COMMUNITY REDEVELOPMENT AGENCY

OPEN SPACE PLAN FOR PORT SALERNO

DRAFT

APRIL 2026

PREPARED BY THE

TREASURE COAST REGIONAL PLANNING COUNCIL

CRA BOARD

SAADIA TSAFTARIDES, GOLDEN GATE
CINDY HALL, JENSEN BEACH
REX SENTELL, OLD PALM CITY
JAIME ROLLE TAYLOR, PORT SALERNO
MICHAEL READLING, RIO
ROBERT KREBS, HOBE SOUND
CHUCK SMITH, MEMBER-AT-LARGE

PORT SALERNO NAC BOARD

ELLEN B. ASSELIN
KAREN WORDEN
JAIME ROLLE TAYLOR
JIM PECK
EDWARD OLSEN
LEONARD LEE
GERALD CASEY CASS
GEORGE GOTTUSO

CRA STAFF

SUSAN KORES, COMMUNITY DEVELOPMENT DIRECTOR
COMMUNITY DEVELOPMENT PROGRAM MANAGERS:
JOY PUERTA, PORT SALERNO & GOLDEN GATE
JANA COX, JENSEN BEACH & HOBE SOUND
JORDAN PASTORIUS, OLD PALM CITY & RIO

COUNTY COMMISSION

EILEEN VARGAS, DISTRICT 1
STACEY HETHERINGTON, DISTRICT 2
J. BLAKE CAPPS, DISTRICT 3
SARAH HEARD, DISTRICT 4
EDWARD V. CIAMPI, DISTRICT 5

PREPARED FOR

MARTIN COUNTY
Community Redevelopment Agency

PREPARED BY

TREASURE COAST
TCRPC
REGIONAL PLANNING COUNCIL

TABLE OF CONTENTS

INTRODUCTION 4

EXISTING CONDITIONS 5

- AERIAL IMAGE 6
- EXISTING FUTURE LAND USE 7
- EXISTING ZONING 8
- EXISTING PARKS & PRESERVES 9
- 5-MIN WALKING RADIUS 10
- EXISTING PUBLICLY-OWNED LAND 11
- EXISTING WATERCOURSES 12
- EXISTING PEDESTRIAN & BIKING PATHS 13
- EXISTING VACANT LAND 14
- COMBINED LAYERS 15

BACKGROUND 16

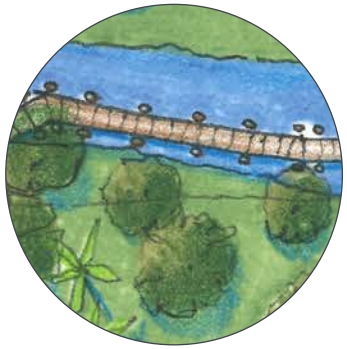
- CRA PLAN - OPEN SPACE PROJECT LIST 19

OPEN SPACE PLAN 20

- RECOMMENDED PROJECT LIST 21
- RECOMMENDED OPEN SPACES DIAGRAM 24

OPEN SPACE CONCEPTUAL PLANS 25

OPEN SPACE BUILT EXAMPLES & AMENITIES 36



Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations should contact the ADA Coordinator at (772) 320-3131. Persons with hearing or speech impairments may contact the County using the Florida Relay Service 1(800) 955-8771 (TDD) or 1(800) 955-8770 (Voice).If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material within this document interferes with your ability to access information, please contact us at (772) 320-3131. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility problem, the preferred format in which to receive the material, the web address of the requested material, and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

INTRODUCTION

The Treasure Coast Regional Planning Council (TCRPC) is assisting the Martin County Community Redevelopment Agency (CRA) with developing Public Open Space Plans for each of the six CRA areas in Martin County. Objectives and Policies within the Martin County Comprehensive Growth Management Plan (CGMP), particularly the following, direct the CRA to develop the Open Space Plans:

- Objective 18.4A. To facilitate attainment of a coordinated system of public open space and recreation areas within the CRAs.
- Policy 18.4A.1. An open space plan that indicates the general location of desired open space and pedestrian and cyclist connectivity through the community shall be prepared for each CRA.

This document is the Public Open Space Plan for the Port Salerno CRA. The plan identifies existing zoning, land use designations, parks, watercourses, and public facilities. The plan has been developed in coordination with the Martin County CRA, Parks and Recreation, Public Works, and Growth Management Departments. A detailed analysis of previous plans and recommendations, current and proposed projects, as well as an assessment of current community desires, have all been essential to developing the recommendations in the plan.

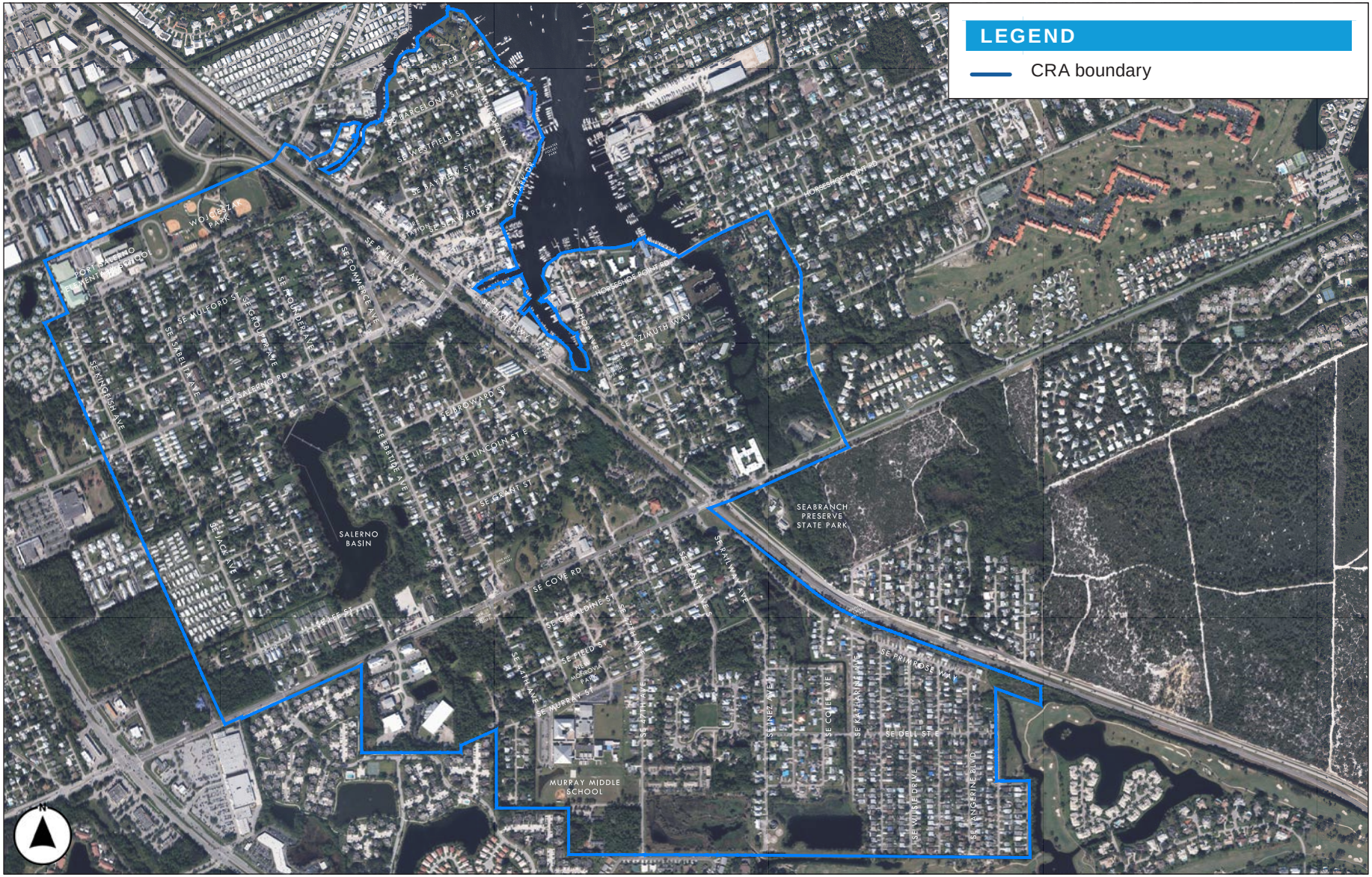
The data sets were compiled to create a recommended open space plan to preserve and protect green space, parks, and preserves for the residents of Port Salerno.

In addition to the analytical maps in the report, there is a detailed recommended project list that is keyed to the recommended project location map which includes a brief description of each project as well as the county departments and agencies that will have a role in implementing the projects. There are also detailed, rendered concept plans for five of the specific projects including Azimuth Way Lineal Park, Broward Street Trail, Salerno Basin Trail and Pocket Parks, Community Playground at Old Schoolhouse, and Salerno Creek Park.

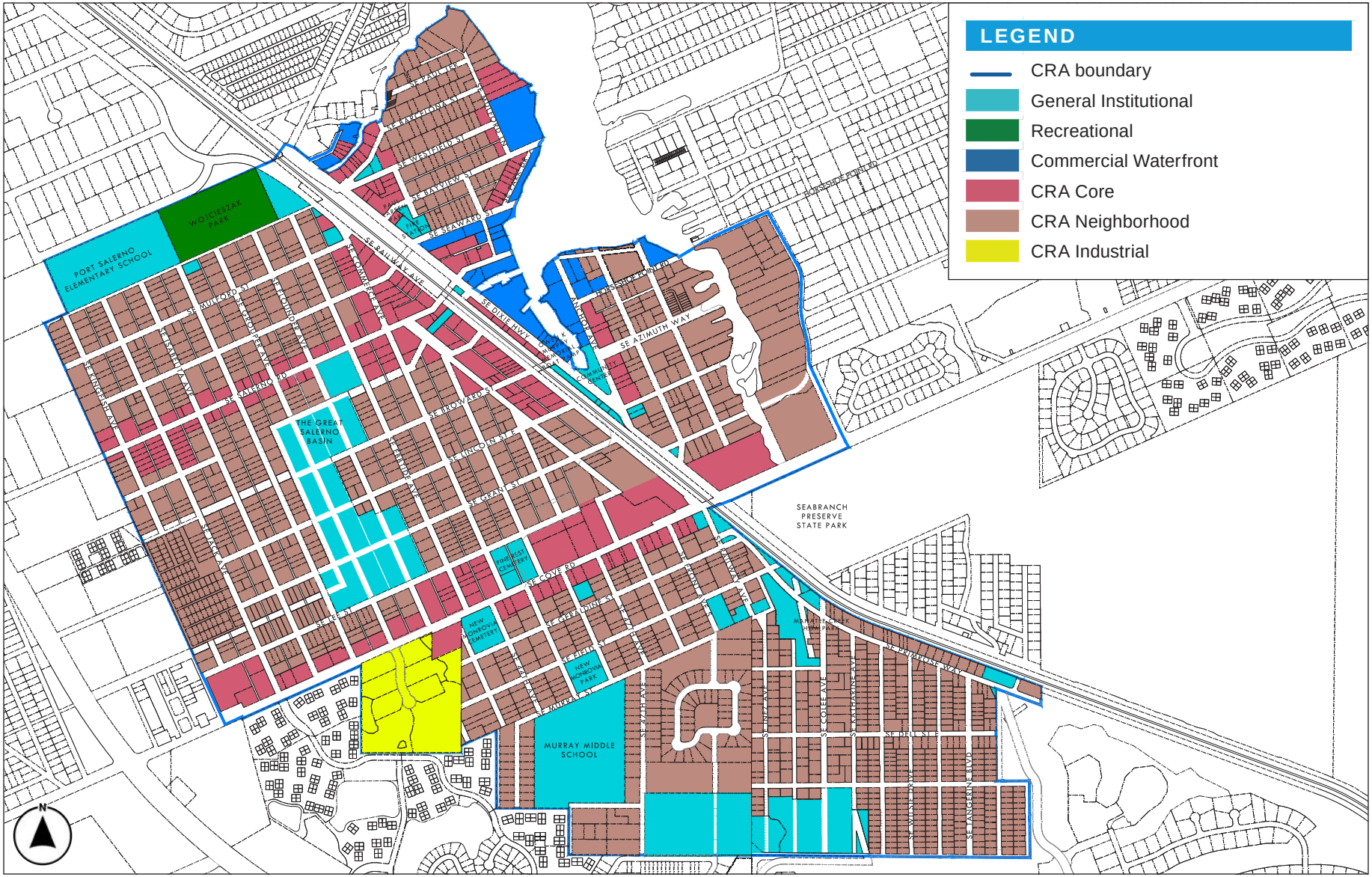
Upon its adoption by the Martin County CRA Board, this Open Space Plan will be a support document to the Port Salerno CRA Plan (updated in December 1999) and will guide future property acquisition, disposition, programming, and open space improvements.

EXISTING CONDITIONS

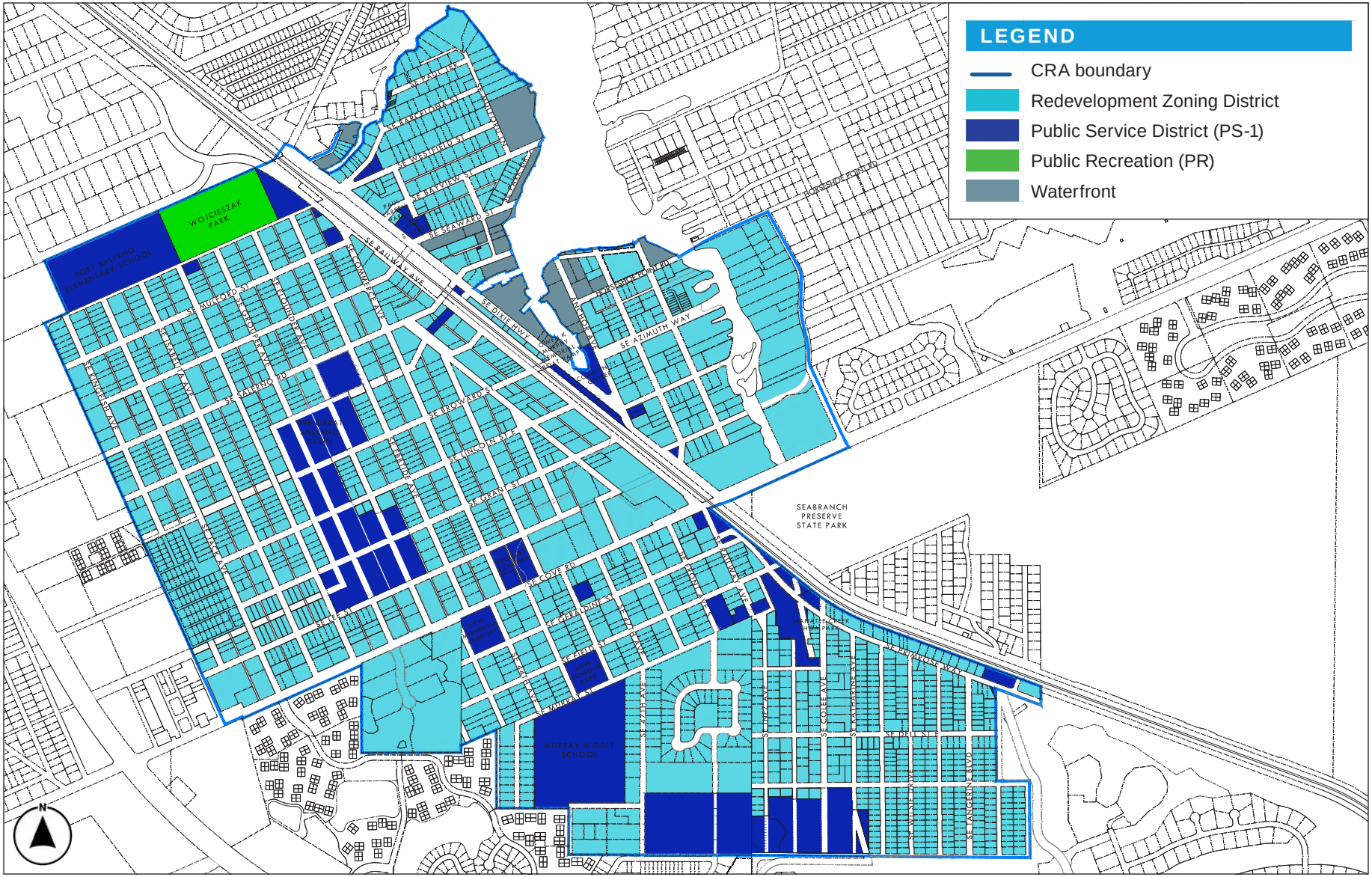
AERIAL IMAGE



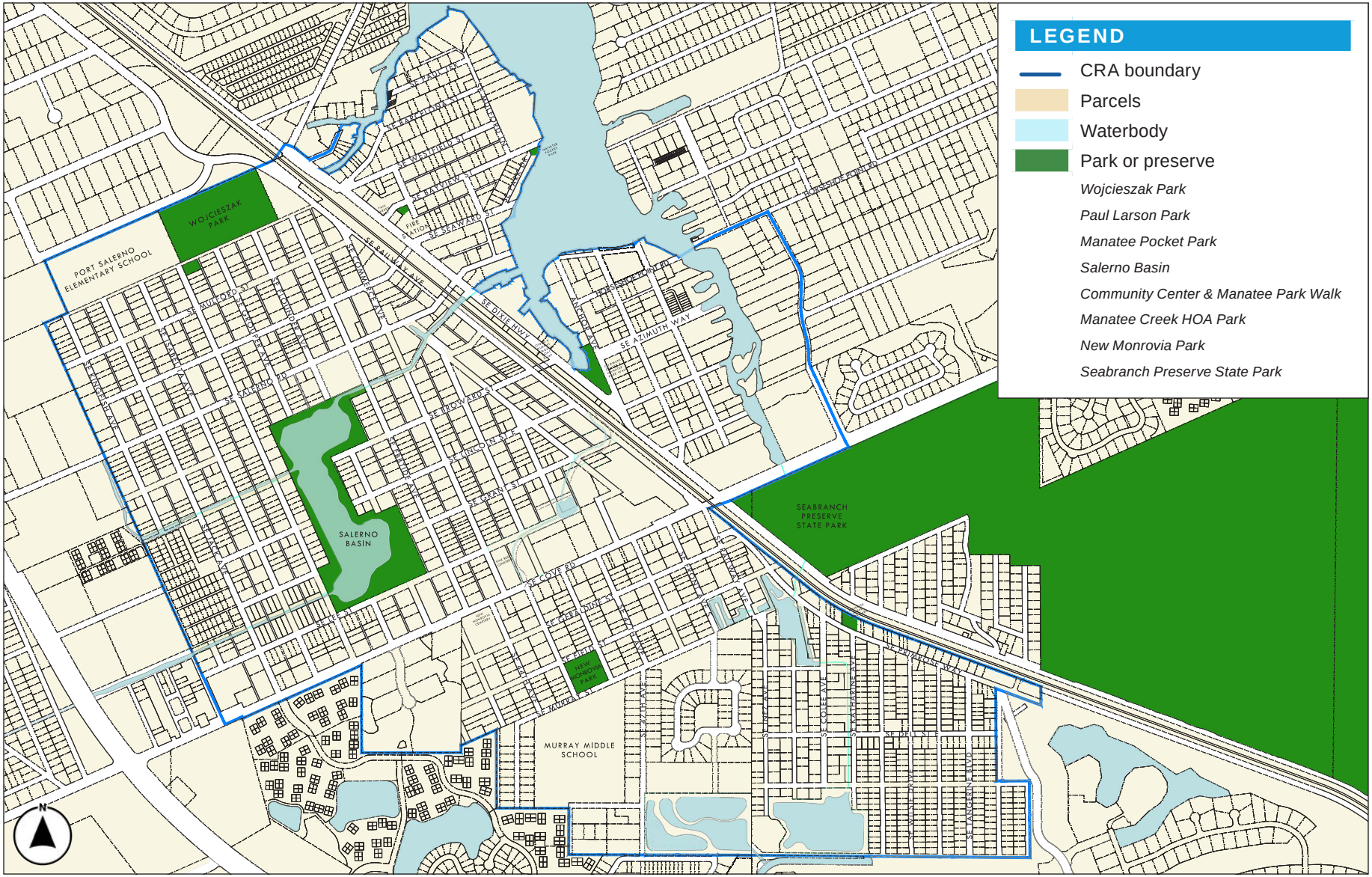
EXISTING FUTURE LAND USE


LEGEND
CRA boundary
General Institutional
Recreational
Commercial Waterfront
CRA Core
CRA Neighborhood
CRA Industrial
PORT SALERNO ELEMENTARY SCHOOL
WOJCIESZAK PARK
THE GREAT SALERNO BASIN
SEABRANCH PRESERVE STATE PARK
MURRAY MIDDLE SCHOOL
NEW MONROVIA CEMETERY
NEW MONROVIA PARK
COMMUNITY CENTER
SE SALERNO RD
SE OLIVE HWY
SE AZIMUTH WAY
SE COVE RD
SE GERALDINE ST
SE DELL ST
SE MURRAY ST
SE FLORIDA AVE
SE COLEE AVE
SE KAUFMAN AVE
SE DELL AVE
SE ALGERINE BLVD
SE WALL AVE
SE ANCHOR AVE
SE HOSSELIN ROAD
SE BAYVIEW ST
SE SEAWARD ST
SE WESTFIELD ST
SE PAULDEN ST
SE RAILWAY AVE
SE KINGSBURY AVE
SE HUNTER AVE
SE HOWARD AVE
SE FRANKLIN AVE
SE GRANT ST
SE LINCOLN ST
SE BRUNDIDGE AVE
SE PAULDEN ST
SE GOLDEN ST

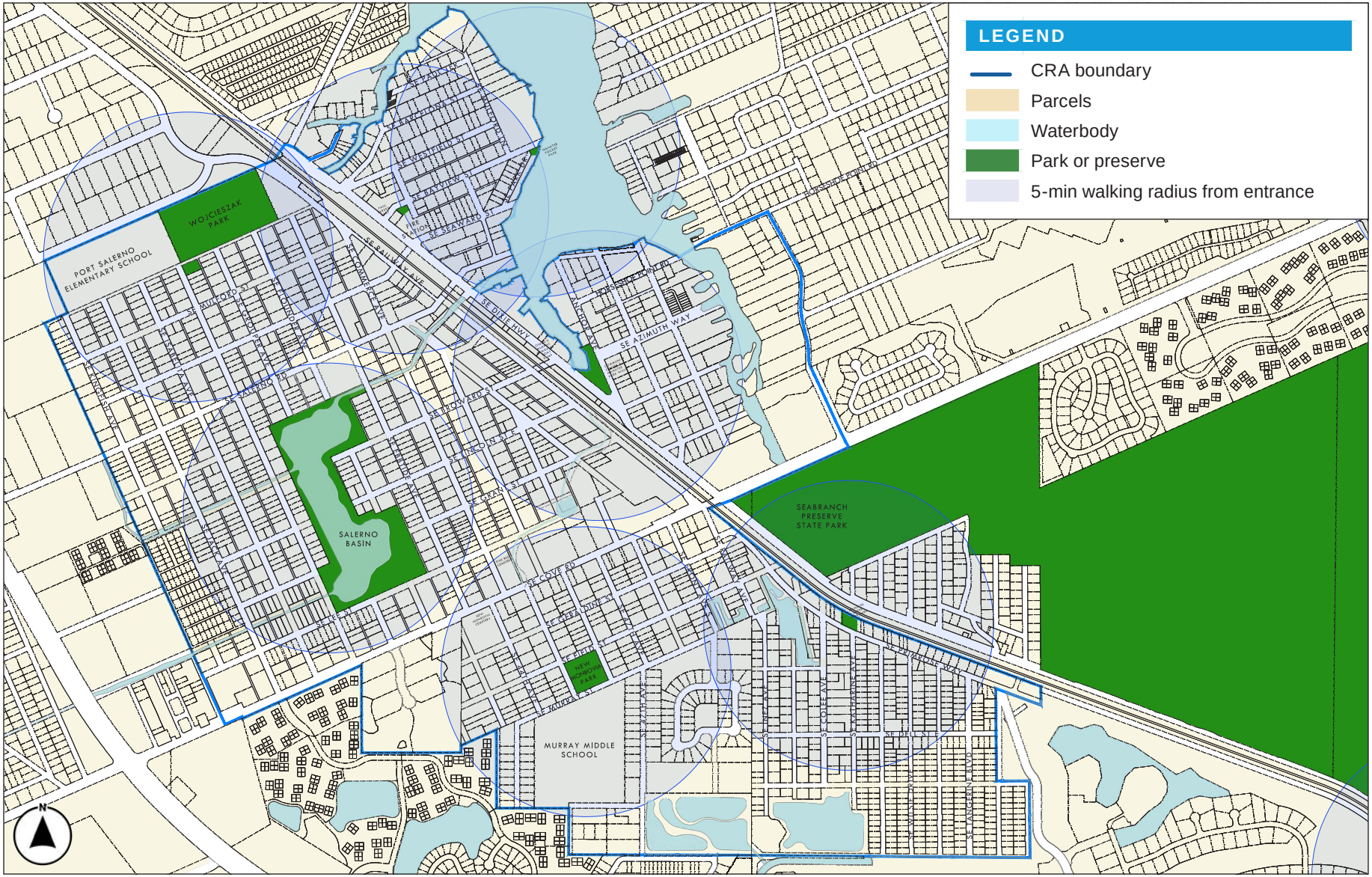
EXISTING ZONING



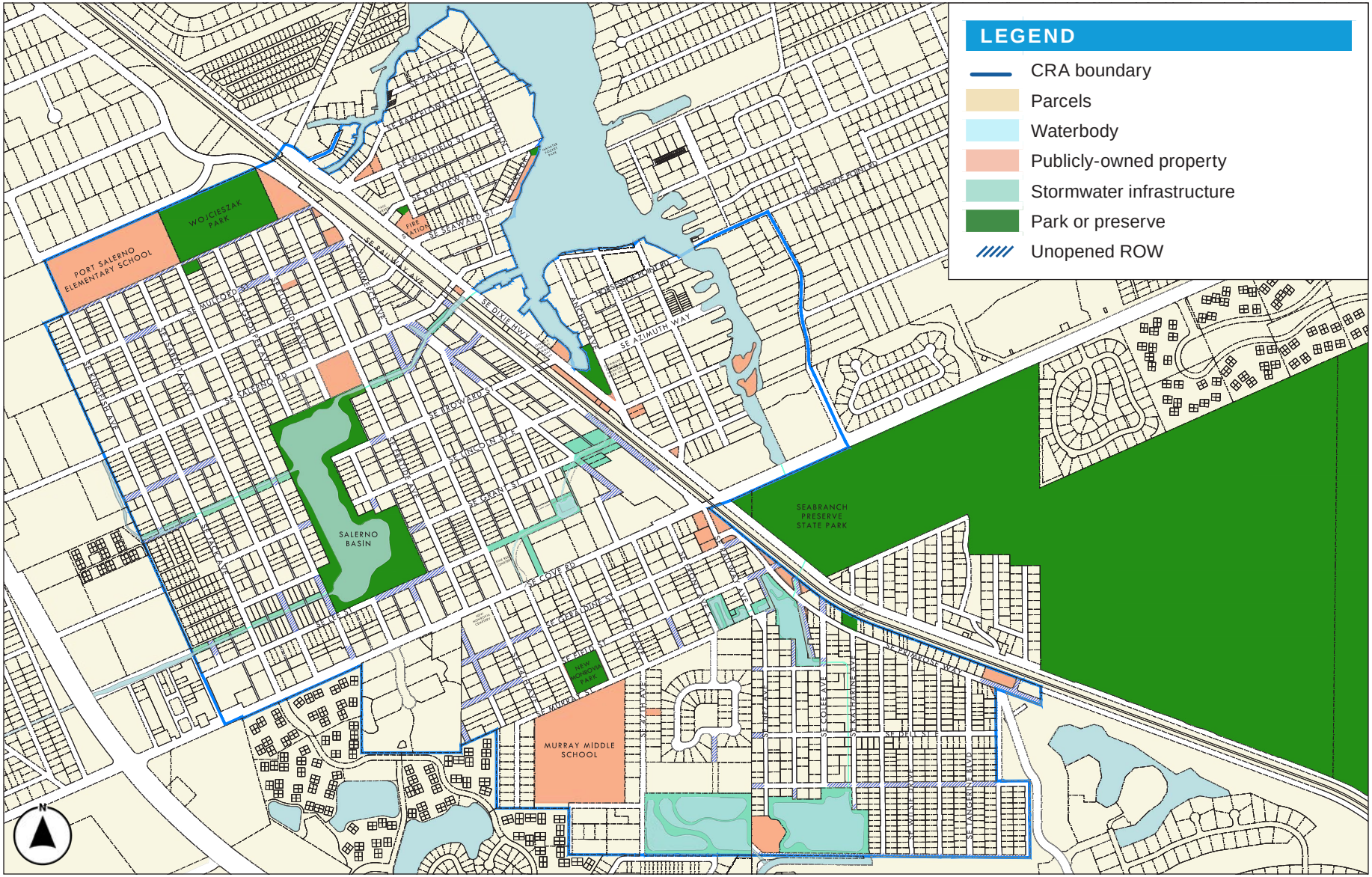
EXISTING PARKS & PRESERVES



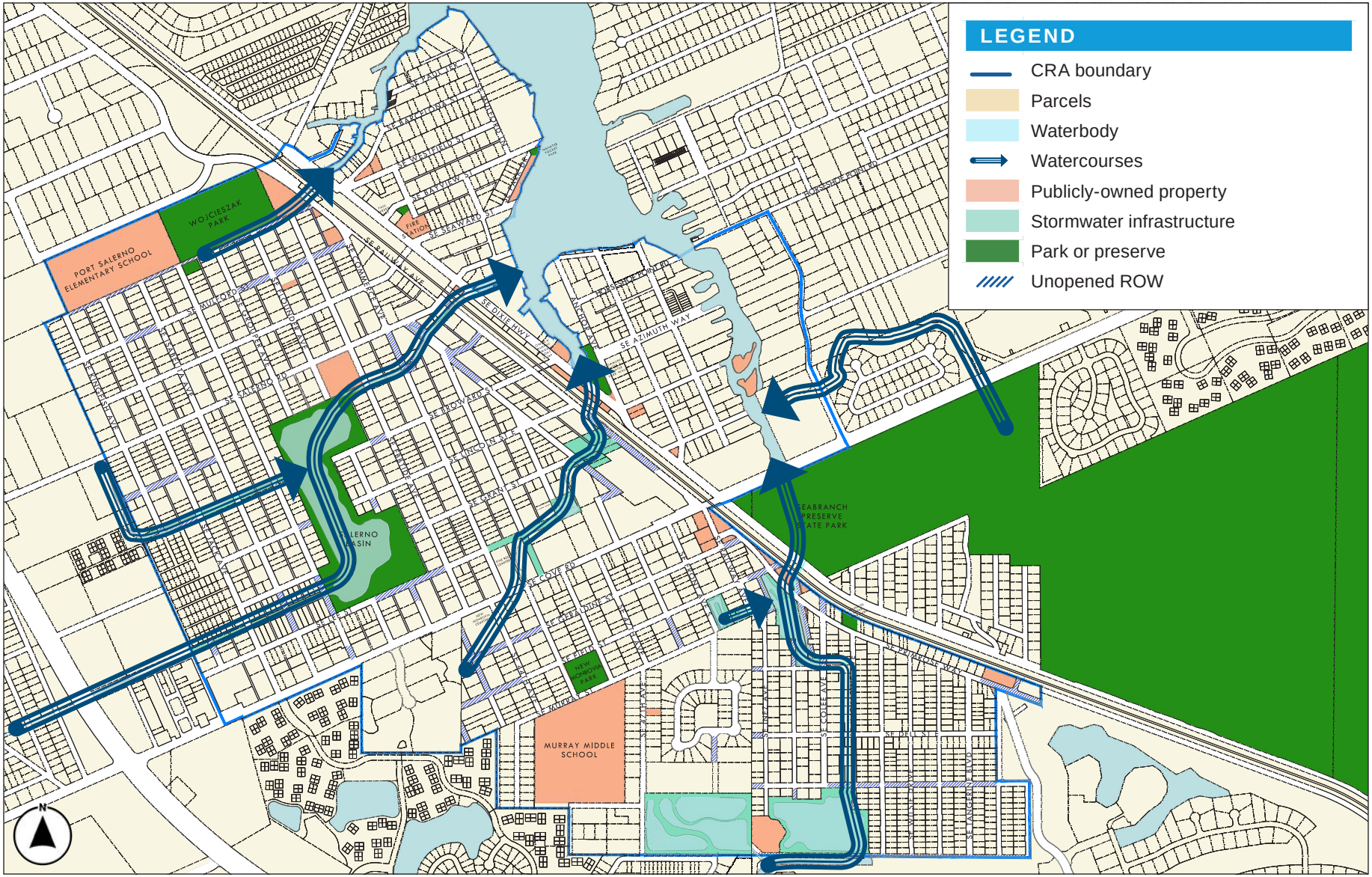
5-MIN WALKING RADIUS *1/4-MILE CENTERED ABOUT PARKS & PRESERVES*



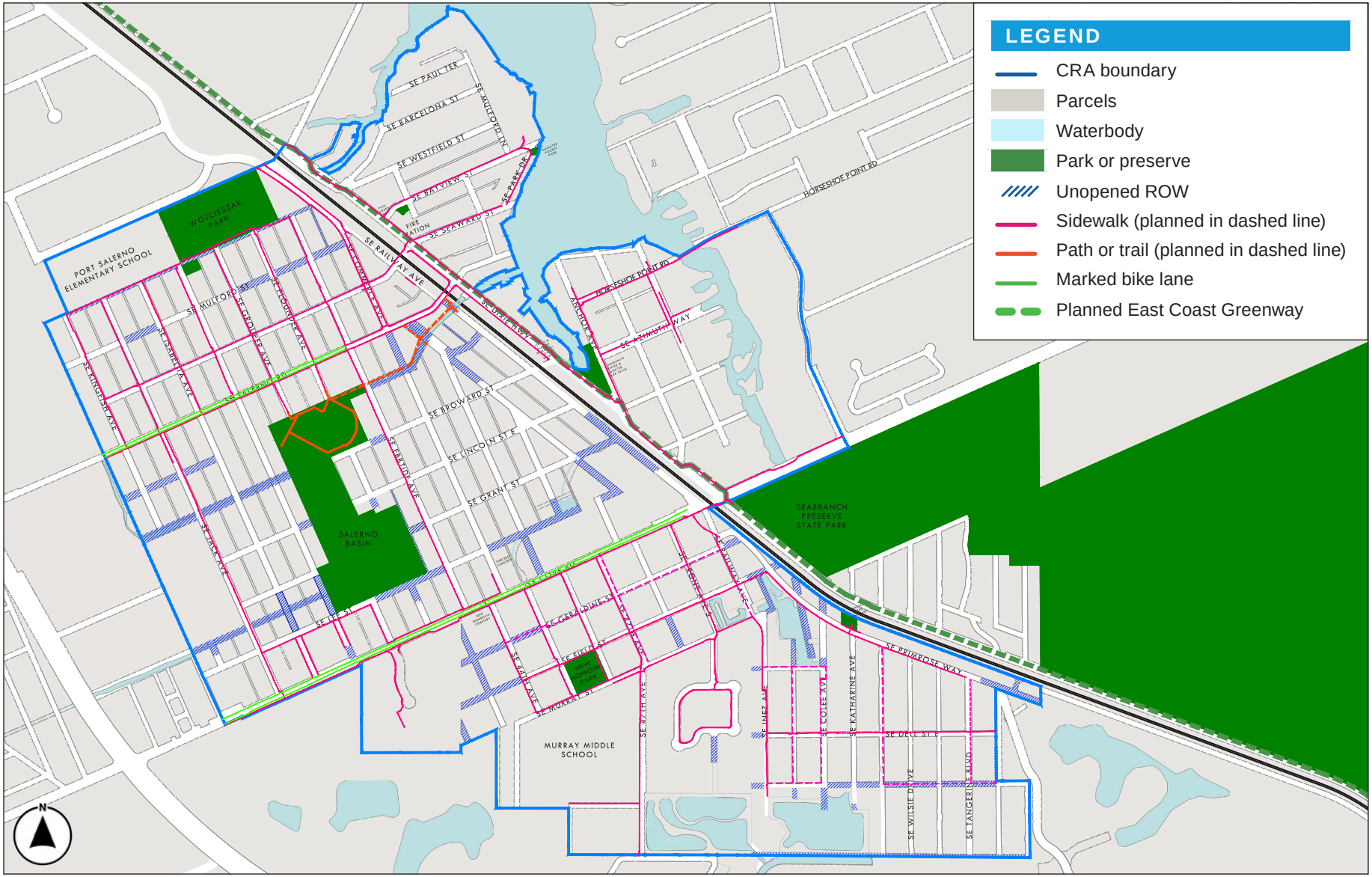
EXISTING PUBLICLY-OWNED LAND



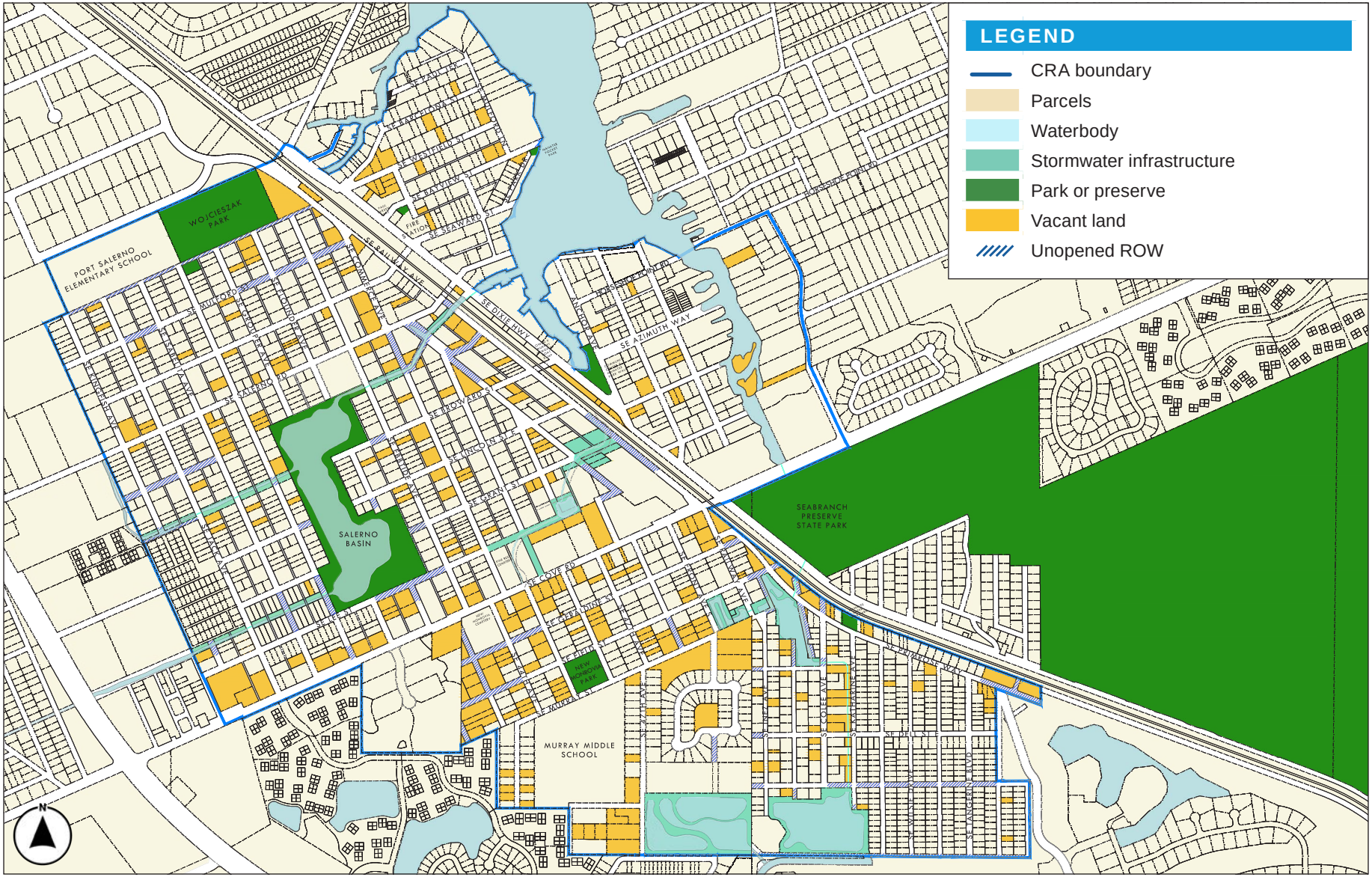
EXISTING WATERCOURSES



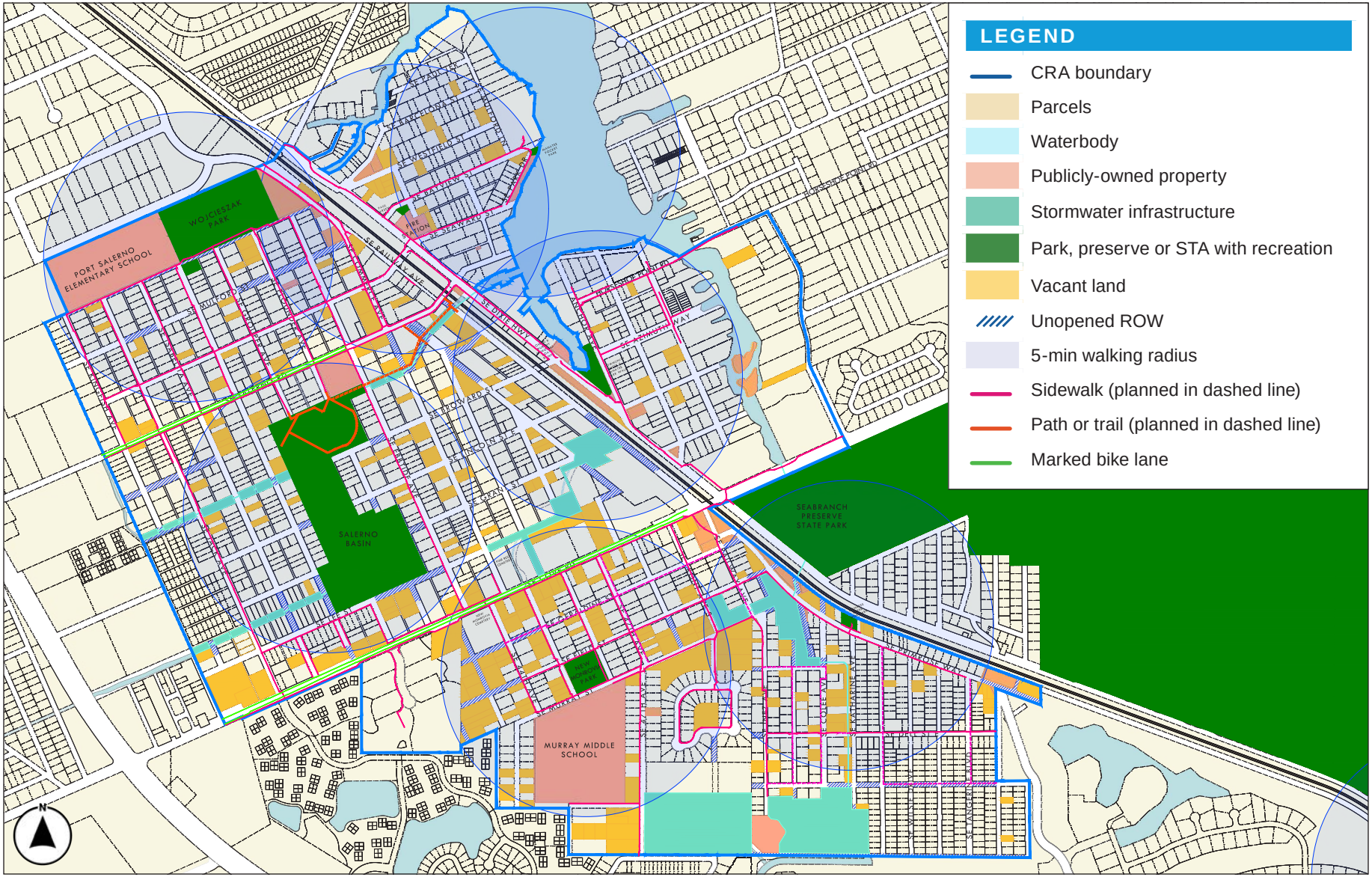
EXISTING PEDESTRIAN & BIKING PATHS



EXISTING VACANT LAND



COMBINED LAYERS



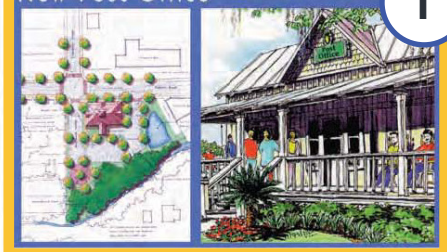
BACKGROUND

Port Salerno
Community Redevelopment Plan

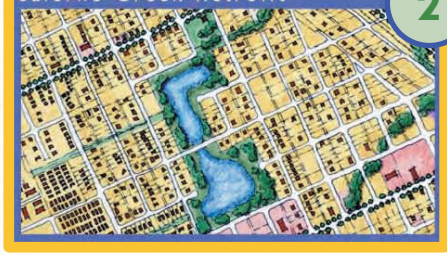
MARTIN COUNTY'S Historic Fishing Village

THE VISION

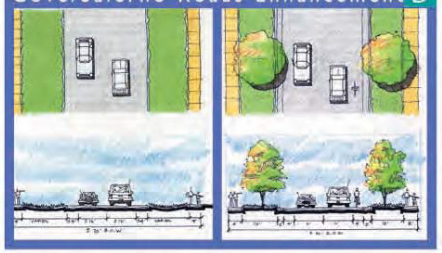
New Post Office (1)



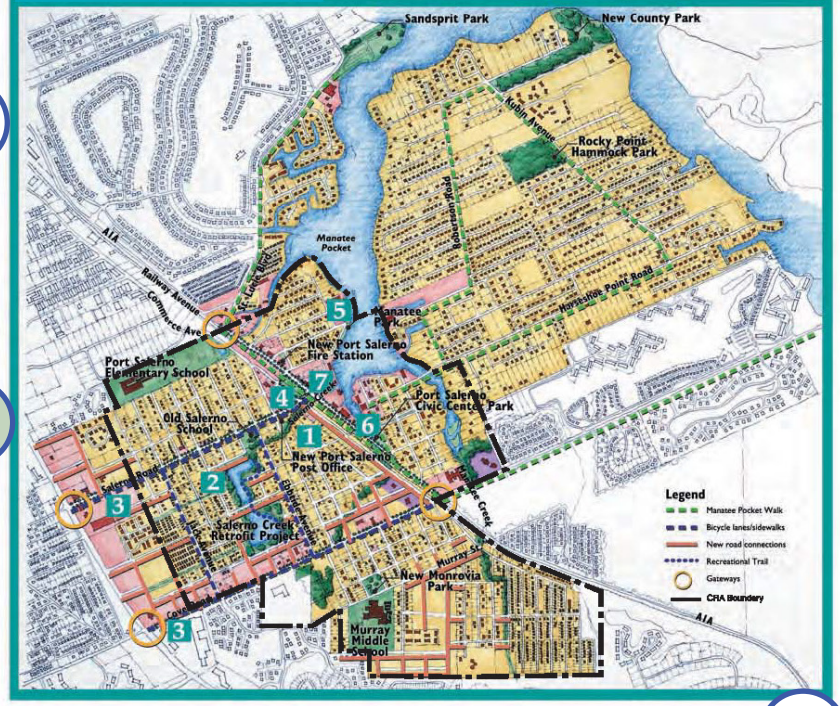
Salerno Creek Retrofit (2)



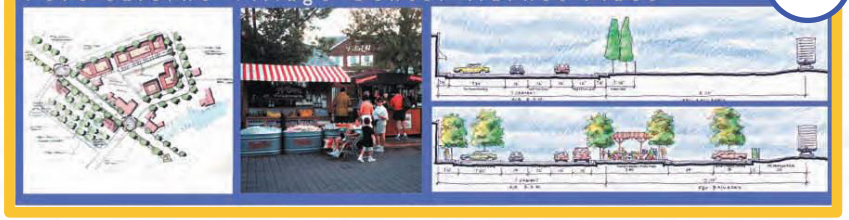
Cove/Salerno Roads Enhancement (3)



Community Redevelopment Plan



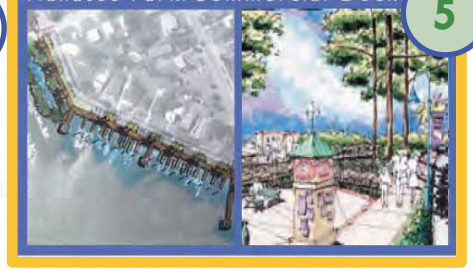
Port Salerno Village Center Market Place (4)



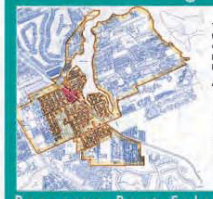
A1A Redesign and Enhancement (7)

Port Salerno Civic Center Park (6)

Manatee Park/Commercial Docks (5)



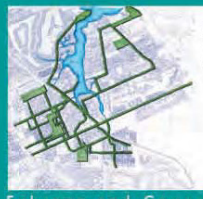
Urban Design Principles



The traditions of a working fishing village are revealed in it's 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 at Cove, Salerno, Driftwood, and St. Lucie
- Adopt 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 Monrovia and Port Salerno
- Amend Future Land Use patterns and zoning to support higher density development in a compact area

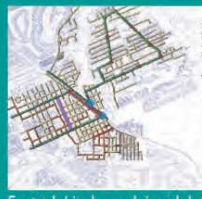
Preserve Port Salerno's Culture and History



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 / Binacle 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

Enhance and Connect Parks and Open Spaces



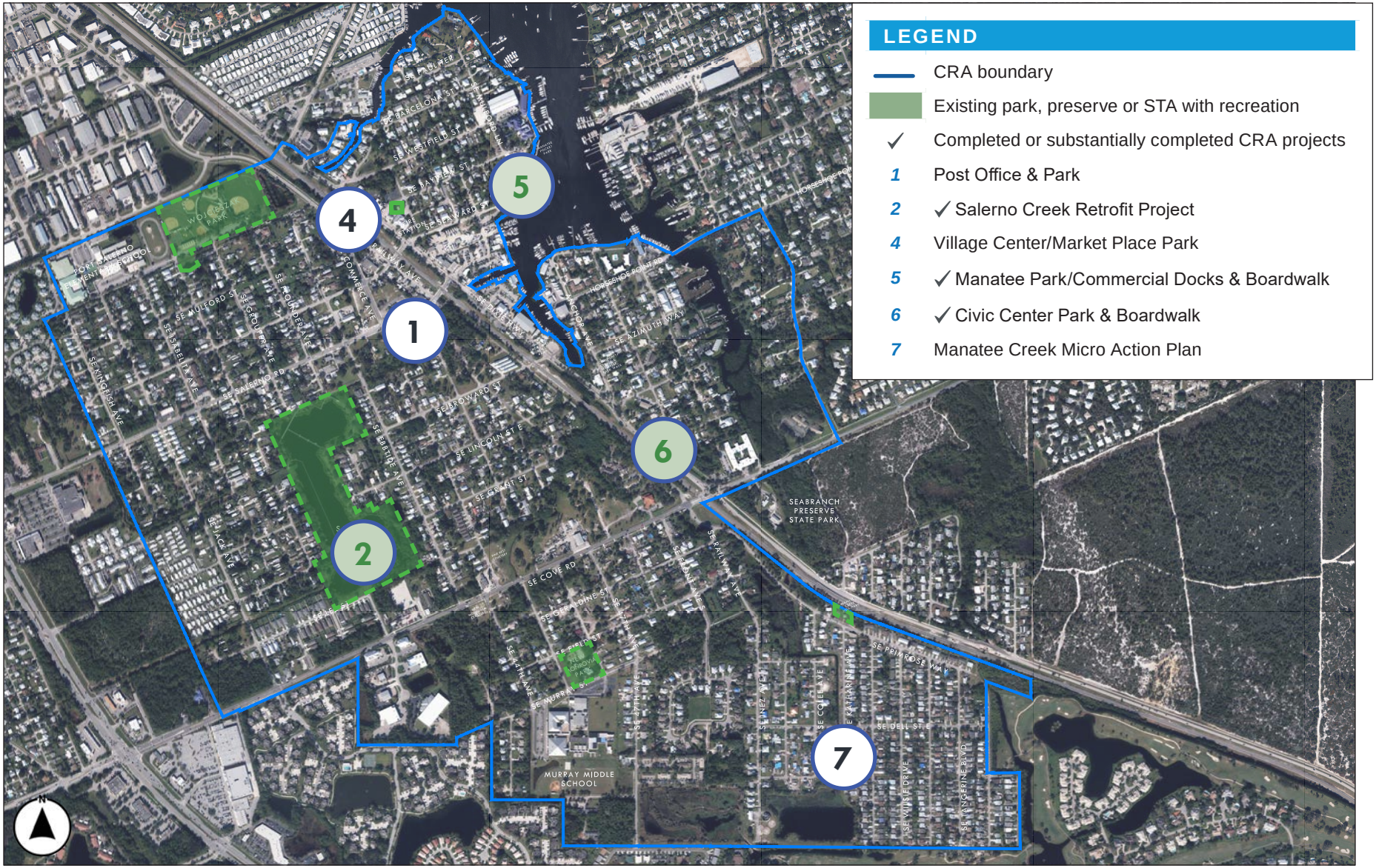
Streets represent over 80% of public space in communities and shape neighborhood identity. Streets should reflect local character and scale and establish a positive impression of the community. Great streets balance the needs of the automobile with the pedestrian, using buildings and street trees to 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/Binacle intersection)
- Relocate F.E.C. rail crossing from Broward St. to Market Street
- Proceed with A1A streetscape design
- Establish a Street Master Plan:
  - Street Types/Standards
    - "Neighborhood Interior" Street (all local streets)
    - "Neighborhood Main" Street (Salerno and Cove Roads)
    - "Town" Street (A1A)

Establish a Livable Street Network

MANATEE CREEK
MICRO ACTION PLAN
MARTIN COUNTY, FLORIDA
7
NEIGHBORHOOD ENTRY
NEW ENTRY SIGN
KATHERINE AVE.
NORTH SIDE OPPORTUNITY
NEIGHBORHOOD GATEWAY
BEAUTIFICATION - IMPROVE IMAGE & MAINTAIN
NEW POND
CONTINUE LANDSCAPING TREATMENT ALONG PRIMROSE
NORTH DITCH CLEAN UP
R.R. TREES MAINTENANCE
SUNKEN ROAD SECTION
GATE (SECONDARY ACCESS)
PARK SIDEWALK & CROSSWALK
TRAFFIC CALMING (PRIMROSE & DELL)
PRIMROSE BEAUTIFICATION
• TREES ALONG PRIMROSE
• NO PARKING ON LAWNS
UNOPENED R.O.W.
BEAUTIFICATION, LINEAR PARK & PEDESTRIAN UTILIZATION OPPORTUNITY
DEAD ENDS (JENKINS R.OW.) MAINTENANCE
6' PRIMROSE SIDEWALK
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
SOUTH DITCH CLEAN UP
GRAFTON PARKING EVERYWHERE ISSUE
EXISTING
SE Inez Ave
SE Mercedes Ave
SE Colee Ave
SE Katharine Ave
SE Collins Ave
SE Mitzi LN
SE Tangerine Blv
SE Grafton DR
SE Palmetto RD
SE Primrose Way
SE Dell ST W
Community Garden

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. *Opportunities for: improved fencing, playground equipment and access for the neighborhood outside of school hours, landscaping*	• Port Salerno NAC, CRA • Martin County School District • MC Parks and Recreation	Yes - noted as existing	
F	1	Salerno Creek Park	Creating a linear park between the Salerno Basin and Railway Avenue. *Opportunities for: trail, pedestrian scale lighting, landscaping, informational/education boards, story trail*	• Port Salerno NAC, CRA • MC Public Works • MC Environmental Resource Division • MC Parks and Recreation • Private property owners	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. *Opportunities for: sidewalk, pedestrian scale lighting, landscaping, benches, informational/education boards, County fence*	• Port Salerno NAC, CRA • MC Public Works • MC Environmental Resource Division • MC Parks and Recreation	Yes	
E	3	Broward Street Trail	A trail along the existing canal (Broward Street ROW) to the Manatee Pocket. *Opportunities for: trail, pedestrian scale lighting, landscaping, informational/education boards, story trail*	• Port Salerno NAC, CRA • MC Public Works • MC Environmental Resource Division • MC Parks and Recreation	Yes	
J	4	Palmetto Road Linear Park	*Opportunities for: trail, pedestrian scale lighting, landscaping, County fence*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Manatee Creek HOA	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

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. *Opportunities for: trail, pedestrian scale lighting, landscaping*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Manatee Creek HOA • Private property owners	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. *Opportunities for: trail, pedestrian scale lighting, landscaping*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Manatee Creek HOA		
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. *Opportunities for: low-impact paths, trail, informational/education boards (environmental and heritage), story trail, County fence, landscaping*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Private property owners	Yes - as natural features & connected open space	
B	8	Azimuth Way Linear Park	*Opportunities for: kayak launch spot, on-street parking, landscaping, sidewalk*	• Port Salerno NAC, CRA • MC Public Works • MC Parks and Recreation • MC Environmental Resource Division • Adjacent property owners and HOAs		
N	9	Manatee Creek STA Park	An existing STA that could be improved to allow for low impact recreational access. *Opportunities for: trail, pedestrian scale lighting, landscaping*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Manatee Creek HOA	Yes	

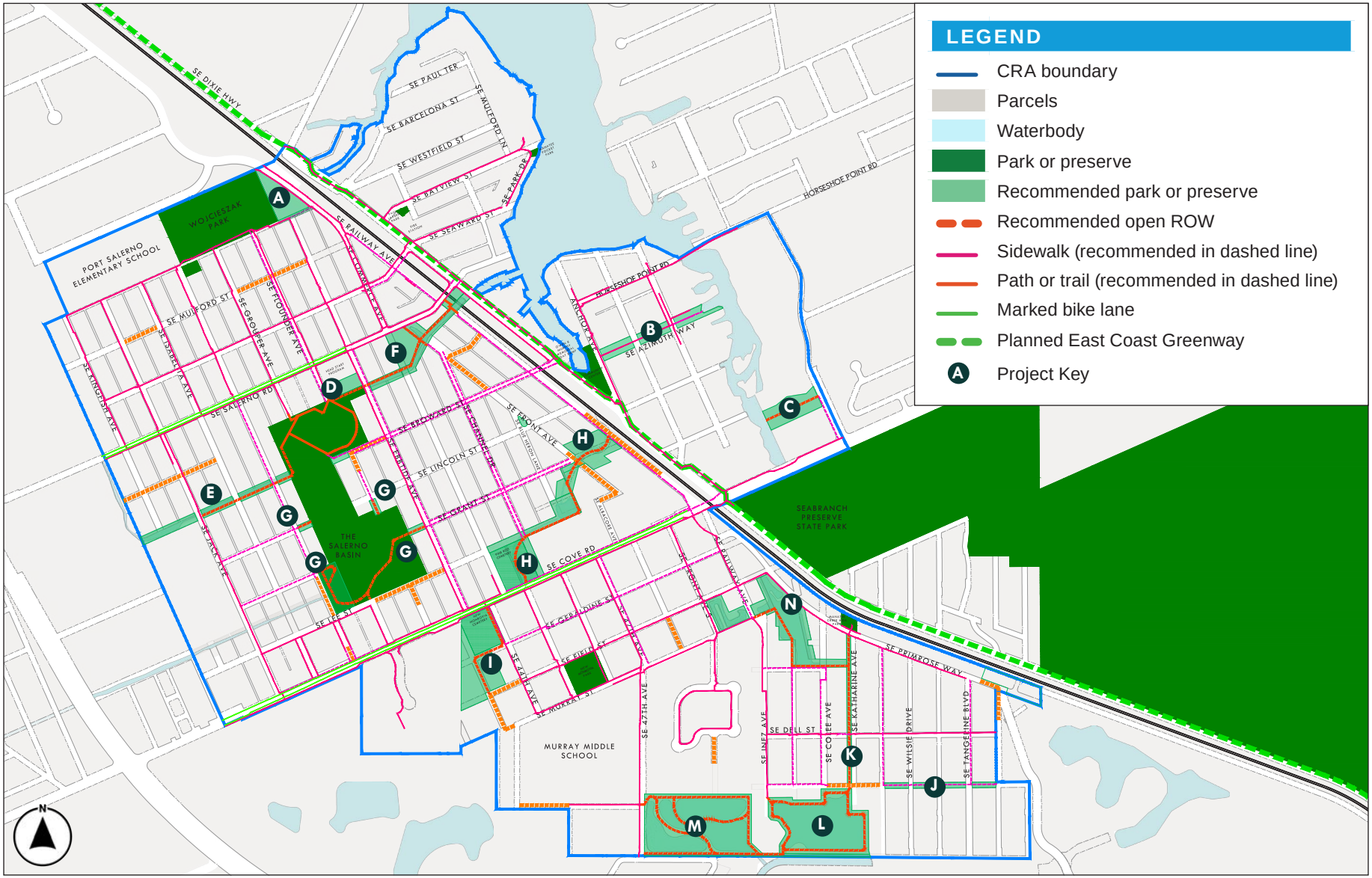
*All projects support CRA goals although some are not specifically called out with detail in the 2009 CRA Plan. Many of the projects described would be included in the Manatee Pocket Walk and Comprehensive Bike and Pedestrian Connections. Yes indicates more specific details were provided.

RECOMMENDED PROJECT LIST

Key	Rank	Project Name	Description	Stakeholders/Agency Coordination	Included in CRA Plan?*	Included in Current CIP?
K	10	Katharine Avenue Linear Park	*Opportunities for: trail, pedestrian scale lighting, on-street parking, additional access to the HOA playground, landscaping, County fence*	• Port Salerno NAC, CRA • FDOT - District 4 (easement) • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Manatee Creek HOA	Yes	
A	11	Wojcieszak Passive Trail	*Opportunities for: trail, pedestrian scale lighting, sidewalk connection to SE Commerce Ave*	• Port Salerno NAC, CRA • MC Parks and Recreation • MC Public Works	Yes - noted as existing	
I	12	SE 43rd Street Preserve	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. Note: Street connections for SE 43rd Ave and SE Field St are planned. *Opportunities for: low-impact paths, trail, County fence*	• Port Salerno NAC, CRA • MC Environmental Resource Division • MC Public Works • MC Parks and Recreation • Private property owners		
C	13	Manatee Cove Passive Trail	Adjacent to the Peace Presbyterian Church is the continuation of a watercourse towards Manatee Pocket *Opportunities for: trail, landscaping*	• Port Salerno NAC, CRA • MC Public Works • MC Parks and Recreation • MC Environmental Resource Division • Private property owner	Yes - as natural features & connected open space	

*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 OPEN SPACES DIAGRAM



OPEN SPACE CONCEPTUAL PLANS

F SALERNO CREEK PARK AREA

SE SALERNO RD

F SALERNO CREEK PARK CONCEPT PLAN

D COMMUNITY PLAYGROUND AT THE OLD SCHOOL HOUSE AREA

D COMMUNITY PLAYGROUND AT THE OLD SCHOOL HOUSE CONCEPT PLAN

G SALERNO BASIN TRAIL AND POCKET PARKS AREA

G SALERNO BASIN TRAIL AND POCKET PARKS CONCEPT PLAN

E BROWARD STREET AREA

E BROWARD STREET TRAIL CONCEPT PLAN

B AZIMUTH WAY LINEAR PARK AREA

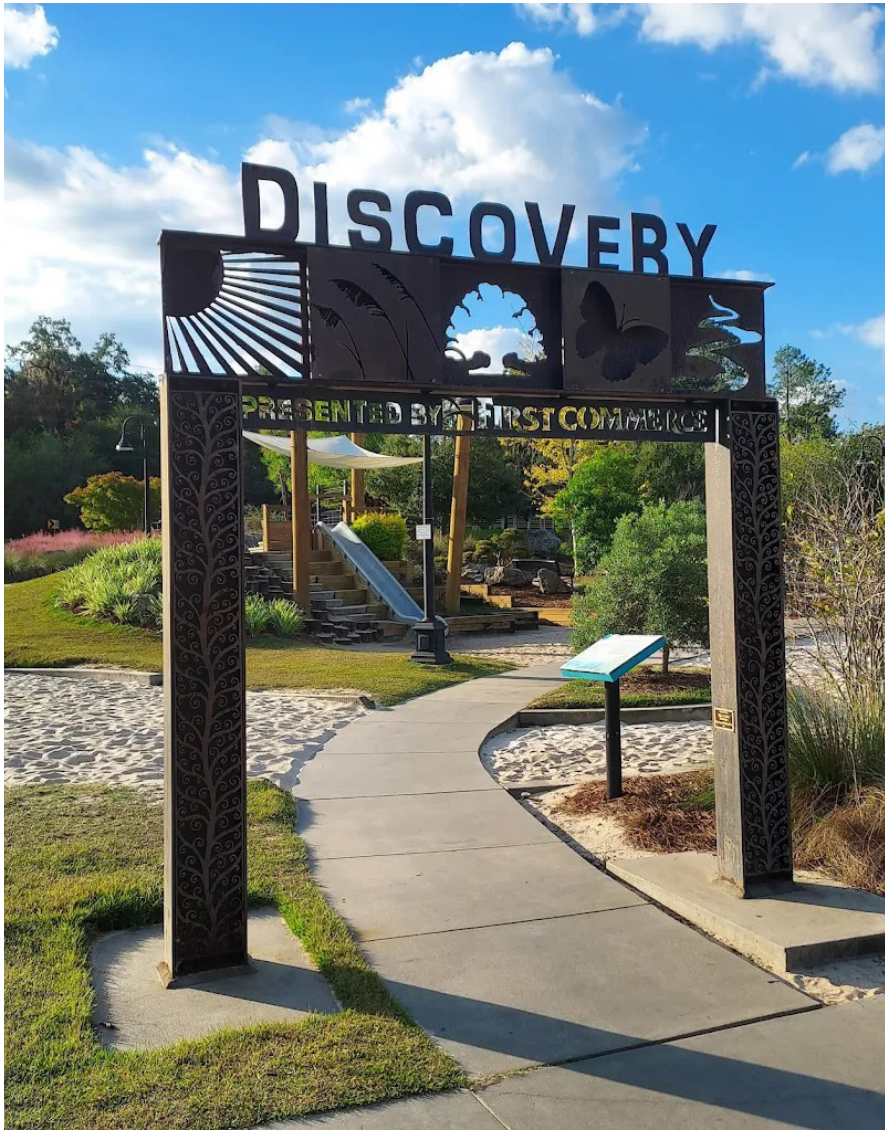
B AZIMUTH WAY LINEAR PARK CONCEPT PLAN

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 GEOGRIA
SEATING, PATH

ABOCOA, 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