and Franchise Agreement Guidelines

- City-sponsored events
- Educational materials and mailers
- In-person education opportunities
- Educate residents through in-person personalized customer service and ordinance enforcement
- Collaborate with Code Enforcement on education through enforcement
- Continue collaboration with Information Technology (IT) to refine newly implemented solid waste electronic citations

ENHANCING CUSTOMER SERVICE

- **Number of service calls**
  2024: 36,258
  2025: 33,297
- **Number of 1PSL entries**
  2024: 16,717
  2025: 15,390

Office of Solid Waste | 772-871-1775, press #5 | solidwaste@cityofpsl.com

PERFORMANCE MEASURES AND SCORECARD

OFFICE OF SOLID WASTE

Workload Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Number of Solid Waste cases open	7,697	7,854	4,769	8,000	5,827	7,000
3	Number of community engagement events	17	26	30	25	37	30
7	Number of customer service calls	41,116	34,769	35,270	35,000	39,665	39,000

Efficency Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	Ratio of open and closed Solid Waste 1PSL tickets	0.01%	0.2%	1.2%	4%	0.1%	3%

Effectiveness Measures							
Goal	Key Performance Indicator	2022/23 Results	2023/24 Results	2024/25 Results	2025/26 Target	2025/26 Results	2026/27 Target
7	*National Community Survey™ (NCS ™): Percent of residents who rate garbage collection as collection as Excellent or Good	37% ↓↓	60% ↓	53% ↓	67%	54% ↓↓	62%
7	*NCS™: Percent of residents who rate Yard waste pick-up as collection as Excellent or Good	43% ↓↓	63% ↔	62% ↔	70%	59% ↔	65%

*NCS and NES - Percent of respondents rating serve as excellent or good from the annual National Employee Survey™ and National Community Survey™ for Port St. Lucie. The following symbols are provided to show the relationship to the National Benchmark.

↑↑ Much higher ↑ Higher ↔ Similar ↓ Lower ↓↓ Much lower

CITY OF PORT ST. LUCIE
SOLID WASTE OPERATING FUND #106
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	N/A	$176,265	$176,265	$263,706	$87,441	50%	$99,220
Revenues							
Fines & Forfeitures	$67,227	$60,000	$84,536	$67,000	$7,000	12%	$73,340
Licenses & Permits	$1,306,155	$1,339,688	$1,339,688	$1,366,482	$26,794	2%	$1,433,812
Intergovernmental	$1,248,000	$500,000	$0	$150,000	-$350,000	-70%	$168,000
Charges for Services	$132,000	$132,000	$132,000	$132,000	$0	0%	$134,640
Miscellaneous Revenues	$726,475	$505,000	$515,714	$626,318	$121,318	24%	$659,544
Other Sources/Interfund Transfers	$377,724	$598,796	$0	$164,486	-$434,310	-73%	$0
REVENUES TOTAL	**$3,857,581**	**$3,135,484**	**$2,071,938**	**$2,506,286**	**-$629,198**	**-20%**	**$2,469,336**
Expenses							
Personnel Services	$1,209,221	$1,112,171	$1,126,030	$1,079,675	-$32,496	-3%	$1,216,970
Operating Expenses	$2,363,151	$2,023,313	$858,467	$552,588	-$1,470,725	-73%	$563,642
Debt Services	$8,113	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	–	–	$0	$874,023	$874,023	–	$643,574
Contingency	–	–	$0	$0	$0	–	$45,150
EXPENSES TOTAL	**$3,580,485**	**$3,135,484**	**$1,984,497**	**$2,506,286**	**-$629,198**	**-20%**	**$2,469,336**
Surplus (Deficit)	$277,096	$0	$87,441	$0	–	–	$0
Beginning Reserve & Surplus	$176,265	$176,265	$263,706	$99,220	–	–	$144,370
Undesignated	$176,265	$176,265	$263,706	$99,220	–	–	$144,370

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CITY OF PORT ST. LUCIE
SOLID WASTE OPERATING FUND REVENUES #106
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Revenues							
Fines & Forfeitures	$67,227	$60,000	$84,536	$67,000	$7,000	12%	$73,340
Licenses & Permits	$1,306,155	$1,339,688	$1,339,688	$1,366,482	$26,794	2%	$1,433,812
Intergovernmental	$1,248,000	$500,000	$0	$150,000	-$350,000	-70%	$168,000
Charges for Services	$132,000	$132,000	$132,000	$132,000	$0	0%	$134,640
Miscellaneous Revenues	$726,475	$505,000	$515,714	$626,318	$121,318	24%	$659,544
Other Sources/Interfund Transfers	$377,724	$598,796	$0	$164,486	-$434,310	-73%	$0
REVENUES TOTAL	**$3,857,581**	**$3,135,484**	**$2,071,938**	**$2,506,286**	**-$629,198**	**-20%**	**$2,469,336**

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CITY OF PORT ST. LUCIE
SOLID WASTE OPERATING FUND EXPENDITURES #106
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Change	% of Change	FY2028
Expenses							
3410 - Solid Waste Operations							
Personnel Services	$1,209,221	$1,112,171	$1,126,030	$1,079,675	-$32,496	-3%	$1,216,970
Operating Expenses	$2,363,151	$2,023,313	$858,467	$552,588	-$1,470,725	-73%	$563,642
Debt Services	$8,113	–	$0	$0	$0	–	$0
3410 - SOLID WASTE OPERATIONS TOTAL	**$3,580,485**	**$3,135,484**	**$1,984,497**	**$1,632,263**	**-$1,503,221**	**-48%**	**$1,780,612**
8000 - Contingency	–	–	$0	$0	$0	–	$45,150
8100 - Interfund Transfers							
Other Non-Operating Expenses	–	–	$0	$874,023	$874,023	–	$643,574
8100 - INTERFUND TRANSFERS TOTAL	**–**	**–**	**$0**	**$874,023**	**$874,023**	**–**	**$643,574**
EXPENSES TOTAL	**$3,580,485**	**$3,135,484**	**$1,984,497**	**$2,506,286**	**-$629,198**	**-20%**	**$2,469,336**

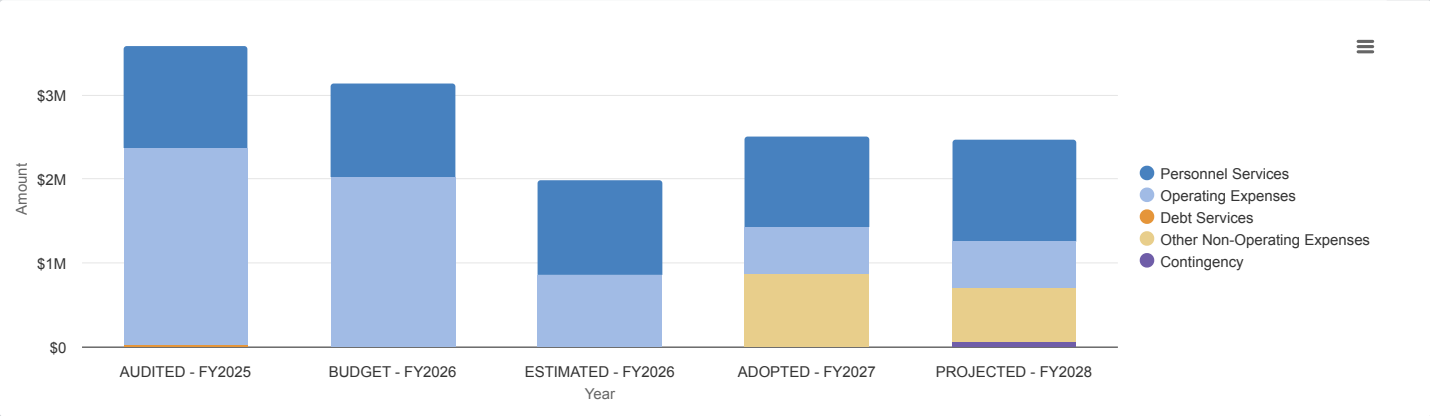
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City of Port St. Lucie

Solid Waste Operating Fund #106
Office of Solid Waste

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

View Report

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$1,209,221	$1,112,171	$1,126,030	$1,079,675	-$32,496	-3%	$1,216,970
Operating Expenses	$2,363,151	$2,023,313	$858,467	$552,588	-$1,470,725	-73%	$563,642
Debt Services	$8,113	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	–	–	$0	$874,023	$874,023	–	$643,574
Contingency	–	–	$0	$0	$0	–	$45,150
EXPENSES TOTAL	**$3,580,485**	**$3,135,484**	**$1,984,497**	**$2,506,286**	**-$629,198**	**-20%**	**$2,469,336**

Solid Waste Operating Fund #106 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Office of Solid Waste	12	11.5	11.5
FULL-TIME EQUIVALENTS	**12**	**11.5**	**11.5**

CITY OF PORT ST. LUCIE
GOVERNMENTAL FINANCE FUND #108
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$24,928,514	$34,584,422	$34,584,422	$21,409,888	-$13,174,534	-38%	$11,772,888
Revenues							
Miscellaneous Revenues	$11,458,346	$643,999	$8,476,258	$7,750,000	$7,106,001	1,103%	$7,298,740
Other Sources/Interfund Transfers	$2,600,000	$1,929,097	$0	$9,637,000	$7,707,903	400%	$10,000,000
REVENUES TOTAL	**$14,058,346**	**$2,573,096**	**$8,476,258**	**$17,387,000**	**$14,813,904**	**576%**	**$17,298,740**
Expenses							
Operating Expenses	$4,402,437	$2,573,096	$11,650,792	$7,387,000	$4,813,904	187%	$7,298,740
Other Non-Operating Expenses	–	–	$10,000,000	$10,000,000	$10,000,000	–	$10,000,000
EXPENSES TOTAL	**$4,402,437**	**$2,573,096**	**$21,650,792**	**$17,387,000**	**$14,813,904**	**576%**	**$17,298,740**
Surplus (Deficit)	$9,655,908	$0	-$13,174,534	$0	–	–	$0
Beginning Reserve & Surplus	$34,584,422	$34,584,422	$21,409,888	$11,772,888	–	–	$1,772,888
Undesignated	$34,584,422	$34,584,422	$21,409,888	$11,772,888	–	–	$1,772,888

For this fund, the $10M from reserves and expense is part of a 3-year agreement to reimburse the General Fund for $30M in expenses paid for the Southern Grove Infrastructure development. The 1st payment was made in FY26, 2nd payment in FY27, and the final payment in FY28.

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CITY OF PORT ST. LUCIE
STREET LIGHTING FUND #111
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$77,595	$34,719	$34,719	$0	-$34,719	-100%	$0
Revenues							
Miscellaneous Revenues	$480,230	$511,655	$463,671	$499,350	-$12,305	-2%	$516,612
REVENUES TOTAL	**$480,230**	**$511,655**	**$463,671**	**$499,350**	**-$12,305**	**-2%**	**$516,612**
Expenses							
Operating Expenses	$497,670	$511,655	$498,390	$499,350	-$12,305	-2%	$516,612
Other Non-Operating Expenses	$25,436	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$523,106**	**$511,655**	**$498,390**	**$499,350**	**-$12,305**	**-2%**	**$516,612**
Surplus (Deficit)	-$42,876	$0	-$34,719	$0	–	–	$0
Beginning Reserve Less Surplus	$34,719	$34,719	$0	$0	–	–	$0
Undesignated	$34,719	$34,719	$0	$0	–	–	$0

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CITY OF PORT ST. LUCIE
NATIONAL POLLUTION-NPDES FUND #112
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$65,465	$197,555	$197,555	$14,613	-$182,942	-93%	$14,613
Revenues							
Charges for Services	$160,056	$161,211	$140,451	$129,250	-$31,961	-20%	$164,295
Miscellaneous Revenues	$12,056	$9,000	$4,513	$6,000	-$3,000	-33%	$7,800
Other Sources/Interfund Transfers	–	$167,136	$0	$208,299	$41,163	25%	$192,031
REVENUES TOTAL	**$172,112**	**$337,347**	**$144,964**	**$343,549**	**$6,202**	**2%**	**$364,126**
Expenses							
Personnel Services	$173,841	$216,267	$221,070	$221,868	$5,601	3%	$237,794
Operating Expenses	$63,050	$95,871	$81,627	$93,951	-$1,920	-2%	$95,829
Capital Outlay	$43,072	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$24,239	$25,209	$25,209	$27,730	$2,521	10%	$30,503
EXPENSES TOTAL	**$304,202**	**$337,347**	**$327,906**	**$343,549**	**$6,202**	**2%**	**$364,126**
Surplus (Deficit)	-$132,090	$0	-$182,942	$0	–	–	$0
Beginning Reserve Less Surplus	$197,555	$30,419	$14,613	$14,613	–	–	$14,613
Undesignated	$197,555	$30,419	$14,613	$14,613	–	–	$14,613

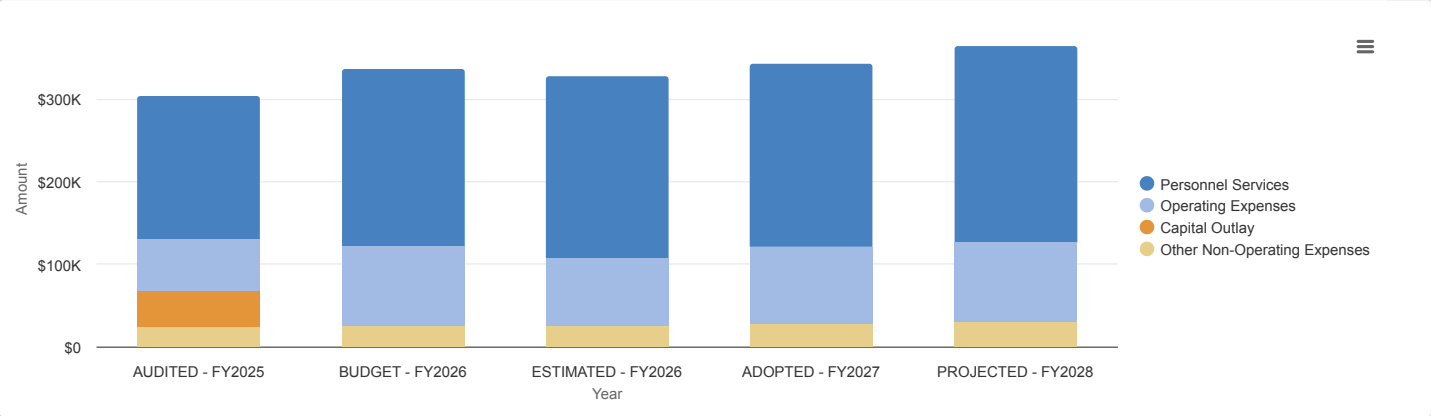
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City of Port St. Lucie

National Pollution - NPDES Fund #112
Public Works Department

Fund Budget Summary

Budget Trends



Data Updated: Sep 12, 2026, 8:45 AM

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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$173,841	$216,267	$221,070	$221,868	$5,601	3%	$237,794
Operating Expenses	$63,050	$95,871	$81,627	$93,951	-$1,920	-2%	$95,829
Capital Outlay	$43,072	–	$0	$0	$0	–	$0
Other Non-Operating Expenses	$24,239	$25,209	$25,209	$27,730	$2,521	10%	$30,503
EXPENSES TOTAL	**$304,202**	**$337,347**	**$327,906**	**$343,549**	**$6,202**	**2%**	**$364,126**

National Pollution - NPDES Fund #112 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Public Works	2	2	2
FULL-TIME EQUIVALENTS	**2**	**2**	**2**

CITY OF PORT ST. LUCIE
SW ANNEXATION COLLECTION FUND #115
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$5,908,938	$6,795,113	$6,795,113	$7,053,650	$258,537	4%	$7,300,319
Revenues							
Licenses & Permits	$7,137,364	$6,900,000	$6,856,116	$6,900,000	$0	0%	$6,900,000
Miscellaneous Revenues	$669,547	$454,982	$428,792	$603,249	$148,267	33%	$603,249
REVENUES TOTAL	**$7,806,911**	**$7,354,982**	**$7,284,908**	**$7,503,249**	**$148,267**	**2%**	**$7,503,249**
Expenses							
Operating Expenses	$127,536	$317,263	$235,321	$461,580	$144,317	45%	$470,812
Debt Services	$6,793,200	$6,791,050	$6,791,050	$6,795,000	$3,950	0%	$7,032,437
Contingency	–	$246,669	$0	$246,669	$0	0%	$0
EXPENSES TOTAL	**$6,920,736**	**$7,354,982**	**$7,026,371**	**$7,503,249**	**$148,267**	**2%**	**$7,503,249**
Surplus (Deficit)	$886,175	$0	$258,537	$0	–	–	$0
Beginning Reserve & Surplus	$6,795,113	$7,041,782	$7,053,650	$7,300,319	–	–	$7,300,319
Undesignated	$6,795,113	$7,041,782	$7,053,650	$7,300,319	–	–	$7,300,319

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CITY OF PORT ST. LUCIE
NEIGHBORHOOD STABILIZATION FUND #116
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$1,264,530	$1,270,675	$1,270,675	$1,151,969	-$139,011	-11%	$236,593
Revenues							
Miscellaneous Revenues	-$54,214	–	$20,305	$0	$0	–	$0
Other Sources/Interfund Transfers	–	$940,809	$0	$915,376	-$25,433	-3%	$216,288
REVENUES TOTAL	**-$54,214**	**$940,809**	**$20,305**	**$915,376**	**-$25,433**	**-3%**	**$216,288**
Expenses							
Personnel Services	$21,168	$25,433	$26,294	$0	-$25,433	-100%	$0
Operating Expenses	-$69,237	$915,376	$112,717	$915,376	$0	0%	$216,288
EXPENSES TOTAL	**-$48,069**	**$940,809**	**$139,011**	**$915,376**	**-$25,433**	**-3%**	**$216,288**
Surplus (Deficit)	-$6,145	$0	-$118,706	$0	–	–	$0
Beginning Reserve Less Surplus	$1,270,675	$1,270,675	$1,151,969	$236,593	–	–	$20,305
Undesignated	$1,270,675	$1,270,675	$1,151,969	$236,593	–	–	$20,305

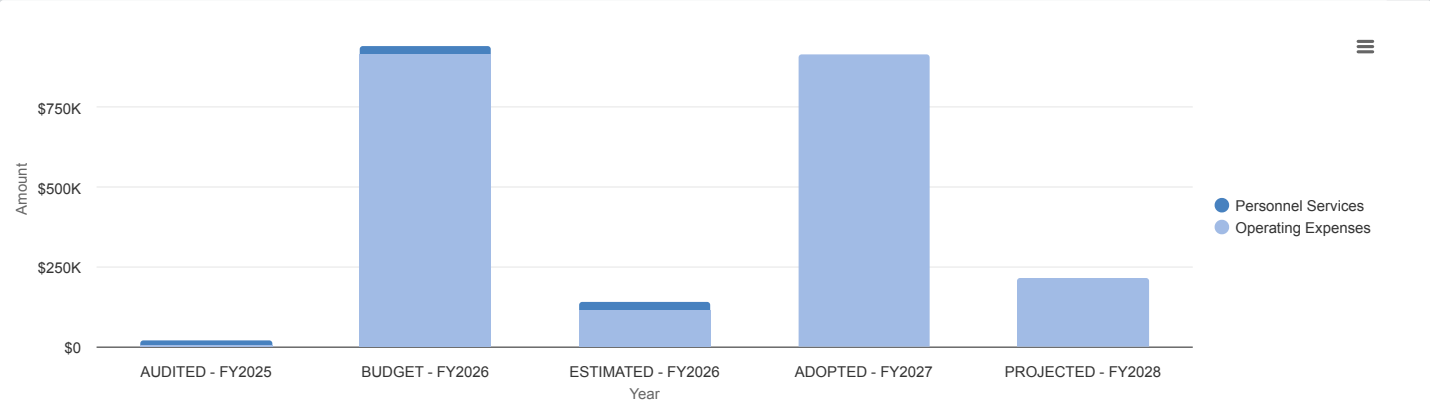
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City of Port St. Lucie

Neighborhood Stabilization Fund #116
Neighborhood Services Department

Fund Budget Summary

Budget Trends



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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses	$359,444	–	–	–	$0	–	–
Expenses							
Personnel Services	$16,417	$25,433	$26,294	$0	-$25,433	-100%	$0
Operating Expenses	$2,781	$915,376	$112,717	$915,376	$0	0%	$216,288
EXPENSES TOTAL	**$19,199**	**$940,809**	**$139,011**	**$915,376**	**-$25,433**	**-3%**	**$216,288**

Neighborhood Stabilization Fund #116 FTE Count

DEPARTMENT	FY2025	FY2026
Full-Time Equivalents		
Neighborhood Services	0.2	0
FULL-TIME EQUIVALENTS	**0.2**	**0**

CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT AGENCY CRA FUND #175
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$501,224	$357,706	$357,706	$1,022,977	$665,271	186%	$6,574,486
Revenues							
Intergovernmental	$3,573,888	$3,881,724	$4,102,133	$4,430,304	$548,580	14%	$4,964,113
Miscellaneous Revenues	$204,354	$194,000	$290,929	$293,237	$99,237	51%	$241,040
Other Sources/Interfund Transfers	$2,475,745	$2,698,563	$2,843,116	$3,070,566	$372,003	14%	$3,445,423
REVENUES TOTAL	**$6,253,987**	**$6,774,287**	**$7,236,178**	**$7,794,107**	**$1,019,820**	**15%**	**$8,650,576**
Expenses							
Personnel Services	$401,961	$383,442	$396,640	$296,400	-$87,042	-23%	$413,716
Operating Expenses	$76,364	$371,871	$261,995	$371,013	-$858	0%	$378,433
Debt Services	$5,866,875	$5,857,875	$5,857,875	$1,515,348	-$4,342,527	-74%	$1,515,348
Other Non-Operating Expenses	$52,305	$54,397	$54,397	$59,837	$5,440	10%	$65,821
Contingency	–	$106,702	$0	$5,551,509	$5,444,807	5,103%	$6,277,258
EXPENSES TOTAL	**$6,397,504**	**$6,774,287**	**$6,570,907**	**$7,794,107**	**$1,019,820**	**15%**	**$8,650,576**
Surplus (Deficit)	-$143,518	$0	$665,271	$0	–	–	$0
Beginning Reserve Less Surplus	$357,706	$464,408	$1,022,977	$6,574,486	–	–	$12,851,744
Undesignated	$357,706	$464,408	$1,022,977	$6,574,486	–	–	$12,851,744

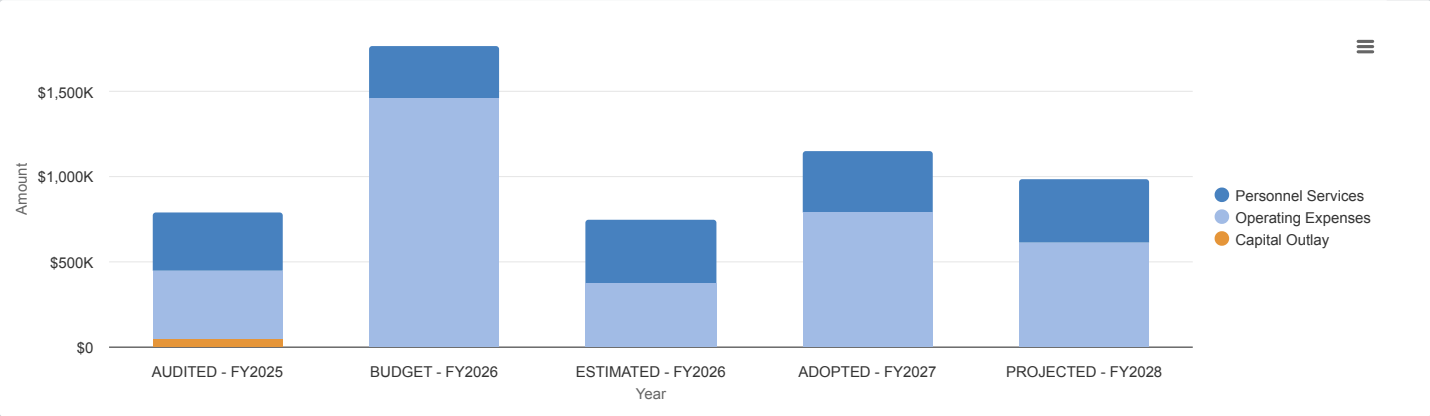
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City of Port St. Lucie

Community Redevelopment Block Grant Fund #118
Neighborhood Services Department

Fund Budget Summary

Budget Trends



Data Updated: Oct 14, 2026, 1:37 PM

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$341,483	$301,872	$370,465	$361,840	$59,968	20%	$374,382
Operating Expenses	$403,069	$1,462,193	$372,991	$789,684	-$672,509	-46%	$612,231
Capital Outlay	$44,505	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$789,056**	**$1,764,065**	**$743,456**	**$1,151,524**	**-$612,541**	**-35%**	**$986,613**

Community Redevelopment Block Grant Fund #118 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Neighborhood Services	2.9	3.2	3.2
FULL-TIME EQUIVALENTS	**2.9**	**3.2**	**3.2**

CITY OF PORT ST. LUCIE
STATE HOUSING INITIATIVE PARTNERSHIP FUND #119
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$3,199,694	$3,546,105	$3,546,105	$3,428,161	-$117,944	-3%	$3,428,161
Revenues							
Intergovernmental	$2,649,561	$2,167,690	$2,107,440	$2,164,623	-$3,067	0%	$2,201,417
Miscellaneous Revenues	$367,991	$50,000	$106,783	$100,000	$50,000	100%	$100,000
REVENUES TOTAL	**$3,017,552**	**$2,217,690**	**$2,214,223**	**$2,264,623**	**$46,933**	**2%**	**$2,301,417**
Expenses							
Personnel Services	$202,571	$212,327	$177,557	$259,260	$46,933	22%	$255,948
Operating Expenses	$2,468,570	$2,005,363	$2,154,610	$2,005,363	$0	0%	$2,045,469
EXPENSES TOTAL	**$2,671,141**	**$2,217,690**	**$2,332,167**	**$2,264,623**	**$46,933**	**2%**	**$2,301,417**
Surplus (Deficit)	$346,411	$0	-$117,944	$0	–	–	$0
Beginning Reserve Less Surplus	$3,546,105	$3,546,105	$3,428,161	$3,428,161	–	–	$3,428,161
Undesignated	$3,546,105	$3,546,105	$3,428,161	$3,428,161	–	–	$3,428,161

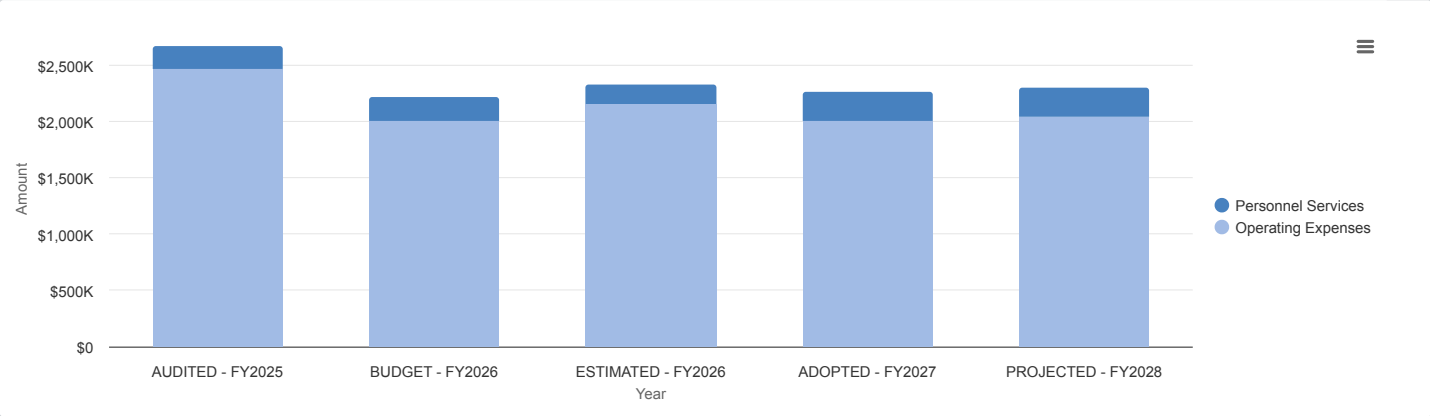
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City of Port St. Lucie

State Housing Initiative Partnership Fund #119
Neighborhood Services Department

Fund Budget Summary

Budget Trends



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	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$202,571	$212,327	$177,557	$259,260	$46,933	22%	$255,948
Operating Expenses	$2,468,570	$2,005,363	$2,154,610	$2,005,363	$0	0%	$2,045,469
EXPENSES TOTAL	**$2,671,141**	**$2,217,690**	**$2,332,167**	**$2,264,623**	**$46,933**	**2%**	**$2,301,417**

State Housing Initiative Partnership Fund #119 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Neighborhood Services	2.3	2.2	2.2
FULL-TIME EQUIVALENTS	**2.3**	**2.2**	**2.2**

CITY OF PORT ST. LUCIE
RIVERPOINT SAD COLLECTION FUND #151
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$975,950	$605,950	$605,950	$605,950	-$330,000	-54%	$275,950
Revenues							
Other Sources/Interfund Transfers	–	$497,000	$0	$330,000	-$167,000	-34%	$0
REVENUES TOTAL	**–**	**$497,000**	**$0**	**$330,000**	**-$167,000**	**-34%**	**$0**
Expenses							
Operating Expenses	–	$5,000	$0	$5,000	$0	0%	$0
Other Non-Operating Expenses	$370,000	$492,000	$0	$325,000	-$167,000	-34%	$0
EXPENSES TOTAL	**$370,000**	**$497,000**	**$0**	**$330,000**	**-$167,000**	**-34%**	**$0**
Surplus (Deficit)	-$370,000	$0	$0	$0	–	–	$0
Beginning Reserve Less Surplus	$605,950	$108,950	$605,950	$275,950	–	–	$275,950
Undesignated	$605,950	$108,950	$605,950	$275,950	–	–	$275,950

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CITY OF PORT ST. LUCIE
CITY CENTER SAD COLLECTION FUND #156
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Revenues							
Licenses & Permits	$1,814,962	$2,375,461	$2,809,961	$2,335,461	-$40,000	-2%	$2,334,781
Miscellaneous Revenues	$53,566	–	$43,545	$40,000	$40,000	–	$40,800
REVENUES TOTAL	**$1,868,527**	**$2,375,461**	**$2,853,506**	**$2,375,461**	**$0**	**0%**	**$2,375,581**
Expenses							
Operating Expenses	$33,937	$39,140	$36,299	$39,140	$0	0%	$39,923
Debt Services	$1,687,341	$2,336,321	$2,336,321	$2,336,321	$0	0%	$2,335,658
EXPENSES TOTAL	**$1,721,278**	**$2,375,461**	**$2,372,620**	**$2,375,461**	**$0**	**0%**	**$2,375,581**
Surplus (Deficit)	$147,249	$0	$480,886	$0	–	–	$0
Beginning Reserve Less Surplus	$147,249	$0	$480,886	$0	–	–	$0
Undesignated	$147,249	$0	$480,886	$0	–	–	$0

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CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT AGENCY CRA FUND #175
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$501,224	$357,706	$357,706	$1,022,977	$665,271	186%	$6,574,486
Revenues							
Intergovernmental	$3,573,888	$3,881,724	$4,102,133	$4,430,304	$548,580	14%	$4,964,113
Miscellaneous Revenues	$204,354	$194,000	$290,929	$293,237	$99,237	51%	$241,040
Other Sources/Interfund Transfers	$2,475,745	$2,698,563	$2,843,116	$3,070,566	$372,003	14%	$3,445,423
REVENUES TOTAL	**$6,253,987**	**$6,774,287**	**$7,236,178**	**$7,794,107**	**$1,019,820**	**15%**	**$8,650,576**
Expenses							
Personnel Services	$401,961	$383,442	$396,640	$296,400	-$87,042	-23%	$413,716
Operating Expenses	$76,364	$371,871	$261,995	$371,013	-$858	0%	$378,433
Debt Services	$5,866,875	$5,857,875	$5,857,875	$1,515,348	-$4,342,527	-74%	$1,515,348
Other Non-Operating Expenses	$52,305	$54,397	$54,397	$59,837	$5,440	10%	$65,821
Contingency	–	$106,702	$0	$5,551,509	$5,444,807	5,103%	$6,277,258
EXPENSES TOTAL	**$6,397,504**	**$6,774,287**	**$6,570,907**	**$7,794,107**	**$1,019,820**	**15%**	**$8,650,576**
Surplus (Deficit)	-$143,518	$0	$665,271	$0	–	–	$0
Beginning Reserve Less Surplus	$357,706	$464,408	$1,022,977	$6,574,486	–	–	$6,574,486
Undesignated	$357,706	$464,408	$1,022,977	$6,574,486	–	–	$6,574,486

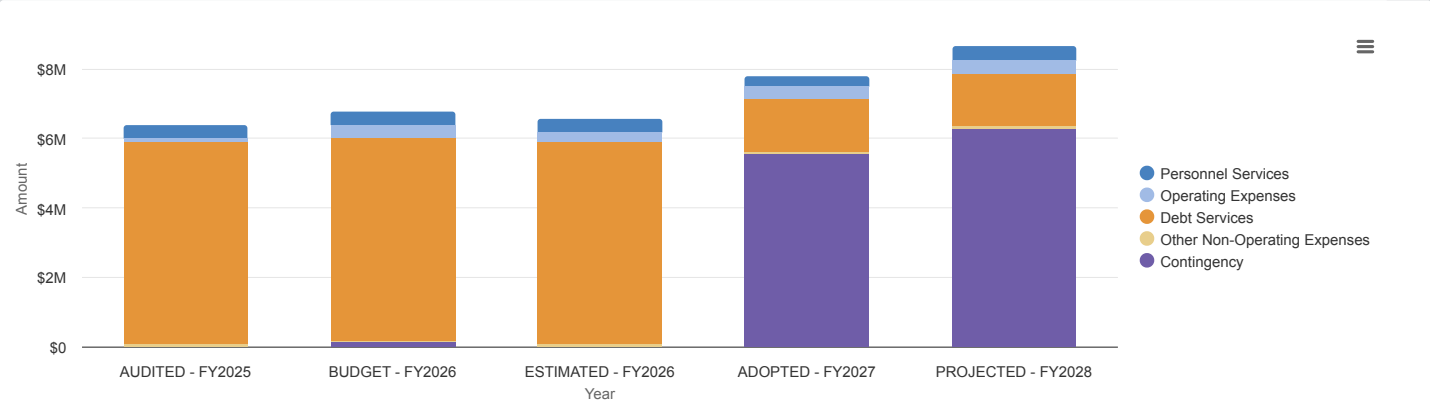
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City of Port St. Lucie

Community Redevelopment Agency Fund #175
CRA Department

Fund Budget Summary

Budget Trends



Data Updated: Oct 14, 2026, 5:18 PM

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$401,961	$383,442	$396,640	$296,400	-$87,042	-23%	$413,716
Operating Expenses	$76,364	$371,871	$261,995	$371,013	-$858	0%	$378,433
Debt Services	$5,866,875	$5,857,875	$5,857,875	$1,515,348	-$4,342,527	-74%	$1,515,348
Other Non-Operating Expenses	$52,305	$54,397	$54,397	$59,837	$5,440	10%	$65,821
Contingency	–	$106,702	$0	$5,551,509	$5,444,807	5,103%	$6,277,258
EXPENSES TOTAL	**$6,397,504**	**$6,774,287**	**$6,570,907**	**$7,794,107**	**$1,019,820**	**15%**	**$8,650,576**

Community Redevelopment Agency Fund #175 FTE Count

DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Community Redevelopment Agency	2.33	2	2
FULL-TIME EQUIVALENTS	**2.33**	**2**	**2**

CITY OF PORT ST. LUCIE
SOUTHERN GROVE CRA FUND #178
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	$2,393,480	$2,942,545	$2,942,545	$3,164,022	$221,477	8%	$3,164,022
Revenues							
Intergovernmental	$2,311,961	$2,520,038	$2,871,636	$3,101,367	$581,329	23%	$3,225,422
Miscellaneous Revenues	$12,043	–	$25,452	$10,000	$10,000	–	$10,000
Other Sources/Interfund Transfers	$2,315,179	$2,523,544	$2,875,365	$3,105,394	$581,850	23%	$3,229,611
REVENUES TOTAL	**$4,639,182**	**$5,043,582**	**$5,772,453**	**$6,216,761**	**$1,173,179**	**23%**	**$6,465,033**
Expenses							
Operating Expenses	$4,088,217	$5,041,606	$5,549,000	$6,190,002	$1,148,396	23%	$6,435,598
Other Non-Operating Expenses	$1,900	$1,976	$1,976	$26,759	$24,783	1,254%	$29,435
EXPENSES TOTAL	**$4,090,117**	**$5,043,582**	**$5,550,976**	**$6,216,761**	**$1,173,179**	**23%**	**$6,465,033**
Surplus (Deficit)	$549,065	$0	$221,477	$0	–	–	$0
Beginning Reserve Less Surplus	$2,942,545	$2,942,545	$3,164,022	$3,164,022	–	–	$3,164,022
Undesignated	$2,942,545	$2,942,545	$3,164,022	$3,164,022	–	–	$3,164,022

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CITY OF PORT ST. LUCIE
CONSERVATION TRUST FUND #608
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Revenues							
Charges for Services	$111,338	$107,000	$201,000	$158,500	$51,500	48%	$161,670
Miscellaneous Revenues	$55,420	$37,815	$47,044	$53,500	$15,685	41%	$54,664
Other Sources/Interfund Transfers	–	$77,655	$0	$0	-$77,655	-100%	$0
REVENUES TOTAL	**$166,757**	**$222,470**	**$248,044**	**$212,000**	**-$10,470**	**-5%**	**$216,334**
Expenses							
Operating Expenses	$115,026	$220,000	$100,000	$210,820	-$9,180	-4%	$215,036
Other Non-Operating Expenses	$2,375	$2,470	$2,470	$1,180	-$1,290	-52%	$1,298
EXPENSES TOTAL	**$117,401**	**$222,470**	**$102,470**	**$212,000**	**-$10,470**	**-5%**	**$216,334**
Surplus (Deficit)	$49,357	$0	$145,574	$0	–	–	$0
Beginning Reserve Less Surplus	$49,357	$0	$145,574	$0	–	–	$0
Undesignated	$49,357	$0	$145,574	$0	–	–	$0

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CITY OF PORT ST. LUCIE
SOLID WASTE COLLECTION FUND #620
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	N/A	$91,789	$91,789	$1,055,761	$963,972	1,050%	$1,055,761
Revenues							
Charges for Services	$39,518,547	$41,907,026	$41,637,865	$18,293,749	-$23,613,277	-56%	$43,975,499
Miscellaneous Revenues	$500,242	$784,860	$642,941	$580,000	-$204,860	-26%	$591,600
Other Sources/Interfund Transfers	–	–	$0	$24,000,000	$24,000,000	–	$0
REVENUES TOTAL	**$40,018,789**	**$42,691,886**	**$42,280,806**	**$42,873,749**	**$181,863**	**0%**	**$44,567,099**
Expenses							
Operating Expenses	$39,146,010	$42,042,886	$40,667,834	$41,827,432	-$215,454	-1%	$43,427,084
Debt Services	–	–	$0	$9,940	$9,940	–	$0
Other Non-Operating Expenses	$649,000	$649,000	$649,000	$1,036,377	$387,377	60%	$1,140,015
EXPENSES TOTAL	**$39,795,010**	**$42,691,886**	**$41,316,834**	**$42,873,749**	**$181,863**	**0%**	**$44,567,099**
Surplus (Deficit)	$223,779	$0	$963,972	$0	–	–	$0
Beginning Reserve Less Surplus	$91,789	$91,789	$1,055,761	$1,055,761	–	–	$1,055,761
Undesignated	$91,789	$91,789	$1,055,761	$1,055,761	–	–	$1,055,761

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PORT ST. LUCIE
HEART OF THE TREASURE COAST

General Obligation Debt Service 2005 Series Fund (Crosstown Pkwy)

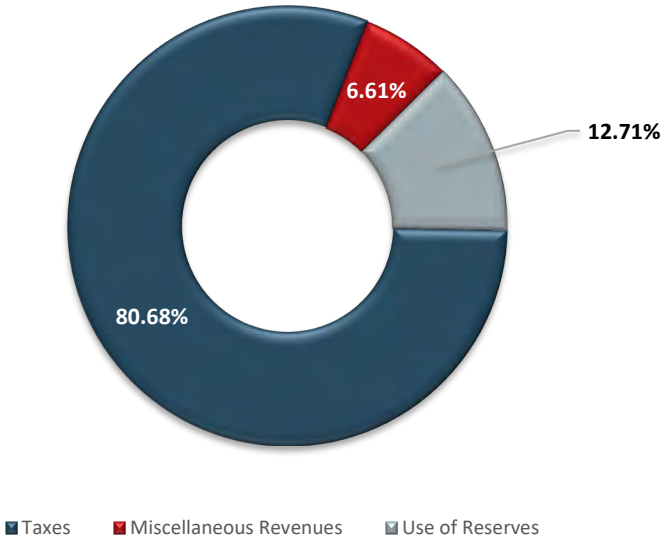
This is a debt service fund used to account for the activities related to paying for the General Obligation Debt issued for the Crosstown Parkway Road Project.

The fund receives dedicated ad valorem property tax revenue associated with the millage rate established specifically for debt payments. Voters approved a referendum authorizing the City to issue $165 million in bond debt to fund the project and to use ad valorem property taxes to retire the debt.

Each year, the City sets the millage rate to ensure the required debt service payment is met. Currently, the General Obligation Bonds are scheduled to be paid off in FY 2035.

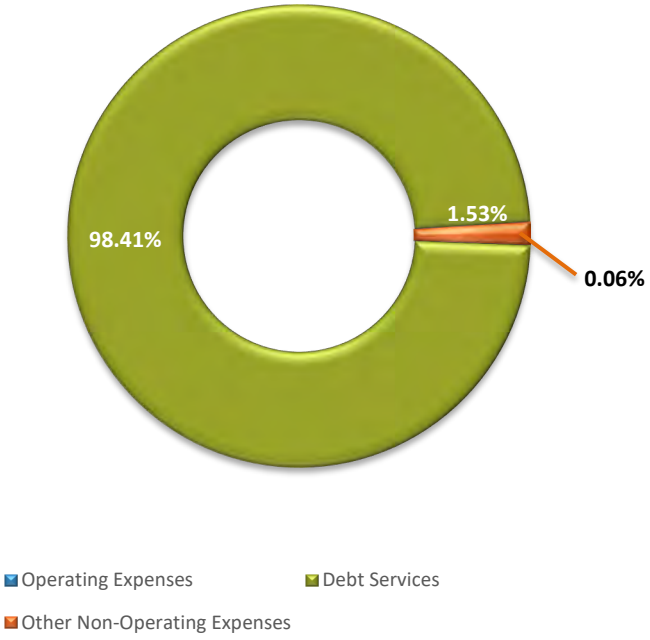
CITY OF PORT ST. LUCIE
2005 GO BOND DEBT SERVICE FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$13,112,141**
Revenue Sources:	**Amount**
Taxes	$7,022,560
Miscellaneous Revenues	575,478
Use of Reserves	1,105,834
Total	**$8,703,872**

FY 26-27 USES



Expenditure by Function:	**Amount**
Operating Expenses	$5,150
Debt Services	8,565,156
Other Non-Operating Expenses	133,566
Contingency	0
Total	**$8,703,872**
Ending Balance	**$ 12,006,307**

CITY OF PORT ST. LUCIE
2005 GO BONDS DEBT SERVICE FUND #214
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	**FY2026**	**FY2026**	**FY2027**	**$ Variance**	**% Variance**	**FY2028**
Beginning Undesignated Reserve	12,479,836	$13,067,990	$13,067,990	$13,112,141	$963,972	8%	$12,006,307
Revenues							
Miscellaneous Revenues	$665,240	$560,000	$502,325	$575,478	$15,478	3%	$612,000
Other Sources/Interfund Transfers	$27,348,929	$255,943	$0	$1,105,834	$849,891	332%	$801,870
Taxes	$8,247,879	$7,516,424	$7,781,741	$7,022,560	-$493,864	-7%	$7,303,462
REVENUES TOTAL	**$36,262,048**	**$8,332,367**	**$8,284,066**	**$8,703,872**	**$371,505**	**4%**	**$8,717,332**
Expenses							
Operating Expenses	$220,851	$5,150	$1,000	$5,150	$0	0%	$5,253
Debt Services	$8,265,156	$8,205,793	$8,205,793	$8,565,156	$359,363	4%	$8,565,156
Other Non-Operating Expenses	$117,887	$121,424	$121,424	$133,566	$12,142	10%	$146,923
Other Uses	$27,070,000	–	$0	$0	$0	–	$0
EXPENSES TOTAL	**$35,673,894**	**$8,332,367**	**$8,328,217**	**$8,703,872**	**$371,505**	**4%**	**$8,717,332**
Surplus (Deficit)	$588,154	$0	-$44,151	$0	–	–	$0
Beginning Reserve & Surplus	$13,067,990	$12,812,047	$13,112,141	$12,006,307	–	–	$11,204,437
Undesignated	$13,067,990	$12,812,047	$13,112,141	$12,006,307	–	–	$11,204,437

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PORT ST. LUCIE
HEART OF THE TREASURE COAST

Medical Insurance Fund

This fund accounts for the accumulation of employee and employer contributions used to finance the City's Health Insurance Program for employees. The City is self-insured for health insurance and directly benefits during periods of lower claims activity. Internal rates are charged to departments based on the number of participants and the type of coverage selected. The fund's budget also includes the cost of the City Clinic, which is available to covered employees and their dependents.

Major Revenue Source

The primary source of revenue for this fund is employer contributions toward employee health insurance. These costs are charged to operating departments as expenditures and recognized as revenue within this fund. Employees also contribute towards the cost of health insurance based on their selected coverage level.

Employees have gradually increased their share of health insurance costs. The City Council has directed senior management to work with the unions to achieve a funding structure in which employees contribute 20% and the City contributes 80% of the total insurance cost.

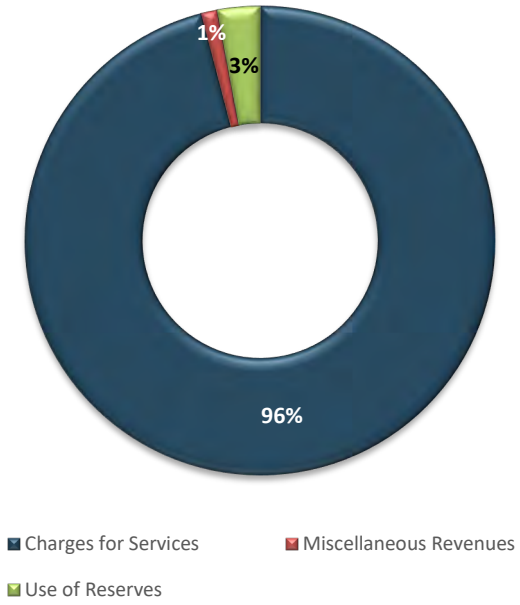
Expenditure Trends

Because the City is self-insured, claims costs remain the largest and most variable expenditure within the health insurance program. To mitigate the risk of catastrophic claims, the City maintains stop-loss insurance coverage.

Claims costs have remained below the national average, due in part to the availability of the employee clinic, resulting in only a moderate increase in projected costs. The budget for this fund also includes the required two-month reserve policy (17%) necessary for the City's self-insured plan to maintain state certification.

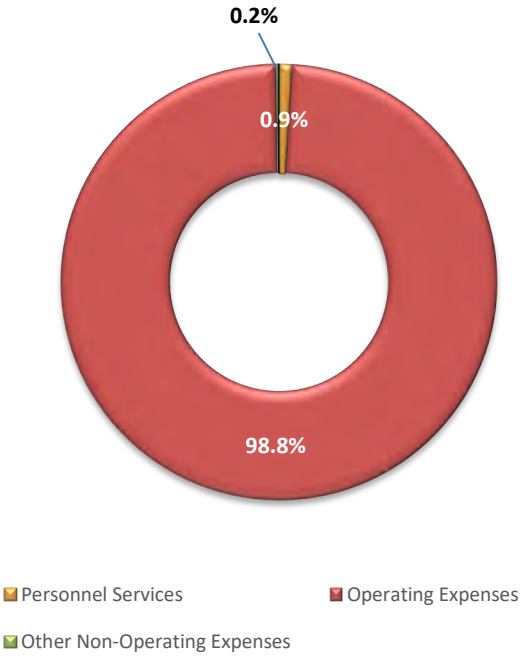
CITY OF PORT ST. LUCIE
MEDICAL TRUST FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$10,160,687**
Revenue Sources:	**Amount**
Charges for Services	$39,681,989
Miscellaneous Revenues	459,000
Use of Reserves	1,198,314
Total	**$41,339,303**

FY 26-27 USES



Expenditure by Function:	**Amount**
Personnel Services	$388,606
Operating Expenses	40,851,091
Other Non-Operating Expenses	99,606
Total	**$41,339,303**
Ending Balance	**$8,962,373**

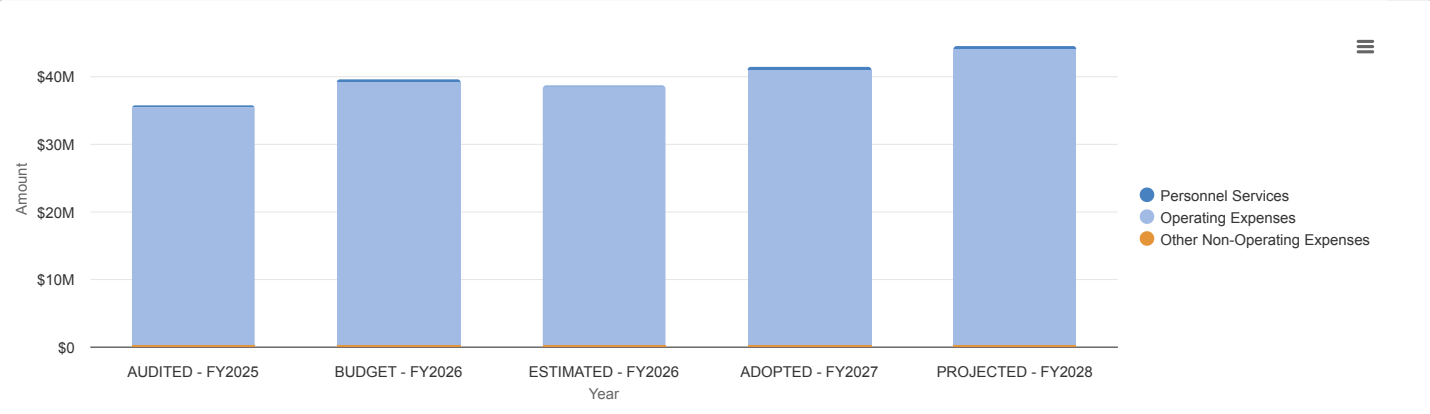
CITY OF PORT ST. LUCIE
MEDICAL TRUST FUND #605
ADOPTED BUDGET - FY 2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$11,881,313	$11,096,497	$11,096,497	$10,160,687	-$935,810	8%	$8,962,373
Revenues							
Charges for Services	$34,478,564	$37,342,500	$37,331,997	$39,681,989	$2,339,489	6%	$43,071,725
Miscellaneous Revenues	$431,009	$463,546	$355,078	$459,000	-$4,546	-1%	$466,680
Other Sources/Interfund Transfers	–	$1,721,709	$0	$1,198,314	-$523,395	-30%	$858,394
REVENUES TOTAL	**$34,909,572**	**$39,527,755**	**$37,687,075**	**$41,339,303**	**$1,811,548**	**5%**	**$44,396,799**
Expenses							
Personnel Services	$254,180	$404,296	$199,190	$388,606	-$15,690	-4%	$401,390
Operating Expenses	$35,346,978	$39,032,908	$38,333,144	$40,851,091	$1,818,183	5%	$43,885,842
Other Non-Operating Expenses	$93,229	$90,551	$90,551	$99,606	$9,055	10%	$109,567
EXPENSES TOTAL	**$35,694,388**	**$39,527,755**	**$38,622,885**	**$41,339,303**	**$1,811,548**	**5%**	**$44,396,799**
Surplus (Deficit)	-$784,816	$0	-$935,810	$0	–	–	$0
Designated Reserve Policy	$6,052,197	$6,704,325	–	$7,010,748	$306,423	4.6%	$7,528,829
Beginning Reserve & Surplus	$11,096,497	$9,374,788	$10,160,687	$8,962,373	–	–	$8,103,979
Undesignated	$5,044,300	$2,670,463	$10,160,687	$1,951,625	–	–	$575,150

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City of Port St. Lucie
Medical Insurance Fund #605
Human Resources Department
Fund Budget Summary

Budget Trends



Data Updated: Oct 14, 2026, 6:14 PM

	AUDITED	BUDGET	ESTIMATED	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Expenses							
Personnel Services	$254,180	$404,296	$199,190	$388,606	-$15,690	-4%	$401,390
Operating Expenses	$35,346,978	$39,032,908	$38,333,144	$40,851,091	$1,818,183	5%	$43,885,842
Other Non-Operating Expenses	$93,229	$90,551	$90,551	$99,606	$9,055	10%	$109,567
EXPENSES TOTAL	**$35,694,388**	**$39,527,755**	**$38,622,885**	**$41,339,303**	**$1,811,548**	**5%**	**$44,396,799**

Medical Insurance Fund #605 FTE Count

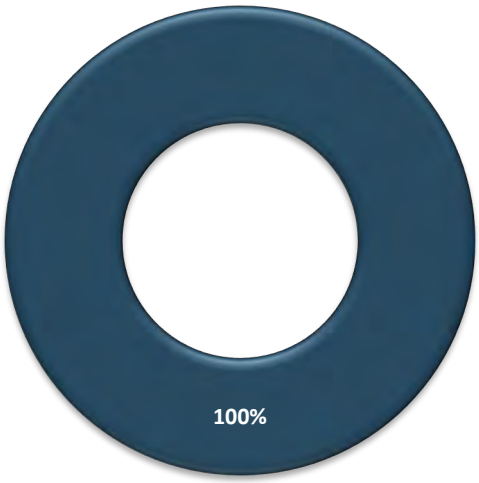
DEPARTMENT	FY2025	FY2026	FY2027
Full-Time Equivalents			
Human Resources	2	3	3
FULL-TIME EQUIVALENTS	**2**	**3**	**3**

Other Post Employee Benefits (OPEB) Trust Fund

The City's OPEB Trust Fund accounts for the funding of retiree benefits for provided through the City of Port St. Lucie is the Health Insurance Program available to retirees. The City Council prudently established this fund to address a growing liability. Florida statutes require that the City offers group rate health insurance to employees who have or will retire from the City. The various operating funds are charged an annual amount that been actuarially determined to generate the money needed to provide the health insurance benefit for the group of retirees. The revenue in this fund is a transfer from the operating funds, which is an expense to the various departments. The City makes annual payments to this fund to offset the cost of future insurance.

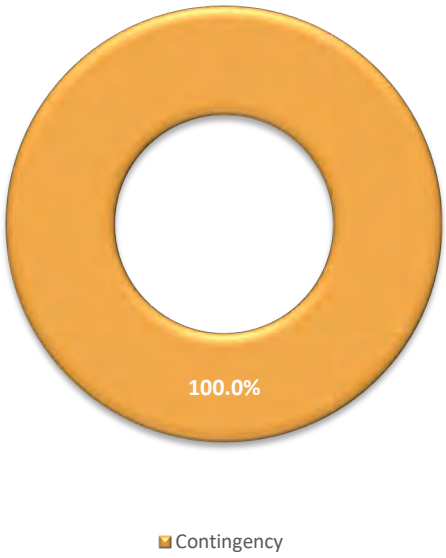
CITY OF PORT ST. LUCIE
OPEB TRUST FUND
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Beginning Reserve	**$42,217,942**
Revenue Sources:	**Amount**
Miscellaneous Revenues	4,100,000
Total	**$4,100,000**

FY 26-27 USES



Expenditure by Function:	**Amount**
Contingency	$4,100,000
Total	**$4,100,000**
Ending Balance	**$46,317,942**

CITY OF PORT ST. LUCIE
OPEB TRUST FUND #609
ADOPTED BUDGET - FY2027

	AUDITED	BUDGET	ESTIMATE	ADOPTED	CALCULATION	CALCULATION	PROJECTED
	FY2025	FY2026	FY2026	FY2027	$ Variance	% Variance	FY2028
Beginning Undesignated Reserve	$34,030,061	$38,100,525	$38,100,525	$42,217,942	$4,117,417	11%	$46,317,942
Revenues							
Charges for Services	$3,804,441	$3,087,417	$3,087,417	$0	-$3,087,417	-100%	$0
Miscellaneous Revenues	$4,070,464	$1,030,000	$1,030,000	$4,100,000	$3,070,000	298%	$4,100,000
REVENUES TOTAL	**$7,874,905**	**$4,117,417**	**$4,117,417**	**$4,100,000**	**-$17,417**	**0%**	**$4,100,000**
Expenses							
Other Non-Operating Expenses	$3,804,441	–	$3,958,441	$0	$0	–	$0
Contingency	–	$4,117,417	$0	$4,100,000	-$17,417	0%	$4,100,000
EXPENSES TOTAL	**$3,804,441**	**$4,117,417**	**$3,958,441**	**$4,100,000**	**-$17,417**	**0%**	**$4,100,000**
Surplus (Deficit)	$4,070,464	$0	$158,976	$0	–	–	$0
Beginning Reserve & Surplus	$38,100,525	$42,217,942	$42,217,942	$46,317,942	–	–	$50,417,942
Undesignated	$38,100,525	$42,217,942	$42,217,942	$46,317,942	–	–	$50,417,942

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PORT ST. LUCIE
HEART OF THE TREASURE COAST

Capital Improvement Program (C.I.P.) Fund

The purpose of the Capital Improvement Program (CIP) is to promote advanced planning by City department heads and managers for long-term investment, typically in facilities or infrastructure, such as roads, public buildings, or parks improvements. As part of the City's planning process, the City prepares and submits to the City Council a five-year proposed Capital Improvement Plan. The Capital Improvement Plan is reviewed and updated annually, and includes the following:

(1) A clear general summary of its contents;

(2) A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements;

(3) Cost estimates, methods of financing and recommended time schedules for such improvements; and

(4) The estimated annual cost of operating and maintaining the facilities to be constructed and acquired.

The budget for capital improvements included the infrastructure that all cities need to have in place to provide essential and quality of life services to current and future residents, businesses, and to support tourism. They are also designed to prevent the deterioration of the City's existing infrastructure for the benefit of our citizens. The capital budget includes funding for purchase and renovations of public buildings, construction of major projects and equipment purchases.

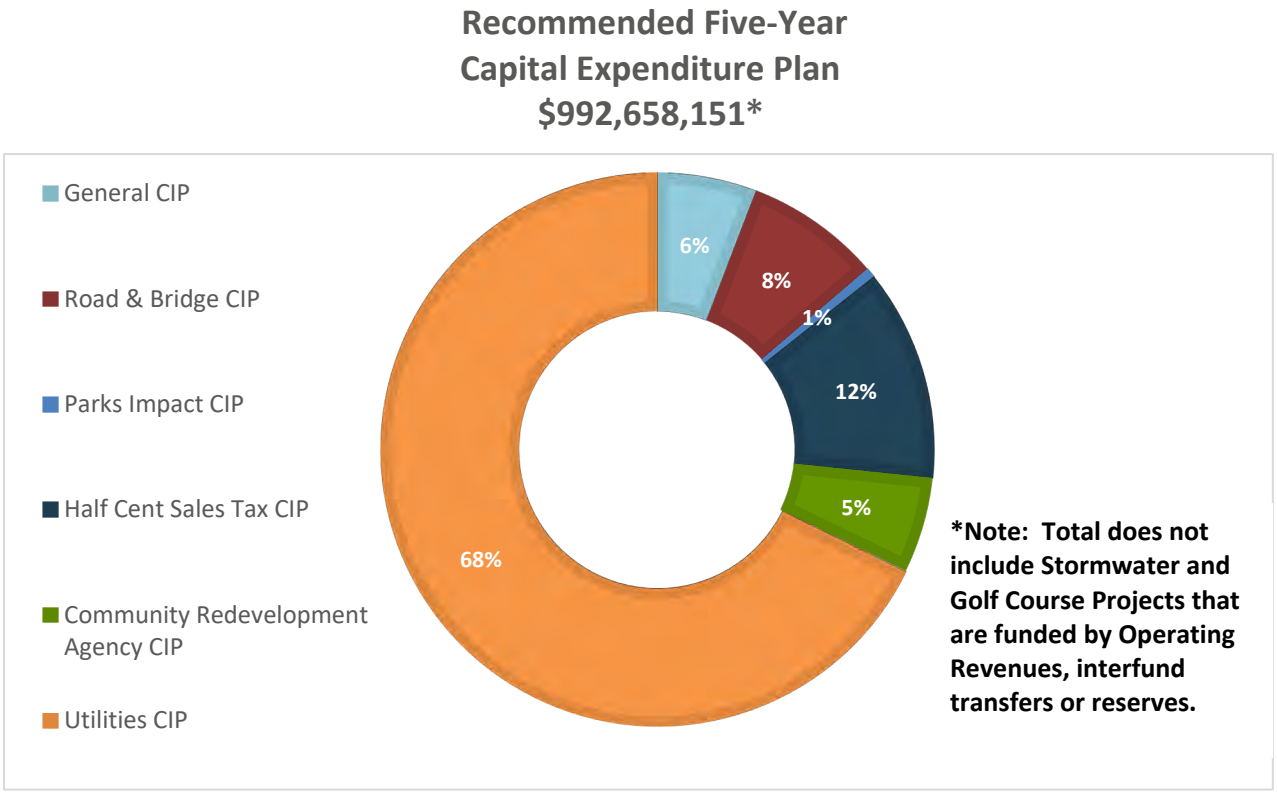
Examples of projects that are considered capital improvements include.

- Parks, trails, pools, recreation centers, playground equipment, sports fields, tennis and pickleball courts.
- Police stations.
- Storm water drainage and flood control projects.
- Office buildings.
- Streets, traffic lights, and sidewalks.
- Landscape beautification projects.
- Water treatment plants, transmission pipes, storage facilities, and pump stations.

The Capital Improvement Plan is informed by the City Council's annual updates to the Strategic Plan. The City's Strategic Plan identifies goals, initiatives and projects that are programmed into departmental budgets and included in the Capital Improvement Plan. At the start of the budget preparation process, project request forms are completed by the departments separately from their operating budget requests. These forms provide the Office of Management and Budget capital projects that are scheduled for the next fiscal year and any changes that are requested from the previous five-year plan. These changes include requests for new projects or modifications to projects already forecasted in the plan, and they incorporate any new amendments to the City's Strategic Plan. Departments are required to give a description of the project, estimated costs and justification, funding resources and impact on the City's annual operating budget.

The operating budget and Capital Improvement Plan are closely linked. The obvious connection is that the operating budget assumes the cost of maintaining and operating new facilities or equipment that are procured under the Capital Improvement Plan.

The total capital expenditures requested for fiscal year 2026-27 through fiscal year 2030-31 are $992,658,151 **(excluding Stormwater, interfund transfers or reserves).**



General Fund CIP Fund

This fund is dedicated to the capital improvement projects related to those departments of the General Fund. Projects are funded by General Fund transfers, grants and use of reserves are:

- City Hall Main Parking Garage
- City Hall Expansion
- Police Building "C" Impact Glass Installation
- Police Department Elevator Replacement
- Bridge Plaza Improvements
- Police Department Building "B" Renovations
- New Facilities Maintenance Building
- MIDFLORIDA Chiller Replacement
- MIDFLORIDA Garage Elevator Replacement

Road & Bridge CIP Fund

This Capital Improvement Fund has two significant revenues. Two levels of gas tax totaling five cents per gallon sold are expected to generate $3.1 million in FY 2026-27. Mobility Fees are projected to generate $12.1 million, funding projects in their district. Bond financing of $36.3 million, a transfer from the Mobility Fee Fund totaling $12.1 million for next year plus nearly $5.8 million are projected as a cash carryforward balance.

Three major projects in this plan for fiscal year 2026-27 are the construction of segment one of Port St. Lucie Boulevard South for $27.3 million, the Gatlin/Savona Phase II widening for $11.5 million and $9 million for Paar Drive Intersection Improvements. Another project is the annual resurfacing program, which is requested at $2.5 million in fiscal year 2026-27. The City plans to spend $11.8 million on resurfacing over the five-year plan. Sidewalk projects total $500 thousand for 2026-27 and nearly $2.8 million over five years. The City continues to work towards expanding pedestrian facilities throughout the City. There are other smaller projects that are budgeted such as roads widening and mobility improvements. All projects align with the City's Strategic Plan goal of High Quality-Infrastructure.

Parks Impact Fee CIP Fund

The Parks Impact Fees are projected to generate $1.9 million in FY 2026-27. This revenue is projected to decrease because of developer credits and activity in the construction industry.

Projects requested in this plan are:

- Rosser Lakes Park
- Tradition Regional Park
- O.L. Peacock Sr. Park
- Torino Regional Park

This fund is fueled by the economy and as the economy grows projects on the unfunded list can possibly move up or be funded in years which go beyond this plan. Projects align with the City's Parks & Recreation 10-Year Master Plan and the City's Strategic Plan and strategic goal of Culture, Nature and Fun Activities.

Half-Cent Sales Tax CIP Fund

The half-cent sales tax, which was approved by voters in November 2018, improves roads and rivers and builds more sidewalks. The half-cent sales tax increase will expire in 2028-29 and is estimated to generate $33,910,000 million in the five-year plan, with 15 to 20 percent of the revenue generated by visitors from outside of St. Lucie County. The estimated revenue generated for City funded projects in FY 2026-27 is $13.2 million.

Community Redevelopment Agency (CRA) CIP Fund

The Community Redevelopment Agency (CRA) CIP Fund #375 was established to account for capital improvement projects financed through bond proceeds supported by the Community Redevelopment Agency (CRA) Fund. The debt is secured by Tax Increment Financing (TIF) revenues generated within the CRA district. This fund is used exclusively for eligible capital projects that promote redevelopment, enhance public infrastructure, and support long-term economic growth within the CRA boundaries. Expenditures are programmed in accordance with the bond financing plan and project implementation schedule.

Stormwater CIP Projects

The Stormwater CIP is not a standalone fund. Projects are included in the Stormwater Fund with operating expenses that balance against the Stormwater Fee. Projects in the five-year plan include large culvert replacements for failed culverts under roadways, property acquisition for access to water control structures, the swale liner/culvert program, and water quality projects. Projects in the plan align with the City's stormwater master plan and the City's strategic plan and strategic goal of high-quality infrastructure and facilities.

Golf Course CIP Projects

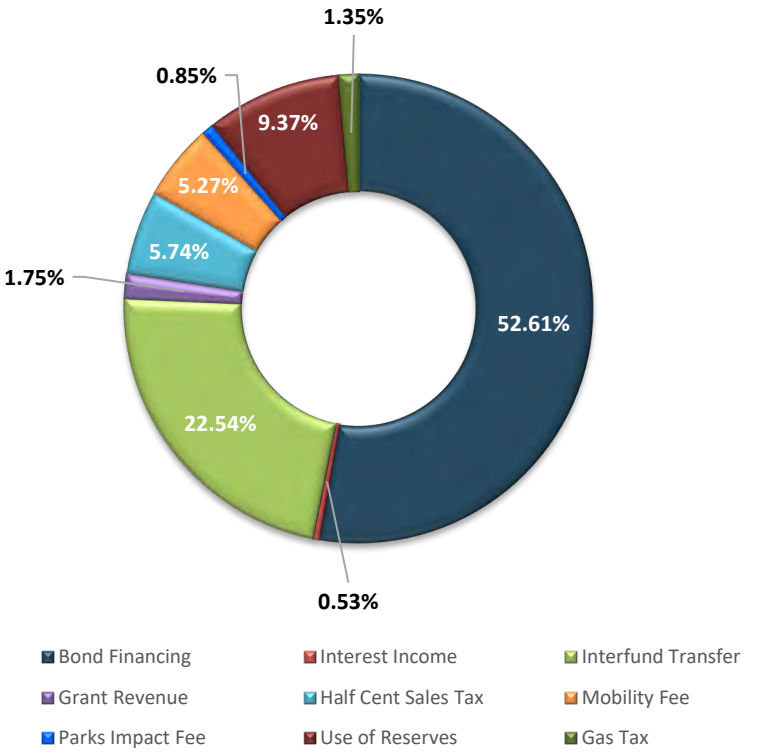
The Golf Course CIP is not a standalone fund. Projects are included in the Golf Course Fund, which balances operating expenses against Golf Course revenue, supplemented by a transfer from the General Fund to support CIP Projects. The five-year plan includes irrigation system, tees and greens renovations, cart path repairs, and bunker renovations.

Utilities CIP Fund

The Utilities CIP Funds main purpose is to set aside designated reserves to plan for future upgrades of the Utilities System. This fund is projected to generate funding sources of $141.3M in FY 2026-27. The funding sources include grant revenue, reserves and transfers from the Utility Operating and Water and Sewer Capital Facility Funds, and bond financing. Some projects in this plan consist of Water Quality Restoration for water storage improvements, expansion of Westport Wastewater Plant and connection of wells to the James E. Anderson Water Plant to maintain permitted capacity. The Utilities Department has provided a list of future projects beyond the five-year plan. Projects in the plan align with the City's Strategic Plan and strategic goal of High-Quality Infrastructure and Facilities.

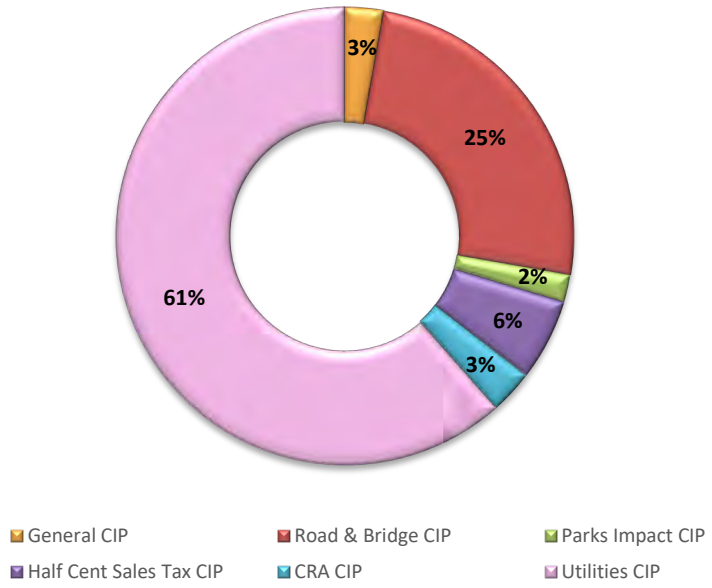
CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT FUNDS
ADOPTED BUDGET – FY 2026-27

FY 26-27 SOURCES



Revenue Sources:	Amount
Bond Financing	$120,895,465
Interest Income	1,213,644
Interfund Transfer	51,790,449
Grant Revenue	4,025,000
Half Cent Sales Tax	13,200,000
Parks Impact Fees	1,944,039
Mobility Fees	12,100,000
Use of Reserves*	21,521,301
Gas Tax	3,109,711
Total	**$229,799,609**

FY 26-27 USES



Expenditure by Function:	Amount
General CIP	$6,350,000
Road & Bridge CIP	57,423,355
Parks Impact CIP	4,394,039
Half Cent Sales Tax CIP	13,200,000
Community Redevelopment Agency CIP	7,100,715
Utilities CIP	141,331,500
Total	**$229,799,609**

FISCAL YEAR 2027-2031 CIP BUDGET HIGHLIGHTS BY CITY COUNCIL STRATEGIC GOALS

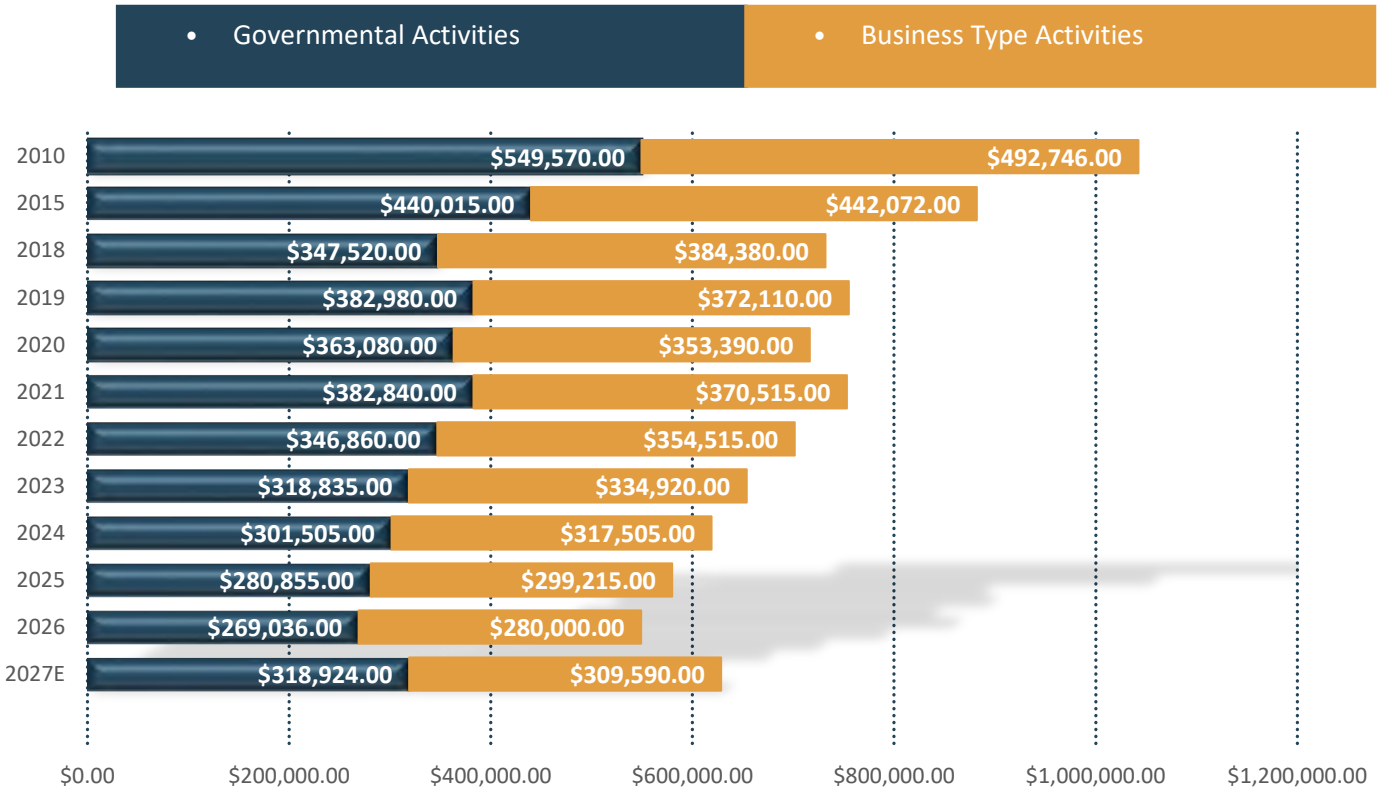
Projects	Goal	STRATEGIC GOAL	Fiscal Year(s)	CIP Page
• Police Department Building "C" Renovation All Floors	1 	Safe, Clean & Beautiful	FY 2027-2028	363
• Continued renovations of all three floors of the Main Police Building include the following: replacing flooring, painting, and constructing additional rooms/offices to address space issues, while ensuring compliance with ADA guidelines.				
• Police Department Building "C" Impact Glass Installation	1 	Safe, Clean & Beautiful	FY 2027	364
• Installing impact glass will extend the life of the building and eliminate the need for hurricane shutters and their ongoing maintenance.				
• Neighborhood Green Spaces	2	Strategic Growth for a Resilient Future	FY 2028-2029	365
• This project provides residents with access to natural, passive-use spaces that support wellness, walkability, and connection to the environment.				
• Walton & One Recreation Center	4 	Diverse Economy & Employment Opportunities	FY 2029-2030	379
• This project is dedicated to designing and constructing a stand-alone facility for the Parks & Recreation Department on the Walton & One site.				

FISCAL YEAR 2025-2029 CIP BUDGET HIGHLIGHTS BY CITY COUNCIL STRATEGIC GOALS

Projects	Goal	STRATEGIC GOAL	Fiscal Year(s)	CIP Page
• Port St. Lucie Blvd. South Segment 1	5 	High-Quality Infrastructure & Facilities	FY 2027	371
• Project includes widening of roadway from 2 lanes to 4 lanes, install new drainage, curb & gutter, multi-modal sidewalks, lighting, landscaping, bridge, and signalization.				
• Discovery Raw Water Main	5 	High-Quality Infrastructure & Facilities	FY 2027	389
• A proposed raw water main will connect the six wells, located on half-acre sites, to the Discovery Reverse Osmosis Water Treatment Facility to meet the 10-million-gallon-per-day capacity.				
• Discovery Reverse Osmosis Water Treatment Plant	5 	High-Quality Infrastructure & Facilities	FY 2027-2029	389
• Design of a 10-million-gallon-per-day Reverse Osmosis Water Treatment Facility. This new plant will increase the utility's water supply capacity to accommodate new development and future growth within the service area				
• Torino Regional Park Trail Expansion	6 	Culture, Nature & Recreation	FY 2028	375
• This project includes construction of various trail segments that were value-engineered out of Phase I, as well as a trail connection across the canal linking the Phase I North parcel to the Phase II south parcel.				
• O.L. Peacock Sr. Park	6 	Culture, Nature & Recreation	FY 2029	374
• The City anticipates pursuing a matching Outdoor Recreation Legacy Partnership (ORLP) grant in 2029 to build out a second phase and add some of the amenities identified during the original master planning process, which may include a fishing pier, kayak launch, additional sidewalk and on-street parking, and other supporting amenities.				

CIP Debt Overview

Currently, many projects are funded by pay-as-you-go, and there is no statutory debt limit for the City. As part of the City Council's Strategic Goals to reduce debt, the City's long-term debt has been significantly reduced through principal payments and refinancing when appropriate. From a high of more than $1.042 billion in FY 2009-10, the debt is projected to reach $629 million by FY 2026-27. This projection includes the planned issuance of approximately $65 million in bond financing for Road & Bridge and Park projects in FY 2026-27. Also, the City expects to issue $84.6 million in bonds for Utility System in FY2026-27. The projected debt balance of $629 million by the end of FY 2026-27 represents a substantial reduction of $414 million, or 40%, from the peak in FY 2009-10.



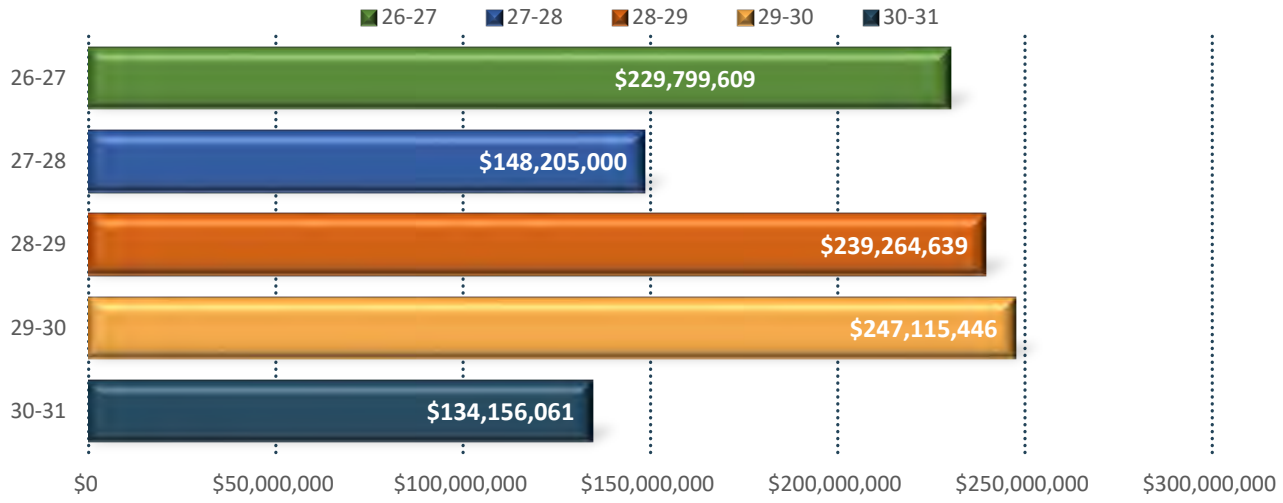
CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT REVENUE SUMMARY
FIVE-YEAR PROJECTION

DESCRIPTION – FUNDING SOURCES	FISCAL YEAR 2026-2027	FISCAL YEAR 2027-2028	FISCAL YEAR 2028-2029	FISCAL YEAR 2029-2030	FISCAL YEAR 2030-2031
Funding Source: Interfund Transfer					
General CIP Fund	$3,203,681	$6,891,437	$6,050,159	$3,926,417	$1,673,239
Community Redevelopment Agency CIP Fund	7,100,715	360,500	6,678,000	41,170,160	-
Utilities CIP Fund	41,486,053	16,400,000	16,388,400	14,511,500	25,750,000
Subtotal – Interfund Transfer	$51,790,449	$23,741,937	$29,116,559	$59,608,077	$27,423,239
Funding Source: Use of Reserves					
General CIP Fund	$2,471,319	$2,500,000	$-	$-	$-
Road & Bridge CIP Fund	5,800,000	500,000	-	-	500,000
Utilities CIP	13,249,982	1,062,500	1,062,500	-	-
Subtotal – Use of Reserves	$21,521,301	$4,062,500	$1,062,500	$-	$500,000
Funding Source: Impact Fees					
Parks Impact CIP Fee Fund	$1,944,039	$929,910	$2,082,978	$1,086,138	$1,086,138
Subtotal – Impact Fees	$1,944,039	$929,910	$2,082,978	$1,086,138	$1,086,138
Funding Source: Mobility Fees					
Mobility Fees	$12,100,000	$1,650,000	$1,650,000	$1,650,000	$1,650,000
Subtotal – Mobility Fees	$12,100,000	$1,650,000	$1,650,000	$1,650,000	$1,650,000
Funding Source: Interest Income					
General CIP Fund	$150,000	$150,00	$-	$-	$-
Road & Bridget CIP Fund	113,644	117,053	120,565	124,182	-
Parks Impact Fee Fund	950,000	500,000	-	-	-
Subtotal – Interest Income	$1,213,644	$767,053	$120,565	$124,182	$-

CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT REVENUE SUMMARY
FIVE-YEAR PROJECTION - Continued

DESCRIPTION – FUNDING SOURCES	FISCAL YEAR 2026-2027	FISCAL YEAR 2027-2028	FISCAL YEAR 2028-2029	FISCAL YEAR 2029-2030	FISCAL YEAR 2030-2031
Funding Sources: Gas Tax					
Road & Bridge CIP Fund	$3,109,711	$3,203,600	$3,299,367	$3,397,049	$3,496,684
Subtotal – Gas Tax	$3,109,711	$3,203,600	$3,299,367	$3,397,049	$3,496,684
Funding Source: Half-Cent Sales Tax					
Half-Cent Sales Tax CIP Fund	$13,200,000	$12,700,000	$8,010,000	$-	$-
Subtotal-Half-Cent Sales Tax	$13,200,000	$12,700,000	$8,010,000	$-	$-
Funding Source: Grants & Contributions					
General CIP Fund	$525,000	$-	$-	$1,250,000	$-
Parks Impact Fee Fund	1,500,000	350,000	1,000,000	-	-
Utilities CIP Fund	2,000,000	-	-	-	-
Subtotal – Grants & Contributions	$4,025,000	$350,000	$1,000,000	$1,250,000	$-
Funding Source – Bond Financing					
General CIP Fund	$-	$-	$28,922,670	$-	$-
Road and Bridge CIP Fund	36,300,000	-	-	-	-
Half-Cent Sales Tax CIP Fund	-	8,600,000	-	-	-
Utilities CIP Fund	84,595,465	92,200,000	164,000,000	100,000,000	100,000,000
Subtotal – Bond Financing	$120,895,465	$100,800,000	$192,922,670	$180,000,000	$100,000,000
Total CIP Funding Sources	$229,799,609	$148,205,000	$239,264,639	$247,115,446	$134,156,061

FISCAL YEARS 2027-2031
$998,540,755

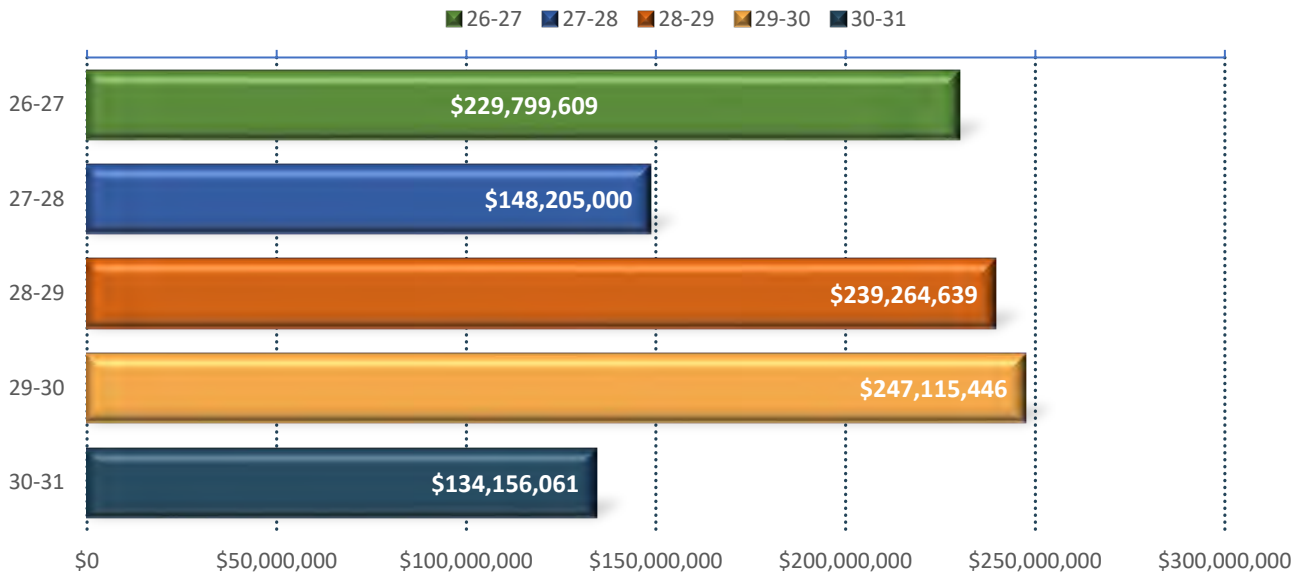


CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT EXPENDITURE SUMMARY
FIVE-YEAR PROJECTION

Description – All CIP Funds	FISCAL YEAR 2026-2027	FISCAL YEAR 2027-2028	FISCAL YEAR 2028-2029	FISCAL YEAR 2029-2030	FISCAL YEAR 2030-2031
General CIP Fund	$6,350,000	$9,631,437	$34,972,829	$5,176,417	$1,673,239
Road & Bridge CIP Fund	57,423,355	5,470,653	5,069,932	5,171,231	5,646,684
Parks Impact Fee Fund	4,394,039	1,779,910	3,082,978	1,086,138	1,086,138
Half-Cent Sales Tax CIP Fund	13,200,000	21,300,000	8,010,000	80,000,000	-
Community Redevelopment Agency CIP Fund	7,100,715	360,500	6,678,000	41,170,160	-
Utilities CIP Fund	141,331,500	109,662,500	181,450,900	114,511,500	125,750,000
Total CIP Expenditure Summary	$229,799,609	$148,205,000	$239,264,639	$247,115,446	$134,156,061

Note: Stormwater CIP Fund is budgeted in the Stormwater Enterprise Fund. Golf Course CIP Fund is budgeted in the Golf Course Enterprise Fund. Summary of expenses includes reserves or transfers.

FISCAL YEARS 2027-2031
$998,540,755



CAPITAL BUDGET IMPACT ON OPERATING FUND

The impact of capital project operating costs on the annual budget requires planning and consideration. Operating costs are a basic element of the City's Capital Improvement Program and the overall development process.

Reliable operating cost estimates are necessary from the beginning of each budget cycle, as the City needs to determine ongoing expenses that will be incurred once a project is complete. For example, once a park is constructed, it requires staff (personnel), operating supplies, electricity, and ongoing costs to operate. Since projects are completed in phases, partially constructed projects generally have associated operating costs which will need to be funded in future years.

There are a variety of factors that determine the number of personnel and operating costs such as location, size, and use of the infrastructure that will determine the number and operating costs. A training facility for police may require no additional personnel while a new park will require additional personnel.

Typically, recurring capital projects have minimal operating impact on the City's current or future budgets. Such projects may be scheduled for replacement. Many of the new construction or major improvements do require some additional operating costs such as mowing, electricity, fuel, and other maintenance costs and other contractual services.

Estimated impacts of operating costs for all capital items budgeted for FY 2027 and beyond are listed on the following page.

CAPITAL BUDGET IMPACT ON OPERATING

The CIP document has a page for every project, which include a detailed description of the project, City Council Goals, funding source and effect on operations. Capital projects impact on the operating budget can be quantified through additional costs to operate and maintain new facilities, additional staff or can have cost savings from the acquisition of newer and efficient equipment.

GENERAL CIP FUND #301

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance/ Energy Savings (Materials/Supplies)	Utilities
Digital Sign	N/A	N/A	N/A	N/A
Land Acquisition	N/A	N/A	N/A	N/A
Police Department Building "B" Renovations	N/A	N/A	N/A	N/A
Police Department Building "C" Elevator Replacement	N/A	N/A	N/A	N/A
Police Department Building "C" Renovation All Floors	N/A	N/A	N/A	N/A
Police Department LED Replacement Lighting Project	N/A	N/A	N/A	N/A
Animal Control Building Design	N/A	N/A	N/A	N/A
City Hall Air Handler Replacements	N/A	N/A	N/A	N/A
City Hall LED Lighting Upgrade - Interior	N/A	N/A	N/A	N/A
New Facility Maintenance Building	N/A	N/A	N/A	N/A
Police Building "C" Impact Glass Installation	N/A	N/A	N/A	N/A
City Hall Expansion	FY27 & Beyond	N/A	N/A	$20,000 Annually
Main Parking Garage City Hall	FY27 & Beyond	N/A	N/A	$35,000 Annually
Community Center Generator Replacement	FY 27 & Beyond	N/A	$25,000 Annually	N/A
Bridge Plaza Site Improvements	FY27 & Beyond	$20,000 Annually	N/A	N/A
Elks Lodge Playground Replacement	N/A	N/A	N/A	N/A
Jaycee Park Playground Replacement	N/A	N/A	N/A	N/A

GENERAL CIP FUND #301 - Continued

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Neighborhood Green Spaces	FY27 & Beyond	N/A	$2,500-$7,050 Annually	N/A
Parks Digital Signs	FY27 & Beyond	N/A	$2,000 - $8,000 Annually	$300-$1,200 Annually
Fred Cook Park Playground Replacement	N/A	N/A	N/A	N/A
Turtle Run Inclusive Playground	FY27 & Beyond	N/A	$5,600 Annually	N/A
Girl Scout Park Playground Replacement	FY30	N/A	$8,000	N/A
Jessica Clinton Baseball Lighting Replacement	N/A	N/A	N/A	N/A
Kiwanis Park Playground Replacement	N/A	N/A	N/A	N/A
Sandhill Crane Park Sports Field Drainage	FY30	N/A	($7,600)	N/A
Whitmore Park Playground Replacement	N/A	N/A	N/A	N/A
MIDFLORIDA Event Center Chiller Replacement	N/A	N/A	N/A	N/A
MIDFLORIDA Event Center Garage Elevator Replacement/Upgrades	N/A	N/A	N/A	N/A
MIDFLORIDA Event Center HVAC Re-Heaters	N/A	N/A	N/A	N/A
MIDFLORIDA Event Center Kitchen Renovation & Equipment Upgrades	N/A	N/A	N/A	N/A

ROAD & BRIDGE CIP #304 FUND

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Land Acquisition	FY27 & Beyond	$15,000 Annually	N/A	N/A
Citywide Traffic Calming	FY27 & Beyond	$18,750 Annually	N/A	N/A

ROAD & BRIDGE CIP #304 FUND- CONTINUED

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
New Sidewalks Citywide	FY27 & Beyond	$60,000 Annually	N/A	N/A
Project Management Costs for Capital Improvements	FY27 & Beyond	$22,500 Annually	N/A	N/A
Citywide ADA Improvements – Signals Various Locations & Accessible Pedestrian Signal	FY27 & Beyond	N/A	$11,250 Annually	N/A
Gatlin/Savona Phase II Widening (Wellington to SW Dalton Cir)	FY28 & Beyond	N/A	$7,500 Annually	N/A
Paar Drive Intersection Improvements Savona Blvd. & Darwin Blvd	FY27 & Beyond	$600,000 FY27	$7,500 FY28-30	N/A
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	FY27 & Beyond	N/A	$10,000 - $1,875,000 FY27-31	N/A
St. Lucie West Blvd. Widening Peacock to Cashmere	FY27 & Beyond	N/A	$75,000- $6,000,000 Annually	N/A
Tradition & Village Mobility Improvements	FY27	$225,000	N/A	N/A
Citywide Annual Resurfacing Program	FY27 & Beyond	$300,000-$540,000 Annually	N/A	N/A
Citywide Contract Repair/Improvements of Sidewalks	FY27 & Beyond	$56,250 Annually	$2,500 Annually	N/A
SW Glenwood Drive Roadway Reconstruction	FY27 & Beyond	$5,00 - $112,500 Annually	N/A	N/A
Pavement Condition and Asset Inventory Survey	N/A	N/A	N/A	N/A
Southbend Blvd. Widening Improvements Corridor Program	FY31	$123,750	N/A	N/A

PARKS IMPACT FEE FUND #305

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Rosser Lakes Park Enhancements	FY28 & Beyond	$12,000 Annually	N/A	N/A
Tradition Regional Park Security & Electrical	FY28 & Beyond	N/A	$5,000 Annually	N/A
Tradition Regional Park Storage Building	N/A	N/A	N/A	N/A
Torino Regional Park Trail Expansion	FY28 & Beyond	N/A	$1,000	N/A
O.L. Peacock Sr. Park	FY30 & Beyond	N/A	$35,000 Annually	N/A

HALF-CENT SALES TAX CIP #310

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Citywide Sidewalks Improvements	N/A	N/A	N/A	N/A
Citywide Annual Resurfacing Program	N/A	N/A	N/A	N/A
Gatlin Blvd. Resurfacing	N/A	N/A	N/A	N/A
California Widening	N/A	N/A	N/A	N/A
California / St. Lucie West Blvd. Intersection Improvements	N/A	N/A	N/A	N/A

STORMWATER CIP FUND #401

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Airoso Conflict Structure & Pipe	FY27 & FY28	$8,595 & $68,760	N/A	N/A
Design of Grant Eligible Water Quality projects	FY27 & Beyond	$30,000 Annually	N/A	N/A
E-8 Downstream Repairs of B-15	FY27 - FY29	$52,500 - $150,000	N/A	N/A

STORMWATER CIP FUND #401 - CONTINUED

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Elkcam Basin Improvements	FY27 - FY31	$50,000 – $187,500 Annually	N/A	N/A
Hog Pen Slough & (HPS-60) Structure Replacement	FY27 & Beyond	$6,000 - $97,500	N/A	N/A
Oak Hammock Watershed Improvement Project	FY27 – FY30	$525,000 - $600,000 Annually	N/A	N/A
Property Acquisition for Access to Water Control Structures	FY27 & Beyond	$12,000 Annually	N/A	N/A
Residential Culvert Assistance Pilot Program	FY27 & Beyond	$30,000 Annually	N/A	N/A
Swale Liner/Culvert Program	FY27 – FY30	$165,000 - $187,500 Annually	N/A	N/A
Veteran's Memorial Quality Phase III	FY27	$90,000	N/A	N/A
Emerson Street Water Quality Dry Pond	FY28 & FY29	$11,250 & $39,750	N/A	N/A
B-1 & D-21 Canal Slope Restoration	FY29 – FY31	$22,500 – $112,500 Annually	N/A	N/A
Kingsway/Oakridge Basin Improvements	FY29 & FY30	$55,311 & $445,436	N/A	N/A
Veteran's Memorial Water Quality Phase IV and V	FY29	$115,500	N/A	N/A

SAINTS GOLF COURSE FUND #421

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Golf Course Cart Bunker Renovation	N/A	N/A	N/A	N/A
Golf Course Cart Path Repairs	N/A	N/A	N/A	N/A
Saints Golf Course Tees Renovation	N/A	N/A	N/A	N/A
Saints Golf Course Greens Renovation	N/A	N/A	N/A	N/A
Saints Golf Course Irrigation System Renovation	N/A	N/A	N/A	N/A

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Prineville Administrative Building Expansion	N/A	N/A	N/A	N/A
Lime Plant Rehabilitation	N/A	N/A	N/A	N/A
Clear Well and Generator Building at the Prineville Reverse Osmosis Treatment Plant	N/A	N/A	N/A	N/A
Western Reverse Osmosis Floridan Wells (F-37 & F-38)	FY27 & Beyond	N/A	$54,000 - $108,000	N/A
James E. Anderson Rear Water Main Phase I (WA19)	N/A	N/A	N/A	N/A
James E. Anderson Rear Water Main Phase II (WA11)	N/A	N/A	N/A	N/A
Discovery Road Reverse Osmosis Injection (2) Well System and (1) Monitoring Well	N/A	N/A	N/A	N/A
Discovery Road Raw Water Main	FY27 & Beyond	N/A	$100	N/A
Discovery Road Reverse Osmosis Water Plant Floridan Wells (6)	FY27 & Beyond	N/A	$54,000 – $270,000	N/A
Discovery Road Reverse Osmosis Water Treatment Plant	N/A	N/A	N/A	N/A
Citywide Water Pipe Replacement	N/A	N/A	N/A	N/A
Glades Cutoff Road Parallel Water Main Phase 1	FY29 & Beyond	N/A	$100	N/A
Midway (FDOT) - Jenkins to Glades Cutoff	N/A	N/A	N/A	N/A
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	N/A	N/A	N/A	N/A

UTILITY SYSTEMS FUND #448 - CONTINUED

Project/Description	Impact Fiscal Year	Personnel New & Oversight of Project	Maintenance (Materials/Supplies)	Utilities (per year)
Westport Repump Expansion (2 Million Gallon Ground Storage & Pump Upgrades)	N/A	N/A	N/A	N/A
Water Main Dead - End Improvements	N/A	N/A	N/A	N/A
Westport Fill Water Main (WA-07)	N/A	N/A	N/A	N/A
Westport Pumpout Water Main (WA-08)	N/A	N/A	N/A	N/A
Westport South Water Main (WA-20)	N/A	N/A	N/A	N/A
New Warehouse at Northport	FY29 & Beyond	N/A	$4,600	N/A
Lift Station Replacements	N/A	N/A	N/A	N/A
4M Gallon Upset Tank	N/A	N/A	N/A	N/A
Additional Clarifier	N/A	N/A	N/A	N/A
Glades Equalization Tank	N/A	N/A	N/A	N/A
Glades Injection Well System (1 Injection Well)	N/A	N/A	N/A	N/A
Glades Wastewater Treatment Plant Expansion 18 or 24 MGD	N/A	N/A	N/A	N/A
Low-Pressure Mains - Ductile Iron Citywide Pipe Replacement	N/A	N/A	N/A	N/A
Northport Booster Pump Force Main to Glades Wastewater Treatment Plant - Phase 1-6	N/A	N/A	N/A	N/A
Westport South 16" Force Main Becker Road (WW-11)	FY28 & Beyond	N/A	$400	N/A
Inflow and Infiltration of Gravity Mains	FY28 – FY30	N/A	$2,500	N/A
Becker Road Water & Wastewater Improvements	N/A	N/A	N/A	N/A

FISCAL YEAR 2026-27
CAPITAL IMPROVEMENT PLAN

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

CityofPSL.com/Budget

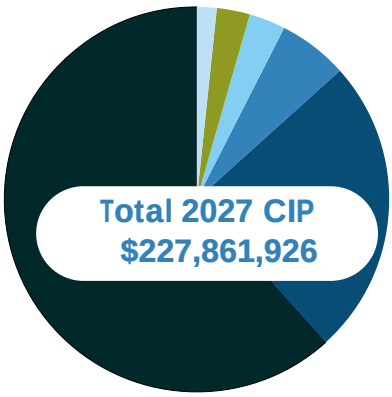
The City of Port St. Lucie is committed to being a high-quality, efficient government organization that delivers value to residents.

As a young city, Port St. Lucie doesn't have the infrastructure more established cities have. As a result, it has been necessary to dedicate a substantial portion of our budget to critical road, water, drainage and public safety priorities. The City's Capital Improvement Program (CIP) is a 5-year plan that focuses on long-term projects and funding. Year 1 of the CIP is the Adopted Capital Budget.

Investing in Infrastructure

- Population growth is increasing the need for critical infrastructure projects.
- Capital projects focus on traffic, public safety and drainage – three of our residents' top priorities.
- Inflation is driving up costs, as growth doesn't pay for itself.
- To reduce the burden on taxpayers, the City continues to work with developers to pay a greater share of infrastructure for new development.

Where does funding for CIP projects come from?



Note: FY27 does not include transfer or reserves.

- Utility Systems Fund user fees: $141,331,500
- Road & Bridge: $57,309,711
  Funded by gas taxes and property taxes
- Half Cent Sales Tax: $13,200,000
  For roads, water quality and sidewalks.
- Community Redevelopment Agency: $7,100,715
- General: $5,600,000
  General Fund is mainly funded by property taxes and grants also contribute.
- Parks Impact Fees from builders and developers: $3,320,000

How has inflation impacted this plan?

	2020 Overall average cost	2025 Overall average cost	Percentage Increase
Repaving	$89,000	$141,000	58%
Concrete	$160 per cubic yard of ready mix concrete	$180 per cubic yard of ready mix concrete	30%
Sidewalks	$625,000	$1.5 million	140%

The 2027 Adopted Capital Budget includes funding for:

Reliable Water & Sewer Systems

Western reverse osmosis floridan wells (F-37 & F-38)

Discovery Road improvements

Glades Cutoff Road parallel water main Phase I

Port St. Lucie Boulevard South Segment 1 (Becker to Paar)

New warehouse at Northport

Lift station replacements

4M Gallon upset tank

Glades injection well system (1 injection well)

Glades Wastewater Treatment Plant expansion

Northport booster pump force main to Glades Wastewater Treatment Plant (Phase 1-6)

Westport South 16" force main Becker Road

Safer Roads and Easier Travel

Marshall Parkway & I95 Interchange PD& E Study

Gatlin/Savona Phase II widening (Wellington to SW Dalton Circle)

Port St. Lucie Boulevard South Segment 1 (Becker to Paar)

Tradition & Village mobility improvements

Citywide annual resurfacing program

SW Glenwood Drive roadway reconstruction

St. Lucie West Boulevard widening (Peacock to Cashmere)

Half-Cent Sales Tax investment into Roads and Sidewalks

California widening

Citywide annual resurfacing program

Citywide sidewalk improvements

Gatlin Boulevard resurfacing

Revitalizing Community Spaces

Port District gateway signage project

Walton & One annex building renovations

MIDFLORIDA Event Center improvements and maintenance

Safety and Community

Police Department improvements

Bridge Plaza site improvements

Parks Funded by Growth

Tradition Regional Park improvements

CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT PROJECTS
FIVE-YEAR PROJECTION

					301 - GENERAL FUND CIP
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Digital Sign	$ -	$ 214,437	$ 225,159	$ 236,417	$ 248,239
Land Acquisition	-	-	-	1,000,000	1,000,000
PD Building "B" Renovations	500,000	3,500,000	2,700,000	-	-
PD Building "C" Renovations All Floors	350,000	200,000	-	-	-
PD Main Building "C" Elevator Replacement	500,000	-	-	-	-
PD LED Replacement Lighting Project	-	380,000	-	-	-
Animal Control Building Design	200,000	-	1,000,000	-	-
City Hall Air Handler Replacements	150,000	150,000	150,000	-	-
City Hall LED Lighting Upgrade - Interior	200,000	-	-	-	-
New Facilities Maintenance Building	300,000	3,000,000	-	-	-
Police Building "C" Impact Glass Installation	1,900,000	-	-	-	-
City Hall Expansion	-	-	14,747,670	-	-
Main Parking Garage - City Hall	-	-	14,175,000	-	-
Community Center Generator Replacement	-	-	-	1,250,000	-
Bridge Plaza Site Improvements	650,000	-	-	-	-
Elks Lodge Playground Replacement	-	725,000	-	-	-
Jaycee Park Playground Replacement	-	392,000	-	-	-
Neighborhood Green Spaces	-	255,000	255,000	-	-
Parks Digital Signs	-	165,000	165,000	-	-
Fred Cook Park Playground Replacement	-	-	525,000	-	-
Turtle Run Inclusive Playground	-	-	880,000	-	-
Girl Scout Park Playground Replacement	-	-	-	585,000	-
Jessica Clinton Baseball Lighting Replacement	-	-	-	650,000	-
Kiwanis Park Playground Replacement	-	-	-	585,000	-
Sandhill Crane Park Sports Field Drainage	-	-	-	370,000	-
Whitmore Park Playground Replacement	-	-	-	-	425,000
MFEC Chiller Replacement	350,000	-	-	-	-
MFEC Garage Elevator Replacement/Upgrades	500,000	-	-	-	-
MIDFLORIDA Event Center HVAC Re-Heaters	-	650,000	-	-	-
MFEC Kitchen Renovation & Equipment Upgrades	-	-	150,000	500,000	-
Total General Fund CIP	**$ 5,600,000**	**$ 9,631,437**	**$ 34,972,829**	**$ 5,176,417**	**$ 1,673,239**

					304 - ROAD & BRIDGE CIP
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Land Acquisition	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Citywide Traffic Calming	-	250,000	250,000	250,000	250,000
New Sidewalks Citywide	-	1,000,000	1,000,000	1,000,000	1,000,000
Project Management Costs for Capital Improvements	-	200,000	200,000	200,000	200,000
Citywide ADA Improvements - Signals Various Locations & APS	150,000	150,000	150,000	150,000	150,000
Gatlin/Savona Phase II Widening (Wellington to SW Dalton Cir)	11,500,000	-	-	-	-

304 - ROAD & BRIDGE CIP CONT'D					
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Paar Drive Intersection Improvements Savona Blvd. & Darwin Blvd	9,000,000	-	-	-	-
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	27,300,000	-	-	-	-
St. Lucie West Blvd. Widening Peacock to Cashmere	2,000,000	-	-	-	-
Tradition & Village Mobility Improvements	2,500,000	-	-	-	-
Citywide Annual Resurfacing Program	2,459,711	2,553,600	2,599,367	2,697,049	1,496,684
Citywide Contract Repair/Improvements of Sidewalks	500,000	500,000	550,000	550,000	650,000
SW Glenwood Drive Roadway Reconstruction	1,700,000	-	-	-	-
Pavement Condition and Asset Inventory Survey	-	500,000	-	-	500,000
Southbend Blvd. Widening Improvements Corridor Program	-	-	-	-	1,200,000
Total Road & Bridge CIP	**$ 57,309,711**	**$ 5,353,600**	**$ 4,949,367**	**$ 5,047,049**	**$ 5,646,684**

305 - PARKS IMPACT FEE					
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Rosser Lakes Park Enhancements	$ 1,500,000	$ -	$ -	$ -	$ -
Tradition Regional Park Security & Electrical	1,270,000	-	-	-	-
Tradition Regional Park Storage Building	550,000	-	-	-	-
Torino Regional Park Trail Expansion	-	700,000	-	-	-
O.L. Peacock Sr. Park	-	-	2,000,000	-	-
Total Parks Impact Fee	**$ 3,320,000**	**$ 700,000**	**$ 2,000,000**	**$ -**	**$ -**

310 - HALF-CENT SALES TAX CIP					
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
California Widening	$ 6,050,000	$ 7,000,000	$ 5,000,000	$ -	$ -
Citywide Annual Resurfacing Program	1,700,000	4,600,000	2,050,000	-	-
Citywide Sidewalk Improvements	1,100,000	1,100,000	960,000	-	-
Gatlin Blvd Resurfacing	4,350,000	-	-	-	-
St. Lucie West Blvd. Widening Peacock to Cashmere	-	8,600,000	-	80,000,000	-
Total Half-Cent Sales Tax CIP	**$ 13,200,000**	**$ 21,300,000**	**$ 8,010,000**	**$ 80,000,000**	**$ -**

375 - COMMUNITY REDEVELOPMENT AGENCY					
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Port District Gateway Signage Project	$ 300,000	$ -	$ -	$ -	$ -
Walton and One Annex Building Renovations	1,400,000	-	-	-	-
MIDFLORIDA Event Center Exterior Painting/Main Building & G	400,000	-	-	-	-
MIDFLORIDA Event Center Front Plaza Upgrades	1,300,715	-	-	-	-
MIDFLORIDA Event Center Roof Restoration/ Replacement	3,700,000	-	-	-	-
MIDFLORIDA Event Center Warehouse Expansion	-	360,500	2,678,000	-	-
Walton and One Recreation Center	-	-	4,000,000	41,170,160	-
Total Community Redevelopment Agency CIP	**$ 7,100,715**	**$ 360,500**	**$ 6,678,000**	**$ 41,170,160**	**$ -**

CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT PROJECTS
FIVE-YEAR PROJECTION

					448 - UTILITY CIP
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Prineville Administrative Building Expansion	$ -	$ -	$ 14,000,000	$ 5,700,000	$ -
Lime Plant Rehabilitation	-	-	500,000	500,000	500,000
Clear Well and Generator Building at the Prineville Reverse Osmosis Treatment Plant	-	-	-	800,000	8,700,000
Western Reverse Osmosis Floridan Wells (F-37 & F-38)	5,600,000	-	-	-	-
James E. Anderson Rear Water Main Phase I (WA-19)	-	-	-	320,000	3,200,000
James E. Anderson Rear Water Main Phase II (WA-11)	-	-	-	340,000	3,400,000
Discovery Reverse Osmosis Injection (2) Well System and (1) Monitoring Well	20,000,000	15,000,000	-	-	-
Discovery Raw Water Main	8,000,000	-	-	-	-
Discovery Reverse Osmosis Water Plant Floridan Wells (6)	5,844,000	11,200,000	5,600,000	-	-
Discovery Reverse Osmosis Water Treatment Plant	37,737,500	51,062,500	51,062,500	-	-
Citywide Water Pipe Replacement	500,000	500,000	500,000	500,000	500,000
Glades Cutoff Road Parallel Water Main Phase 1	2,800,000	-	-	-	-
Midway (FDOT) - Jenkins to Glades Cutoff	1,300,000	-	-	-	-
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	2,500,000	-	-	-	-
Westport Repump Expansion (2 Million Gallon Ground Storage & Pump Upgrades)	500,000	5,000,000	-	-	-
Water Main Dead - End Improvements	-	-	-	-	500,000
Westport Fill Water Main (WA-07)	-	-	-	-	500,000
Westport Pumpout Water Main (WA-08)	-	-	-	-	100,000
Westport South Water Main (WA-20)	-	-	-	-	100,000
New Warehouse at Northport	7,600,000	-	-	-	-
Lift Station Replacements	1,500,000	2,000,000	2,000,000	2,200,000	2,500,000
4M Gallon Upset Tank	12,000,000	-	-	-	-
Additional Clarifier	-	-	-	-	500,000
Glades Equalization Tank	600,000	6,000,000	-	-	-
Glades Injection Well System (1 Injection Well)	10,000,000	-	-	-	-
Glades Wastewater Treatment Plant Expansion 18 or 24 MGD	10,000,000	10,000,000	100,000,000	100,000,000	100,000,000
Low-Pressure Mains - Ductile Iron Citywide Pipe Replacement	250,000	250,000	250,000	250,000	250,000
Northport Booster Pump Force Main to Glades Wastewater Treatment Plant - Phase 1-6	3,600,000	4,150,000	7,038,400	1,301,500	-
Westport South 16" Force Main Becker Road (WW-11)	11,000,000	4,000,000	-	-	-
Inflow and Infiltration of Gravity Mains	-	500,000	500,000	500,000	1,000,000
Becker Road Water & Wastewater Improvements	-	-	-	2,100,000	4,000,000
Total Utility CIP	**$ 141,331,500**	**$ 109,662,500**	**$ 181,450,900**	**$ 114,511,500**	**$ 125,750,000**

TOTAL CIP	**$ 227,861,926**	**$ 147,008,037**	**$ 238,061,096**	**$ 245,905,126**	**$ 133,069,923**

CITY OF PORT ST. LUCIE
CAPITAL IMPROVEMENT PROJECTS
FIVE-YEAR PROJECTION

					401 - STORMWATER CIP
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Airoso Conflict Structure & Pipe	$ 114,600	$ 1,146,000	$ -	$ -	$ -
Design of Grant Eligible Water Quality projects	400,000	400,000	400,000	400,000	400,000
E-8 Downstream Repairs of B-15	2,000,000	2,000,000	700,000	-	-
Elkcam Basin Improvements	2,000,000	3,000,000	2,000,000	900,000	-
Hog Pen Slough & (HPS-60) Structure Replacement	1,300,000	-	-	-	-
Oak Hammock Watershed Improvement Project	8,000,000	8,000,000	7,000,000	7,000,000	-
Property Acquisition for Access to Water Control Structures	160,000	160,000	160,000	160,000	160,000
Residential Culvert Assistance Pilot Program	400,000	400,000	400,000	400,000	400,000
Swale Liner/Culvert Program	2,200,000	2,500,000	2,500,000	2,500,000	-
Veteran's Memorial Quality Phase III	1,320,000	-	-	-	-
Emerson Street Water Quality Dry Pond	-	150,000	530,000	-	-
B-1 & D-21 Canal Slope Restoration	-	-	300,000	1,500,000	1,500,000
Kingsway/Oakridge Basin Improvements	-	-	737,477	7,374,766	-
Veteran's Memorial Water Quality Phase IV and V	-	-	1,694,000	-	-
Total Stormwater CIP	**$ 17,894,600**	**$ 17,756,000**	**$ 16,421,477**	**$ 20,234,766**	**$ 2,460,000**

					421 - GOLF COURSE CIP
Project/Description	**FY 2026-27**	**FY 2027-28**	**FY 2028-29**	**FY 2029-30**	**FY 2030-31**
Saints Golf Course Bunker Renovation	-	200,000	250,000	-	-
Saints Golf Course Cart Path Repairs	-	100,000	-	-	-
Saints Golf Course Tees Renovations	-	-	170,000	170,000	170,000
Saints Golf Course Greens Renovation	-	-	-	-	750,000
Saints Golf Course Irrigation System Renovation	-	-	-	-	900,000
Total Golf Course CIP	**$ -**	**$ 300,000**	**$ 420,000**	**$ 170,000**	**$ 1,820,000**

City of Port St. Lucie

General Capital Improvement Fund #301

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Bond Financing	$ -	$ -	$ 28,922,670	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FIND STATE GRANT PART 1	325,000	-	-	-	-	-	-	-	-	-
Hazard Mitigation Grant	-	-	-	1,250,000	-	-	-	-	-	-
Interest Earnings - Checking	150,000	150,000	-	-	-	-	-	-	-	-
Reserves	2,471,319	2,500,000	-	-	-	-	-	-	-	-
State Grant	200,000	-	-	-	-	785,000	-	-	-	-
Transfer From General Fund	2,878,681	6,981,437	6,050,159	3,926,417	1,673,239	1,875,652	1,338,684	1,657,368	1,301,737	1,316,826
Transfer From Riverpoint Fund	325,000	-	-	-	-	-	-	-	-	-
REVENUES TOTAL	**$ 6,350,000**	**$ 9,631,437**	**$ 34,972,829**	**$ 5,176,417**	**$ 1,673,239**	**$ 2,660,652**	**$ 1,338,684**	**$ 1,657,368**	**$ 1,301,737**	**$ 1,316,826**
Expenses										
1900 - General Government										
Digital Sign	$ -	$ 214,437	$ 225,159	$ 236,417	$ 248,239	$ 260,652	$ 273,684	$ 287,368	$ 301,737	$ 316,826
Land Acquisition	-	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
1900 - GENERAL GOVERNMENT TOTAL	**$ -**	**$ 214,437**	**$ 225,159**	**$ 1,236,417**	**$ 1,248,239**	**$ 1,260,652**	**$ 1,273,684**	**$ 1,287,368**	**$ 1,301,737**	**$ 1,316,826**
2105 - Operational Support Services Division										
PD Building "B" Renovations	$ 500,000	$ 3,500,000	$ 2,700,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PD Building "C" Renovations All Floors	350,000	200,000	-	-	-	-	-	-	-	-
PD Main Building "C" Elevator Replacement	500,000	-	-	-	-	-	-	-	-	-
PD LED Replacement Lighting Project	-	380,000	-	-	-	-	-	-	-	-
PD Building "C" Generator Replacement	-	-	-	-	-	-	-	800,000	-	-
2105 - OPERATIONAL SUPPORT SERVICES DIVISION TOTAL	**$ 1,350,000**	**$ 4,080,000**	**$ 2,700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 800,000**	**$ -**	**$ -**
2131 - Community Programs Division										

City of Port St. Lucie

General Capital Improvement Fund #301

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
PD PAL Building (NEW)	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ 1,000,000	$ -	$ -	$ -
2131 - COMMUNITY PROGRAMS DIVISION TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**	**$ 1,000,000**	**$ -**	**$ -**	**$ -**
6200 - Animal Control										
Animal Control Building Design	$ 200,000	$ -	$ 1,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6200 - ANIMAL CONTROL TOTAL	**$ 200,000**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
4135 - Facilities Building Maintenance										
City Hall Air Handler Replacements	$ 150,000	$ 150,000	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City Hall LED Lighting Upgrade - Interior	200,000	-	-	-	-	-	-	-	-	-
New Facilities Maintenance Building	300,000	3,000,000	-	-	-	-	-	-	-	-
Police Building "C" Impact Glass Installation	1,900,000	-	-	-	-	-	-	-	-	-
City Hall Expansion	-	-	14,747,670	-	-	-	-	-	-	-
Main Parking Garage - City Hall	-	-	14,175,000	-	-	-	-	-	-	-
28FAC001P Fleet Maintenance Expansion	-	-	-	-	-	700,000	7,000,000	-	-	-
4135 - FACILITIES BUILDING MAINTENANCE TOTAL	**$ 2,550,000**	**$ 3,150,000**	**$ 29,072,670**	**$ -**	**$ -**	**$ 700,000**	**$ 7,000,000**	**$ -**	**$ -**	**$ -**
7201 - Parks and Recreations Airoso Community Center										
Community Center Generator Replacement	$ -	$ -	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ -	$ -
Community Center Playground Replacement	-	-	-	-	-	-	-	-	185,000	-
7201 - PARKS AND RECREATIONS AIROSO COMMUNITY CENTER TOTAL	**$ -**	**$ -**	**$ -**	**$ 1,250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 185,000**	**$ -**
7210 - Parks and Recreation Parks										
Bridge Plaza Site Improvements	$ 650,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Elks Lodge Playground Replacement	-	725,000	-	-	-	-	-	-	-	-

City of Port St. Lucie

General Capital Improvement Fund #301

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Jaycee Park Playground Replacement	-	392,000	-	-	-	-	-	-	-	-
Neighborhood Green Spaces	-	255,000	255,000	-	-	-	-	-	-	-
Parks Digital Signs	-	165,000	165,000	-	-	-	-	-	-	-
Fred Cook Park Playground Replacement	-	-	525,000	-	-	-	-	-	-	-
Turtle Run Inclusive Playground	-	-	880,000	-	-	-	-	-	-	-
Girl Scout Park Playground Replacement	-	-	-	585,000	-	-	-	-	-	-
Jessica Clinton Baseball Lighting Replacement	-	-	-	650,000	-	-	-	-	-	-
Kiwanis Park Playground Replacement	-	-	-	585,000	-	-	-	-	-	-
Sandhill Crane Park Sports Field Drainage	-	-	-	370,000	-	-	-	-	-	-
Whitmore Park Playground Replacement	-	-	-	-	425,000	-	-	-	-	-
Community Center Retractable Walls	-	-	-	-	-	300,000	-	-	-	-
Lyngate Park Lighting Improvements	-	-	-	-	-	650,000	-	-	-	-
McChesney Park Inclusive Playground Replacement	-	-	-	-	-	2,385,000	-	-	-	-
Rivergate Boat Ramp Dock Replacement	-	-	-	-	-	600,000	-	-	-	-
Sportsman's Park Restroom Facility	-	-	-	-	-	425,000	-	-	-	-
Sportsman's Park Sports Lighting	-	-	-	-	-	807,000	-	-	-	-
Swan Park Playground Replacement	-	-	-	-	-	285,000	-	-	-	-
Wilderness Trail	-	-	-	-	-	857,000	-	-	-	-
Woodstork Trails Fitness Equipment	-	-	-	-	-	132,000	-	-	-	-
Community Center Interior Renovation	-	-	-	-	-	-	6,500,000	-	-	-
Sandhill Crane Park Playground Replacement	-	-	-	-	-	-	375,000	-	-	-

City of Port St. Lucie

General Capital Improvement Fund #301

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
The Port - Historic Homes - Peacock House	-	-	-	-	-	-	200,000	1,500,000	-	-
Whispering Pines Tennis Sports Lighting	-	-	-	-	-	-	450,000	-	-	-
Lyngate Playground Replacement	-	-	-	-	-	-	-	685,000	-	-
Pioneer Park Aboveground Pump Room	-	-	-	-	-	-	-	1,500,000	-	-
The Port - Midport/Lyngate Phase	-	-	-	-	-	-	-	7,017,765	-	-
The Port - Streetscape & Tom Hooper Phase	-	-	-	-	-	-	-	7,194,075	-	-
The Port - Tower Phase	-	-	-	-	-	-	-	6,189,069	-	-
The Port - Veteran's Memorial Phase	-	-	-	-	-	-	-	2,798,415	-	-
Woodland Trails Playground Replacement	-	-	-	-	-	-	-	625,000	-	-
Minsky Gym Expansion	-	-	-	-	-	-	-	-	8,500,000	-
Charles Ray Park Playgrnd Replacemt	-	-	-	-	-	-	-	-	-	625,000
Sportsman's Park Playground Equipment	-	-	-	-	-	-	-	-	-	880,000
Winterlakes Playground Equipment	-	-	-	-	-	-	-	-	-	550,000
7210 - PARKS AND RECREATION PARKS TOTAL	**$ 650,000**	**$ 1,537,000**	**$ 1,825,000**	**$ 2,190,000**	**$ 425,000**	**$ 6,441,000**	**$ 7,525,000**	**$ 27,509,324**	**$ 8,500,000**	**$ 2,055,000**
7215 - Parks and Recreation Botanical Gardens										
Botanical Gardens Gazebo	$ -	$ -	$ -	$ -	$ -	$ 25,000	$ 180,000	$ -	$ -	$ -
Botanical Gardens Storage/Educational Office Space	-	-	-	-	-	65,000	65,000	370,000	-	-
7215 - PARKS AND RECREATION BOTANICAL GARDENS TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 90,000**	**$ 245,000**	**$ 370,000**	**$ -**	**$ -**
7216 - Parks and Recreation McCarty Ranch Preserve										
McCarty Ranch Caretaker Residence	$ -	$ -	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ -
McCarty Ranch Maintenance Building	-	-	-	-	-	550,000	-	-	-	-

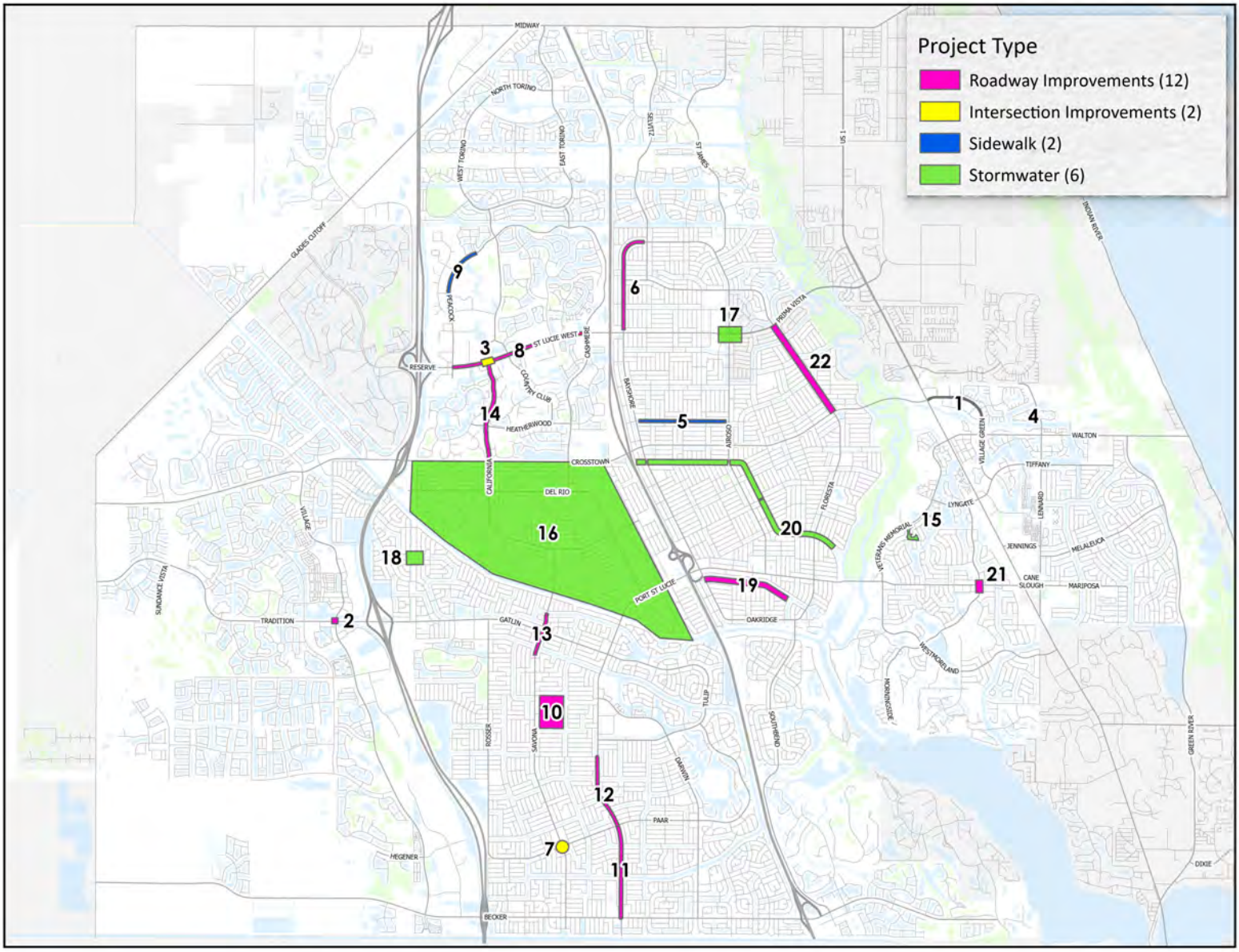
City of Port St. Lucie

General Capital Improvement Fund #301

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
7216 - PARKS AND RECREATION MCCARTY RANCH PRESERVE TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 850,000**	**$ -**	**$ -**	**$ -**	**$ -**
7500 - MIDFLORIDA Event Center										
MFEC Chiller Replacement	$ 350,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
MFEC Garage Elevator Replacement/Upgrades	500,000	-	-	-	-	-	-	-	-	-
MIDFLORIDA Event Center HVAC Re-Heaters	-	650,000	-	-	-	-	-	-	-	-
MFEC Kitchen Renovation & Equipment Upgrades	-	-	150,000	500,000	-	-	-	-	-	-
City of PSL - "The Lawn" Event Space, Infrastructure	-	-	-	-	-	170,000	1,700,000	-	-	-
MIDFLORIDA Event Center Expansion/Renovation	-	-	-	-	-	350,000	5,500,000	-	-	-
MIDFLORIDA Event Center Garage Roof Deck Lighting	-	-	-	-	-	200,000	-	-	-	-
7500 - MIDFLORIDA EVENT CENTER TOTAL	**$ 850,000**	**$ 650,000**	**$ 150,000**	**$ 500,000**	**$ -**	**$ 720,000**	**$ 7,200,000**	**$ -**	**$ -**	**$ -**
8000 - Contingency										
Police Building "C" Impact Glass Installation	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8000 - CONTINGENCY TOTAL	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ 6,350,000**	**$ 9,631,437**	**$ 34,972,829**	**$ 5,176,417**	**$ 1,673,239**	**$ 10,311,652**	**$ 24,243,684**	**$ 29,966,692**	**$ 9,986,737**	**$ 3,371,826**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (7,651,000)	$ (22,905,000)	$ (28,309,324)	$ (8,685,000)	$ (2,055,000)


PORT ST. LUCIE
HEART OF THE TREASURE COAST



ProjectID	Name	ProjType
1	Village Green Drive Corridor Revitalization	Roadway Improvements
2	Tradition and Village Parkway Mobility Improvements	Roadway Improvements
3	California Boulevard and St Lucie West Boulevard Intersection Improvements	Intersection Improvements
4	Hog Pen Slough Water Control	Stormwater
5	SW Eyerly Sidewalk	Sidewalk
6	NW Bayshore Multimodal Improvements	Roadway Improvements
7	SW Savona/Paar Int. Improvements	Intersection Improvements
8	St. Lucie West Blvd. Widening	Roadway Improvements
9	NW Peacock Sidewalk	Sidewalk
10	Gatlin Pines - Roadway Reconstruction	Roadway Improvements
11	SW Port St. Lucie Boulevard Improvement Project - Becker Road to Paar Drive	Roadway Improvements
12	SW Port St. Lucie Boulevard Improvement Project - Paar Drive to Alcantarra Blvd.	Roadway Improvements
13	SW Gatlin/Savona Phase 2	Roadway Improvements
14	SW California Boulevard Widening	Roadway Improvements
15	Veterans Memorial Water Quality Improvement Project Phase III	Stormwater
16	Oak Hammock Watershed Improvements Project	Stormwater
17	Airoso Conflict Structure and Pipe	Stormwater
18	E-8 Downstream Repairs of 8-15	Stormwater
19	SW Glenwood Drive Roadway Reconstruction	Roadway Improvements
20	Elkcam Basin Improvements	Stormwater
21	Morningside Boulevard Bicycle Ramp Project	Roadway Improvements
22	Floresta Drive Phase 3 - Crosstown to Prima Vista Blvd.	Roadway Improvements

ALL PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

Date: 9/4/2026
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Tech: rtaylor
MIS GIS #: 0468

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City of Port St. Lucie

Road & Bridge CIP Fund #304

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
$0.02 L.O. Gas Tax Add'L $0.02	$ 2,609,711	$ 2,703,600	$ 2,749,367	$ 2,847,049	$ 1,646,684	$ 4,150,000	$ 4,150,000	$ 4,150,000	$ 4,150,000	$ 4,150,000
$0.03 L.O. Gas Tax-Add'L $0.03	500,000	500,000	550,000	550,000	1,850,000	750,000	750,000	750,000	750,000	750,000
Bond Financing	36,300,000	-	-	-	-	7,800,000	-	-	-	-
Federal Grant-Other Transportation	-	-	-	-	-	2,000,000	-	-	-	-
Interest Earnings - Checking	113,644	117,053	120,565	124,182	-	-	-	-	-	-
Reserves	5,800,000	500,000	-	-	500,000	-	-	-	-	-
State Grant	-	-	-	-	-	25,000,000	-	-	-	-
Transfer From CRA Fund	-	-	-	-	-	12,000,000	-	-	-	-
Transfer From Mobility Fees Fund	12,100,000	1,650,000	1,650,000	1,650,000	1,650,000	2,650,000	5,250,000	2,250,000	2,150,000	2,250,000
REVENUES TOTAL	**$ 57,423,355**	**$ 5,470,653**	**$ 5,069,932**	**$ 5,171,231**	**$ 5,646,684**	**$ 54,350,000**	**$ 10,150,000**	**$ 7,150,000**	**$ 7,050,000**	**$ 7,150,000**
Expenses										
4105 - Public Works Engineering Operations										
Land Acquisition	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Citywide Traffic Calming	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
New Sidewalks Citywide	-	1,000,000	1,000,000	1,000,000	1,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Project Management Costs for Capital Improvements	-	200,000	200,000	200,000	200,000	300,000	200,000	300,000	200,000	300,000
Peacock Trail	-	-	-	-	-	200,000	1,500,000	-	-	-
SE Village Green Drive Corridor Revitalization	-	-	-	-	-	44,800,000	-	-	-	-
4105 - PUBLIC WORKS ENGINEERING OPERATIONS TOTAL	**$ 200,000**	**$ 1,650,000**	**$ 1,650,000**	**$ 1,650,000**	**$ 1,650,000**	**$ 47,250,000**	**$ 3,650,000**	**$ 2,250,000**	**$ 2,150,000**	**$ 2,250,000**
4121 - Public Works Traffic Control & Improvement										
Citywide ADA Improvements - Signals Various Locations & APS	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000

City of Port St. Lucie

Road & Bridge CIP Fund #304

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

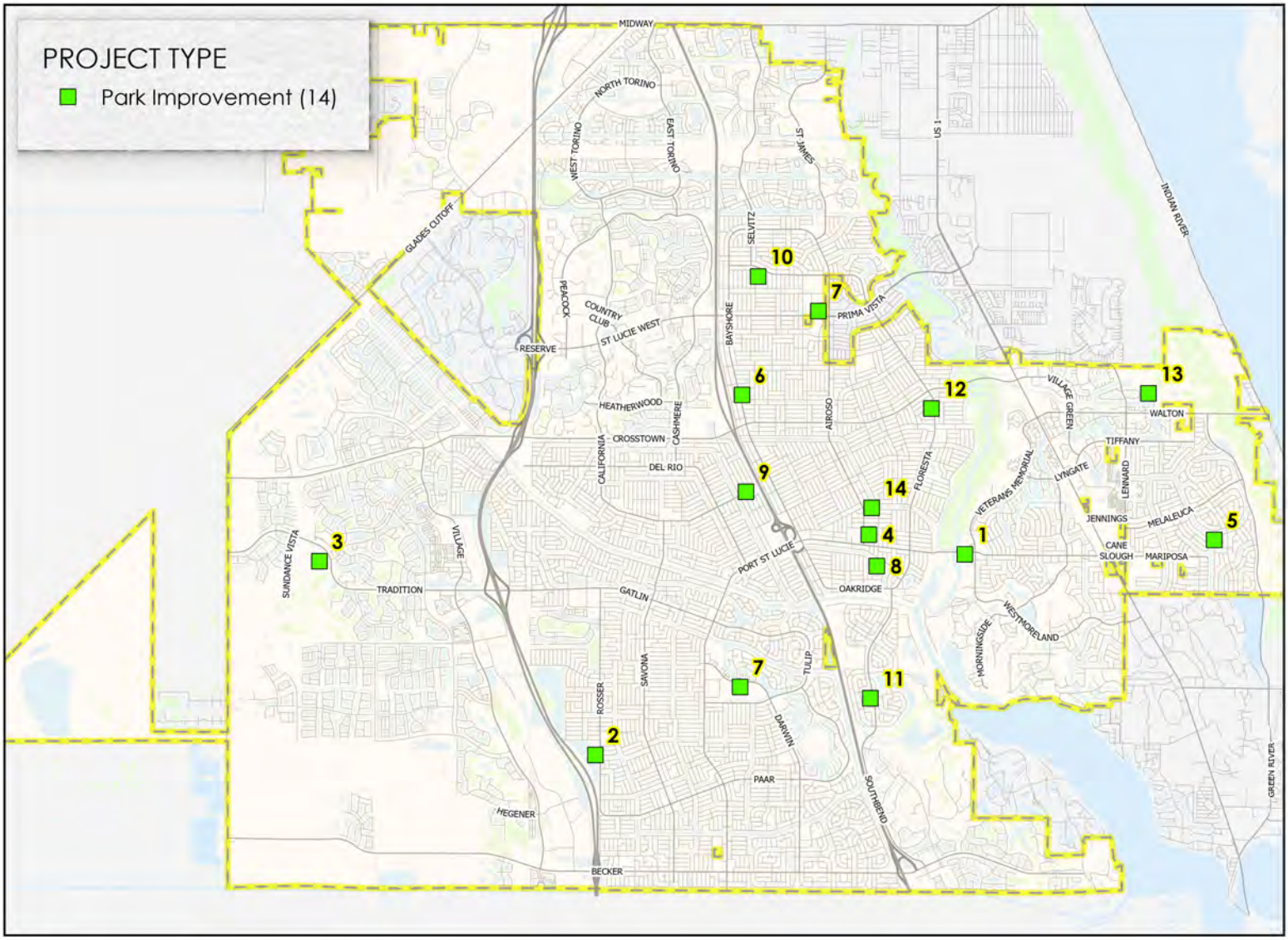
	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Gatlin/Savona Phase II Widening (Wellington to SW Dalton Cir)	11,500,000	-	-	-	-	-	-	-	-	-
Paar Drive Intersection Improvements Savona Blvd. & Darwin Blvd	9,000,000	-	-	-	-	-	-	-	-	-
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	27,300,000	-	-	-	-	-	-	-	-	-
St. Lucie West Blvd. Widening Peacock to Cashmere	2,000,000	-	-	-	-	-	-	-	-	-
Tradition & Village Mobility Improvements	2,500,000	-	-	-	-	-	-	-	-	-
Pavement Condition and Asset Inventory Survey	-	500,000	-	-	500,000	-	-	-	-	-
Southbend Blvd. Widening Improvements Corridor Program	-	-	-	-	1,200,000	-	20,810,000	-	-	-
26PW008P Broadview Traffic Signal or intersection improvement	-	-	-	-	-	1,450,000	-	-	-	-
26PW020P- Congo/ Crosstown Traffic Signal or Intersection improvement	-	-	-	-	-	1,350,000	-	-	-	-
30PW001P- Thornhill/Sandia Intersection Improvements	-	-	-	-	-	150,000	1,800,000	-	-	-
NW Bayshore Blvd. Corridor Improvements	-	-	-	-	-	35,000,000	-	-	-	-
NW E Torino Pkwy. Widening & Mobility Improvements	-	-	-	-	-	31,790,000	21,840,000	-	-	-
Savona/Alcantarra Intersection Improvements	-	-	-	-	-	2,850,000	2,500,000	-	-	-
SE Veterans Memorial at Lyngate Multimodal Bicycle Access	-	-	-	-	-	250,000	-	-	-	-
Ski Lake Sidewalk Trail Tanforan Blvd to Halissee St	-	-	-	-	-	250,000	1,300,000	-	-	-
SW Crosstown /Cashmere Intersection Improvements	-	-	-	-	-	900,000	-	-	-	-
Street Lighting Poles Westcliffe & Crosstown Pkwy	-	-	-	-	-	-	375,000	-	-	-

City of Port St. Lucie

Road & Bridge CIP Fund #304

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
4121 - PUBLIC WORKS TRAFFIC CONTROL & IMPROVEMENT TOTAL	**$ 52,450,000**	**$ 650,000**	**$ 150,000**	**$ 150,000**	**$ 1,850,000**	**$ 74,140,000**	**$ 48,775,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**
4125 - Public Works Road & Street Facilities-Streets										
Citywide Annual Resurfacing Program	$ 2,459,711	$ 2,553,600	$ 2,599,367	$ 2,697,049	$ 1,496,684	$ 5,898,314	$ 7,200,000	$ 7,200,000	$ 7,200,000	$ 7,200,000
Citywide Contract Repair/Improvements of Sidewalks	500,000	500,000	550,000	550,000	650,000	750,000	750,000	750,000	750,000	750,000
SW Glenwood Drive Roadway Reconstruction	1,700,000	-	-	-	-	-	-	-	-	-
Green River Pkwy. at Charleston Enhanced Crossing Crosswalk with Flashing Beacons	-	-	-	-	-	100,000	-	-	-	-
Green River Pkwy. at Melaleuca Intersection Improvements	-	-	-	-	-	450,000	2,000,000	-	-	-
Lennard at Village Green Elementary	-	-	-	-	-	150,000	-	-	-	-
Melaleuca/Berkshire Intersection Improvements	-	-	-	-	-	450,000	2,000,000	-	-	-
Port St. Lucie Blvd Landscape - Turnpike Bridge to Gatlin Blvd	-	-	-	-	-	675,000	-	-	-	-
Savage to Del Rio Connector C-24 Canal	-	-	-	-	-	500,000	-	5,000,000	-	-
Selvitz & Macedo Corridor Program	-	-	-	-	-	900,000	6,600,000	-	-	-
SW Rosser/ Dreyfuss Intersection Improvements	-	-	-	-	-	900,000	5,100,000	-	-	-
4125 - PUBLIC WORKS ROAD & STREET FACILITIES-STREETS TOTAL	**$ 4,659,711**	**$ 3,053,600**	**$ 3,149,367**	**$ 3,247,049**	**$ 2,146,684**	**$ 10,773,314**	**$ 23,650,000**	**$ 12,950,000**	**$ 7,950,000**	**$ 7,950,000**
8100 - Interfund Transfers										
304 Transfer	$ 113,644	$ 117,053	$ 120,565	$ 124,182	$ -	$ -	$ -	$ -	$ -	$ -
8100 - INTERFUND TRANSFERS TOTAL	**$ 113,644**	**$ 117,053**	**$ 120,565**	**$ 124,182**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ 57,423,355**	**$ 5,470,653**	**$ 5,069,932**	**$ 5,171,231**	**$ 5,646,684**	**$ 132,163,314**	**$ 76,075,000**	**$ 15,350,000**	**$ 10,250,000**	**$ 10,350,000**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (77,813,314)	$ (65,925,000)	$ (8,200,000)	$ (3,200,000)	$ (3,200,000)



Map ID	NAME	TYPE
1	Project: Bridge Plaza Site Improvements	Park Improvement
2	Rosser Lakes Park Enhancements	Park Improvement
3	Tradition Regional Park Security & Elecrical and Tradition Regional Park Storage Building	Park Improvement
4	Community Center Generator Replacement	Park Improvement
5	Elks Park Playground Replacement	Park Improvement
6	Jaycee Park Playground Replacement	Park Improvement
7	Parks Digital Signs- Sportsman's Park	Park Improvement
7	Parks Digital Signs - Whispering Pines Park	Park Improvement
8	Fred Cook Park Playground Replacement	Park Improvement
9	Turtle Run Inclusive Playground	Park Improvement
10	Girl Scout Park Playground Replacement	Park Improvement
11	Jessica Clinton Park Baseball Lighting Replacement	Park Improvement
12	Kiwanis Park Playground Replacement	Park Improvement
13	Sandhill Crane Park Drainage Improvements	Park Improvement
14	Whitmore Park Playground Replacement	Park Improvement

PORT ST LUCIE

PARKS AND RECREATION CAPITAL IMPROVEMENT PROJECTS

Date: 9/2/2026
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Tech: rtaylor
MIS GIS #: 0468

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City of Port St. Lucie

Parks Capital Improvement Fund #305

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Bond Financing	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000,000	$ 50,000,000	$ -	$ -
F.C.T. Grant	1,500,000	-	-	-	-	-	-	-	-	-
Federal Grant - Culture/Rec	-	-	1,000,000	-	-	-	-	-	-	-
Interest Cash & Investments	950,000	500,000	-	-	-	-	-	-	-	-
Residential P&R PSL Impact	1,944,039	929,910	2,082,978	1,086,138	1,086,138	-	-	-	-	-
State Grant	-	350,000	-	-	-	-	-	-	-	-
REVENUES TOTAL	**$ 4,394,039**	**$ 1,779,910**	**$ 3,082,978**	**$ 1,086,138**	**$ 1,086,138**	**$ -**	**$ 50,000,000**	**$ 50,000,000**	**$ -**	**$ -**
Expenses										
7201 - Parks and Recreations Airoso Community Center										
Tradition Regional Park Recreation Center	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000,000	$ -	$ -	$ -
Torino Regional Park Recreation Center	-	-	-	-	-	-	-	50,000,000	-	-
7201 - PARKS AND RECREATIONS AIROSO COMMUNITY CENTER TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000,000**	**$ 50,000,000**	**$ -**	**$ -**
7210 - Parks and Recreation Parks										
Rosser Lakes Park Enhancements	$ 1,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tradition Regional Park Security & Electrical	1,270,000	-	-	-	-	-	-	-	-	-
Tradition Regional Park Storage Building	550,000	-	-	-	-	-	-	-	-	-
Torino Regional Park Trail Expansion	-	700,000	-	-	-	-	-	-	-	-
O.L. Peacock Sr. Park	-	-	2,000,000	-	-	-	-	-	-	-
Torino Reg Park Trl. Lighting Phase IB	-	-	-	-	-	500,000	-	-	-	-
Torino Regional Park	-	-	-	-	-	3,000,000	37,000,000	-	-	-

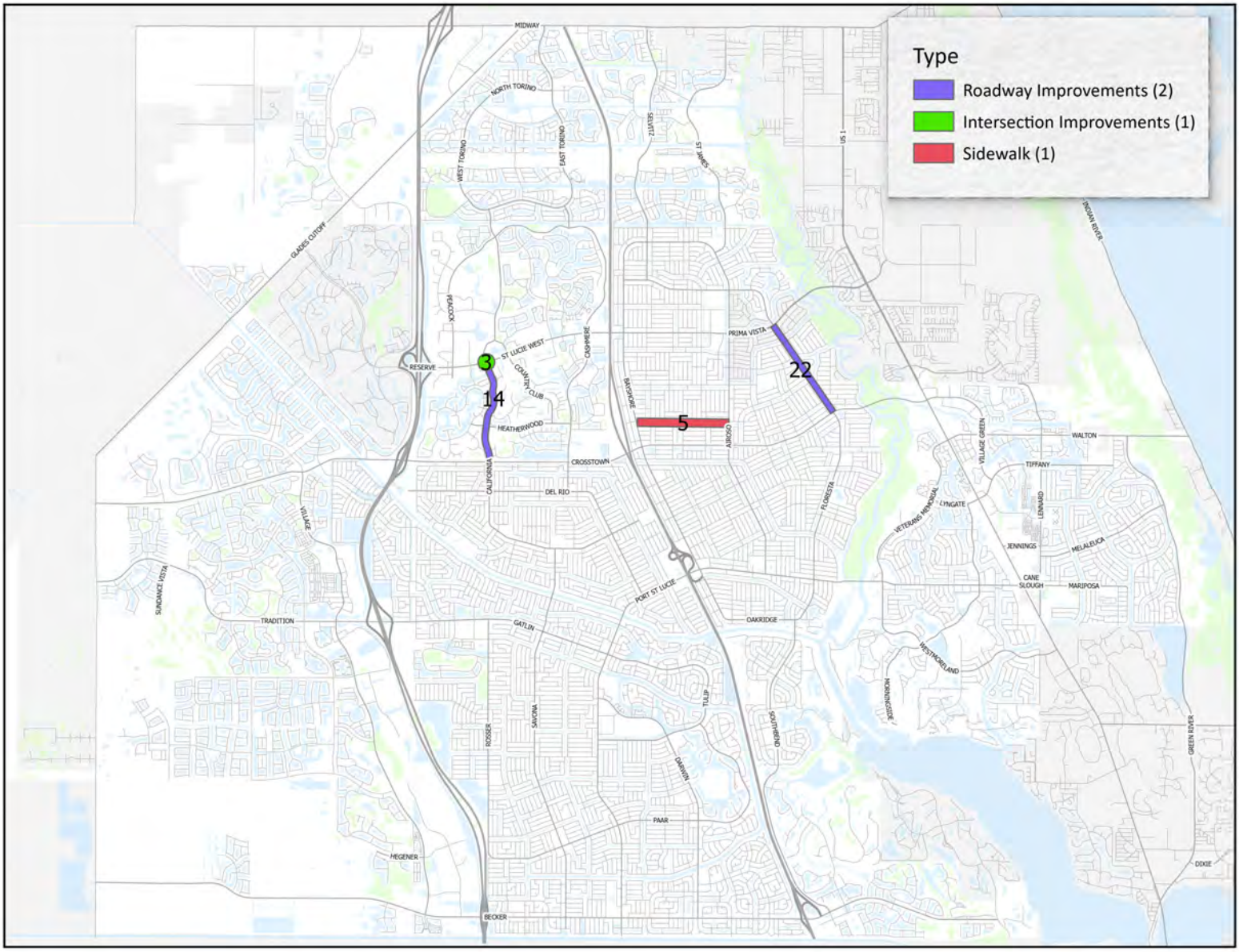
City of Port St. Lucie

Parks Capital Improvement Fund #305

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Torino Regional Park Fishing Pier & Kayak Launch	-	-	-	-	-	600,000	-	-	-	-
Tradition Regional Park	-	-	-	-	-	3,000,000	27,000,000	-	-	-
7210 - PARKS AND RECREATION PARKS TOTAL	**$ 3,320,000**	**$ 700,000**	**$ 2,000,000**	**$ -**	**$ -**	**$ 7,100,000**	**$ 64,000,000**	**$ -**	**$ -**	**$ -**
8100 - Interfund Transfers										
305 Transfer	$ 1,074,039	$ 1,079,910	$ 1,082,978	$ 1,086,138	$ 1,086,138	$ -	$ -	$ -	$ -	$ -
8100 - INTERFUND TRANSFERS TOTAL	**$ 1,074,039**	**$ 1,079,910**	**$ 1,082,978**	**$ 1,086,138**	**$ 1,086,138**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ 4,394,039**	**$ 1,779,910**	**$ 3,082,978**	**$ 1,086,138**	**$ 1,086,138**	**$ 7,100,000**	**$ 114,000,000**	**$ 50,000,000**	**$ -**	**$ -**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (7,100,000)	$ (64,000,000)	$ -	$ -	$ -


PORT ST. LUCIE
HEART OF THE TREASURE COAST



Map ID	Name	Type
3	California Blvd. and St. Lucie West Blvd.	Intersection Improvements
5	Eyerly Sidewalk	Sidewalk
14	SW California Boulevard Widening Phase 1	Roadway Improvements
22	Floresta Drive Phase 3 - Crosstown to Prima Vista Blvd.	Roadway Improvements

PUBLIC WORKS HALF CENT CAPITAL IMPROVEMENT PROJECTS

Date: 9/4/2026
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Tech: rtaylor
MIS GIS #: 0468

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City of Port St. Lucie

Half-Cent Sales Tax CIP Fund #310

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Bond Financing	$ -	$ 8,600,000	$ -	$ 80,000,000	$ -	$ -	$ -	$ -	$ -	$ -
Local Gov. Half-Cent Sales Tax	13,200,000	12,700,000	8,010,000	-	-	-	-	-	-	-
REVENUES TOTAL	**$ 13,200,000**	**$ 21,300,000**	**$ 8,010,000**	**$ 80,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenses										
4105 - Public Works Engineering Operations										
California Widening	$ 6,050,000	$ 7,000,000	$ 5,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Citywide Annual Resurfacing Program	1,700,000	4,600,000	2,050,000	-	-	-	-	-	-	-
Citywide Sidewalk Improvements	1,100,000	1,100,000	960,000	-	-	-	-	-	-	-
Gatlin Blvd Resurfacing	4,350,000	-	-	-	-	-	-	-	-	-
St. Lucie West Blvd. Widening Peacock to Cashmere	-	8,600,000	-	80,000,000	-	-	-	-	-	-
California / St. Lucie West Blvd. Intersection Improvements	-	-	-	-	-	220,000	1,780,000	-	-	-
4105 - PUBLIC WORKS ENGINEERING OPERATIONS TOTAL	**$ 13,200,000**	**$ 21,300,000**	**$ 8,010,000**	**$ 80,000,000**	**$ -**	**$ 220,000**	**$ 1,780,000**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ 13,200,000**	**$ 21,300,000**	**$ 8,010,000**	**$ 80,000,000**	**$ -**	**$ 220,000**	**$ 1,780,000**	**$ -**	**$ -**	**$ -**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (220,000)	$ (1,780,000)	$ -	$ -	$ -

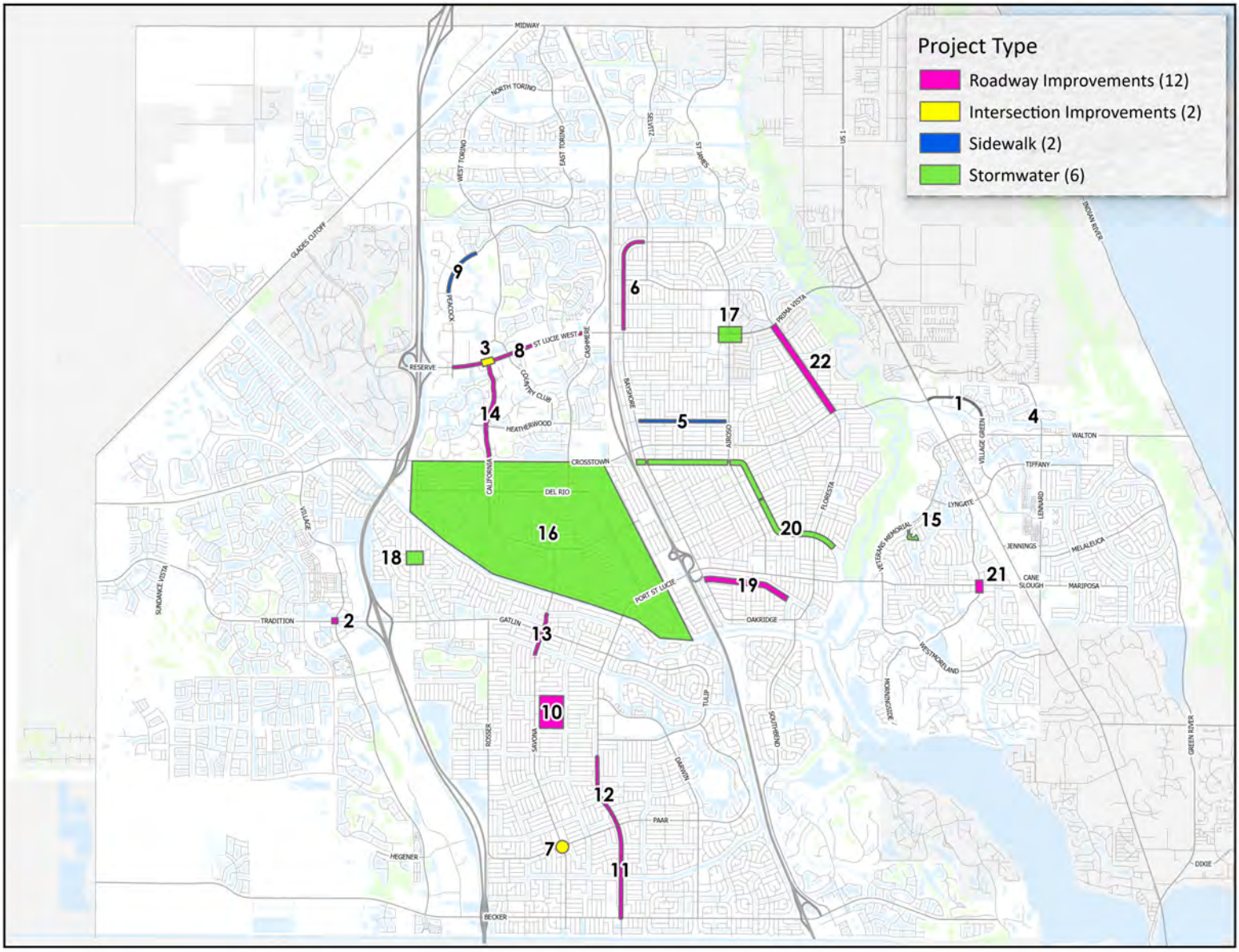
City of Port St. Lucie

Community Redevelopment Agency CIP Fund #375

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Transfer From CRA Fund	$ 6,379,840	$ 350,000	$ 6,600,000	$ 41,170,160	$ -	$ -	$ -	$ -	$ -	$ -
Transfer From General Fund	720,875	10,500	78,000	-	-	-	-	-	-	-
REVENUES TOTAL	**$ 7,100,715**	**$ 360,500**	**$ 6,678,000**	**$ 41,170,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Expenses										
7210 - Parks and Recreation Parks										
Port District Gateway Signage Project	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walton and One Annex Building Renovations	1,400,000	-	-	-	-	-	-	-	-	-
7210 - PARKS AND RECREATION PARKS TOTAL	**$ 1,700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
7500 - MIDFLORIDA Event Center										
MIDFLORIDA Event Center Exterior Painting/Main Building & Garage	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
MIDFLORIDA Event Center Front Plaza Upgrades	1,300,715	-	-	-	-	-	-	-	-	-
MIDFLORIDA Event Center Roof Restoration/Replacement	3,700,000	-	-	-	-	-	-	-	-	-
MIDFLORIDA Event Center Warehouse Expansion	-	360,500	2,678,000	-	-	-	-	-	-	-
Walton and One Recreation Center	-	-	4,000,000	41,170,160	-	-	-	-	-	-
7500 - MIDFLORIDA EVENT CENTER TOTAL	**$ 5,400,715**	**$ 360,500**	**$ 6,678,000**	**$ 41,170,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ 7,100,715**	**$ 360,500**	**$ 6,678,000**	**$ 41,170,160**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -


PORT ST. LUCIE
HEART OF THE TREASURE COAST



ProjectID	Name	ProjType
1	Village Green Drive Corridor Revitalization	Roadway Improvements
2	Tradition and Village Parkway Mobility Improvements	Roadway Improvements
3	California Boulevard and St Lucie West Boulevard Intersection Improvements	Intersection Improvements
4	Hog Pen Slough Water Control	Stormwater
5	SW Eyerly Sidewalk	Sidewalk
6	NW Bayshore Multimodal Improvements	Roadway Improvements
7	SW Savona/Paar Int. Improvements	Intersection Improvements
8	St. Lucie West Blvd. Widening	Roadway Improvements
9	NW Peacock Sidewalk	Sidewalk
10	Gatlin Pines - Roadway Reconstruction	Roadway Improvements
11	SW Port St. Lucie Boulevard Improvement Project - Becker Road to Paar Drive	Roadway Improvements
12	SW Port St. Lucie Boulevard Improvement Project - Paar Drive to Alcantarra Blvd.	Roadway Improvements
13	SW Gatlin/Savona Phase 2	Roadway Improvements
14	SW California Boulevard Widening	Roadway Improvements
15	Veterans Memorial Water Quality Improvement Project Phase III	Stormwater
16	Oak Hammock Watershed Improvements Project	Stormwater
17	Airoso Conflict Structure and Pipe	Stormwater
18	E-8 Downstream Repairs of 8-15	Stormwater
19	SW Glenwood Drive Roadway Reconstruction	Roadway Improvements
20	Elkcam Basin Improvements	Stormwater
21	Morningside Boulevard Bicycle Ramp Project	Roadway Improvements
22	Floresta Drive Phase 3 - Crosstown to Prima Vista Blvd.	Roadway Improvements

ALL PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

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City of Port St. Lucie

Stormwater Capital Improvement Projects #401

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Bond Financing	$ 13,300,000	$ 14,000,000	$ 10,700,000	$ 15,074,766	$ -	$ -	$ -	$ -	$ -	$ -
Other State Grants-Local Gov'T	750,000	-	750,000	-	-	-	-	-	-	-
State Grant	1,000,000	-	-	-	-	-	-	-	-	-
Stormwater FDEP Grant	450,000	-	450,000	1,200,000	-	-	-	-	-	-
Stormwater Fees - PS61	1,994,600	3,356,000	4,121,477	3,560,000	2,060,000	560,000	560,000	560,000	560,000	560,000
Stormwater Utility User Fees	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
REVENUES TOTAL	**$ 17,894,600**	**$ 17,756,000**	**$ 16,421,477**	**$ 20,234,766**	**$ 2,460,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**
Expenses										
4126 - Public Works Street & Drainage										
Airoso Conflict Structure & Pipe	$ 114,600	$ 1,146,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Design of Grant Eligible Water Quality projects	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
E-8 Downstream Repairs of B-15	2,000,000	2,000,000	700,000	-	-	-	-	-	-	-
Elkcam Basin Improvements	2,000,000	3,000,000	2,000,000	900,000	-	-	-	-	-	-
Hog Pen Slough & (HPS-60) Structure Replacement	1,300,000	-	-	-	-	-	-	-	-	-
Oak Hammock Watershed Improvement Project	8,000,000	8,000,000	7,000,000	7,000,000	-	-	-	-	-	-
Property Acquisition for Access to Water Control Structures	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
Residential Culvert Assistance Pilot Program	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Swale Liner/Culvert Program	2,200,000	2,500,000	2,500,000	2,500,000	-	-	-	-	-	-
Veteran's Memorial Quality Phase III	1,320,000	-	-	-	-	-	-	-	-	-
Emerson Street Water Quality Dry Pond	-	150,000	530,000	-	-	-	-	-	-	-
B-1 & D-21 Canal Slope Restoration	-	-	300,000	1,500,000	1,500,000	-	-	-	-	-

City of Port St. Lucie

Stormwater Capital Improvement Projects #401

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Kingsway/Oakridge Basin Improvements	-	-	737,477	7,374,766	-	-	-	-	-	-
Veteran's Memorial Water Quality Phase IV and V	-	-	1,694,000	-	-	-	-	-	-	-
4126 - PUBLIC WORKS STREET & DRAINAGE TOTAL	**$ 17,894,600**	**$ 17,756,000**	**$ 16,421,477**	**$ 20,234,766**	**$ 2,460,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**
EXPENSES TOTAL	**$ 17,894,600**	**$ 17,756,000**	**$ 16,421,477**	**$ 20,234,766**	**$ 2,460,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**	**$ 960,000**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -


PORT ST. LUCIE
HEART OF THE TREASURE COAST

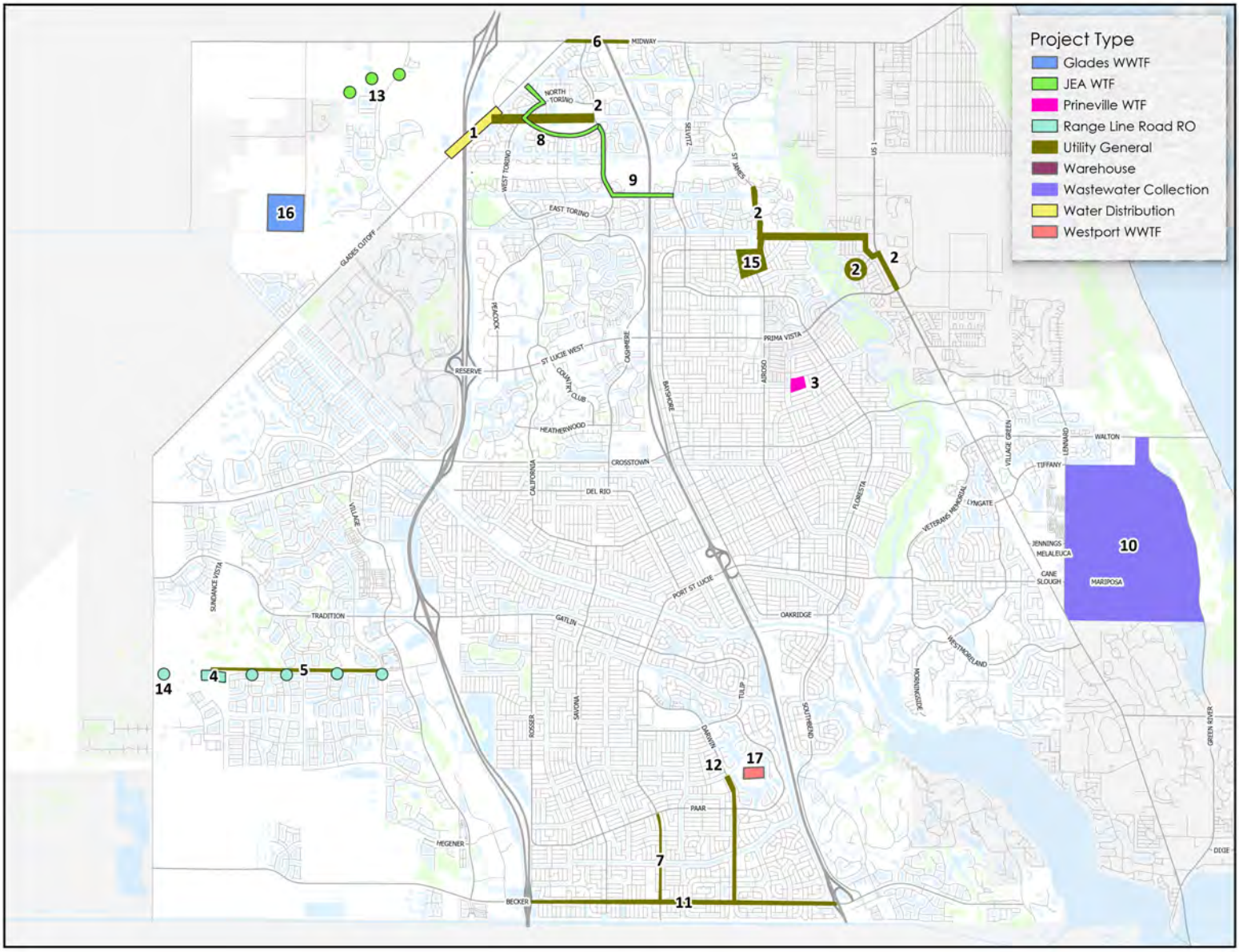
City of Port St. Lucie

Port St. Lucie Saints Golf Course Fund #421

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Transfer From General Fund	$ -	$ 300,000	$ 420,000	$ 170,000	$ 1,820,000	$ 1,650,000	$ -	$ -	$ -	$ -
REVENUES TOTAL	**$ -**	**$ 300,000**	**$ 420,000**	**$ 170,000**	**$ 1,820,000**	**$ 1,650,000**	**$ -**	**$ -**	**$ -**	**$ -**
Expenses										
7250 - Golf Course Maintenance										
Saints Golf Course Bunker Renovation	$ -	$ 200,000	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Saints Golf Course Cart Path Repairs	-	100,000	-	-	-	-	-	-	-	-
Saints Golf Course Tees Renovations	-	-	170,000	170,000	170,000	-	-	-	-	-
Saints Golf Course Greens Renovation	-	-	-	-	750,000	750,000	-	-	-	-
Saints Golf Course Irrigation System Renovation	-	-	-	-	900,000	900,000	-	-	-	-
Saints Golf Course Maintenance Facility	-	-	-	-	-	4,000,000	-	-	-	-
Saints Golf Course Training Center	-	-	-	-	-	350,000	-	-	-	-
7250 - GOLF COURSE MAINTENANCE TOTAL	**$ -**	**$ 300,000**	**$ 420,000**	**$ 170,000**	**$ 1,820,000**	**$ 6,000,000**	**$ -**	**$ -**	**$ -**	**$ -**
EXPENSES TOTAL	**$ -**	**$ 300,000**	**$ 420,000**	**$ 170,000**	**$ 1,820,000**	**$ 6,000,000**	**$ -**	**$ -**	**$ -**	**$ -**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (4,350,000)	$ -	$ -	$ -	$ -


PORT ST. LUCIE
HEART OF THE TREASURE COAST



ID	Name	ProjType
0	Pipe Replace - City Wide	Utility General
0	Lift Station Replacements - City Wide	Utility General
0	Low Pressure Mains - Ductile Iron Pipe Replacement - City Wide	Wastewater Collection
1	Glades Cutoff Road Parallel Water Main Phase 1	Water Distribution
2	Northport Booster Pump Force Main to Glades Wastewater Treatment Plant Phase 1-6	Utility General
3	Lime Plant Rehab	Prineville WTF
3	Clear Well and Generator Bldg at Reverse Osmosis Plant	Prineville WTF
4	Rangeline Road Reverse Osmosis Water Plant	Range Line Road RO
4	Range Line Road Reverse Osmosis Injection Well System	Range Line Road RO
5	Rangeline Road Raw Water Main	Utility General
6	Midway-Jenkins Road to Glades Cutoff	Utility General
7	Port St. Lucie Blvd. Segment 1 & 2.2 - Paar Drive to Becker	Utility General
8	JEA Rear Water Main Phase 1	JEA WTF
9	JEA Rear Water Main Phase 2	JEA WTF
10	I & I Southport Area Eastport Area step systems	Wastewater Collection

ID	Name	ProjType
11	Becker Road Water & Wastewater Improvements	Utility General
12	Westport South 16" Force Main Becker Road	Utility General
13	Western Reverse Osmosis Floridan Wells	JEA WTF
14	Rangeline Road Reverse Osmosis Well field	Range Line Road RO
15	Warehouse - Northport	Warehouse
16	Glades WWTF - Equalization Tank	Glades WWTF
16	Glades WWTF - Plant Expansion	Glades WWTF
16	Glades WWTF Injection Well System	Glades WWTF
17	Westport 4M Gallon Upset Tanks	Westport WWTF
17	Westport - Additional Clarifier	Westport WWTF
17	Westport Repump Exp.(2 Milion Tank and Pump Upgrades)	Utility General
17	Westport Fill Water Main	Utility General
17	Westport Pumpout Water Main	Utility General
17	Westport South Water Main	Utility General

UTILITY
CAPITAL IMPROVEMENT PROJECTS

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City of Port St. Lucie

Utility Systems CIP Fund #448

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Revenues										
Bond Financing	$ 84,595,465	$ 92,200,000	$ 164,000,000	$ 100,000,000	$ 100,000,000	$ -	$ -	$ -	$ -	$ -
Reserves	13,249,982	1,062,500	1,062,500	-	-	-	-	-	-	-
State Grant	2,000,000	-	-	-	-	-	-	-	-	-
Transfer From Capital Facility Fund	25,500,000	12,390,000	12,138,400	2,100,000	15,900,000	-	-	-	-	-
Transfer From Utility System Fund	15,986,053	4,010,000	4,250,000	12,411,500	9,850,000	1,000,000	1,000,000	1,000,000	1,000,000	-
REVENUES TOTAL	**$ 141,331,500**	**$ 109,662,500**	**$ 181,450,900**	**$ 114,511,500**	**$ 125,750,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ -**
Expenses										
1340 - Utility Administration										
Prineville Administrative Building Expansion	$ -	$ -	$ 14,000,000	$ 5,700,000	$ -	$ -	$ -	$ -	$ -	$ -
1340 - UTILITY ADMINISTRATION TOTAL	**$ -**	**$ -**	**$ 14,000,000**	**$ 5,700,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3310 - Utility Water Plant Operations										
Lime Plant Rehabilitation	$ -	$ -	$ 500,000	$ 500,000	$ 500,000	$ -	$ -	$ -	$ -	$ -
Clear Well and Generator Building at the Prineville Reverse Osmosis Treatment Plant	-	-	-	800,000	8,700,000	-	-	-	-	-
3310 - UTILITY WATER PLANT OPERATIONS TOTAL	**$ -**	**$ -**	**$ 500,000**	**$ 1,300,000**	**$ 9,200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3312 - Utility James E. Anderson (JEA) Water Treatment Facility										
Western Reverse Osmosis Floridan Wells (F-37 & F-38)	$ 5,600,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Westport Repump Expansion (2 Million Gallon Ground Storage & Pump Upgrades)	500,000	5,000,000	-	-	-	-	-	-	-	-
James E. Anderson Rear Water Main Phase I (WA-19)	-	-	-	320,000	3,200,000	-	-	-	-	-
James E. Anderson Rear Water Main Phase II (WA-11)	-	-	-	340,000	3,400,000	-	-	-	-	-

City of Port St. Lucie

Utility Systems CIP Fund #448

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
3312 - UTILITY JAMES E. ANDERSON (JEA) WATER TREATMENT FACILITY TOTAL	**$ 6,100,000**	**$ 5,000,000**	**$ -**	**$ 660,000**	**$ 6,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3313 - Utility Range Line ROWTP										
Discovery Raw Water Main	$ 8,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Discovery Reverse Osmosis Injection (2) Well System and (1) Monitoring Well	20,000,000	15,000,000	-	-	-	-	-	-	-	-
Discovery Reverse Osmosis Water Plant Floridan Wells (6)	5,844,000	11,200,000	5,600,000	-	-	-	-	-	-	-
Discovery Reverse Osmosis Water Treatment Plant	37,737,500	51,062,500	51,062,500	-	-	-	-	-	-	-
3313 - UTILITY RANGE LINE ROWTP TOTAL	**$ 71,581,500**	**$ 77,262,500**	**$ 56,662,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3314 - Utility McCarty Ranch Water Plant										
McCarty FKA Westport Aquifer Storage & Recovery Well	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ 2,600,000	$ 2,600,000	$ 2,600,000	$ -
Water Quality Restoration Area 7B (294 Acre Water Storage Impoundment)	-	-	-	-	-	720,000	11,310,000	-	-	-
Dredging of South Lake	-	-	-	-	-	-	2,000,000	2,000,000	2,200,000	2,000,000
McCarty Aquifer Storage & Recovery (ASR) Wells Testing Phase II	-	-	-	-	-	-	344,000	-	-	-
Water Quality Restoration Area 7A	-	-	-	-	-	-	9,500,000	-	-	-
3314 - UTILITY MCCARTY RANCH WATER PLANT TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,220,000**	**$ 25,754,000**	**$ 4,600,000**	**$ 4,800,000**	**$ 2,000,000**
3316 - Utility Water Distribution-Preventive Maintenance										
Citywide Water Pipe Replacement	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ -	$ 1,500,000	$ -	$ 1,500,000	$ -
Glades Cutoff Road Parallel Water Main Phase 1	2,800,000	-	-	-	-	-	-	-	-	-
Midway (FDOT) - Jenkins to Glades Cutoff	1,300,000	-	-	-	-	-	-	-	-	-

City of Port St. Lucie

Utility Systems CIP Fund #448

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Port St. Lucie Blvd. South Segment 1 (Becker to Paar)	2,500,000	-	-	-	-	-	-	-	-	-
Water Main Dead - End Improvements	-	-	-	-	500,000	500,000	500,000	500,000	-	-
Westport Fill Water Main (WA-07)	-	-	-	-	500,000	5,500,000	-	-	-	-
Westport Pumpout Water Main (WA-08)	-	-	-	-	100,000	500,000	-	-	-	-
Westport South Water Main (WA-20)	-	-	-	-	100,000	1,000,000	-	-	-	-
Bayshore Blvd (Line Relocations)	-	-	-	-	-	4,500,000	-	-	-	-
Prineville Sandia - South Water Main (WA-17)	-	-	-	-	-	250,000	2,553,000	-	-	-
Belcrest St. Water Main (WA-16)	-	-	-	-	-	-	150,000	1,019,250	-	-
3316 - UTILITY WATER DISTRIBUTION-PREVENTIVE MAINTENANCE TOTAL	**$ 7,100,000**	**$ 500,000**	**$ 500,000**	**$ 500,000**	**$ 1,700,000**	**$ 12,250,000**	**$ 4,703,000**	**$ 1,519,250**	**$ 1,500,000**	**$ -**
3345 - Utility Warehouse										
New Warehouse at Northport	$ 7,600,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3345 - UTILITY WAREHOUSE TOTAL	**$ 7,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3380 - Utility Liftstations										
Lift Station Replacements	$ 1,500,000	$ 2,000,000	$ 2,000,000	$ 2,200,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000	$ 2,500,000
3380 - UTILITY LIFTSTATIONS TOTAL	**$ 1,500,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,200,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**	**$ 2,500,000**
3512 - Utility Westport Wastewater Plant										
Westport Equalization Tank	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000	$ 6,000,000	$ -	$ -
3512 - UTILITY WESTPORT WASTEWATER PLANT TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 600,000**	**$ 6,000,000**	**$ -**	**$ -**
3512 - Utility Westport Wastewater Plant										
4M Gallon Upset Tank	$ 12,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000,000	$ -
Westport Additional Clarifier	-	-	-	-	500,000	5,000,000	-	-	-	-

City of Port St. Lucie

Utility Systems CIP Fund #448

10-Year Projections, Fiscal Years 2027-2036
Fiscal Year 2026-27 Adopted Capital Budget

	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
3512 - UTILITY WESTPORT WASTEWATER PLANT TOTAL	**$ 12,000,000**	**$ -**	**$ -**	**$ -**	**$ 500,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ 8,000,000**	**$ -**
3513 - Utility Glades Wastewater Treatment Plant										
Glades Equalization Tank	$ 600,000	$ 6,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Glades Injection Well System (1 Injection Well)	10,000,000	-	-	-	-	-	-	-	-	-
Glades Wastewater Treatment Plant Expansion 18 or 24 MGD	10,000,000	10,000,000	100,000,000	100,000,000	100,000,000	-	-	-	-	-
3513 - UTILITY GLADES WASTEWATER TREATMENT PLANT TOTAL	**$ 20,600,000**	**$ 16,000,000**	**$ 100,000,000**	**$ 100,000,000**	**$ 100,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
3516 - Utility Wastewater Preventive Maintenance										
Low-Pressure Mains - Ductile Iron Citywide Pipe Replacement	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 500,000	$ -	$ 500,000	$ -	$ -
Northport Booster Pump Force Main to Glades Wastewater Treatment Plant - Phase 1-6	3,600,000	4,150,000	7,038,400	1,301,500	-	-	-	-	-	-
Westport South 16" Force Main Becker Road (WW-11)	11,000,000	4,000,000	-	-	-	-	-	-	-	-
Inflow and Infiltration of Gravity Mains	-	500,000	500,000	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	-
Becker Road Water & Wastewater Improvements	-	-	-	2,100,000	4,000,000	3,500,000	4,350,000	3,570,000	-	-
Port St. Lucie Blvd. Force Main (Design-Build) (WW-08)	-	-	-	-	-	4,710,000	-	-	-	-
Torino Force Main (Design-Build) (WW-09)	-	-	-	-	-	-	6,672,500	-	-	-
3516 - UTILITY WASTEWATER PREVENTIVE MAINTENANCE TOTAL	**$ 14,850,000**	**$ 8,900,000**	**$ 7,788,400**	**$ 4,151,500**	**$ 5,250,000**	**$ 9,710,000**	**$ 12,022,500**	**$ 5,070,000**	**$ 1,000,000**	**$ -**
EXPENSES TOTAL	**$ 141,331,500**	**$ 109,662,500**	**$ 181,450,900**	**$ 114,511,500**	**$ 125,750,000**	**$ 30,680,000**	**$ 45,579,500**	**$ 19,689,250**	**$ 17,800,000**	**$ 4,500,000**
Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ (29,680,000)	$ (44,579,500)	$ (18,689,250)	$ (16,800,000)	$ (4,500,000)


PORT ST. LUCIE
HEART OF THE TREASURE COAST

1st Reading
Item: 5A
Date: 9/14/26

2nd Reading
Item: 5A
Date: 9/28/26

ORDINANCE 26-84

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ADOPTING THE AD VALOREM MILLAGE RATE FOR THE FISCAL YEAR OCTOBER 1, 2026, TO SEPTEMBER 30, 2027; PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The ad valorem operating millage rate of $1,000 per real and personal property value as established by the St. Lucie County Property Appraiser is hereby set by the City Council at 4.6107 mills.

Section 2. The FY 2026-27 operating millage is 4.6107 mills, which is greater than the rolled-back rate of 4.1951 by 9.91%.

Section 3. The FY 2026-27 voted debt service millage rate is set at 0.2643 mills.

Section 4. Effective Date. This ordinance shall become effective on October 1, 2026.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 28th day of September 2026.

CITY OF PORT ST. LUCIE CORPORATE SEAL 1961 FLORIDA

ATTEST:

Sally Walsh, City Clerk

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney

1st Reading
Item: 5B
Date: 9/14/26

2nd Reading
Item: 5B
Date: 9/28/26

ORDINANCE 26-85

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, ADOPTING THE BUDGET AND MAKING AN APPROPRIATION FOR THE FISCAL YEAR OCTOBER 1, 2026, THROUGH SEPTEMBER 30, 2027; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on DATE, the City Council held a duly noticed public hearing on the proposed 2026-27 fiscal year budget.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. There is hereby adopted the budget of Port St. Lucie, Florida, as reflected in Attachment "A" which is attached hereto and made a part hereof.

Section 2. There is hereby appropriated for the funds of the City of Port St. Lucie, Florida, the sum of $971,576,281 as the appropriation for the fiscal year October 1, 2026, to September 30, 2027.

Section 3. Any and all expenditures/expenses incurred, and disbursements made on behalf of the City during the period aforesaid, shall not exceed the maximum sums set forth therein for each of the City's funds without the approval of City Council at a duly convened meeting. The City Manager shall have the authority to make transfers between departmental budgets, but this authority does not extend to transfer between funds; provided, however, that except in the case of an emergency, a fund budget may not be exceeded without prior approval of the City Council at a duly convened meeting.

Section 4. Effective Date. This Ordinance shall become effective October 1, 2026.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 28th day of September 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney

CITY OF PORT ST. LUCIE
BUDGET SUMMARY FOR ALL FUNDS
PROPOSED BUDGET FY 2026-27
ATTACHMENT 'A'

		2026-27 PROPOSED BUDGET
General Fund - #001		232,462,651
Road & Bridge Fund - #104		25,787,269
Mobility Fee Fund #105		14,763,574
Solid Waste Operating Fund #106		2,506,286
Governmental Finance Fund - #108		17,387,000
Building Department Fund - #110		16,874,448
Street Lighting Fund - #111		499,350
N.P.D.E.S. Fund - #112		343,549
S.W. Annexation Collection Fund #115		7,503,249
Neighborhood Stabilization Fund - #116		915,376
C.D.B.G. Fund - #118		1,151,524
S.H.I.P. Fund - #119		2,264,623
River Point SAD Fund - #151		330,000
City Center SAD Fund #156		2,375,461
CRA Fund - #175		7,794,107
CRA Fund - #178 Southern Grove		6,216,761
General Obligation Debt Fund #214		8,703,872
General CIP Fund #301		6,350,000
Road & Bridge CIP Fund #304		57,423,355
Parks Impact Fee CIP Fund #305		4,394,039
Half-Cent Sales Tax CIP Fund - #310		13,200,000
CRA CIP Fund #375		7,100,715
Stormwater Utility Fund - #401		55,035,888
Saints Golf Course Fund -#421		2,808,554
Utility Operating Fund - #431		154,007,044
Utility Fund - Renewal/Replacement Fund - #438		26,752,192
Utility CIP Fund - Connection Fees - #439		11,425,210
Utility Contingency Fund - #440		14,788,221
Water & Sewer Capital Facility Fund - #441		40,555,411
Utility CIP Fund - #448		141,331,500
Medical Insurance Fund - #605		41,339,303
Conservation Trust Fund - #608		212,000
OPEB Trust Fund - #609		4,100,000
Solid Waste Non - Ad Valorem Assessment Fund - 620		42,873,749
	Totals	971,576,281


PORT ST. LUCIE
HEART OF THE TREASURE COAST

Glossary

A

Abatement: A partial or complete waiver of taxes, service charges or fees imposed by the City for purposes of economic development incentives.

Abbreviations/Acronyms: A list of abbreviations and acronyms follows the glossary.

Account: A term used to identify an individual asset, liability, expenditure control, revenue control or fund balance.

Accounting System: A total structure or records and procedures which discover, record, classify, summarize and report information on the financial position and results of operations of a government or any of its funds, account groups, or organizational components.

Accrual Basis of Accounting: A method of accounting where revenues are recorded when service is given and expenses are recognized when the benefit is received.

Activity Fees: Recreation Center: Fees collected for all programs held at the Recreation Center, including classes, special events and rentals to tax-exempt organizations.

Actual vs. Budgeted: Difference between the amounts projected (budgeted) in revenues or expenditures at the beginning of the fiscal year and the actual receipts or expenses which are incurred by the end of the fiscal year.

Actuarial: Relating to methods used to assess risk and determine required contributions to meet future funding needs.

Administrative Charge: Allocation of charges in the General Fund for administrative support to other funds.

Administrative Credit: Opposite of administrative charge. Credits in the General Fund for administrative overhead charged to another fund.

Adopted Budget: The budget as formally approved by the City Council.

Ad Valorem Tax: A tax levied in proportion to the value of the property which it is levied.

Ad Valorem Taxes: Delinquent: Net collection received from the Tax Collector for real property ad valorem taxes levied for the current year.

Advertising: Provides for advertising and legal notices of various City activities.

Agency Funds: Agency funds are used to account for the assets held as an agent for individuals, private organizations, other governments and/or other funds or accounts. Agency funds are purely custodial in nature.

Alcoholic Beverage Licenses: Revenue collected by the state from all alcoholic beverages dispensing establishments within the City and reallocated to the City.

Allocate: To set apart portions of budgeted expenditures that are specifically designated to organizations for special activities or purposes.

Amended Budget: The adopted budget as formally adjusted by the City Council.

Amendment: A change to an adopted budget, which may increase or decrease a fund total. The City Council must approve the change.

Americans With Disabilities Act (ADA): Federal legislation that prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, state and local government services, public accommodations, commercial facilities and transportation.

Amortization: The reduction of debt through regular payments of principal and interest sufficient to retire the debt instrument at a predetermined date known as maturity.

Animal Control: Citations: Revenue derived from citations to citizens violating the City's Animal Control Ordinances.

Animal Control: Dog Licenses: Revenue derived from issuance of pet licenses by the City.

Animal Control: Pet Retrieval Fee: Revenue collected for retrieving an animal apprehended by the Animal Control Department.

Animal Control: PSL Animal Education: That portion of the revenues from animal control citations that is dedicated toward education of the Animal Control Division staff.

Annexation: The process by which a municipality, upon meeting certain requirements, expands its incorporated limits.

Annual Comprehensive Financial Report (ACFR): formerly known as a Comprehensive Annual Financial Report (CAFR)—is a highly detailed, audited financial statement published yearly by state and local governments. It complies with accounting standards set by the Governmental Accounting Standards Board (GASB) to provide a transparent overview of a government's financial health.

Appraised Value: An estimated value of property for the purpose of taxation.

Appropriation: A legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

Approved Positions: Employee positions which are approved in the adopted budget. Positions are to be filled during the year.

Arbitrage: In government finance, the most common occurrence of arbitrage involves the investment of the proceeds from the sale of tax-exempt securities in a taxable money market instrument that yields a higher rate, resulting in interest revenue in excess of interest costs.

Assessed Property Valuation: A valuation set upon real estate or other property by a government as a basis for levying taxes.

Assets: Resources owned or held by a government, which have monetary value.

Assessment: The process for determining values of real and personal property for taxation purposes.

Attrition: A method of achieving a reduction in personnel by either not filling a position that is open, redeveloping a position, transferring, retirement or means other than laying off.

Audit: A methodical examination of utilization of resources. It is concluded in a written report of its findings, an audit is a test of management's accounting system to determine the extent to which internal accounting controls are both available and being used.

B

Balanced Budget: A balanced budget occurs when the total sum of money a government collects in a year is equal to the amount it spends on goods, services and debt interest.

Basis of Accounting: The methodology and timing of when revenues and expenditures are recognized in the accounts and reported in the financial statements.

Benefits: Payments to which participants may be entitled under a pension plan, including pension benefits, death benefits and benefits due on termination of employment.

Board of Adjustment and Appeal: Revenues collected as a result of a fine imposed by the Contractor Licensing Board.

Bond: A written promise, generally under seal, to pay a specified sum of money called the face value, at a fixed time in the future called the date of maturity and carrying interest at a fixed rate, usually payable periodically.

Bond Indenture: The formal agreement between a group of bondholders, acting through a trustee and the issuer as to the term and security for the debt.

Bond Rating: In rating municipalities for the issuance of general obligation debt, credit rating agencies (Standard & Poor's, Moody's and Fitch) consider factors that are regarded as especially relevant to a government's capacity and willingness to repay its debt. (a) the local economic base, including local employment, taxes and demographics (for example: age, education, income level and skills of the local population); (b) the financial performance and flexibility, including accounting and reporting methods, revenue and expenditure structure and patterns, annual operating and budgetary performance, financial leverage and equity positions. Budget and financial planning and contingency financial obligations, such as pension liability funding; (c) debt burden; and (d) administration, including local autonomy and discretion regarding financial affairs, background and experience of key administrative officials and frequency of elections.

Bond ratings impact the interest rate and the cost of debt service in the operating budget. It is a grade given to bonds that indicates their credit quality.

Private independent rating services provide these evaluations of a bond issuer's financial strength, or its ability to pay a bond's principal and interest in a timely fashion. Also see CREDIT RATING.

Bond Refinancing: The issuance of bonds to obtain better interest rates and / or bond conditions by paying off older bonds.

Budget: A plan of financial operation for a specified time embodying an estimate of proposed expenditures and the proposed means of financing them. The term "budget" is used in two senses in practice: the financial operational plan presented to the appropriating body for preliminary and tentative adoption or the plan that has received final approval by that body. It is usually necessary to specify whether the budget referred to is preliminary and tentative or whether it is the plan finally approved by the governing body.

Budget Amendment: The process by which unanticipated changes in revenue or expenditures are made a part of the budget, thereby amending the budget. These changes require City Council approval.

Budget Calendar: The schedule of essential dates or milestones, which the City follows in the preparation, adoption and administration of the budget.

Budget Deficit: Amount by which the government's budget outlays exceed its budget receipts for a given period, usually a fiscal year.

Budget Document: The official written statement prepared in order to present a comprehensive financial program of an organization. A budget document serves as 1) a policy document; 2) an operation guide; 3) a financial plan; and 4) a communications device.

Budget Hearing: A public hearing conducted by City Council to consider and adopt the annual budget.

Budget Message: A general discussion of the proposed budget as presented in writing by the budget-making authority to the legislative body.

Budget Ordinance: The official enactment by City Council to legally authorize City staff to obligate and expend resources.

Budget Transfer: The process by which approved budget dollars may be reallocated between line-item expenditures within the same fund and department to cover unforeseen expenses.

Budgetary Control: The control or management of a government in accordance with an approved budget for the purpose of keeping expenditures within the limitation of available appropriations and available revenues.

Building Department Fund: To account for the revenues and expenditures associated with the protective inspections provided by the building department.

Building Permits: Revenues derived from issuance of building permits prior to construction with the City of Port St. Lucie.

C

Cable TV Franchise: Franchise Tax levied on Cable Television Company.

Capital Asset: A capital asset is real or personal property that has a cost equal to or greater than the cost noted by each asset threshold and has an estimated useful life of at least two years. The majority of the City's assets have a capitalization threshold of $100,000 except machinery and equipment which has a capitalization threshold of $5,000. When federal or state grant funds are used to purchase capital assets, each individual item purchased that has a cost equal to or greater than $5,000 shall be capitalized.

Capital Budget: A plan of proposed capital outlays and the means of financing them for the current fiscal period. It is usually part of the current budget but may also be a multi-year plan.

Capital Improvement Fund: A fund used to account for the acquisition of major capital equipment and facilities. To be accounted for in such funds, an expenditure must be a capital asset in nature requiring a useful life of at least two years. The funding resources include general tax revenue, interest income, bond proceeds and transfers from other funds.

Capital Improvement Project(s): A five-year plan for those expenditures anticipated within the City's capital improvement funds. It sets forth each project and its contemplated cost and proposes the financing of the listed projects. The plan gives the City a look into the future and allows for long-range financial planning.

Capital Improvement Road and Bridge Fund: To account for revenues and expenditures associated with major road and culvert improvements, including the annual street-resurfacing program. The funding resources include general tax revenues, interest income, bond proceeds and transfers from other funds.

Capital Outlay: Expenditures made within an operating fund that result in the acquisition of a capital asset.

Capital Project: Major construction, acquisition, or renovation activities which add value to a government's physical assets or significantly increase their useful life.

Capitalized Interest: When interest cost is added to the cost of an asset and expensed over the useful life of the asset.

Cash Carry-forward: Fund balance to be used as a funding source.

Certificate of Participation: Financing in which an individual buys a share of the lease revenues of an agreement made by a municipal or governmental entity, rather than the bond being secured by those revenues.

Certification, Copy, Research: Revenue from collection of fees for certification and copies for the public's use and for researching items for the public.

Charter: A written instrument that creates and defines powers, rights and privileges for a specific jurisdiction or organization: a city's constitution.

City Center Special Assessment District Collection Fund: To account for revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the City Center Special Assessment District.

Cigarette Tax: Revenue from cigarette sales received by the state and proportionately shared with the City.

Commissions: Vending Machine: Commissions collected from vending machine sales.

Communications: Expenditure for communication, such as mobile radios and airtime for City vehicles.

Communications Service Tax Simplification Law: Law created by the Florida Legislature to combine communications services revenues with a two-tiered tax composed of State and local-option tax.

Community Development Block Grant (CDBG) Fund: A fund established for tracking the financial activities of this federal entitlement block grant. Cities with a population over 50,000 receive the entitlement money, which can be used for a number of municipal projects such as community service, infrastructure improvements and housing for low-income residents.

Community Redevelopment Agency: To account for revenues and expenditures of the Community Redevelopment Agency established for the purpose of improving the economic and social conditions within a specific boundary.

Community Redevelopment Agency (CRA): Under Florida Law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist.

Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways and inadequate parking.

Competency Cards: Revenue derived from annual renewal of City-issued certificates of competency.

Confiscated Property: Revenues collected from the sale of merchandise confiscated by the Police Department.

Conservation Trust Fund: To account for revenues and expenditures from developers and interest income for conservation issues of the City.

Contingency: A budgeted reserve set-aside for possible emergencies, revenue shortfalls, or unforeseen expenditures not otherwise budgeted for.

Contributions and Donations: Contributions for the general use of the City.

Contributions: Recreation: Contributions to be used for Recreation Programs.

Computer-Aided Design and Drafting (CADD) System: A computer system with input tools for the purpose of streamlining drafting, documentation and design processes.

Contractual Services: Services rendered to a government by private firms, individuals, or other governmental agencies. Examples include maintenance agreements, courier services and temporary staffing.

Cost-of-living Adjustment (COLA): An increase in salaries to offset the adverse effect of inflation on compensation.

County Occupational Licenses: Share of revenue derived from issuance of business licenses by the County.

Court Fees: Jury duty payments to City employees, which are assigned to the City due to the policy of paying the employee's regular salary.

Court Fines: Fines collected from traffic offenses and misdemeanors.

Credit Ratings: A credit rating is the assessment of the rating agencies regarding the general creditworthiness of the government in question. The rating is a function of risk factors to which the government is subject. A rating in and of itself does not imply any form of a recommendation by the rating agency. It is simply an objective evaluation of the government and its ability to meet the obligations of the security as well as its ability to repay the debt. The credit rating process involves a legal, quantitative and qualitative analysis. The assigned ratings influence the cost of borrowing for the government.

Crosstown Parkway Capital Improvement Fund: To account for the financial resources and expenditures for land acquisition, design and construction of the river crossing project.

Culture and Recreation: Cost incurred in providing and maintaining cultural and recreational facilities and activities for citizens.

Culverts: Fees charged to residential and commercial developers for the inspection of grading and culvert pipe placement to ensure the integrity of the drainage system.

D

Debt: Money or other property lent or borrowed and that must be repaid or returned. Debt may be outstanding for a short term (one year or less) or for a long term (one year or more).

Debt Millage: The portion of the millage required to pay principal and interest on voter-approved bonds. This millage fluctuates annually based on the property values and debt payable.

Debt Proceeds: Bonds: Funds available from the issuance of Bonds.

Debt Service: The City's required payments for principal and interest.

Debt Service Funds: To account for the accumulation of resources for, and the retirement of, general long-term debt principal and interest.

Deficit: The excess of liabilities over assets, or expenditures over revenues, in a fund over an accounting period.

Department: The basic organizational unit of the City, which is functionally unique in its services.

Depreciation: The decrease in value of physical assets due to use and the passage of time.

Derivative: A derivative is a financial contract which derives its value from the performance of another entity such as an asset, index, or interest rate, called the "underlying".

Designations: A portion of fund balance earmarked for specific appropriations.

Distinguished Budget Presentation Program: A voluntary program administered by the Government Finance Officers Association to encourage governments to publish efficiently organized and easily readable budget documents and to provide peer recognition and technical assistance to the fiscal officers preparing them.

Division: A unit of organization that is comprised of a specific operation within a functional area. Departments may contain one or more divisions.

Donations: Fireworks: Donations toward the annual July 4th Fireworks display.

E

East Lake Village Special Assessment District Collection Fund: To account for revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the East Lake Village Special Assessment District project.

Economic Development Fund: To account for revenues and expenditures associated with development that stimulates the economy.

Education Impact Fee: Fees paid to the City by the School Board for collecting the School Board's impact fee.

Effectiveness: The degree to which goals, objectives and outcomes are achieved.

Efficiency: A measurement of an organization's performance based on operational outputs as measured by comparison of production with cost.

Elections: Fees paid to the City by political candidates to register themselves for upcoming elections.

Electric Franchise: Franchise Tax levied on Florida Power and Light.

Electricity: Provides for electrical services.

Encumbrances: The commitment of appropriated funds to purchase an item or service. Purchase orders are used to encumber funds, committing them for future expenditures. Encumbrances outstanding at year-end are reported as reservations of fund balance and will not constitute expenditures or liabilities in the upcoming fiscal year.

Enterprise Fund: A fund established to finance and account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Evaluation and Appraisal Report (EAR): The EAR is a required part of the State growth management process and could be generally defined as a mechanism for determining whether the goals, objectives and policies of the City's Comprehensive Management Plan are being met and if not, what changes are in order. State Statute requires each local government to evaluate its Comprehensive Plan. This requirement is found in the Local Government Comprehensive Planning and Land Development Regulations Act, often referred to as the "Growth Management Act." The EAR is required every seven years but must be adopted according to a schedule determined by the Florida Department of Community Affairs.

Exemption: A reduction to the assessed value of property. The most common exemption is the $25,000 homestead exemption allowed if the owner uses the property as the principal residence. There are other exemptions for disability, government-owned and nonprofit-owned property.

Expanded Services: That portion of a department expenditure budget that provides funding for new programs and services, which is associated with increasing the level of service to the citizens.

Expenditures: Decreases in net financial resources. Expenditures include current operating expenses, which require the current or future use of net current assets and/or debt service.

Expenses: Decreases in net total assets. Expenses represent the total cost of operations during a period regardless of the timing of related expenditures.

F

Federal Grant: D.A.R.E.: Revenue from the Federal Government's program funding part of the City's D.A.R.E. school resource officers.

Financial Policy: The City's policy with respect to taxes, spending and debt management as they relate to government services programs and capital investments.

Fines & Forfeitures: Consists of a variety of fees, fines and forfeitures collected by the State Court System, including bail forfeitures, garnishments, legal defender's recoupment and juror/witness fees.

Fiscal Year: The twelve (12) months starting October 1 through September 30 to which its annual operating budget applies. At the end of each fiscal year, the City determines its financial position and the results of its operations.

Five-Year Capital Plan: A plan for capital expenditures to be incurred each year over a five-year period to meet capital needs arising from the long-term work program or other capital needs. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the resources estimated to be available to finance the projected expenditures.

Fixed Assets: Fixed assets are now referred to as capital assets.

Fleet: The vehicles owned and operated by the City.

Forfeiture: The automatic loss of property, including cash, as a penalty for breaking the law, or as compensation for losses resulting from illegal activities. Once property has been forfeited, the City may claim it, resulting in confiscation of the property.

Franchise Fee: Charges to utilities for exclusive/nonexclusive rights to operate within municipal boundaries. Examples are electricity, telephone, cable television and solid waste.

Full-Time Equivalent (FTE): Number of positions calculated on the basis that one FTE equates to a 40-hour workweek for twelve months. For example, two part-time positions working 20 hours per week also equals one FTE.

Fund: A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances and changes within, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

Fund Balance: The fund equity of government funds and trust funds.

Fund Transfer: A budgeted transfer of funds to another fund.

G

General Fund: The general operating fund of the City. It is used to account for most of the financial resources as well as most of the operating services of the General Government.

General Obligation Bonds: Bonds for which the full faith and credit of the issuing government are pledged.

Generally Accepted Accounting Principles (GAAP): Uniform minimum standards of and guidelines for financial accounting and reporting. They govern the form and content of the basic financial statements of an entity. GAAP encompass the conventions, rules and procedures necessary to define accepted accounting practices at a particular time. They include not only broad guidelines of general application, but also detailed practices and procedures. GAAP provide a standard by which to measure financial presentations.

Geographic Information System (GIS): A system used to capture, manage, analyze and display all forms of geographically referenced information. Displayed information includes street, neighborhood and planning district levels.

Goal: A statement of broad direction, purpose, or intent based on the needs of the community.

Government Finance Officers Association (GFOA): An association of public finance professionals that was founded to support the advancement of governmental accounting, auditing and financial reporting. The GFOA has played a major role in the development and promotion of GAAP for state and local governments since its inception and sponsors the Certificate of Achievement for Excellence in Financial Reporting Program and the Distinguished Budget Presentation Awards Program.

Golf Course Fund: To account for the operation of the Saints at Port St. Lucie Golf Course.

Governmental Accounting: The composite of analyzing, recording, summarizing, reporting and interpreting the financial transactions of governmental units and agencies.

Governmental Accounting Standards Board (GASB): The ultimate authoritative accounting and financial reporting standard setting body for state and local governments.

Governmental Finance Corporation Fund: To account for specific revenues and expenditures associated with the not-for-profit corporation established to assist the City in acquiring and constructing various governmental projects consisting of real and/or personal property.

Governmental Funds: General, Special Revenue, Debt Service and Capital Project funds.

Granicus: Streaming media for Government.

Grant: A contribution by one governmental unit to another. The contribution is usually made to aid in the support of a specified function.

H

Health & Life Insurance: Provides for benefits for health, accidental death, dismemberment, life insurance and long-term disability for full-time employees.

Homestead Exemption: Pursuant to the Florida State Constitution, the first $25,000 of assessed value of a home which the owner occupies as principal residence is exempt from the property tax.

I

Impact Fees: Set-aside fees collected from citizens and developers for infrastructure adjustments to the community. These monies to be used as the development further impacts the municipality.

Improvements other than Buildings: Provide for any capital improvements for the City.

Inflation: A rise in price levels caused by an increase in available funds beyond the proportion of available goods.

Infrastructure: Public domain capital assets including roads, bridges, curbs, gutters, sidewalks, drainage systems, lighting systems and other items that have value only to the City.

Insurance: Provides for City insurance protection for general liability, auto and property.

Interest: Ad Valorem Taxes: Interest collected on delinquent Ad Valorem Taxes.

Interest: Checking: Interest collected on a checking account.

Interest: Investments: Interest collected on invested funds.

Interest: Police Building Reserve Fund: Interest collected on the required reserve fund on the Police/ Administration Building debt.

Interest: State Board of Administration: Interest collected on invested funds.

Interest: Tax Collections: Interest collected on late assessment payments.

Interfund Transfers: Legally authorized transfers from a fund receiving revenue to the fund through which the resources are to be expended.

Intergovernmental Revenue: Revenue received from or through the Federal, State, or County Government. These include Cigarette Tax, State Revenue Sharing, Alcoholic Beverage Tax and Sales Tax.

Interlocal: School Resource Officer: Revenues collected from St. Lucie County for reimbursement of half the salary cost of the City's School Resource Officers.

Interlocal Agreement: A contractual agreement between two or more governmental agencies.

Internal Service Fund: A fund established to account for an entity which provides goods and services to other City entities and charges those entities for the goods and services provided.

Investments: Most commonly, securities are held for the production of revenues in the form of interest and dividends. The term does not include capital assets used in government operations.

L

Law Enforcement Impact Fee Fund: To account for the proceeds and expenditures associated with law enforcement impact fees charged against new construction and used to fund the equipment and capital needs of new police officers required as a result of community growth.

Lease: Sportsman Park: Revenue resulting from the annual lease of a City park to St. Lucie County.

Liabilities: Debt or other obligations arising in the past, which must be liquidated, renewed or refunded at some future date.

Licenses and Permits: Revenues derived from the issuance of local licenses and permits.

Lighting District Fund: To account for the revenues and expenditures of residential street lighting districts.

Local Option Gas Tax: Revenues resulting from an additional six-cents local tax on gasoline sales in St. Lucie County. These collected revenues are shared with the County and the City of Fort Pierce.

M

Machinery & Equipment: Provides for the purchase of machinery and equipment for City or Government use.

Mandate: A requirement from a higher level of government that a lower level of government perform a task in a particular way or according to a specified standard.

Maps and Publications: Revenue collected through the sale of maps and publications.

Memberships, Dues, Subscriptions, Books: Provides for membership fees, dues, subscriptions and publications of professional organizations.

Mill: A taxation unit equal to one dollar of tax obligations for every $1,000 of assessed valuation of property.

Millage: The tax rate on real property based on $1.00 per $1,000 of assessed property value.

Miscellaneous Revenue: Those revenues that are small in value and not individually categorized.

Miscellaneous Revenue: Workers' Compensation: Reimbursements from the Workman's compensation program for salaries paid by the City.

Mission Statement: The statement that identifies the particular purpose and function of a department.

Mobile Home Licenses: Revenue collected by the state from all mobile home licenses in the City and reallocated to the City.

Modified Accrual Basis: The basis of accounting under which revenues are recognized when measurable and available to pay liabilities and expenditures are recognized when the liability is incurred except for interest on long-term debt which is recognized when due and the non-current portion of accrued vacation and sick leave which is recorded in general long-term debt. The General Fund and Debt Service Fund budgets are prepared on the modified accrual basis of accounting except that encumbrances are treated like expenditures.

Municipal Code: A collection of laws, rules and regulations that apply to the City and its Citizens.

N

National Pollutant Discharge Elimination System (NPDES): To account for the revenues and expenditures to comply with the state and federal regulations placed upon the City by the EPA with the Clean Water Act.

Neighborhood Stabilization Program Grant Fund: To account for revenues and expenditures provided by the Federal Grant program which are used to acquire, rehabilitate, demolish and redevelop foreclosed and abandoned residential properties in order to help stabilize neighborhoods.

Nondepartmental Expenses: Fund expenses which are not directly related to an individual department.

O

Object Code: Unique identification number and title for an expenditure category. It represents the most detailed level of budgeting and recording of expenditures; often referred to as "line item".

Objective: Something to be accomplished in specific well-defined and measurable terms and that is achievable within a specific time frame.

Occupational Licenses: Delinquent: Delinquency Fee collected from the issuance of late business licenses by the City.

Office Supplies: Provide for the purchase of office supplies.

Operating Budget: A budget for general revenues and expenditures such as salaries, utilities and supplies.

Operating Expenses: Fund expenses that are ordinary, are recurring in nature and that are directly related to the fund's primary service activities.

Ordinance: A formal legislative enactment by the City that caries the full force and effect of the law within corporate boundaries of the City unless in conflict with any higher form of law, such as state or federal.

Other Financing Source: Road Bonds: Funds available from the issuance of a bond series backed by the pledge of Local Option Gas Tax revenue.

Other Post Employment Benefits (OPEB): Legal trust fund having been established to account for the collection of assets to be expended for medical coverage for retired employees up to the age of Medicare eligibility.

Outcomes: Quality performance measures of effectiveness and of achieving goals (e.g., customer satisfaction, awareness level, etc.).

Outputs: Process performance measures of efficiency and productivity (e.g., per capita, expenditures, transactions per day, etc.).

Overtime: Provides for compensation for any overtime throughout the year, at one and one-half times the regular salary.

P

Parks Capital Improvement Fund: To account for specific revenues and expenditures associated with the acquisition of parks and construction of major capital parks improvements.

Parks and Recreation User Fees: Fees collected for reserving specific areas of a park for a specified time and use.

Paving and Drainage Permit: Revenue derived from issuance of permits allowing for "on-site" paving and/or drainage systems for commercial developments.

Pension Fund: The Pension Fund accounts for the accumulation of resources to be used for retirement benefit payments to the City's employees.

Per Capita: A measurement of the proportion of some statistic to an individual resident determined by dividing the statistic by the current population.

Performance Indicators: Specific quantitative and qualitative measures of work performed as an objective of specific departments or programs.

Performance Measures: Data collected to determine how effective and/or efficient a program is in achieving its objectives.

Permit Revenue: Fees imposed on construction-related activities and for the acquisition of other nonbusiness permits.

Personal Services: A general category of operating expenses that includes salaries, wages, pensions, health insurance and other fringe benefits.

Plans Review Fee: Fees earned by the City for the review of construction plans.

Police Education: Portion of traffic violation fines collected and reserved by state law for police education, placed in escrow until educational needs are identified, then transferred to this account.

Police Impact Fee: Fees retained by the City's General Fund as a charge for collecting the impact fee from new development.

Police Services: Revenue from charges derived from the employment of off-duty police officers by private agencies for crowd or traffic control.

Professional and Occupational Licenses: Revenues derived from issuance of business licenses by the City.

Professional Services: Provides for professional services/retainers.

Program Budget: A budget with expenditures that are based primarily on programs of work. Each individual program is established as a separate cost center.

Property Appraiser: The elected county official responsible for setting property valuations for tax purposes and for preparing the annual tax roll.

Property Taxes: Used to describe all revenues received in a period from current taxes, delinquent taxes, penalties and interest on delinquent taxes. Property taxes are levied on both real and personal property according to the property's valuation and tax rate.

Proprietary Fund: Enterprise and internal service funds that are similar to corporate funds, in that they are related to assets, liabilities, equities, revenues, expenses and transfers determined by business or quasi-business activities.

Public Hearing: A noticed meeting (per statute and/or ordinance) relating to legal action by a government; usually requires that the public be heard before action is taken.

Q

Quality: Excellence, as defined by the customer.

R

Radon Surcharge: Administrative Fees earned by the City for the collection of the county's radon gas testing fee.

Real Estate Revolving Fund: To account for revenues and expenditures associated with the purchase and resale of land for the City's immediate and future needs.

Recreation Center Rentals: Fees collected for rental of a recreation center to any non-tax-exempt group/person, for their personal use.

Referendum: Presenting an issue to the voters of the City where a majority of voters decide on the issue.

Refund of Prior Year Expenditures: Revenue as a result of prior-year expenditure being refunded.

Regular Salaries: Provide for compensation for full-time permanent employees.

Reserve: (1) An account used to earmark a portion of a fund balance to indicate that it is not appropriate for expenditure and (2) an account used to earmark a portion of fund equity as legally segregated for a specific future use.

Resolution: A legislative act by the City with less legal formality than an ordinance.

Restitution: Revenues collected in payment for damage to City property.

Retained Earnings: An equity account reflecting the accumulated earnings of an Enterprise Fund.

Revenues: (1) Increase in governmental fund type net current assets from other than expenditure refunds and National Council on Governmental Accounting (NCGA) Statement 1, general long-term debt proceeds and operating transfers-in are classified as "other financing sources" rather than revenues. (2) Increases in proprietary fund type net total assets from other than expense refunds, capital contributions and residual equity transfer. Under NCGA statement 1, operating transfers-in is classified separately from revenues.

River Point Special Assessment District Collection Fund: To account for revenues and expenditures associated with City's program of assessing benefiting properties for the cost of financing roadways and water and sewer extensions and improvements within the River Point Special Assessment District Project.

Road and Bridge Fund: To account for specific revenues such as gasoline tax and state-shared revenues and expenditures associated with the maintenance and repair of the City's roads and bridges.

Rolled-Back Rate: The operating millage rate required to raise the same ad valorem tax revenues as were levied in the prior year, exclusive of new construction, additions to structures, deletions and property added, i.e., annexations.

S

Sales Tax: Tax imposed on the taxable sales of all final goods.

Scrap and Surplus Sales: Revenues resulting from the sale of Scrap and/or surplus assets of the City.

Service Charge: NSF Checks: Service charges collected as allowed by City ordinance due to NSF checks passed to the City.

Sign Permits: Revenue derived from issuance of sign permits for new signs being erected on business properties.

Solicitor Permits: Revenue derived from issuance of solicitation permits.

Special Assessment: A compulsory levy made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

Special Event Permits: Revenue derived from issuance of permits for special events held within the City.

Special Revenue Funds: Funds used to account for revenue derived from specific external sources to be used for specific restricted types of activities.

St. Lucie Land Holding Special Assessment District Collection Fund: To account for revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the St. Lucie Land Holding Special Assessment District Project.

State Housing Initiative Partnership (S.H.I.P.) Fund: A fund established for the purpose of tracking the financial activities of a state grant used for assisting low-income households with down payment and rehabilitation costs.

State Revenue Sharing: Revenue received by the state and proportionately shared with the City.

State Sales Tax (1/2 cent): One-half of the one-cent sales tax increase (from 4 cents to 5 cents) effective May 1, 1982. Tax collected by the counties is divided between that county and the cities within the county based on population ratio.

Stormwater Utility Fees: Revenues earned from the annual fee charged to property owners for stormwater management.

South Lennard Road Special Assessment District Collection Fund: To account for revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing roadway and water and sewer extensions and improvements within the South Lennard Road project.

S**outhwest Annexation Special Assessment District No. 1:** To account for revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Southwest Annexation Special Assessment District.

Street Lighting Fund: To account for the revenues and expenditures of residential street lighting districts.

T

Tax Incremental Financing District (TIF): An economic development tool used to provide improvements such as demolition of buildings, infrastructure improvements, or infrastructure extensions to businesses. The district captures the added tax value of all taxing jurisdictions and uses the added value to pay for improvements.

Tax Levy: The total amount to be raised by general property taxes for purposes specified in the Tax Levy Ordinance.

Tax Roll: The official list showing the amount of taxes levied against each taxpayer or property.

Telephone Franchise: Franchise tax levied on telephone company and telegraph company.

Tennis, Basketball, Shuffleboard Lights: Revenues collected for light usage.

Trial Balance: A list of the balances and the accounts in a ledger kept by double-entry with the debit and credit balances shown in separate columns. If the totals of the debit and credit columns are equal or their net balance agrees with a control account, the ledger from which uses total expenditures and transfers to other funds that decreases net financial resources.

TRIM Notice: "Truth in Millage," a tentative tax notice sent to all property owners in August to provide information reflecting tentatively adopted millage rates.

Trust Fund: Return of pension contributions from the insurance company for those employees who terminate before becoming fully vested.

Truth in Millage: The Florida Truth in Millage Act (TRIM) serves to formalize the property tax levying process by requiring a specific method of tax rate calculation, form of notice, public hearing requirements and advertisement specifications prior to the adoption and tax rate.

The effect of TRIM is to inform taxpayers that their property taxes are changing (up or down), the cause (a change in the assessed value of their property and/or an increase in the proposed spending level) and how the proposed new tax rate compares to the rate that would generate the same property tax dollars as the current year (the "rolled back" rate).

U

Unemployment Insurance: Provides for City-paid employee benefits for unemployment insurance.

User Fees: Charges for expenses incurred when services are provided to an individual or group and not the community at large. The key to effective utilization of user fees is being able to identify specific beneficiaries of services and then determine the full cost of the service they are consuming.

Uses: Total expenditures and transfers to other funds that decrease net financial resources.

Utility Service Tax: Taxes levied on consumer consumption of utility services provided in the City. The tax is levied as a percentage of gross receipts.

V

Valuation: The dollar value of property assigned by the County Property Appraiser.

Variable Rate: A rate of interest subject to adjustment.

Violation Alarm Permit: Revenues collected as a result of a violation of the local alarm ordinance.

Violation of Local Code: Revenues collected from violators of local codes.

W

Water: Provides for water service.

Water & Sewer Assessment Collection Fund: SAD 1, Phase I: To account for the revenues and expenditures associated with the City's program of assessing benefiting properties for the cost of financing water and sewer extensions and improvements in Special Assessment District I, Phase I.

Water & Sewer Assessment Collection Fund: SAD 1, Phase II: To account for revenues and expenditures associated with City's program of assessing benefiting properties for the cost of financing water and sewer extensions and improvements in Special Assessment District I, Phase II.

Water & Sewer Assessment Collection Fund: USA 3 & 4: To account for revenues and expenditures associated with City's program of assessing benefiting properties for the cost of financing water and sewer extensions and improvements in Utility Service Areas 3 & 4.

Water & Sewer Assessment Collection Fund: USA 5, 6 & 7A: To account for revenues and expenditures associated with City's program of assessing benefiting properties for the cost of financing water and sewer extensions and improvements in Utility Service Areas 5, 6 & 7A.

Water and Sewer Capital Improvement Fund USA 9: To account for the financial resources and expenditures for the design, acquisition and construction of water and sewer lines throughout the community.

Water & Sewer Capital Improvement Funds: To account for the financial resources and expenditures for the design, acquisition and construction of water and sewer lines throughout the community.

Water & Sewer Fund: An enterprise fund established to account for the resources and uses of the Utilities function of the City and is prepared using the full accrual basis of accounting. The Utilities function consists of the provision of a clean water source and the proper disposal of wastewater. The Water and Sewer Fund is an enterprise fund and as such receives its revenues from charges levied for the provision of services to users.

Water and Sewer Permit: Revenue derived from the issuance of permits allowing the installation of water and/or sewer systems. These revenues fund the inspections provided by the City staff.

Wetlands Mitigation: Any action required to reduce the impact of development on a wetland. Mitigation actions might include creation of new wetlands or improvement of existing wetlands.

Mitigation may occur on the site of the development or at some other site.

Workers' Compensation: Provides for City-paid benefits for Workers' Compensation pursuant to State Law.

Z

Zoning Fees: Fees paid to the Planning Department when applying for variances, subdivision approvals, planned unit development approvals and zoning changes.

Abbreviations & Acronyms

AC Air Conditioning

ACD Automatic Call Distributor

ACFR Annual Comprehensive Financial Report

ACH Automated Clearing House

ACP Asbestos Cement Pipe

ADA Americans with Disabilities Act

ADMIN Administration

AHAC Affordable Housing Advisory Committee

ALCP American Institute of Certified Planners

ALS Alternative Light Source

APA American Planning Association

APWA American Public Works Association

ARPA American Rescue Plan Act

ARRA American Recovery & Reinvestment Act

ASST Assistant

AUTO Automobile

AVE Avenue

AWD All-Wheel Drive

AWWA American Water Works Association

BAP Business Analysis Professional

BAS Building Automation System

BCAIB Building Code Administrators Inspection Board

BLDG Building

BLVD Boulevard

BOCC Board of County Commissioners

BWC Body Worn Cameras

CADD Computer Aided Drafting & Design

CALEA Commission on Accreditation for Law Enforcement Agencies

CAPRA Commission for Accreditation of Park and Recreation Agencies

CARES Coronavirus Aid, Relief, and Economic Security

CART Child Abduction Response Team

CAT Category

CBS Concrete Block Structure

CCTI Corporate and Community Training Institute

CDBG Community Development Block Grant

CDL Commercial Driver's License

CEB Code Enforcement Board

CEI Construction Engineering Inspection

CERT Community Emergency Response Team

CEU Continuing Education Unit

CFA Commission for Florida Enforcement Accreditation

CFE Certified Fraud Examiner

CFM Certified Facility Manager

CGFO Certified Government Financial Officer

CHGS Charges

CID Criminal Investigation Division

CIP Capital Improvement Project

CIS Computer Information Service

CLGC Certified Local Government Communicator

CLT Community Land Trust

CMP Congestion Management Process

COAR Collaborative Operational Analysis and Response

COBRA Consolidated Omnibus Budget Reconciliation Act

CO Certificate of Occupancy

COG Continuity of Government

COLA Cost of Living Adjustment

COMPSTAT Computerized Statistics

COOP Continuity of Operations Plan

COORD Coordinator

COP Certificate of Participation

COPS Community Oriented Policing Services

CORE Comprehensive Offender Rehabilitation & Education

CPA Certified Public Accountant

CPFO Certified Public Financial Officer

CPI Consumer Price Index

CPRP Certified Park and Recreation Professional

CPO Cart Path Only

CRA Community Redevelopment Agency

CRF Coronavirus Relief Fund

CRS Community Rating Services

CSI Collection System Integrity

CSI Crime Scene Investigator

CTC Community Tax Certificate

CWCP Certified Workers' Compensation Professional

DARE Drug Awareness Resistance Education

DCA Department of Community Affairs

D&C Distribution & Collection

DEO Department of Economic Opportunity

DEP Department of Environmental Protection

DEV Development

DIS District Integration System

DIV Division

DR Drive

DRI Development of Regional Impact

DROW Drainage Right of Way

DUI Driving Under the Influence

EAR Evaluation and Appraisal Report

EB East Bound

EDC Economic Development Corporation

EMOC Emergency Management Operations Center

EMS Emergency Medical Services

ENR Engineering News Record

ENV Environment

EOC Emergency Operations Center

EQ Equalization

ERA Emergency Rental Assistance

ERP Enterprise Resource Planning

ERU Equivalent Residential Unit

EWIP Eastern Watershed Improvement Project

EXP Expenses

FABTO Florida Association of Business Tax Officials

FAC Facilities

FACE Florida Association of Code Enforcement

FAPPO Florida Association of Public Procurement Officials

FB Facebook

FCB Florida Center for Business

FCT Florida Community Trust

FD Financial Department

FDEP Florida Department of Environmental Protection

FDOT Florida Department of Transportation

FDR Full Depth Reclamation

FEMA Federal Emergency Management Agency

FGFOA Florida Government Financial Officers Association

FHC Florida Housing Coalition

FHWA Federal Highway Administration

FICA Federal Insurance Contributions Act

FIND Florida Inland Navigational District

FIU Florida International University

FM Force Main

FMLA Family Medical Leave Act

FPL Florida Power & Light

FRDAP Florida Recreation Development Assistance Program

FRPA Florida Recreation & Park Association

FRRI Forum on Race Relations & Inclusion

FT Full Time

FTBA Florida Transportation Builders Association

FTE Full Time Equivalent

FTO Field Training Office

FVS First Vehicle Services

FY Fiscal Year

GAAP Generally Accepted Accounting Principles

GDU General Development Utilities

GFC Government Finance Corporation

GFOA Government Finance Officers Association

GIS Geographic Information System

GL Glades

GO General Obligation

GOVT Government

GPS Global Positioning System

GREAT Gang Resistance Education & Training

HHR Hurricane Housing Recovery

HIPAA Health Insurance Portability & Accountability Act

HMGP Hazard Mitigation Grant Program

HOA Homeowner's Association

HOF Hall of Fame

HPPS High-Performance Public Space

HR Human Resources Program

HUD Housing and Urban Development

HVAC Heating Ventilation & Air Conditioning

IA Internal Affairs

I&I Inflow and Infiltration

IBNR Incurred but Not Reported

ICMA International City/County Managers Association

ICMA-CM International City/ County Managers Association Certified Manager

IG Instagram

IJR Interchange Justification Report

INV Investigation

IOCP Input/output completion ports

IRSC Indian River State College

ISDN Integrated Services Digital Network

ISO Insurance Service Office

IT Information Technology

ITS Intelligent Transportation System

IW Injection Well

JEA James E. Anderson

KPSLB Keep Port St. Lucie Beautiful

LAP Local Agency Program

LEAP Litter Eradication Action Plan

LED Light-Emitting Diode

LF Linear Feet

LHAP Local Housing Assistance Plan

LIC License

LLC Limited Liability Company

LLEBG Local Law Enforcement Block Grant

LMS Local Mitigation Strategy

LOGT Local Option Gas Tax

LPM Low Pressure Main

LT Lieutenant

LWCF Land and Water Conservation Fund

MAC Major Activity Center

MAINT Maintenance

MBDA Minority Business Development Agency

MBE Minority Business Enterprise

MED Medical

MFEC MidFlorida Event Center

MGD Million Gallons Per Day

MGR Manager

MISC Miscellaneous

MIS Management Information Services

MMC Master Municipal Clerk

MOU Memorandum of Understanding

MPO Metropolitan Planning Organization

MSA Metropolitan Statistical Area

MSTU Municipal Services Taxing Unit

MUTCD Manual on Uniform Traffic Control Devices

N/A Not Applicable

NACSLB National Advisory Council on State and Local Budgeting

NCS National Community Survey

NEAT Neighborhood Engagement Action Team

NES National Employee Survey

NHTSA National Highway Traffic Safety Administration

NICE Neighborhood Improvement and Community Engagement

NIGP National Institute of Governmental Purchasing

NIOSH National Institute for Occupational Safety & Health

NOPC Notice of Proposed Change

NPB Neighborhood Patrol

NPD Neighborhood Patrol Division

NPDES National Pollution Discharge Elimination System

NPI National Purchasing Institute

NRA National Rifle Association

NRPA National Recreation and Park Association

NRS National Research Center

NSD Neighborhood Services Department

NSP Neighborhood Stabilization Program

OMB Office of Management & Budget

OPEB Other Post-Employment Benefits

OSHA Occupational Safety and Health Administration

P-Card Purchasing Card

P&R Parks and Recreation

P&Z Planning and Zoning

P/T Part Time

PAC Partners Against Crime

PAL Police Athletic League

PANDA Permits and AIRS (Automatic Inspection Request System)

PBA Police Benevolent Association

PC Personal Computer

PCI Pavement Condition Indexes

PD Police Department

PD&E Plan, Design & Engineering Study

PDF Portable Document Format

PE Professional Engineer

PEA Public Employee Association

PED Pedestrian

PGA Professional Golfers' Association

PIO Public Information Officer

PKWY Parkway

PL Plant

PM Preventive Maintenance

PO Purchase Order

PPI Producer Price Index

PPO Preferred Provider Organization

PRE Preventive

PRGM Program

PR Public Relations

PSA Police Service Aide

PSL Port St. Lucie

PSLPRD Port St. Lucie Parks & Recreation

PSLUSD Port St. Lucie Utility Service System

PT Part Time

PUD Planned Unit Development

PUMA Parks Ultimate Management Application

PW Public Works

PWD Public Works Department

R&B Road and Bridge

R&R Renewal & Replacement

RE Regarding

REG Regulation

RFP Request for Proposal

RMLO Records Management Liaison Officer

RM Risk Management

ROD Record of Decision

ROI Return on Investment

RO Reverse Osmosis

ROW Right-of-Way

ROWTP Reverse Osmosis Water Treatment Plant

SAD Special Assessment District

SBDC Small Business Development Centers

SBITA Subscription-Based Information Technology Arrangement

SCADA Supervisory Control & Data Acquisition

SERV Services

SFWMD South Florida Water Management District

SG Southern Grove

SGT Sergeant

SHIP State Housing Initiative Partnership

SHRM Strategic Human Resource Management

SID Special Investigation Division

SLC Saint Lucie County

SLCTPO Saint Lucie County Transportation Planning Organization

SLW Saint Lucie West

SMART Specific Measurable Attainable Realistic Timely

SPC Specialist

SR Senior

SRO School Resource Officer

STARCOM Statistical Tracking Accountability & Response through Computer Oriented Mapping

STA Stormwater Treatment Areas

STDS Standards

SUV Sports Utility Vehicles

SVCS Services

SW Southwest

SWANA Solid Waste Association of North America

SWAT Special Weapons and Tactics

SWMPP Stormwater Management Program Plans

SYS System

TBD To be determined

TBRA Tenant-Based Rental Assistance

TCBA Treasure Coast Builders Association

TCFGFOA Treasure Coast Chapter Florida Government Financial Officers Association

TCI Tradition Center for Innovation

TCRPC Treasure Coast Regional Planning Council

TIF Tax Increment Financing

TPMS Temperature and Pressure Monitoring System

TPO Transportation Planning Organization

TRICO Treasure Coast Risk Management Program

TRIM Truth in Millage

TRIP Transportation Regional Incentive Program

TRNG Training

UCR Uniform Crime Report

UHP Uniformed Hiring Program

ULI Urban Land Institute

US United States

USA Utilities Service Area

USD Utilities Systems Department

VAV Variable Air Volume

VET MEM Veterans Memorial

VFD Variable Frequency Drives

VGTI Vaccine and Gene Therapy Institute

VOCA Victims of Crime Act

VPN Virtual Private Network

W&S Water & Sewer

WAN Wide Area Network

WAP Wireless Application Protocol

WB West Bound

WP Wastewater Plant

WPPS Westport Pump Station

WQR Water Quality Restoration

WTP Water Treatment Plant

WW Wastewater

WWBPS Wastewater Booster Pump Station

WWTF Wastewater Treatment Facility

WWTP Wastewater Treatment Plant

YR Year

YTD Year to Date


PORT ST. LUCIE
HEART OF THE TREASURE COAST



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www.CityofPSL.com