

CAPITAL IMPROVEMENTS

9

CHARTING
PORT ST. LUCIE

DATA & ANALYSIS

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CHAPTER 9. CAPITAL IMPROVEMENTS ELEMENT

I. Introduction

The purpose of the Capital Improvements Element is to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth: The Element includes the following:

1) Principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a year period.
2) Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3) Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4) A schedule of capital improvements listing publicly funded projects (federal, state, or local) and privately funded projects for which the City has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for a 5-year period are identified as either funded or unfunded and given a level of priority for funding

The City maintains a minimum level of service for transportation, potable water and wastewater, solid waste, storm water management, and recreation and open space. The City is transitioning from transportation concurrency to a mobility fee-based approach. This initiative emphasizes accommodating multimodal transportation options, including walking and bicycling, rather than focusing solely on vehicle movement. The St. Lucie County School District maintains minimum level of service standards for public school facilities, in accordance with the adopted Interlocal Agreement.

The Capital Improvements Schedule, annually compiled by the Office of Management and Budget, identifies and funds those projects for which the City is the service provider, and which are required to maintain the minimum levels of service and satisfy other prioritization criteria.

Generally speaking, the City is the entity responsible for the funding of capital improvements in the areas of the City platted by the original developer, the General Development Corporation. New development is expected to fund the improvements and infrastructure needed to support the development. Capital improvement funded by the developer are formalized through a development agreement, annexation agreement, other enforceable agreement, or binding condition of approval of a Development Order. These capital improvements are reflected in the schedule of capital improvements if the capital improvement is necessary to serve development within the five-year schedule.

The schedule of capital improvements includes publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Capital Assets and Capitalization Thresholds

A capital asset is real or personal property that has a cost equal to or greater (each individual item) than the cost noted by each class and has an estimated useful life of at least two years. 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. The City of Port St. Lucie reports capital assets under the following categories:

1. Land and land improvements ($100,000 capitalization threshold),
2. Buildings and building improvements ($100,000 capitalization threshold),
3. Infrastructure and infrastructure improvements ($100,000 capitalization threshold),
4. Improvements other than buildings ($100,000 capitalization threshold),
5. Property under capital lease ($100,000 capitalization threshold),
6. Construction work in progress ($100,000 capitalization threshold),
7. Machinery and equipment ($5,000 capitalization threshold),
8. Computer software ($100,000 capitalization threshold)

II. Capital Improvement Facilities and Needs

Capital improvements are necessary to ensure the adopted level of service (LOS) standards, as outlined in other elements of this plan, are maintained. The following capital improvement projects are derived from the Transportation, Infrastructure, and Parks and Recreation Elements. The public facilities required to achieve and sustain these LOS standards include:

A. Transportation

The City of Port St. Lucie maintains approximately 165.2 miles of roadways. Transportation is coordinated with the County and regionally through Reimagine Mobility 2050, the St. Lucie Transportation Planning Organization's Long Range Transportation Plan (LRTP). Designated Strategic Intermodal System facilities in St. Lucie County include I-95, and the Florida's Turnpike.

Current transportation planning in Port St. Lucie focuses on east-west corridors, north-south corridors through St. Lucie West, connectors to Martin County, access to the Florida Turnpike and I-95, mass transit, bicycle paths, and pedestrian access. Several new roadways and extension of existing roadways have been identified in the Western Annexation area traffic study. The new annexation area roadway network will provide access and connection to the different areas through a grid network.

The City continues to transition from a transportation concurrency and road impact fee framework to a comprehensive multimodal system focused on safety, accessibility, and mobility choice. This transition builds upon the direction established through the adoption of the City's first Mobility Plan and Mobility Fee in 2021 and reflects the City's commitment to creating a more balanced and sustainable transportation network. As part of this effort, the City is adopting quality of service (QOS) standards that support slower speeds and encourage innovative street designs approaches. These approaches may include low-speed streets, shared streets, complete streets, narrower travel lanes, and urban design principles that promote buildings and landscaping closer to travel lanes.

The City has a sidewalk program to install sidewalks throughout the City based on a City Council approved priority list. Through the sidewalk program alone, the City has installed over 40 miles of sidewalks. The City is continuing to install more sidewalks in older General Development Corporation (GDC) neighborhoods.

The Transportation Element provides information of existing and projected volume-to-capacity standards, existing quality of service standards, transportation improvement strategies, and long term transportation planning programs.

The following transportation improvements have been included in the City's 5-year CIP:

1. **Intersection improvements** at SW Rosser Blvd./Dreyfuss Blvd., California Blvd./Cameo Blvd., N Macedo Blvd./Selvitz Rd, and California Blvd/St. Lucie West Blvd.
2. **Bicycle and multimodal improvements** at Morningside Blvd/Port St. Lucie Blvd, NW Bayshore Blvd., Tradition & Village, and SE Veterans Memorial Pkwy/Lyngate Dr.
3. **Road widening** at NW Bayshore Blvd, Gatlin Blvd/Savona Blvd, St. Lucie West Blvd, and California Blvd.
4. **Improvements** to Port St. Lucie Blvd South and Floresta Dr.
5. **Peacock Trail**
6. **Citywide sidewalk and paving improvements**

B. Potable Water

The City of Port St. Lucie is served by two potable water service providers: the Port St. Lucie Utility Systems Department (PSLUSD), the St. Lucie West Services District (SLWSD), and The Reserve (which may be shifting responsibilities to SLWSD). The PSLUSD owns and operates three water treatment facilities that pump water from the surficial and Floridan aquifers, water storage and re-pump stations, and an extensive transmission and distribution infrastructure. The PSLUSD service area extends beyond the City's boundaries, particularly to the north. There are currently about 523 homes in the City that rely on private wells for potable water service. An average of 58 wells have been converted to City water annually for the past five years. The City of Port St. Lucie completed their Water Supply Facility Work Plan Work Plan update in 2024.

According to the Water Supply Facilities Work Plan, the system had approximately 90,648 active water connections as of March 2023. While a quarter of the Utility Service Area remains undeveloped, several large planned development projects are currently under development. Short term improvements include the addition of Floridian wells, contributing approximately 2.65 million gallons per day (MGD) of raw water supply; the expansion of the reclaimed water system; and the McCarty Ranch Water Quality Impoundment to capture stormwater from the C-23 canal to feed the new Rangeline Water Treatment Facility. Long term improvements include the new Rangeline Reverse Osmosis Water Treatment Facility.

The following improvements have been added to the City's 5-year CIP:

1. **Rangeline Road Reverse Osmosis Water Treatment Plant**: to accommodate new development and future growth
    - Design of a 10 million gallons per day (MGD) treatment plant
    - Design and construction of two (2) injection wells and one (1) monitoring well.
    - Design and construction of six (6) Floridan wells.
    - Design of a raw water main to supply the plant.
2. **Western Reverse Osmosis Wells:**
    - Design and construct three (3) Western Reverse Osmosis Floridian Wells.

3. **Water Quality Restoration:**
    - McCarty Ranch: Design and construction of the final two areas (7A and 7B) for the St. Lucie River/C-23.

C. Wastewater

The City is currently served by the Port St. Lucie Utility Systems Department, and two private utility providers: the St. Lucie West Services Department and The Reserve. In 2025, an agreement between the Reserve and St Lucie West was signed to eventually transfer the Reserve assets to St. Lucie West, this agreement is pending Reserve area improvements. There are also private package plants and private individual septic tanks.

The City-owned wastewater system had roughly 73,896 active wastewater connections in 2023. According to the City's Water Supply Facilities Work Plan, a new Wastewater Master plan is being developed to determine the timing for expanding the Glades facility, which will also support the growth of the reclaimed water system. Additionally the 2024 BMAP Wastewater Treatment and Onsite Sewage Treatment and Disposal Systems (OSTDS) Remediation Plan identified upgrades needed to Glades and Westport Wastewater Treatment facility to ensure meet total nitrogen and total phosphorus limits. The plan also identified that an additional 14 miles of force main piping will be needed in order to accommodate the conversion of over 16,000 septic systems. Future capital improvement schedules will need to accommodate wastewater quality improvements projects to meet target deadlines.

The following projects have been included in the City's 5-year CIP:

1. **Septic to Sewer Conversion:**
    - Village Green Drive: Convert septic systems to sewer for commercial owners within the Hog Pen Hot Spot area.
2. **Force Main Installation:**
    - Westport South 16": Install a parallel force main along Becker Road and Darwin Boulevard.

D. Solid Waste

The City of Port St. Lucie ensures proper solid waste management through a franchise agreement with FCC Environmental Services Florida, which handles the collection of solid waste and recyclables. The current agreement runs until September 30, 2029, with a potential three-year extension. All solid waste including yard waste generated within the City is disposed of at the St. Lucie County Baling and Recycling Facility as per an interlocal agreement with the County. The City has one yard and bulk waste drop-off center. Recycling is collected weekly, also through FCC Environmental Services. However, this center is closing in January 2026.

While there are no hazardous waste disposal sites within the City, residents can drop off hazardous materials at the St. Lucie County Sanitary Landfill. Additionally, the City hosts two Household Hazardous Waste Collection Days annually and provides battery drop-off at all city buildings.

The total estimated capacity remaining of Class I Landfill is 11,971,202 cubic yards (per St. Lucie County Comprehensive Plan). At the current rate of use, the landfill will be able to meet demand for Class I waste until the year 2065.

The total estimated capacity of the C & D Debris landfill is 628,080 pounds. At the current rate of use, the landfill will be able to meet demand for C & D Debris until 2035. The City does not plan to implement any capital projects for solid waste. Instead, it will coordinate with the County on the issue of construction and demolition debris disposal beyond 2035.

E. Drainage

The City's drainage system was modified by the Army Corps of Engineers in the 1960s to improve drainage and irrigation. As urbanization increased, so did stormwater runoff, leading to higher flood risks. Over the years, the City has completed comprehensive drainage studies and major stormwater construction projects. One of those projects was the Eastern Watershed Improvement Project (EWIP), which provides additional storage capacity, improves flood protection levels, and improves water quality prior to discharge to Howard Creek.

The City mandates on-site stormwater retention and treatment for new developments, with runoff rates limited to 0.5 cubic feet per second per acre. Additionally, the City participates in the National Pollution Discharge Elimination System (NPDES) and the St. Lucie River and Estuary Basin Management Action Plan (BMAP) to enhance water quality. Major initiatives include the St. Lucie River/C-23 Water Quality Project, converting 1,871 acres of citrus groves into a water storage facility.

The following drainage projects have been added to the 5-year CIP:

1. **Water Quality Treatment Plans:**
    - Hog Pen Drainage Basin: Develop and implement a water quality treatment plan to remove high levels of nutrients and bacteria.
    - Veterans Memorial: Design and construct a new stormwater treatment structure to detain and treat stormwater before discharging into the North Fork.
    - 12 Baffle Boxes for C-24/Monterrey/Cameo Watershed: Design, permit, and construct 12 baffle boxes on the outfalls within the C-24/Monterrey and Cameo Watersheds to help water q
2. **Infrastructure Improvements:**
    - **A-14 Water Control Structure:** Reconstruct the control structure located adjacent to SW Darwin Boulevard at the E-84 Canal.
    - **D-11 Canal:** Perform improvements funded by $2.1 million from the American Rescue Plan Act (ARPA).
3. **Grant-Funded Projects:**
    - SE Whitmore Drive: Install baffle boxes using funds from a State Water Quality Assistance grant to treat stormwater runoff from a 119-acre area.
    - Watershed A & B: Implement watershed improvements supported by a $2 million Resilient Florida grant.

F. Recreation and Open Space

In 2019, the City developed a 10-Year Parks and Recreation System Master Plan. In addition to identifying existing conditions and planning for future endeavors, the plan includes community health/wellness activities and community education opportunities. The plan is currently undergoing an update.

The City of Port St. Lucie's parks system consists of 53 parks, encompassing a total of 1,632 acres. This inventory includes small and large neighborhood parks, community parks, citywide and regional parks, specialized facilities, and nature preserve areas (see **Table 7-1** in the Recreation and Open Space Element). The current LOS for developed parkland is 6.1 acres per 1,000 residents. If no additional parkland is acquired, the existing parkland will meet the established LOS of 5 acres per 1,000 through the year 2030. . With population estimates reaching 344,145 in 2036 and 407,221 in 2050, projected parkland demand will grow to 1,721 acres and 2,036 acres, respectively. Over the 2025-2030 time frame the City is proposing to add an additional 817 acres of parks to meet the demand. Additionally, although not included in the five-year budget, the City has designated areas for land acquisition for Tradition Regional Park and the District 4 Community Center in the fiscal year 2029-2030.

The following projects are included in the 5-year CIP.

1. **O.L. Peacock Sr. Park:** Complete Phase 2 & 3 construction
2. **Torino Regional Park:** Develop a conceptual design for Phase 2 of the park, ensuring alignment with the approved Parks and Recreation 10-Year Master Plan.
3. **Peacock Trail:** Construct an elevated boardwalk from SW Hayworth Ave. south to SW Dreyfuss Blvd and end at O.L. Peacock Sr. Park.

G. Public School Facilities

Public education is under the jurisdiction of the elected School Board of St. Lucie County. The City of Port St. Lucie has two active Interlocal Agreements with the school board, one for Public School Facility Planning and the other one is for the mutual use of facilities for the benefit of the public.

The public school system in St. Lucie County is based on a countywide district, encompassing all municipalities within the County and the unincorporated area. The School District notifies the City of needs pertaining to onsite or offsite improvements to support new facilities or the proposed expansion or redevelopment of existing schools within the jurisdiction of the City. The Public School Facilities Element of this Plan further describes the roles and responsibilities of the City, County, and other municipalities and the School Board of St. Lucie County.

According to the Florida Department of Education, two high schools are currently over capacity – Fort Pierce Central High School and Treasure Coast High School. However, Legacy DDD High School opened in August 2025, the first new high school in the area in 20 years, and it is expected to ease overcrowding.

The St. Lucie School District plans the following projects:

1. Southern Grove K-Middle
2. Western Grove K-Middle
3. Legacy High School

III. Monitoring and Evaluation

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the CIE. This is largely because the City's revenue and expenditure streams are subject to fluctuations in the market and economy. It is the behavior of these streams which will be used to predict fiscal trends in order to maintain the City's adopted level of service for public facilities. Modifications to update the 5-year Capital Improvements Schedule will be completed by ordinance on an annual basis and are not deemed to be amendments to the Local Comprehensive Plan. The annual review will include the following considerations in order to determine their continued appropriateness:

- Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element;
- The CIE's consistency with the other elements and its support of the Future Land Use Element;
- The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;
- The City's effectiveness in maintaining the adopted LOS standards;
- The City's effectiveness in reviewing the impacts of plans and programs of state agencies, other entities and the water management district that provide public facilities within the City's jurisdiction;
- Assessing new developments their pro rata share of improvement costs which they generate;
- The ratio of outstanding indebtedness to the property tax base;
- Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
- The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and,
- Capital improvements needed for the latter part of the planning period, for inclusion in the 5-Year Schedule of Improvements.

IV. Implementation

The 5-Year Schedule of Improvements is the mechanism by which the City can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other Comprehensive Plan elements in support of the Future Land Use Element. The City's annual CIP incorporates those improvements as scheduled for appropriation in the City's 5-Year Schedule of Improvements.

The following criteria are applied for determining the need for capital improvements:

- Regard for the Urban Service Area and provision of facilities in the most efficient and compact manner so as to discourage the proliferation of urban sprawl;
- Anticipated demand through growth;
- Coordination of County plans with those of State agencies and water management districts, school district, and other outside agencies;
- Demand for improvements created by facility breakdown or by life expectancy of the facility; and,

- Maintenance of level of service standards.

V. Capital Improvements Schedule

Table 9-1 is the Capital Improvement Schedule for the City of Port St. Lucie covering a five-year period from FY 2025-26 to FY 2029-30.

TABLE 9- 1. CAPITAL IMPROVEMENTS SCHEDULE

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
General Fund		**$53,855,000.00**	**$1,605,000.00**	**$1,255,000.00**	**$3,855,000.00**	**$1,000,000.00**	**$61,570,000.00**
	Land Acquisition	$2,000,000.00	$1,000,000.00	$1,000,000.00	$1,000,000.00	$1,000,000.00	**$6,000,000.00**
	MIDFLORIDA Event Center Warehouse Expansion		$350,000.00		$2,600,000.00		**$2,950,000.00**
	Riverland Paseo Park Parking Lot Expansion	$1,600,000.00					**$1,600,000.00**
	Neighborhood Green Spaces (4)	$255,000.00	$255,000.00	$255,000.00	$255,000.00		**$1,020,000.00**
	Walton & One Recreation Center	$50,000,000.00					**$50,000,000.00**
Transportation		**$42,880,000.00**	**$52,440,000.00**	**$38,720,000.00**	**$5,710,000.00**	**$1,660,000.00**	**$141,410,000.00**
PW	Land Acquisition	$160,000.00	$160,000.00	$160,000.00	$160,000.00	$160,000.00	**$800,000.00**
PW	New Sidewalk Citywide	$1,500,000.00	$1,500,000.00	$1,500,000.00	$1,500,000.00	$1,500,000.00	**$7,500,000.00**
PW	Volucia Drive Sidewalk	$1,000,000.00					**$1,000,000.00**
PW	Peacock Trail	$150,000.00	$650,000.00				**$800,000.00**
PW	SW Rosser/ Dreyfuss Intersection Improvements Roundabout		$250,000.00	$2,500,000.00			**$2,750,000.00**
PW	California /Cameo Intersection		$200,000.00		$2,000,000.00		**$2,200,000.00**

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
	Improvements Roundabout						
PW	Morningside/Port St. Lucie Blvd. Safety Enhanced Bicycle Access	$100,000.00					**$100,000.00**
PW	NW Bayshore Blvd. Widening & Multimodal Improvements	$16,000,000.00	$9,000,000.00				**$25,000,000.00**
PW	Tradition & Village Mobility Improvements	$2,200,000.00					**$2,200,000.00**
PW	Gatlin/Savona Phase II Widening (Girard to Dalton)	$4,700,000.00					**$4,700,000.00**
PW	Port St. Lucie Boulevard South Improvements Seg. 2.2 (Paar Dr to Alcantarra Blvd)	$300,000.00					**$300,000.00**
PW	St. Lucie West Blvd. Widening Peacock to Cashmere	$2,200,000.00	$26,400,000.00				**$28,600,000.00**
PW	Port St. Lucie Blvd. South Seg. 1			$20,000,000.00			**$20,000,000.00**
PW	N Macedo Blvd. & Selvitz Rd. Raised Intersection		$100,000.00				**$100,000.00**

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
PW	SE Veterans Memorial at Lyngate Multimodal Bicycle Access		$250,000.00				**$250,000.00**
PW	Citywide Sidewalk Improvements	$1,100,000.00	$1,100,000.00	$960,000.00			**$3,160,000.00**
PW	Citywide Paving Program	$3,200,000.00	$6,050,000.00	$4,600,000.00	$2,050,000.00		**$15,900,000.00**
PW	Floresta Improvements Phase III	$9,000,000.00					**$9,000,000.00**
PW	California Widening	$1,050,000.00	$5,000,000.00	$9,000,000.00			**$15,050,000.00**
PW	California / St. Lucie West Blvd. Intersection Improvements	$220,000.00	$1,780,000.00				**$2,000,000.00**
Potable Water		**$7,430,000.00**	**$102,661,000.00**	**$108,700,000.00**	**$57,270,000.00**	**$5,215,900.00**	**$281,276,900.00**
Utility Systems Dept	Rangeline Rd Reverse Osmosis Water Treatment Plant		$30,000,000.00	$50,000,000.00	$50,000,000.00		**$130,000,000.00**
Utility Systems Dept	Rangeline Rd Reverse Osmosis Injection (2) Well Systems and (1) Monitoring Well		$25,000,000.00	$15,000,000.00			**$40,000,000.00**
Utility Systems Dept	Rangeline Rd Reverse Osmosis	$5,600,000.00	$5,844,000.00	$11,200,000.00	$5,600,000.00		**$28,244,000.00**

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
	Water Plant Floridian Wells (6)						
Utility Systems Dept	Rangeline Rd Raw Water Main		$7,967,000.00				**$7,967,000.00**
Utility Systems Dept	Glades Wastewater Treatment Plant Expansion 18 or 24 MGD		$10,000,000.00	$10,000,000.00			**$20,000,000.00**
Utility Systems Dept	Glades Equalization Tank		$600,000.00	$6,000,000.00			**$6,600,000.00**
Utility Systems Dept	Glades Injection Well System (1 Injection Well)	$130,000.00		$16,000,000.00			**$16,130,000.00**
Utility Systems Dept	James E. Anderson Rear Water Main Phase I (WA19)					$320,000.00	**$320,000.00**
Utility Systems Dept	James E. Anderson Rear Water Main Phase II (WA11)					$340,000.00	**$340,000.00**
Utility Systems Dept	Water Quality Restoration Area 7A		$9,500,000.00				**$9,500,000.00**
Utility Systems Dept	Water Quality Restoration Area 7B				$720,000.00		**$720,000.00**
Utility Systems Dept	Northport Booster Pump Force Main to Glades	$1,200,000.00	$3,600,000.00		$950,000.00	$4,055,900.00	**$9,805,900.00**

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
	Wastewater Treatment						
Utility Systems Dept	Low Pressure Mains - Ductile Iron Pipe Replacement	$500,000.00		$500,000.00		$500,000.00	**$1,500,000.00**
Utility Systems Dept	Westport South 16" Force Main Becker Road (WW11)		$6,500,000.00				**$6,500,000.00**
Utility Systems Dept	Becker Road Water & Wastewater Improvements Phase 1-7		$850,000.00				**$850,000.00**
Utility Systems Dept	Glades Cutoff Road Parallel Water Main Phase 1		$2,800,000.00				**$2,800,000.00**
Drainage		**$1,900,000.00**	**$1,880,000.00**	**$710,000.00**	**$3,084,000.00**	**$2,060,000.00**	**$9,634,000.00**
PW	B1 & D21 Canal Slope Restoration				$300,000.00	$1,500,000.00	**$1,800,000.00**
PW	Culvert Replacement Program	$400,000.00	$400,000.00	$400,000.00	$400,000.00	$400,000.00	**$2,000,000.00**
PW	Property Acquisition for Access to Water Control Structures	$200,000.00	$160,000.00	$160,000.00	$160,000.00	$160,000.00	**$840,000.00**
PW	Veteran's Memorial Quality Phase III		$1,320,000.00				**$1,320,000.00**
PW	Veteran's Memorial Water Quality Phase IV and V				$1,694,000.00		**$1,694,000.00**

DEPT	PROJECT DESCRIPTION	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30	5-Yr Total
PW	Hog Pen Slough Water Quality & (HPS-60) Structure Replacement (Prior FY Project)	$1,300,000.00					**$1,300,000.00**
PW	Emerson Street Water Quality Dry Pond			$150,000.00	$530,000.00		**$680,000.00**
Recreation and Open Space		**$3,300,000.00**	**$1,280,000.00**	**$1,163,005.00**	**$2,836,995.00**	**$7,000,000.00**	**$15,580,000.00**
PR	Tradition Regional Park (Prior FY Project)	$2,000,000.00					**$2,000,000.00**
PR	O.L. Peacock Sr. Park (impact fee)	$300,000.00		$1,163,005.00	$1,836,995.00		**$3,300,000.00**
PR	Torino Regional Park (impact fee)	$1,000,000.00	$1,280,000.00				**$2,280,000.00**
PR	Tradition Community Center				$1,000,000.00	$7,000,000.00	**$8,000,000.00**
TOTAL		**$109,365,000.00**	**$159,866,000.00**	**$150,548,005.00**	**$72,755,995.00**	**$16,935,900.00**	**$509,470,900.00**

PW: Public Works Department; PR: Parks and Recreation Department.

VI. Future Considerations

The Capital Improvements Element is crucial for implementing the Port St. Lucie Comprehensive Plan. Its Capital Improvement Schedule must address current deficiencies and support future growth.

- **Effective Allocation of Resources.** The Transportation, Infrastructure, and Recreation and Open Space elements establish levels of service and forecast demand. This method helps identify necessary improvements and prevent deficiencies. However, limited revenue may hinder funding these improvements, making effective allocation of resources essential to maintain adopted service standards and the Five-Year Capital Improvements Schedule.
- **Short and Long-Term Adaptability.** The Capital Improvements Schedule is reviewed annually as part of the budget process to ensure it reflects changes in population, available funding, and shifting community needs. This regular update ensures that projects remain aligned with the city's most pressing priorities. While the Comprehensive Plan covers a 20-year horizon, recognizing the potential for changes in environmental, political, or social conditions is key. Monitoring trends and projections helps city leaders make informed decisions, ensuring the Capital Improvement Schedule addresses the community's evolving needs.