

FY-2027 Capital Improvement Plan (CIP)



Golden Gate NAC Meeting – February 2, 2026



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CIP → a PLANNING and BUDGETING document

Capital Budget Capital Program

Identify and prioritize capital projects

Identify sources of funding

Opportunity for public participation

Aligns improvements with resources

Community Redevelopment Plan

NAC advises → CRA recommends → BOCC finalizes



Tax Increment Financing

TIF is an economic development tool used to promote private sector investment in a CRA area.

- *Step 1:* The dollar value of all real property in the CRA Area is determined as of a fixed date
→ “base value” Golden Gate was 2002.
- *Step 2:* Taxing authorities continue to receive property tax revenues in the subsequent years based on the base value.
- *Step 3:* Increases in real property value (the *increment*), are deposited into the Community Redevelopment Agency Trust Fund at a percentage rate established by BOCC.
Right now, that is 65%.
- *Step 4:* Funds are used for redevelopment in the designated CRA area.

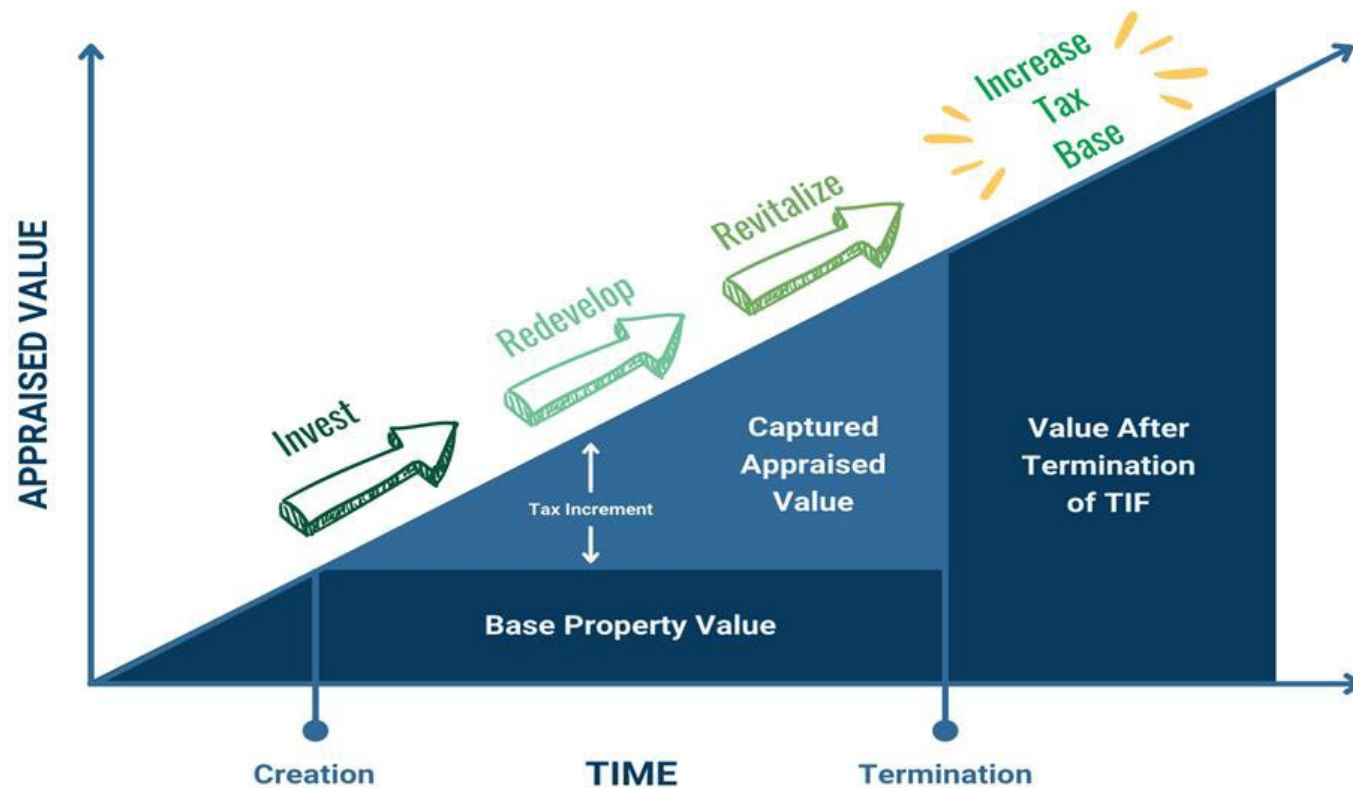
NOT AN EXTRA TAX



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How does TIF work?



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Golden Gate Community Redevelopment Plan

PEDESTRIAN FRIENDLY ENVIRONMENT –

Street connections

Sidewalks

Lighting

INFRASTRUCTURE –

Stormwater

Sidewalks

Lighting

Landscaping

TRAFFIC CALMING –

Traffic tables

Landscaping

Roundabouts



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Current Projects

- **CRA Investment Program:** A program that combines private investment and increment funding to eliminate slum/blight.
- **El Camino:** Multi-modal, linear park pathway to provide pedestrian and bicycle connections, increase safety, encourage walking and riding, and become a beautiful neighborhood asset.
- **Landscape Vision:** Landscape improvements including SE Dixie Highway median, SE Bonita Street, SE Clayton Street, Se Delmar Street and SE Birch Avenue.
- **Multimodal Corridor and Drainage Resilience Project:** Neighborhood improvements including sidewalks/pathways, on-street parking, trees, lighting, traffic calming and unpaved roadways.



CRA Investment Program



Golden Gate Community Redevelopment Plan

The Golden Gate Community Redevelopment Plan (page 69) states the need for a Façade Improvement Grant Program with the CRA providing matching funds for exterior design and improvements to commercial properties. Some of the objectives of the CRA Investment program include elimination of slum and blight, physical and economic revitalization of commercial areas, and improved safety for residents, shoppers, and tourists.



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Construction Concept

The aerial map illustrates the proposed multi-use trail alignment along Highway 90. The trail is shown as a green corridor with yellow highlights indicating specific construction or improvement sections. Key locations and streets labeled include:

- Streets:** SE Morgan St, SE Madison St, SE Harrison St, SE Clinton St, SE Lamar St, SE University St, SE Hawthorne St, SE Garden St, SE Washington St, SE Broadway St.
- Parks and Recreation:** Lamar Howard Park, Future Dway Build-out Pt. N, Alvin Karpis Field, Lamar Howard Park, Future Dway Build-out Pt. N.
- Callouts:** Circular images showing people walking, jogging, cycling, and playing sports, indicating the trail's multi-use nature.



Landscape Vision Plan

Dixie Highway medians
Indian St to Jefferson St

Bonita St, Clayton St, Delmar St
Dixie Hwy to Birch St

Birch Street landscaped walkway



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Multimodal Corridor & Drainage Resilience



Concept for the Golden Gate Multimodal Corridor & Drainage Resilience Project

- Existing sidewalk
- Existing curbing, on-street parking, trees, lights, etc.
- New sidewalk
- New curbing, on-street parking, trees, lights, etc.
- Traffic Calming Measures
- New roadway
- New pathway
- New traffic circle
- Gateway feature
- New Parking



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Proposed Projects

- **El Camino:** The potential continuation of the pathway from Camino Avenue connecting to Dixie Highway.
- **Property Acquisition:** The acquisition of real property or property interests necessary to provide stormwater retention and drainage improvements that reduce flooding, improve system capacity, and protect adjacent public and private infrastructure.
- **Camino Avenue Parking:** The project provides diagonal parking for residents and trail users between Indian Street and Normand Street.
- **Birch Avenue Pocket Park:** The project is part of the Landscape Vision Plan that has been in conceptual design for a linear path along Birch Avenue between Clayton Street and Delmar Street.
- **Golden Gate Open Space Plan:** The project includes developing an open space plan that indicates the general location of desired open space and pedestrian and cyclist connectivity through the community.



Revised Concept



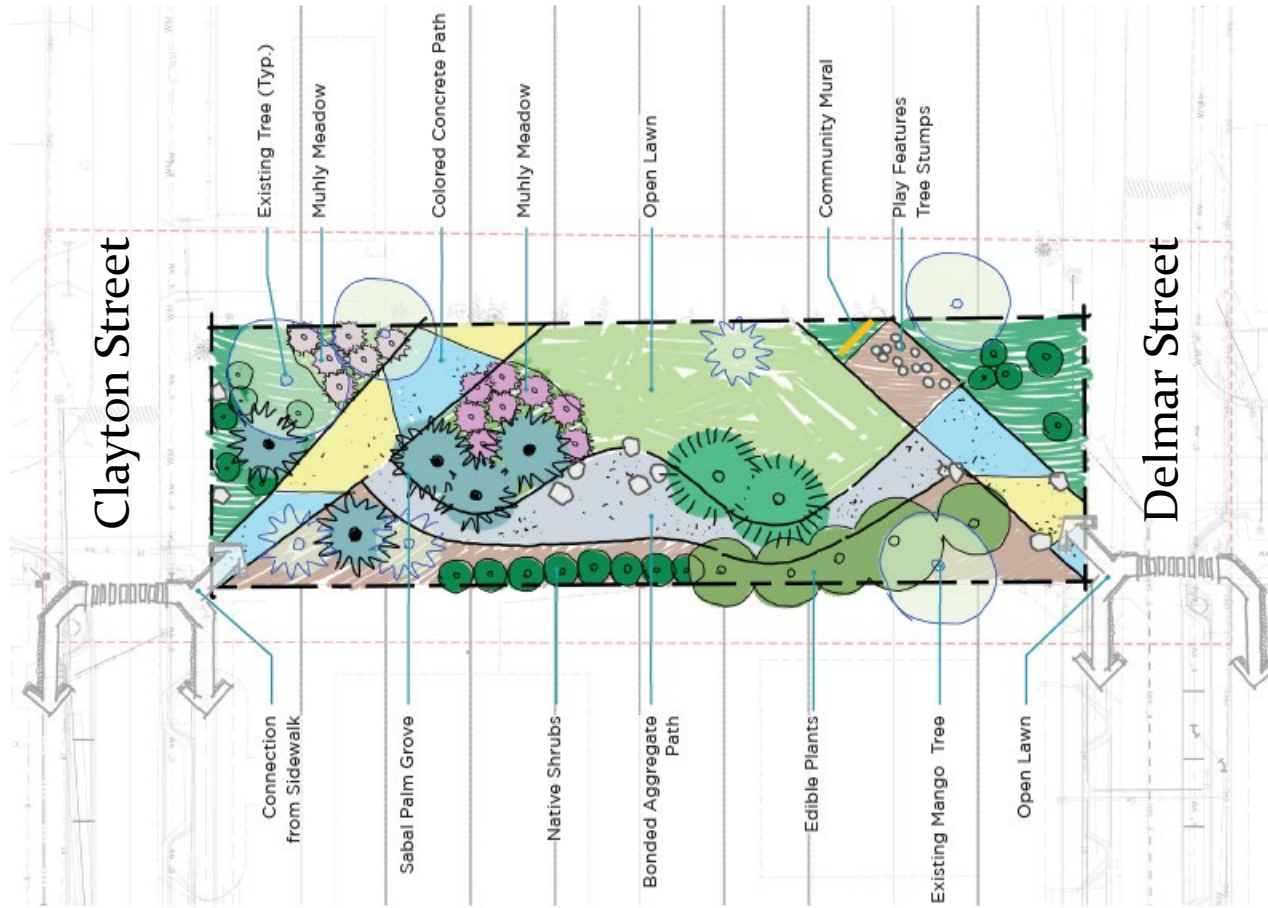
Camino Avenue Parking



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Birch Avenue Pocket Park



Golden Gate Open Space

Martin County Comprehensive Plan – Chapter 18, Goal 18.5

Policy 18.5A.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.



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2027 Golden Gate CIP

CIP FY-2026

Pedestrian and Bike Trail	\$ 1,050,000.00
Neighborhood Enhancements	\$ 151,800.00
Property Acquisition	\$ 100,000.00
Improved Street Infrastructure	\$ 299,400.00
CRA Investment Program	\$ 105,000.00
Landscape and Hardscape	\$ 150,000.00
Multimodal Corridor &	\$ 350,000.00
Drainage Resilience	
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	\$2,206,200.00

TIF FY-2027

Pedestrian and Bike Trail	\$ 75,000.00
Property Acquisition	\$ 250,000.00
Multimodal Corridor &	\$ 210,000.00
Drainage Resilience	
Landscape and Hardscape	\$ 399,950.00
Golden Gate Open Space Plan	\$ 30,000.00
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	\$ 964,950.00



QUESTIONS AND DISCUSSION



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