

CAPITAL IMPROVEMENTS

9

CHARTING
PORT ST. LUCIE

GOALS, OBJECTIVES, & POLICIES

September 28, 2026

GOAL 9.1. CAPITAL IMPROVEMENTS

The city shall undertake actions to adequately provide needed public facilities for both existing and future residents in a timely and efficient manner consistent with available resources that will promote orderly growth.

OBJECTIVE 9.1.1.	ANNUAL BASIS
	Capital improvements shall be provided as required on an annual basis to correct existing deficiencies, to accommodate projected future growth and to replace obsolete and worn-out facilities in accordance with the adopted Capital Improvement Program.

Policy 9.1.1.1. The City shall include in its 5-Year Capital Improvement Program all projects identified in other Comprehensive Plan elements that are determined to be of relatively large scale and high cost (i.e., $100,000 or greater); all capital improvements with costs $35,000 or greater shall be included in the City's budget.

Policy 9.1.1.2. The City Council shall continue to evaluate and rank capital improvement projects in order of priority for inclusion in the 5-Year Schedule of Improvements, using the following criteria.

a. Replacement of obsolete or worn-out facilities, including repair, remodeling or renovation of facilities that contribute to achieving and/or maintaining levels of service.

b. New facilities that reduce or eliminate existing deficiencies in levels of service.

c. New facilities and improvements to existing public facilities that eliminate public hazards not otherwise eliminated by improvements prioritized according to a. and b. above.

d. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next five fiscal years, as updated by the annual review of the CIE. The City may acquire land or right-of-way in advance of the need to develop a facility for new development.

e. Improvements to existing facilities and new facilities that significantly reduce the operating costs of achieving and/or maintaining levels of service.

f. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State agencies or the South Florida Water Management District that affect, or will be affected by, the proposed capital improvement.

OBJECTIVE 9.1.2. ADOPTED LEVEL OF SERVICE (LOS) STANDARDS

Future development shall bear 100% of the cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policy 9.1.2.1. The availability of public facilities shall be determined and measured using the following LOS standards for the required public facility classifications:

LEVEL OF SERVICE STANDARDS

a. **TRANSPORTATION**

MINIMUM LEVEL OF SERVICE STANDARDS

Facility Type (Non SIS)	LOS Standard
Collector	D
Minor Arterial (Urban)	E *
Primary Arterial (Urban)	E *
State Highway (Urban)	D
Limited Access Facility (Urban)	D

(Level of service for roadways shall be determined based on peak hour traffic conditions.)

LEVEL OF SERVICE STANDARDS

Facility Type	Standards
Deficient Facilities	Maintain & improve
Constrained Facilities	Maintain*

*Transportation System Management and Transportation Demand Management measures will be used to maintain and improve traffic flow.

SIS Roadway Corridors	Roadway Segment	LOS Standard
I-95	Martin County Line to Gatlin Boulevard	D
I-95	Gatlin Boulevard to St. Lucie Boulevard	D
I-95	St. Lucie Boulevard to Midway Road	D
Florida's Turnpike	Martin County Line to Becker Road	D
Florida's Turnpike	Becker Road to Port St. Lucie Boulevard	D
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/ Okeechobee Rd	D

b. **POTABLE WATER**

The LOS standard adopted for potable water facilities is as follows:

For **residential uses**, single and multi-family, the following level of service standards shall apply:

1. Port St. Lucie Utility Systems Department-100 gallons per capita per day (GPCD)
2. St. Lucie West Services District-85 gallons per capita per day (GPCD)

For **non-residential uses**, the following level of service standards shall apply:

1. Commercial, 125 gallons per day per 1000 square feet
2. Hotel/Motel, 112.5 gallons per day per room
3. Industrial, 150 gallons per day per 1000 square feet
4. Office/School/Institutional, 120 gallons per day per 1000 square feet

The level of service standard for the provision of water treatment for development in areas outside of existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved water well by the County Health Department.

c. **SANITARY SEWER**

The level-of-service standard for sanitary sewer facilities shall be 100 gallons per capita per day (GPCD).

The level of service for sewage treatment for development in areas outside of existing Utility Service Areas (USA's) shall be based on verification and acceptance of an approved septic system by the County Health Department.

d. **SOLID WASTE**

The level-of-service standard adopted for solid waste facilities is 3.88 pounds/capita/day for Class I waste and 0.81 pounds/capita/day for C & D waste.

e. **DRAINAGE**

The level of service adopted for stormwater management facilities for existing surface water management systems shall be as shown in the South Florida Water Management District (SFWMD) permit governing said system. Systems without a permit shall be as shown in SFWMD rules in effect at the time of the system's original construction.

f. **PARKS AND RECREATION**

Developed Public Park or Recreation Facilities: 5.0 acres/1000 population

g. **PUBLIC SCHOOLS**

LOS Standards for High, Middle, and Elementary Schools and for Title 1 Schools. The uniform, district-wide LOS standards shall be 100% of permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes. [Definition]

Policy 9.1.2.2. The City will continue to ensure that future development will bear 100% of the costs of facilities necessitated by the development in order to maintain adopted LOS standards.

Policy 9.1.2.3. To ensure that facilities and services needed to support development are available concurrent with the impacts of such development, the City of Port St. Lucie has adopted a Concurrency Management System. Prior to the issuance of a development order or development permit, the Concurrency Management System shall ensure that the adopted levels of service standards required for transportation facilities, potable

water, sanitary sewer, solid waste, drainage, parks and recreation shall be maintained. The following are the minimum requirements for concurrency:

For potable water, sewer, solid waste, and drainage:

a. The necessary facilities and services are in place and available to serve new development; or

b. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

c. The necessary facilities and services are guaranteed in an enforceable development agreement that requires the necessary facilities and services to be in place and available to serve the new development at the time of the issuance of a certificate of occupancy or its functional equivalent. Such enforceable development agreement may include, but is not limited to, a development agreement pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For parks and recreation:

a. The necessary facilities and services are in place or under actual construction; or

b. The necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a certificate of occupancy or its functional equivalent; or

c. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

For transportation facilities:

a. The necessary facilities and services are in place or under actual construction; or

b. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

c. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy or its functional equivalent. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.

OBJECTIVE 9.1.3.	NEEDED CAPITAL IMPROVEMENTS
	The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvements Program for previously issued development orders and for future development in order to maintain adopted LOS standards.

Policy 9.1.3.1. The City shall continue the review and approval process of the CIE, the Capital Improvements Program, and Budget on an annual basis.

Policy 9.1.3.2. The City shall adopt a Capital Improvement Budget at the same time it adopts an Annual Operating Budget. The Capital Budget shall include those projects as specified in the policies of the other Comprehensive Plan elements necessary to maintain the adopted levels of service.

Policy 9.1.3.3. The City will maintain and annually update a long-range financial forecasting system which includes projections of revenues, expenditures, and financing of capital improvements.

Policy 9.1.3.4. The City shall pursue grants, private funds, and public/private partnerships, to finance capital improvements.

Policy 9.1.3.5. The City shall address all identified options and recommendations as a means to ensure economic feasibility through the capital improvement process and program.

Policy 9.1.3.6. The City shall assess new developments' pro rata share of improvement costs based on the demand those said developments generate.

Policy 9.1.3.7. Through the concurrency management system, the City shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders.

Policy 9.1.3.8. The City shall continue to maintain an adequate facilities ordinance to ensure that public facilities and services will meet the adopted levels of service and will be available concurrent with the impact of development.

Policy 9.1.3.9. Proposed plan amendments and requests for new development shall be evaluated according to the following guidelines as to whether the proposed action would:

a. Contribute to a condition of public hazard as described in the Infrastructure and Coastal Management Elements;

b. Exacerbate any existing condition of public facility deficits as described in the Traffic Circulation, Infrastructure and Recreation and Open Space Elements;

c. Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Capital Improvements;

d. Conform with future land uses as shown on the Future Land Use Map;

e. If public facilities are developer provided, accommodate public facility demands based upon adopted LOS standards;

f. If public facilities are provided by the City, demonstrate financial feasibility subject to this element; and,

g. Affect State agencies and the South Florida Water Management District's facilities plans.

Policy 9.1.3.10. To ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the New Community Development (NCD) District, public infrastructure requirements for developments within a NCD District, or any sub-Districts, may be funded and maintained by Community Development Districts in accordance with Chapter 190 F.S. As an alternative, the City may establish a dependent special assessment district within a NCD District, or any sub-Districts, or similar financing entity to provide for construction and maintenance of public infrastructure within a NCD District, or any sub-District, which is not financed or maintained by a Community Development District. Other funding mechanisms for infrastructure and maintenance may be used, including but not limited to conventional financing and HOA's, to ensure the provision of adequate public facilities that are fiscally neutral and avoid inequitable burdens on parties outside of the NCD District.

Policy 9.1.3.11. The City shall adopt and implement the City of Port St. Lucie Public School Facilities Element in accordance with the adopted Interlocal Agreement between the City and the St. Lucie County School District. The City hereby incorporates by reference the St. Lucie County School Board's Five-Year Work Plan, approved by the School Board as amended. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service (LOS) standards for the public schools. The Five-Year Capital Improvements Plan ensures the level of service (LOS) standards for public schools are achieved and maintained within the period covered by the five-year schedule.

Policy 9.1.3.12. The City may require all annexation applications to provide a fiscal impact analysis and an analysis of public infrastructure needs and funding sources.

OBJECTIVE 9.1.4.	**DEBT** The City shall manage its debt in a manner to retain the integrity of its fiscal resources and assure financial feasibility.

Policy 9.1.4.1. The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.

Policy 9.1.4.2. When the City finances capital projects by issuing bonds, it will pay back the bonds within a period not to exceed the expected useful life of the project.

Policy 9.1.4.3. The City will try to keep the average maturity of general obligation bonds at or below 15 years.

Policy 9.1.4.4. On all debt-financed projects, the City will attempt to make a down payment of at least 10 percent of total project costs from current revenues.

Policy 9.1.4.5. Total debt service for general obligation debt will not exceed 15 percent of total annual locally generated operating revenue.

Policy 9.1.4.6. The City will not use long-term debt for current operation.

GOAL 9.2. ENRICHMENT

Community facilities development will strive to go beyond meeting the basic needs of Port St Lucie residents to meeting their needs for cultural enrichment and community identity.

OBJECTIVE 9.2.1.	**PARK AND RECREATION MASTER PLAN** The City shall implement the City's 2025 Park and Recreation Master Plan to provide a network of accessible parks and greenways when adding additional recreational areas to meet the residents' needs, as resources allow.
OBJECTIVE 9.2.2.	**CULTURAL FACILITIES** The City should strive to provide cultural facilities that enhance the lives of Port St. Lucie residents and help define Port St. Lucie's unique cultural identity.

Policy 9.2.2.1. The City should work with development interests to identify a desirable site for a major cultural facility in the City in the western annexation area.