

Draft 04-03-2026

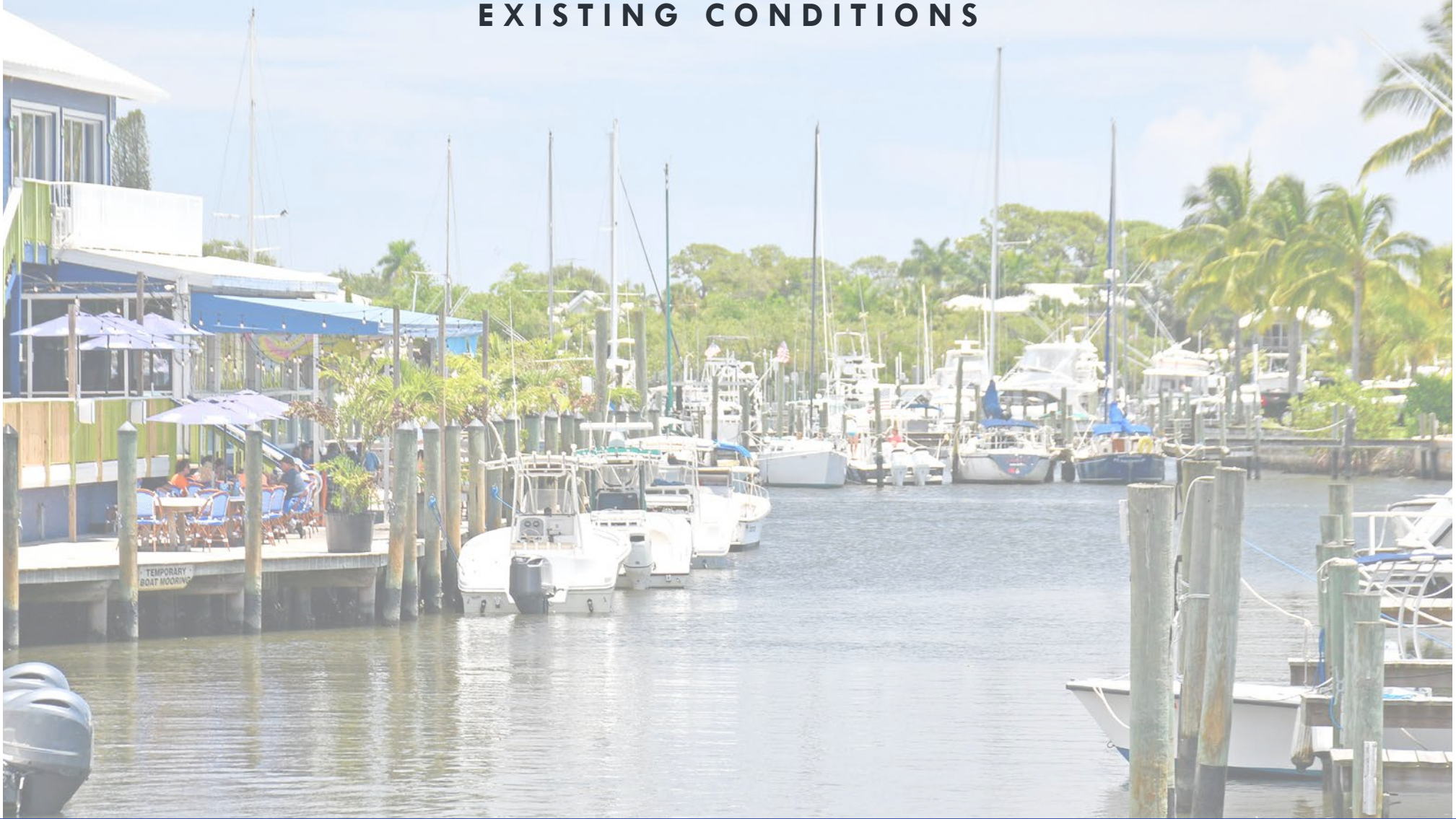
COMMUNITY DEVELOPMENT AGENCY  
**OPEN SPACE PLAN FOR  
PORT SALERNO**

DRAFT  
APRIL 2026

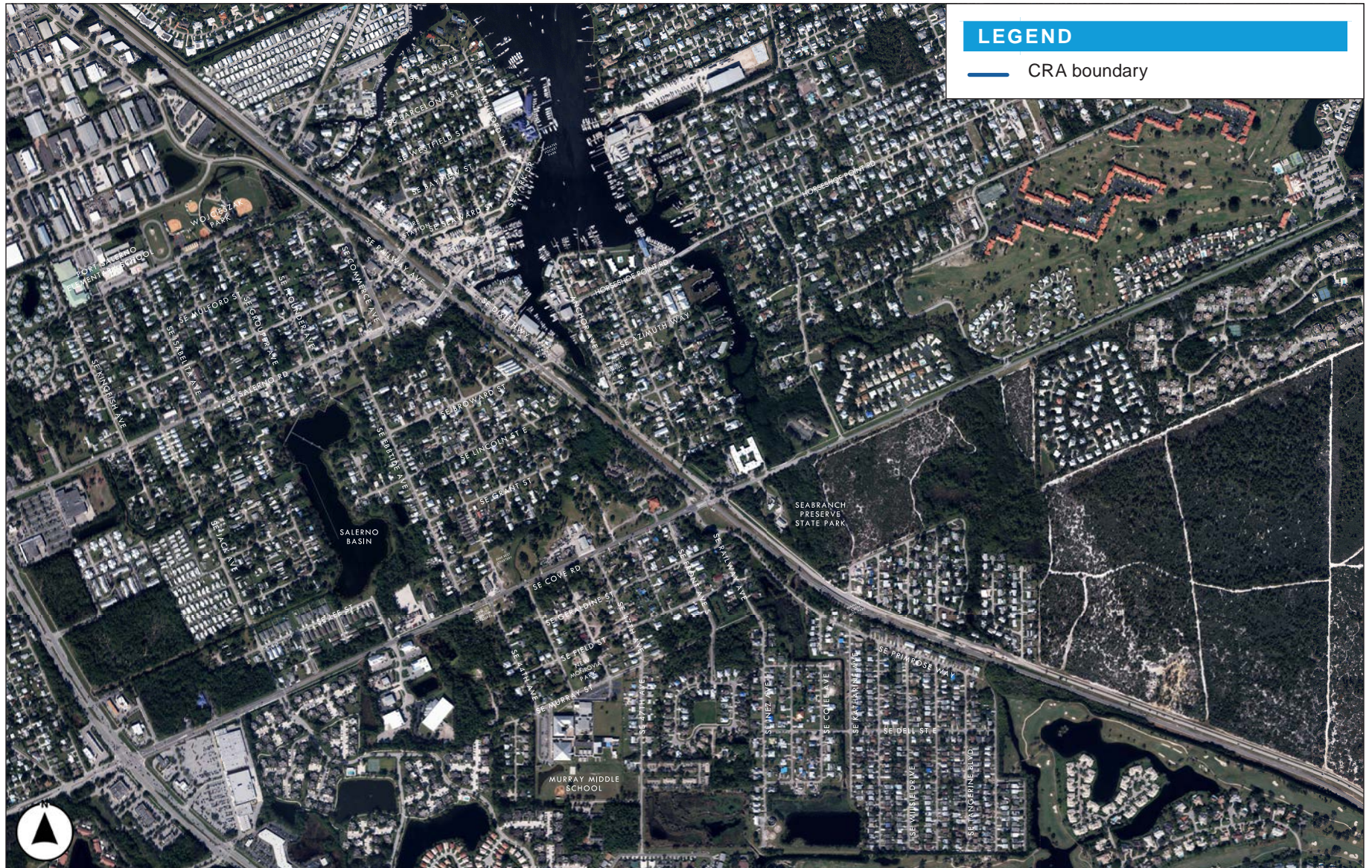
PREPARED BY THE  
TREASURE COAST REGIONAL PLANNING COUNCIL



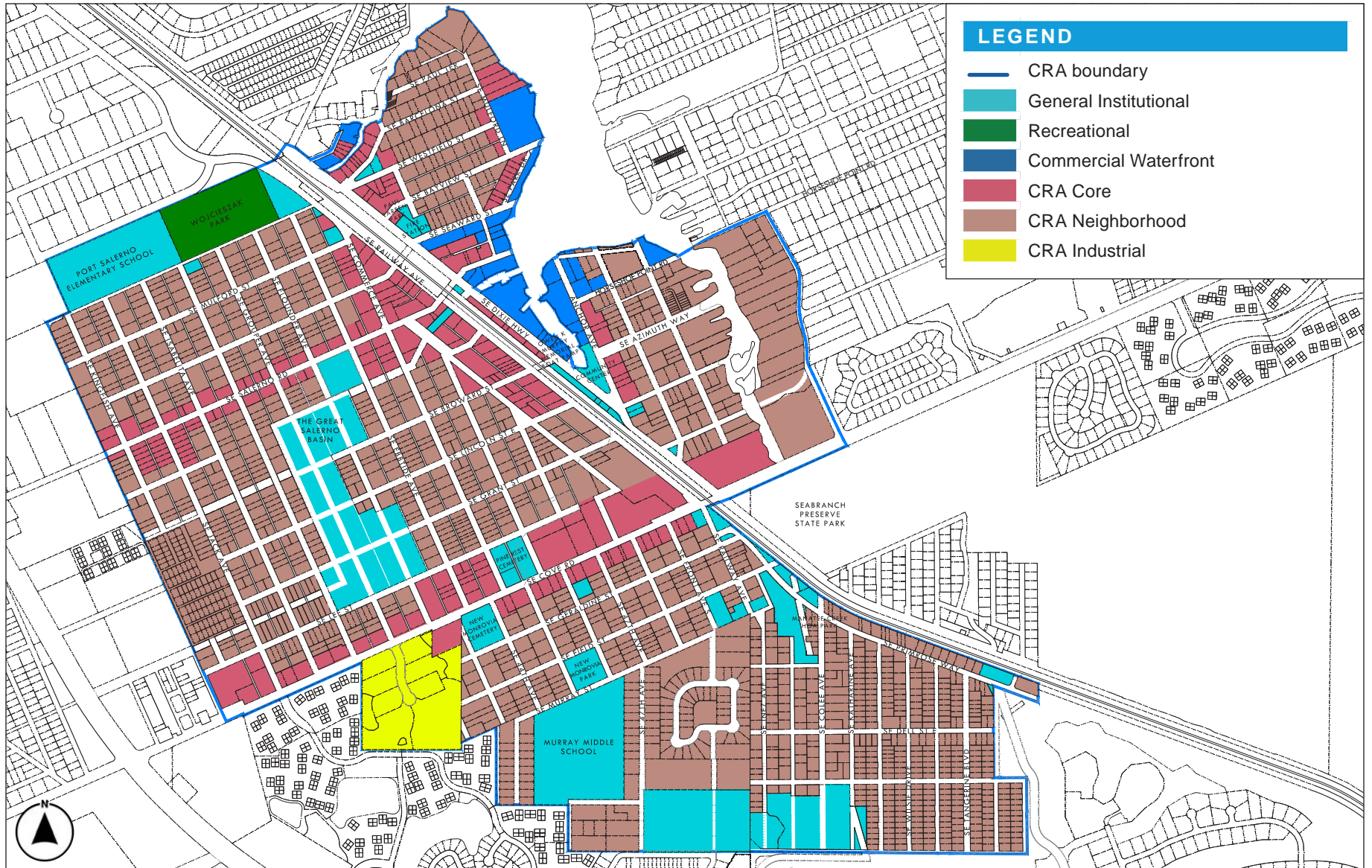
# EXISTING CONDITIONS



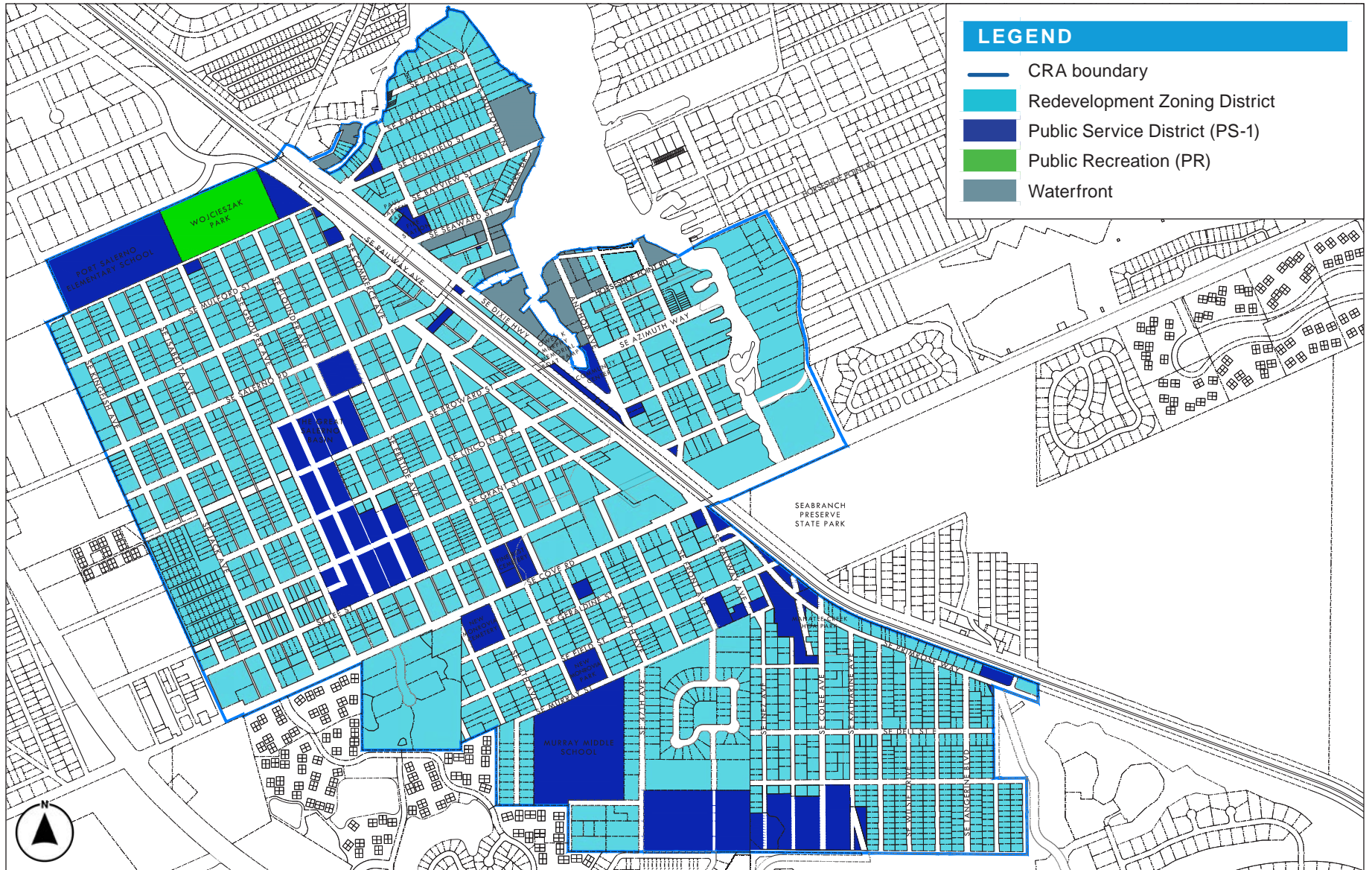
AERIAL IMAGE



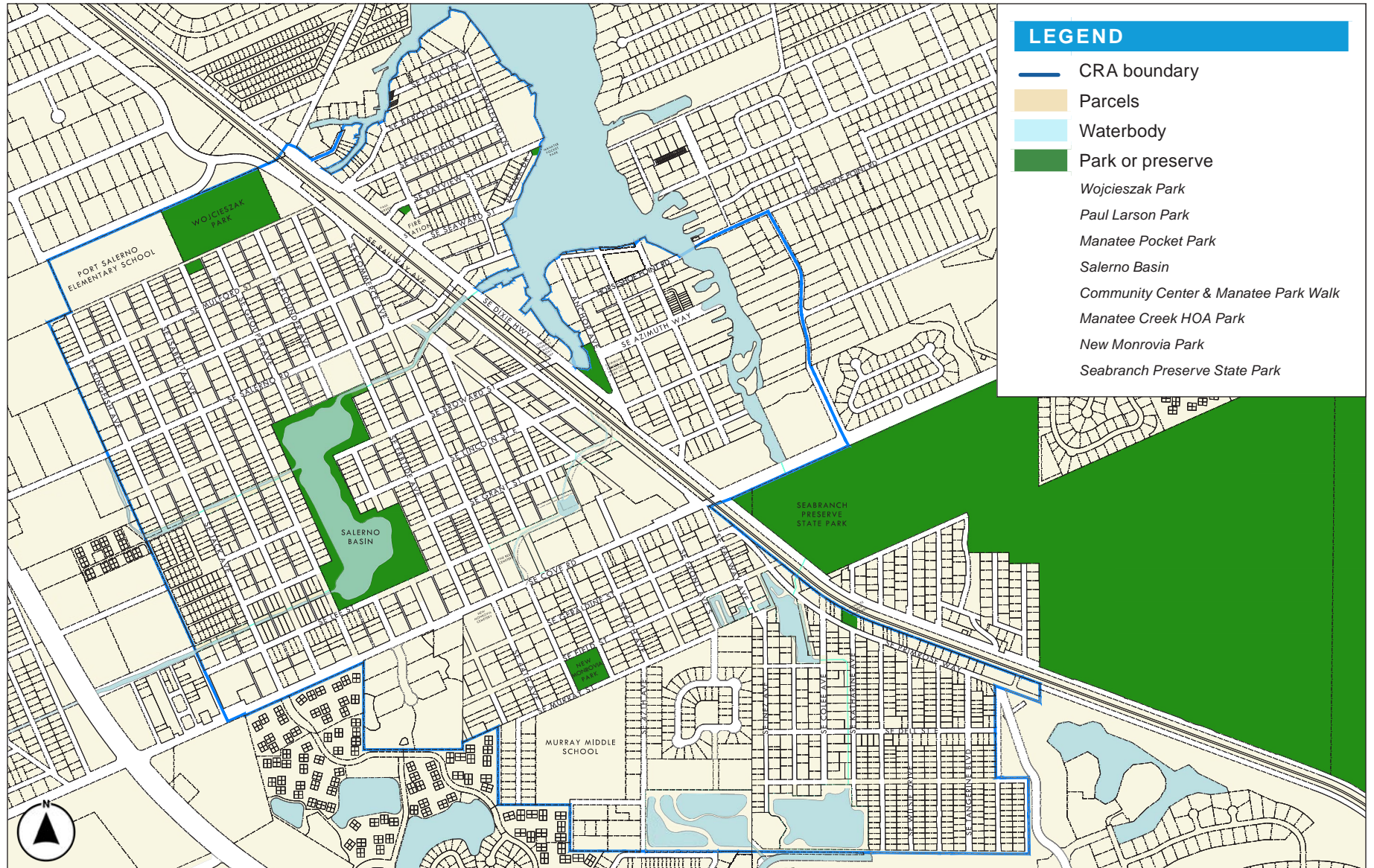
FUTURE LAND USE



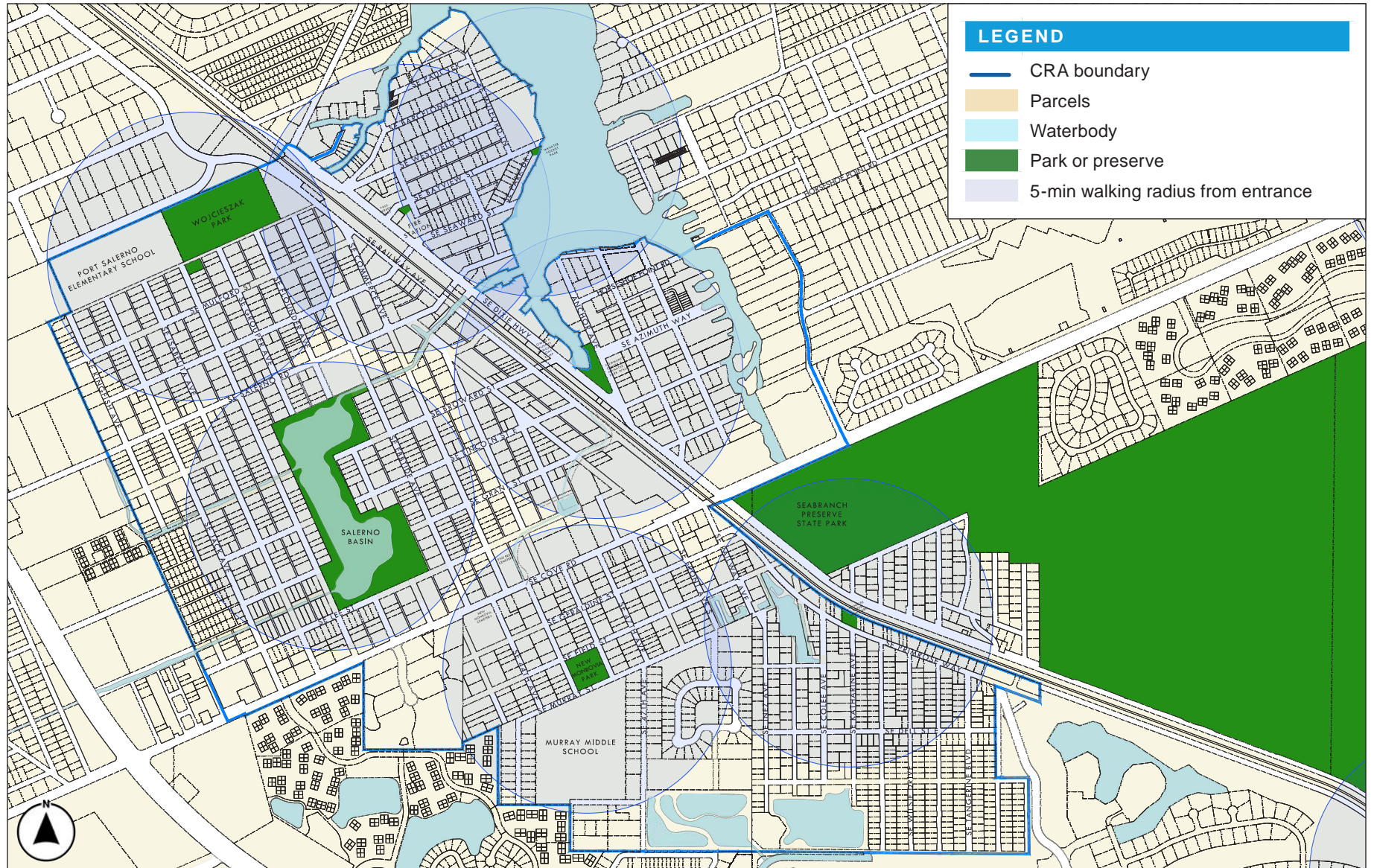
ZONING



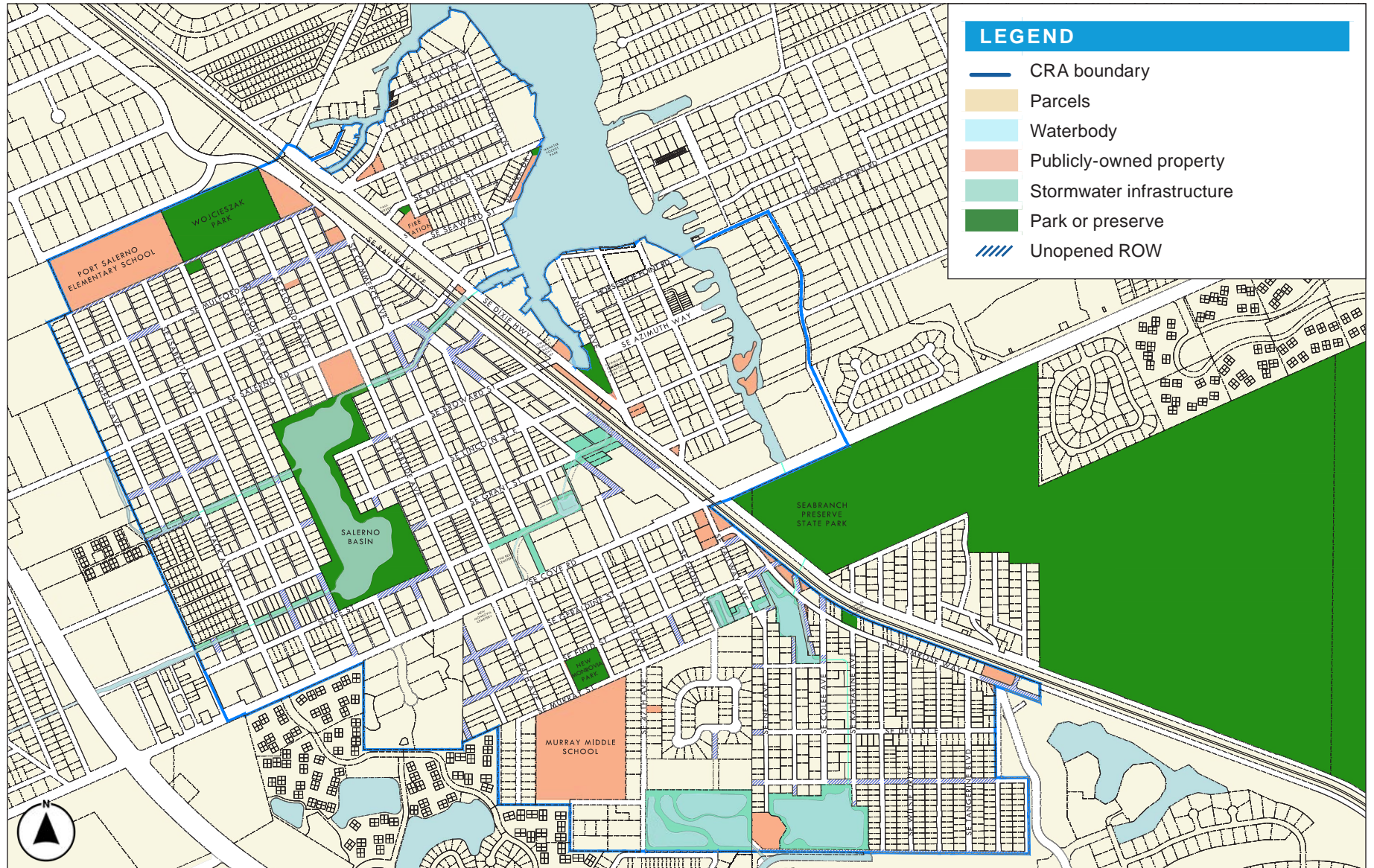
PARKS & PRESERVES



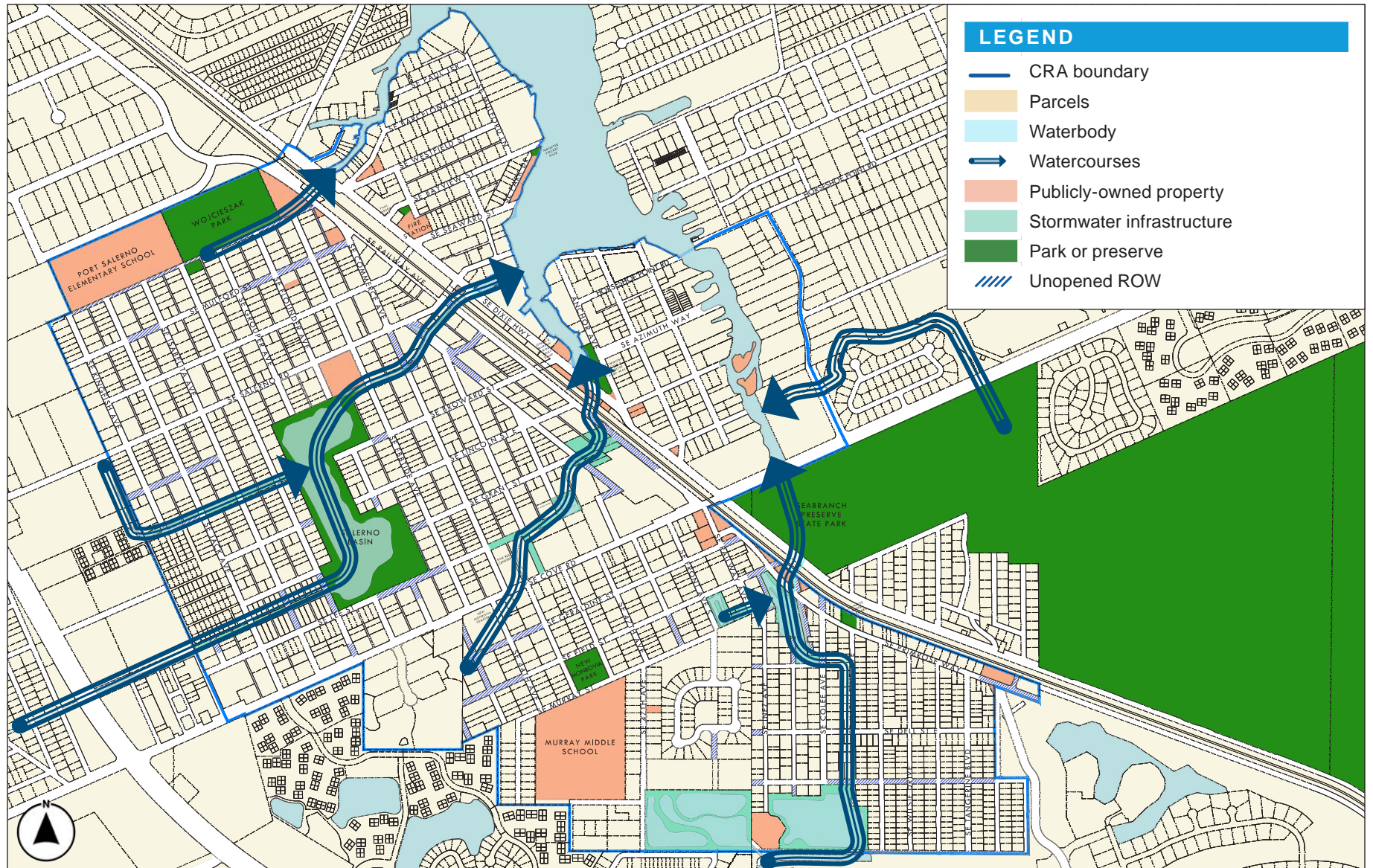
5-MIN WALKING RADIUS (1/4-MILE) CENTERED ABOUT PARKS & PRESERVES



EXISTING PUBLICLY-OWNED LAND

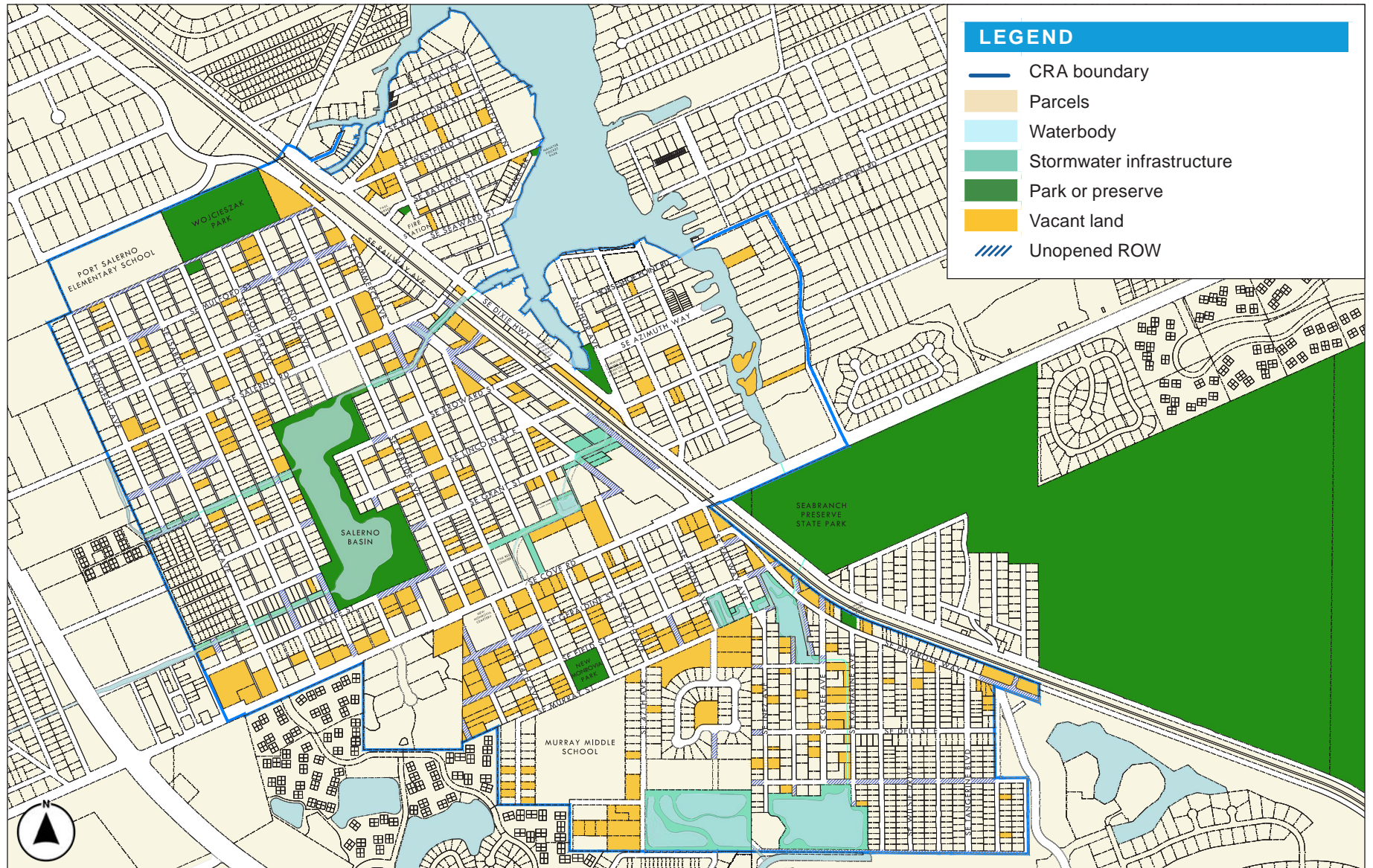


EXISTING WATERCOURSES

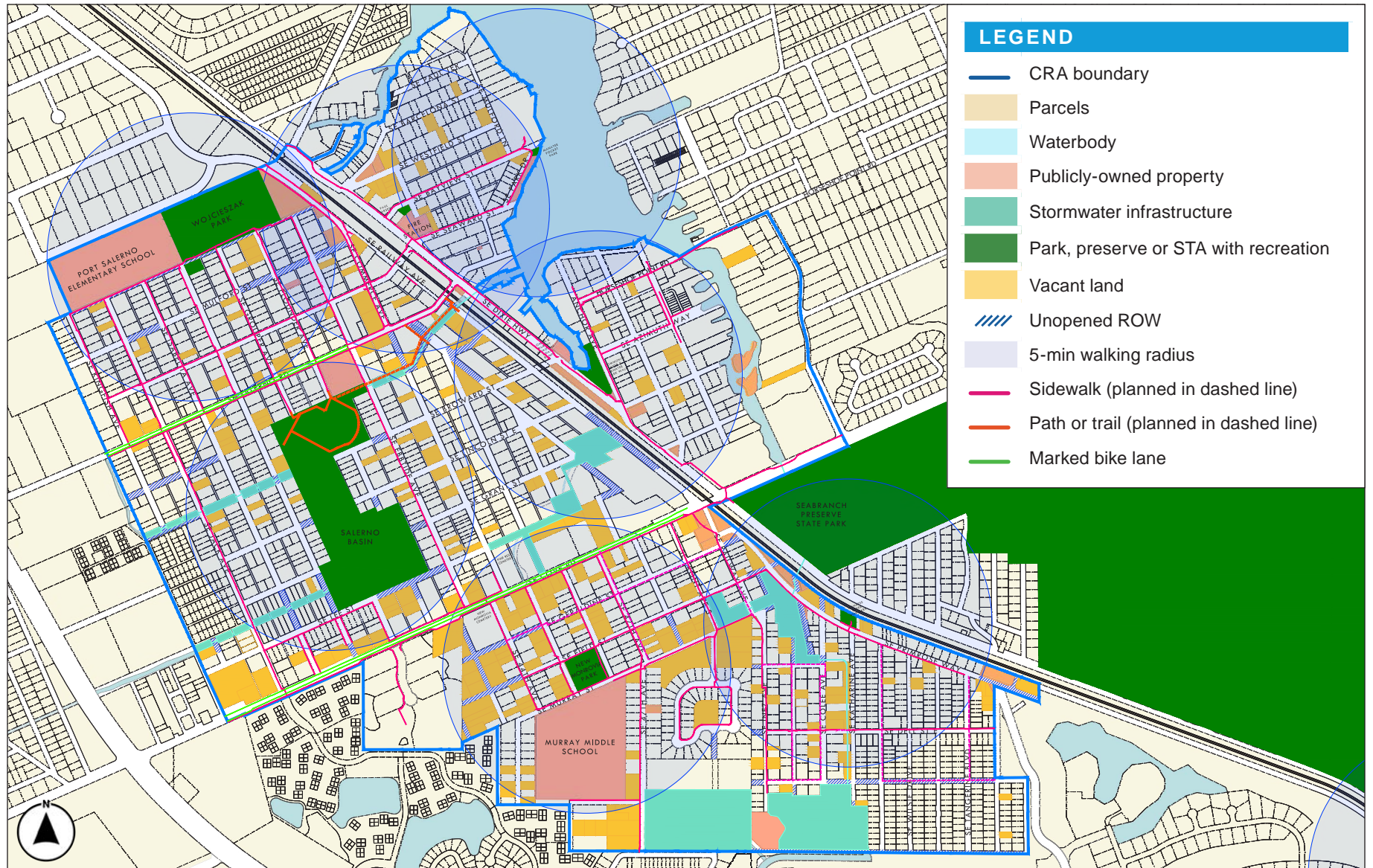




VACANT LAND



COMBINED LAYERS



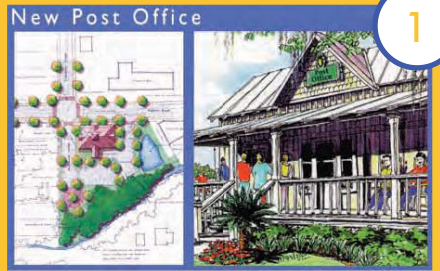
# BACKGROUND



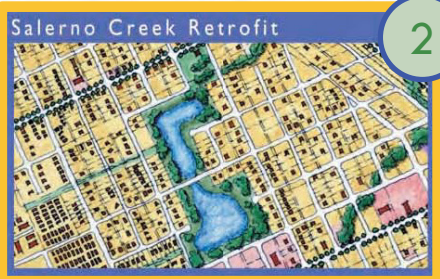
# Port Salerno Community Redevelopment Plan

MARTIN COUNTY'S Historic Fishing Village

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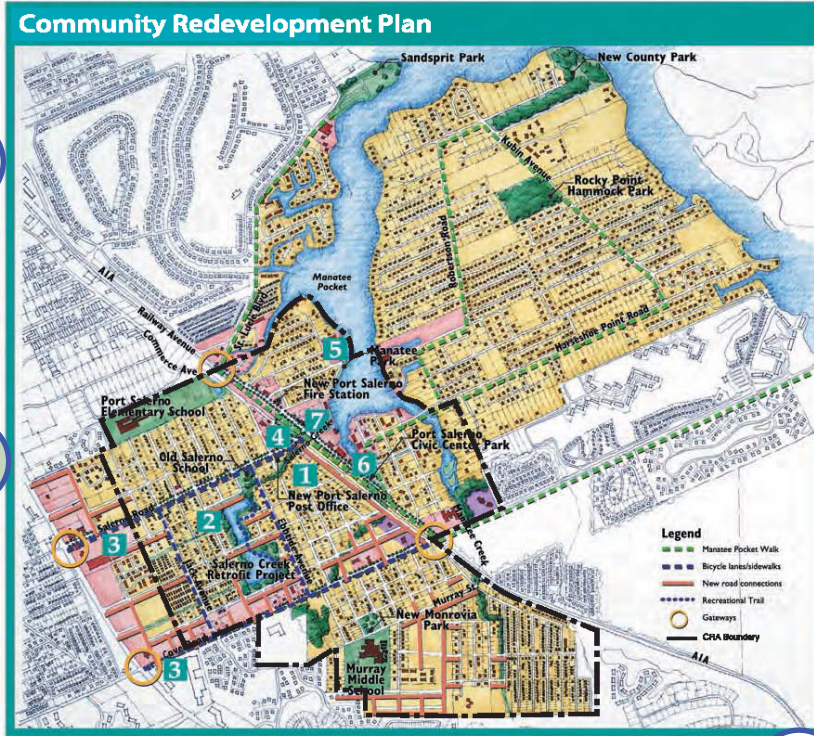
2



3



Preserve Port Salerno's Culture and History



4



Enhance and Connect Parks and Open Spaces



7



6



5



Establish a Livable Street Network

The traditions of a working fishing village are revealed in its land use and community framework, making Port Salerno unique. The continued importance of the historic commercial/employment core on A1A, and the surrounding neighborhoods must be protected and enhanced. The Manatee Pocket and associated creeks frame the community, providing character and great economic and environmental assets.

**Actions and Opportunities:**

- Support construction of the new Port Salerno Post Office on Salerno Road
- Design and build the new Fire Station to support the village character
- Create gateways on Cove, Salerno, Driftwood, and St. Lucie
- Adapt pedestrian friendly land development regulations and design standards
- Establish a Port Salerno History / Fishing Museum
- Encourage new single-family residential infill development
- Support housing renovation in New Manatee and Port Salerno
- Avoid Future Land Use patterns and zoning to support higher density development in a compact area

Public spaces and parks should provide places for gatherings, festivals, and other public events. Parks should enhance and reflect local environmental features and have strong, accessible connections to surrounding neighborhoods.

**Actions and Opportunities:**

- Enhance Civic Center Park / Improve A1A / Bicycle Intersection
- Construct Manatee Pocket Walk
- Enhance Manatee Park / Commercial Docks
- Develop Salerno Creek Retrofit Project
- Provide shaded sidewalks and bicycle lanes on Cove and Salerno Roads
- Complete pedestrian and bikeway connections to existing parks
- Develop Salerno Creek / Post Office Park

Streets represent over 80% of public space in communities and shape neighborhood identity. Streets should reflect local character and scale and establish a positive impression of the community. Great streets balance the needs of the automobile with the pedestrian, using buildings and street trees to create an enjoyable space.

**Actions and Opportunities:**

- Extend and connect local streets (Railway Ave, Murray Ave., etc.)
- Make connections to future commercial development on U.S. 1
- Build necessary intersection operational improvements (Railway/Cove Road Intersection, A1A/Biscayne Intersection)
- Realign I.R.C. rail crossing from Broward St. to Market Street
- Proceed with A1A strategic design
- Establish a Street Master Plan:
- Street Types/Standards
- "Neighborhood Inserter" Street (all local streets)
- "Neighborhood Main" Street (Salerno and Cove Roads)
- "Town" Street (A1A)





# MANATEE CREEK MICRO ACTION PLAN

MARTIN COUNTY, FLORIDA




**NEIGHBORHOOD ENTRY**





EXISTING

**NEIGHBORHOOD GATEWAY**

BEAUTIFICATION - IMPROVE IMAGE & MAINTAIN




EXISTING

**KATHERINE AVE.  
NORTH SIDE OPPORTUNITY**





EXISTING

**PRIMROSE BEAUTIFICATION**

- TREES ALONG PRIMROSE
- NO PARKING ON LAWNS





EXISTING

**UNOPENED R.O.W.  
BEAUTIFICATION, LINEAR PARK &  
PEDESTRIAN UTILIZATION OPPORTUNITY**





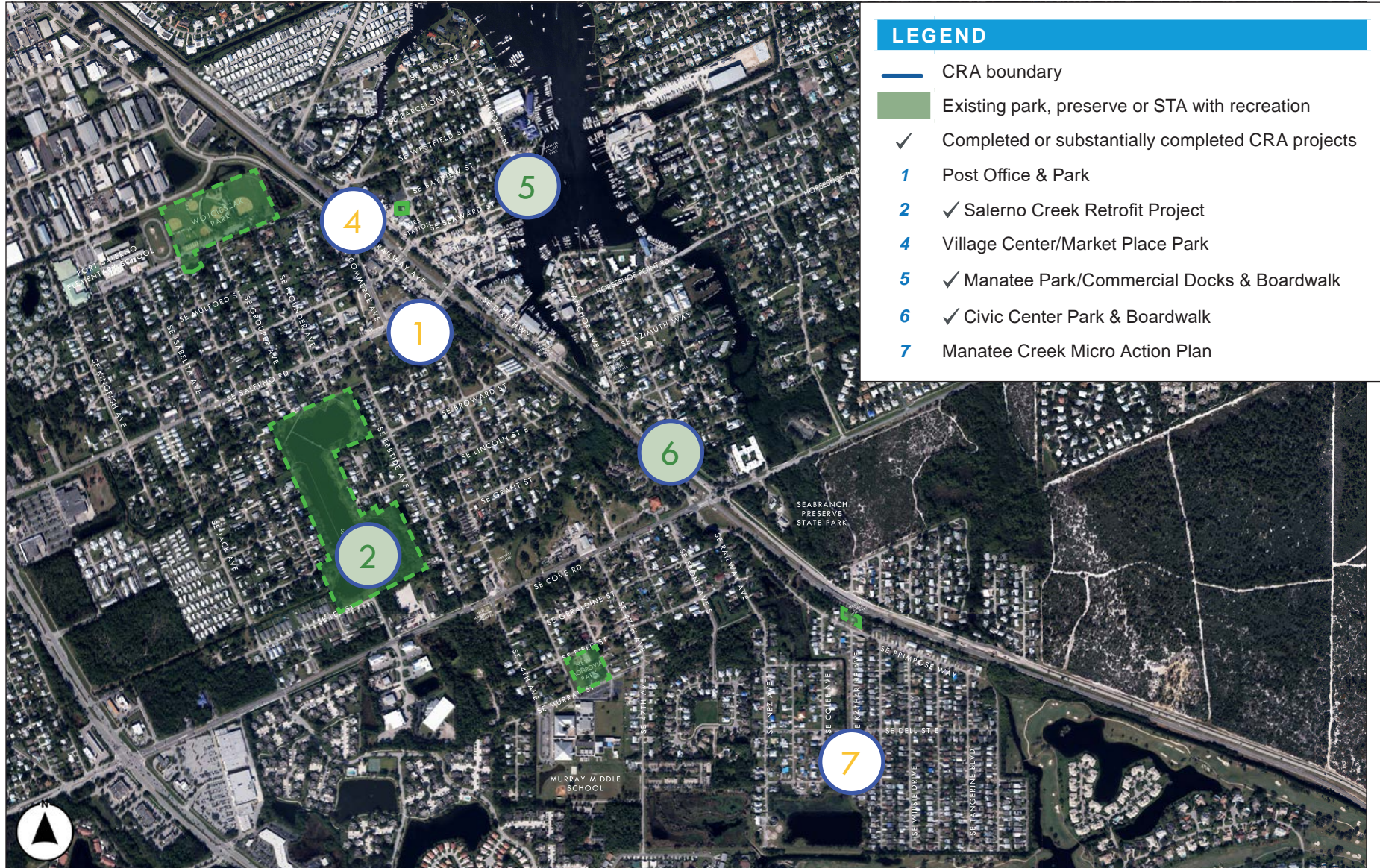
EXISTING

**NEIGHBORHOOD-WIDE ITEMS**

- STREET LIGHTS
  - SAFETY
  - ORNAMENTAL
- TIE COMMUNITY TOGETHER WITH DESIGN ELEMENTS, INCLUDING LANDSCAPING, SIGNAGE AND DECORATIVE TRAFFIC REGULATING SIGNS
- COMMUNITY GARDEN(S)
  - NO WORKSHOP DRIVEWAYS
  - UGLY HOUSES UPKEEP / H.O.A. COMPLIANCE
  - DOG 'FRIENDLY' AREAS
  - MORE CRIME WATCH SIGNS



CRA PLAN - OPEN SPACE PROJECT LIST



# OPEN SPACE PLAN



RECOMMENDED PROJECT LIST

RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
D	1	Community Playground at the Old School House	This site was called out as an existing park and open space in the CRA Plan. Greater access for the neighborhood could be achieved with partnership with MCSD.  <i>Opportunities for: improved fencing, playground equipment and access for the neighborhood outside of school hours, landscaping</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>Martin County School District</li> <li>MC Parks and Recreation</li> </ul>	Yes - noted as existing	
F	1	Salerno Creek Park	Creating a linear park between the Calsern Basin and Railway Avenue.  <i>Opportunities for: trail, pedestrian scale lighting, landscaping, informational/education boards, story trail</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Public Works</li> <li>MC Environmental Resource Division</li> <li>MC Parks and Recreation</li> <li>Private property owners</li> </ul>	Yes	Yes FY27
G	2	Salerno Basin Trail and Pocket Parks	Creating access to the Salerno Basin within the rights of way that dead-end into the Salerno Basin, but do not have clear access to trail in multiple locations. This includes a new trail at the southern end of Salerno Basin between Grant and Lee Streets on the west and east side of the Basin.  <i>Opportunities for: sidewalk, pedestrian scale lighting, landscaping, benches, informational/education boards, County fence</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Public Works</li> <li>MC Environmental Resource Division</li> <li>MC Parks and Recreation</li> </ul>	Yes	
E	3	Broward Street Trail	A trail along the existing canal (Broward Street ROW) to the Manatee Pocket.  <i>Opportunities for: trail, pedestrian scale lighting, landscaping, informational/education boards, story trail</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Public Works</li> <li>MC Environmental Resource Division</li> <li>MC Parks and Recreation</li> </ul>	Yes	
J	4	Palmetto Road Linear Park	<i>Opportunities for: trail, pedestrian scale lighting, landscaping, County fence</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Environmental Resource Division</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>Manatee Creek HOA</li> </ul>	Yes	

\*All projects support CRA goals although some are not specifically called out with detail in the 2009 CRA Plan. Many of the projects described would be included in the Manatee Pocket Walk and Comprehensive Bike and Pedestrian Connections. Yes indicates more specific details were provided.



RECOMMENDED PROJECT LIST

RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
L	5	Katharine Avenue STA Park	An existing STA that could be improved to allow for low impact recreational access.  <i>Opportunities for: trail, pedestrian scale lighting, landscaping</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Environmental Resource Division</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>Manatee Creek HOA</li> <li>Private property owners</li> </ul>	Yes	
M	6	SE 47th Avenue STA Park	An existing STA that could be improved to allow for low impact recreational access.  Note: Would require a bridge to connect to the Katharine Ave STA Park.  <i>Opportunities for: trail, pedestrian scale lighting, landscaping</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Environmental Resource Division</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>Manatee Creek HOA</li> </ul>		
H	7	Cemetery Trail	In conjunction with the SW Prong Stormwater Pond and wetland restoration project, providing access and trails along the path of the water or at pocket parks. Additional opens space to the south through Pine Rest Cemetery and New Monrovia Cemetery could be added to the network of publicly accessible green space.  <i>Opportunities for: low-impact paths, trail, informational/education boards (environmental and heritage), story trail, County fence, landscaping</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Environmental Resource Division</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>Private property owners</li> </ul>	Yes - as natural features & connected open space	
B	8	Azimuth Way Linear Park	<i>Opportunities for: kayak launch spot, on-street parking, landscaping, sidewalk</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>MC Environmental Resource Division</li> <li>Adjacent property owners and HOAs</li> </ul>		
N	9	Manatee Creek STA Park	An existing STA that could be improved to allow for low impact recreational access.  <i>Opportunities for: trail, pedestrian scale lighting, landscaping</i>	<ul style="list-style-type: none"> <li>Port Salerno NAC, CRA</li> <li>MC Environmental Resource Division</li> <li>MC Public Works</li> <li>MC Parks and Recreation</li> <li>Manatee Creek HOA</li> </ul>	Yes	

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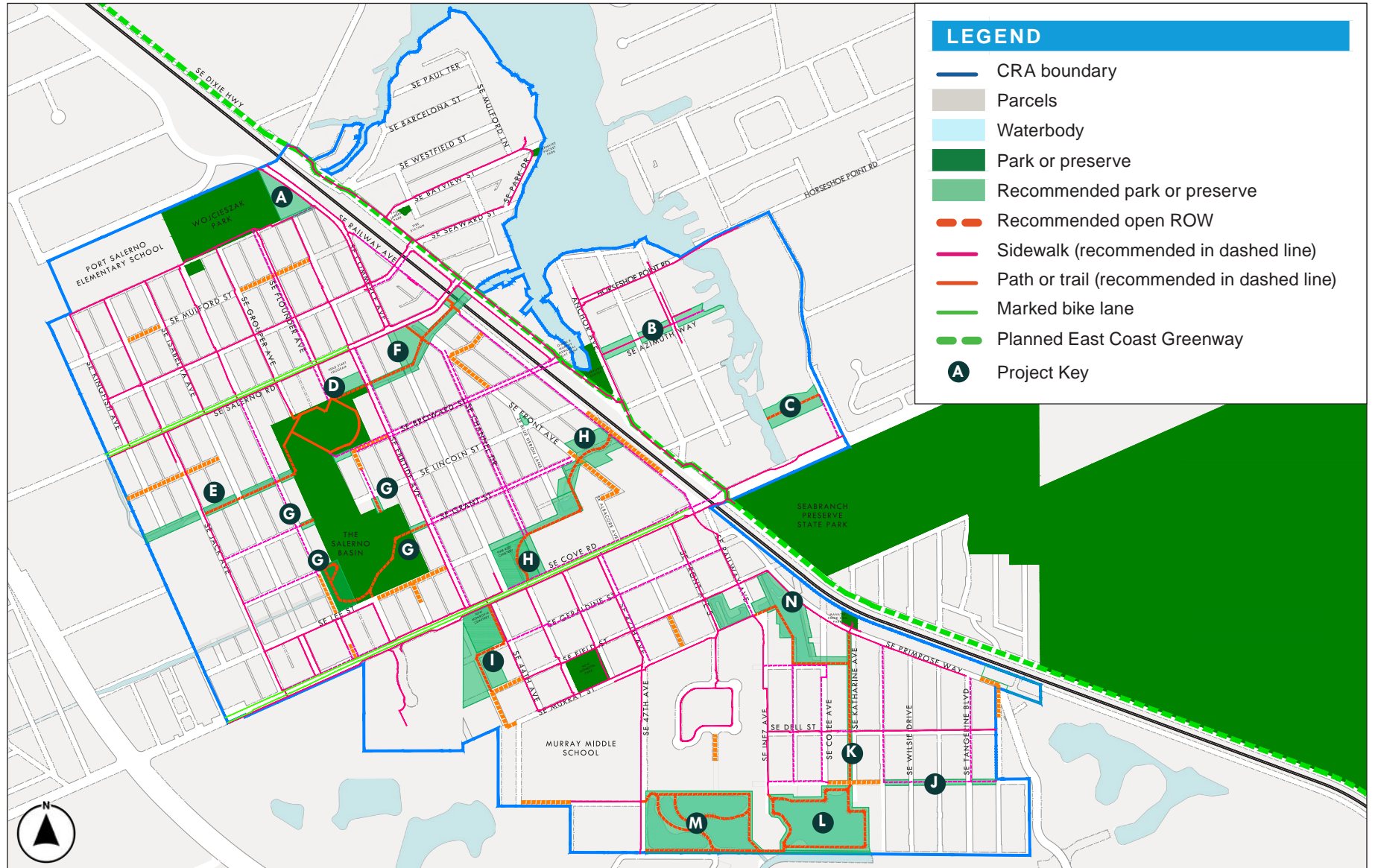
RECOMMENDED PROJECT LIST

RECOMMENDED PROJECT LIST						
Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
<b>K</b>	10	Katharine Avenue Linear Park	<i>Opportunities for: trail, pedestrian scale lighting, on-street parking, additional access to the HOA playground, landscaping, County fence</i>	<ul style="list-style-type: none"> <li>• Port Salerno NAC, CRA</li> <li>• FDOT - District 4 (easement)</li> <li>• MC Environmental Resource Division</li> <li>• MC Public Works</li> <li>• MC Parks and Recreation</li> <li>• Manatee Creek HOA</li> </ul>	Yes	
<b>A</b>	11	Wojcieszak Passive Trail	<i>Opportunities for: trail, pedestrian scale lighting, sidewalk connection to SE Commerce Ave</i>	<ul style="list-style-type: none"> <li>• Port Salerno NAC, CRA</li> <li>• MC Parks and Recreation</li> <li>• MC Public Works</li> </ul>	Yes - noted as existing	
<b>I</b>	12	SE 43rd Street Preserve	<p>A continuation of the Manatee Prong Project Trail and the Cemetery Trail to the south, this project would be a continuation of the trail established to an area that appears to be impacted by wetlands. It is also adjacent to the preserve area for an adjacent PUD.</p> <p>Note: Street connections for SE 43rd Ave and SE Field St are planned.</p> <p><i>Opportunities for: low-impact paths, trail, County fence</i></p>	<ul style="list-style-type: none"> <li>• Port Salerno NAC, CRA</li> <li>• MC Environmental Resource Division</li> <li>• MC Public Works</li> <li>• MC Parks and Recreation</li> <li>• Private property owners</li> </ul>		
<b>C</b>	13	Manatee Cove Passive Trail	<p>Adjacent to the Peace Presbyterian Church is the continuation of a watercourse towards Manatee Pocket</p> <p><i>Opportunities for: trail, landscaping</i></p>	<ul style="list-style-type: none"> <li>• Port Salerno NAC, CRA</li> <li>• MC Public Works</li> <li>• MC Parks and Recreation</li> <li>• MC Environmental Resource Division</li> <li>• Private property owner</li> </ul>	Yes - as natural features & connected open space	

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RECOMMENDED OPEN SPACES DIAGRAM



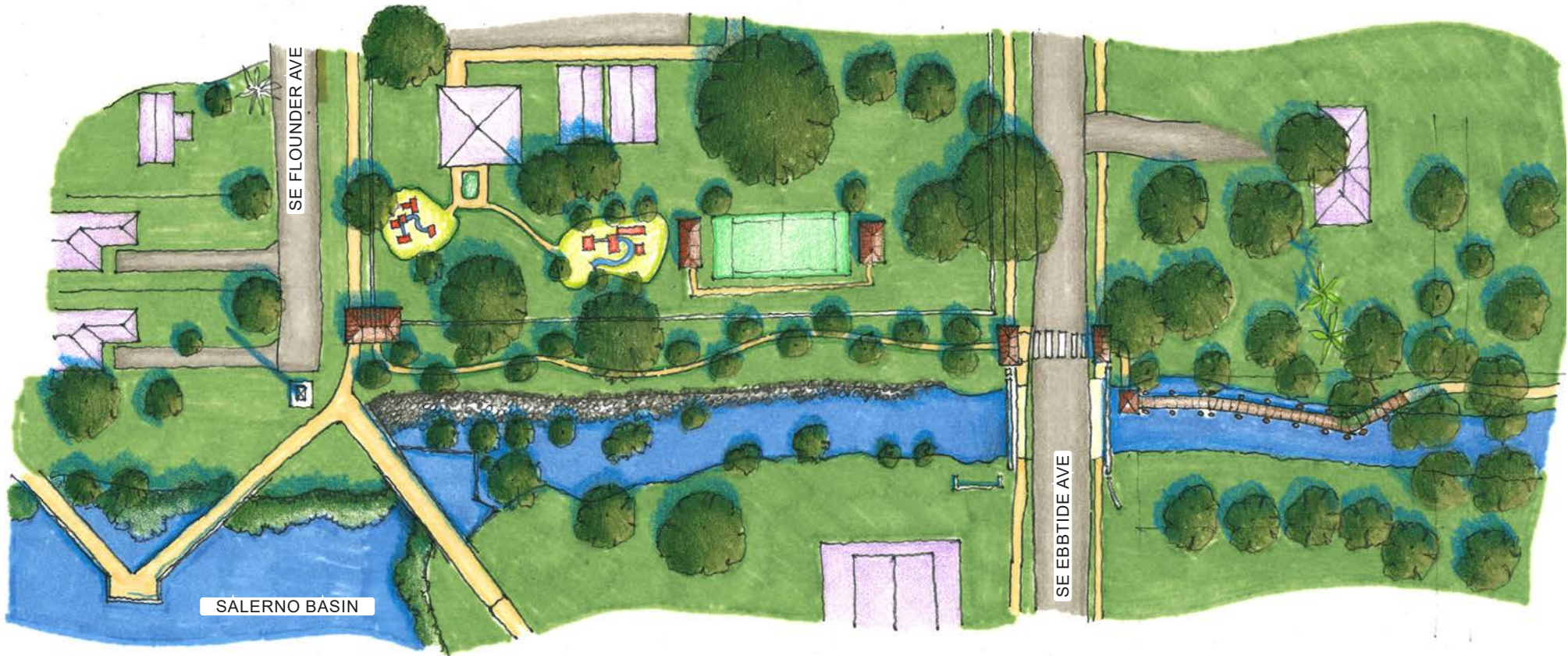
# OPEN SPACE CONCEPTUAL PLANS



F SALERNO CREEK PARK



**D** COMMUNITY PLAYGROUND AT THE OLD SCHOOL HOUSE



**G** SALERNO BASIN TRAIL AND POCKET PARKS



**E** BROWARD STREET TRAIL



**B** AZIMUTH WAY LINEAR PARK CONCEPT PLAN



# OPEN SPACE

## BUILT EXAMPLES & AMENITIES





RIPPLE, OLD PALM CITY, MARTIN COUNTY  
EDUCATIONAL SIGNAGE



RIPPLE, OLD PALM CITY, MARTIN COUNTY  
POCKET PARK & SEATING





CAPITAL CASCADES TRAIL, TALLAHASSEE  
**TRAIL**



DISCOVERY PLAYGROUND, CAPITAL CASCADES TRAIL,  
TALLAHASSEE **PLAYGROUND**





**HAWK'S BLUFF, JENSEN BEACH, MARTIN COUNTY  
BENCH IN PRESERVE SETTING**

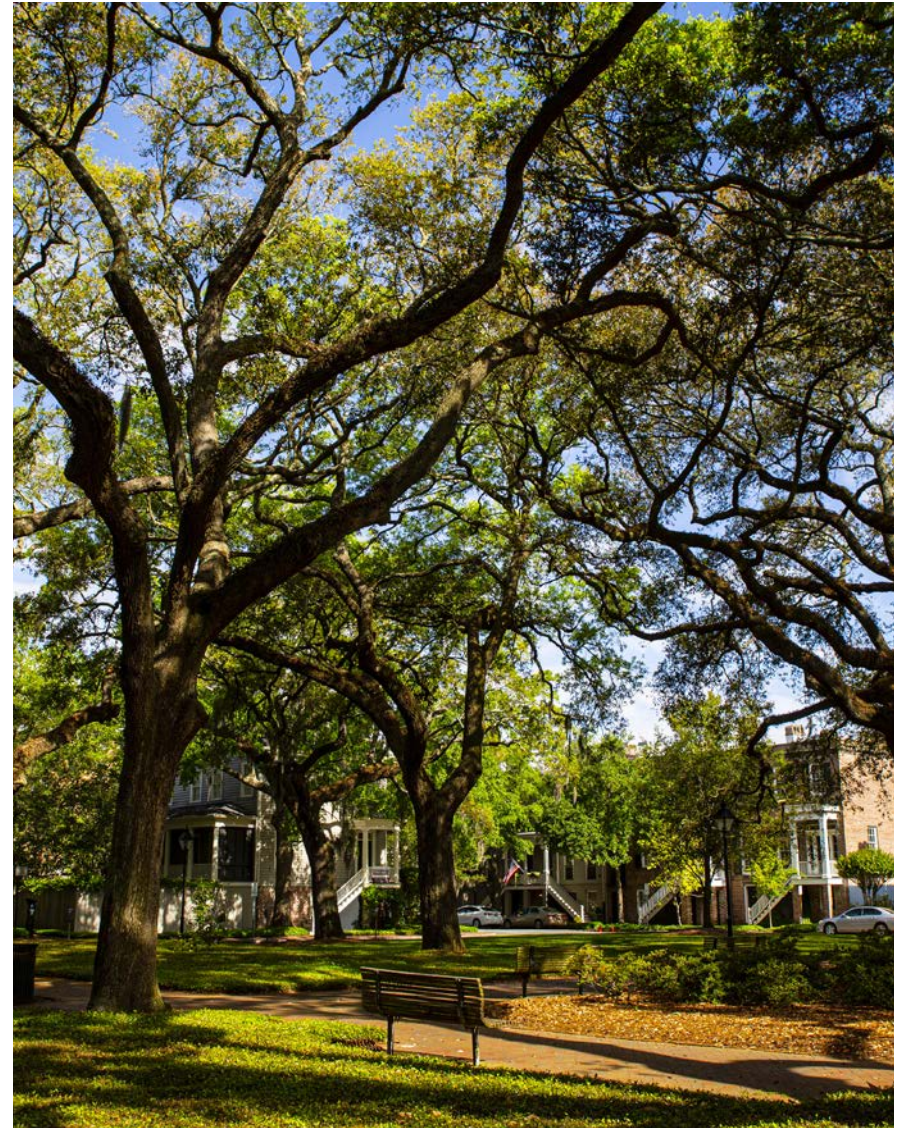


**HAWK'S BLUFF, JENSEN BEACH, MARTIN COUNTY  
TRAIL BRIDGE IN PRESERVE SETTING**





LAKE EOLA PARK, ORLANDO  
**FESTIVAL PARK**



SAVANNAH SQUARE, SAVANNAH GEORGIA  
**SEATING, PATH**





ABOCCA, JUPITER  
**GAZEBO**



PEACOCK PARK, COCONUT GROVE, MIAMI-DADE COUNTY  
**BOARDWALK ON THE WATER**





DANIEL'S ISLAND, CHARLESTON, SOUTH CAROLINA  
**TRAIL & WATER VIEWS**



DANIEL'S ISLAND, CHARLESTON, SOUTH CAROLINA  
**ART & PLAYGROUND**

