

FY 2027 Capital Improvement Plan (CIP)



Port Salerno NAC Meeting – February 12, 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



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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” Port Salerno was 2000.
- *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.

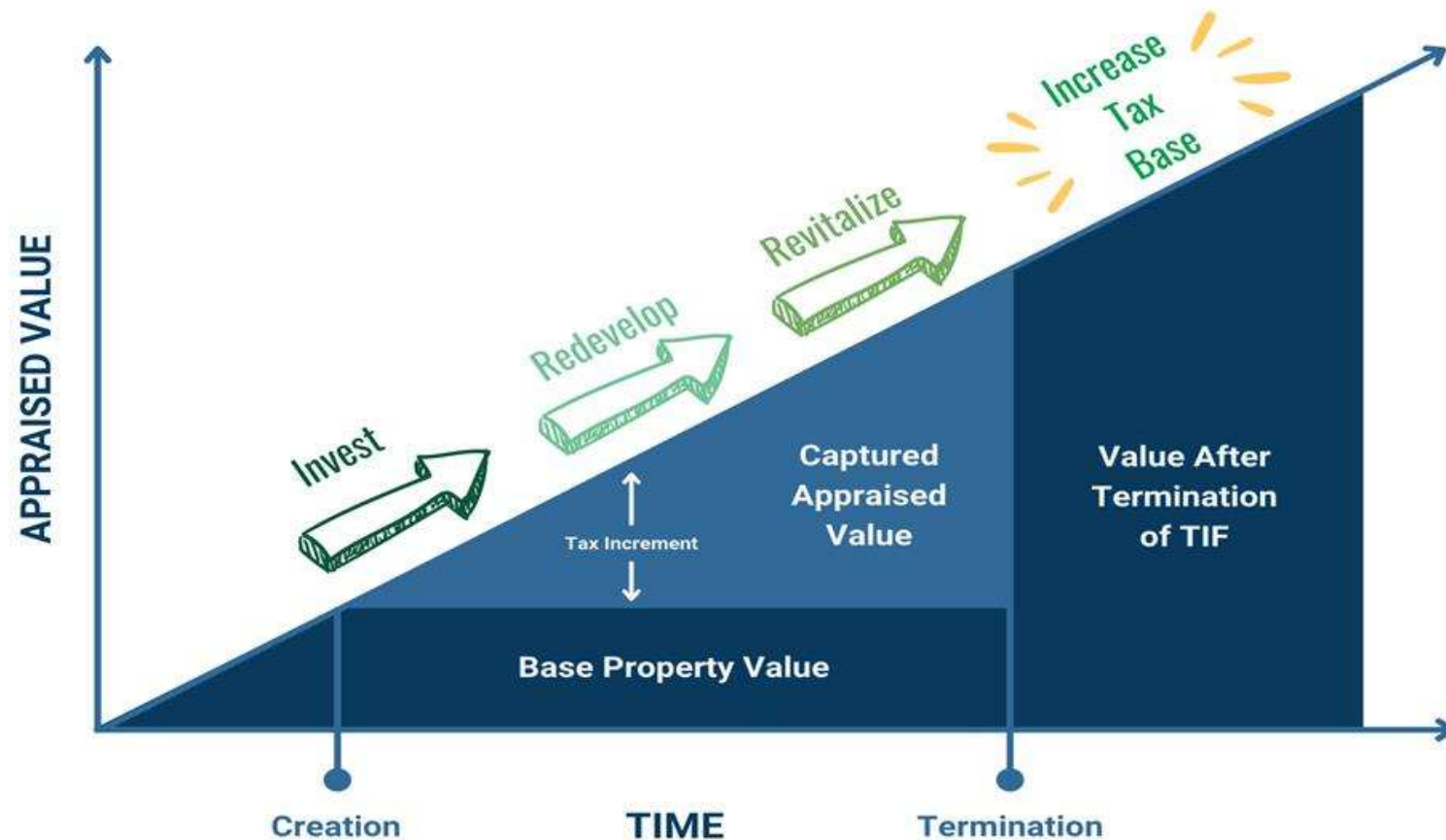
NOT AN EXTRA TAX



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How does TIF work?



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Port Salerno

Community Redevelopment Plan 2000



- provide sidewalks, bicycle paths and landscaping in neighborhoods
- extend and connect local streets
- enhance and connect community parks and open spaces
- provide infrastructure improvements throughout the community



Current Projects

Infrastructure Partnerships

- Park Drive Improvements
- Septic to Sewer

New Monrovia Lighting

- Lighting upgrades

Cove and Salerno Roads Enhancement

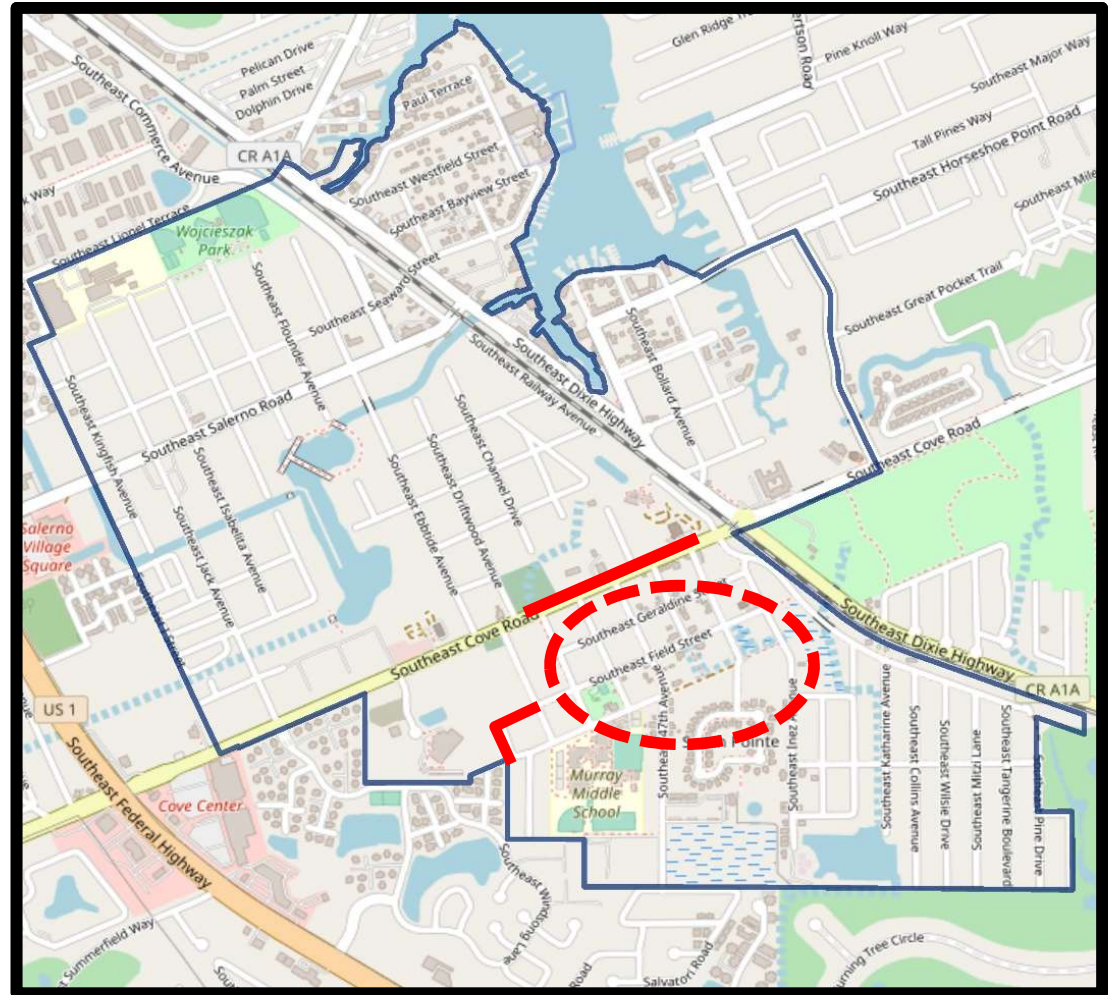
- Sidewalks

Unpaved Roads

- SE 43rd Ave & SE Field St
- 100% design

CRA Investment Program

- Ongoing



Current Projects, *con't*

New Monrovia Neighborhood Improvements

- 100% design

New Monrovia Park Imp.

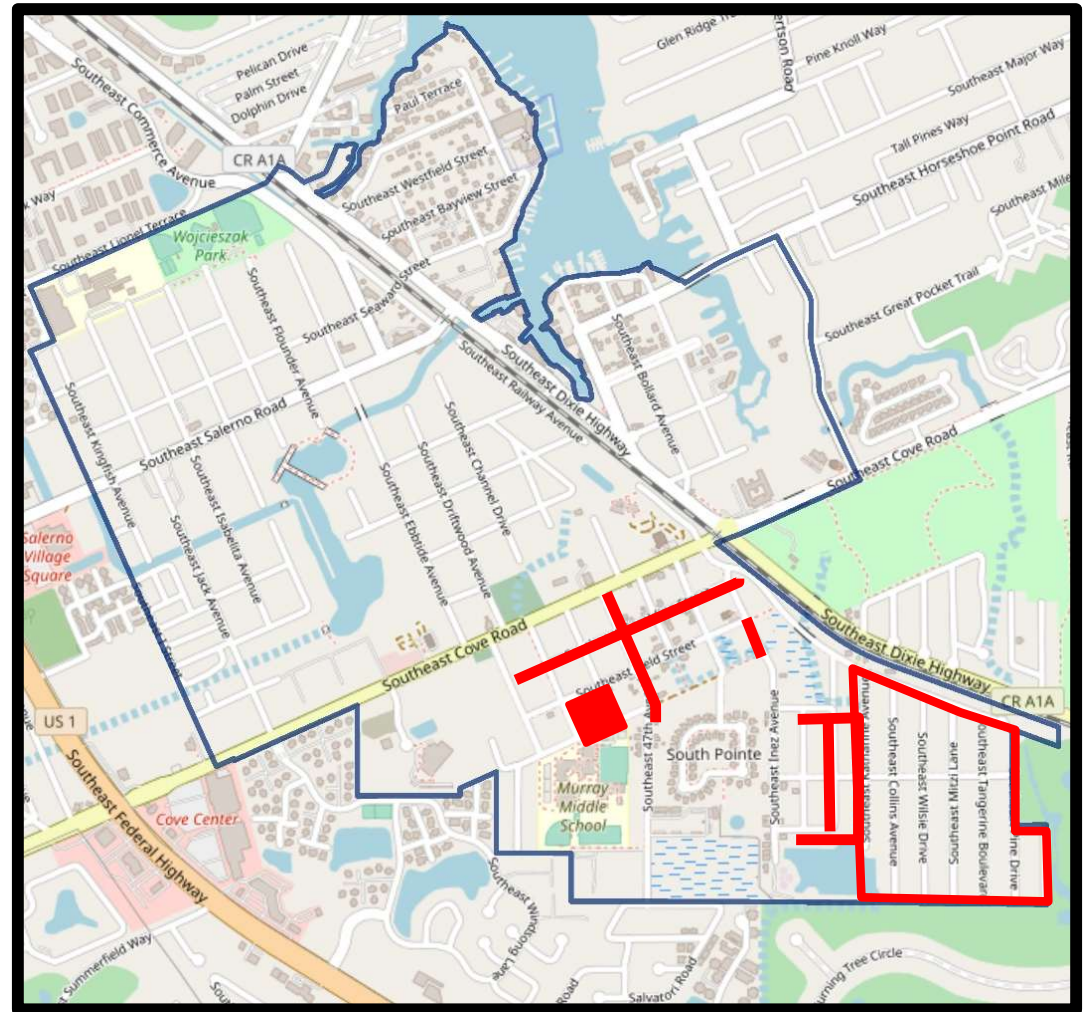
- Awarded bid
- Retaining CEI services
- Notice to Proceed shortly

Dixie Park Neighborhood Improvements

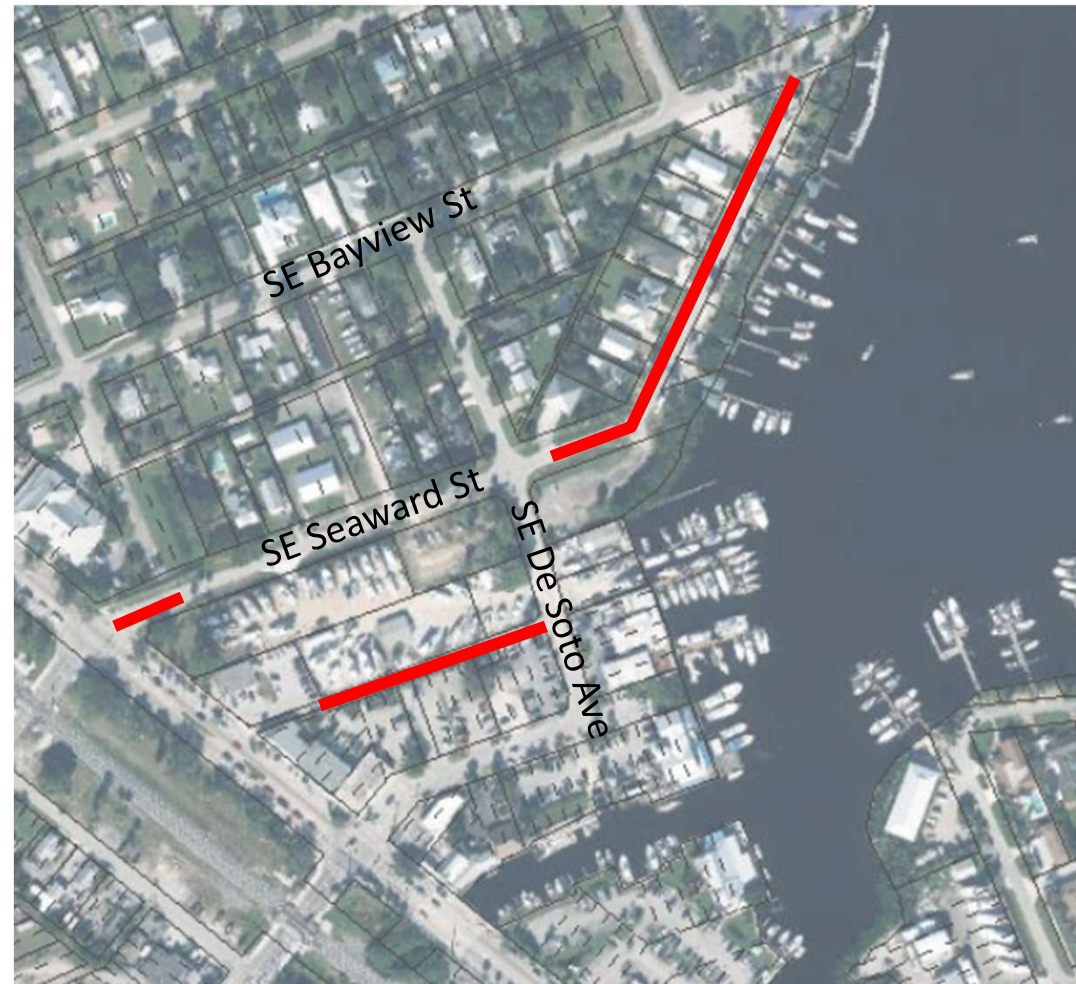
- Under design
- Capital Projects partnership

Port Salerno Open Space Plan

- Under contract



> Park Drive Improvements



- ✓ Park Drive infrastructure
- ✓ Crosswalks
- ✓ Seaward Intersection improvements & swale drainage
- ✓ SE Georges Way drainage improvements



> Cove and Salerno Roads



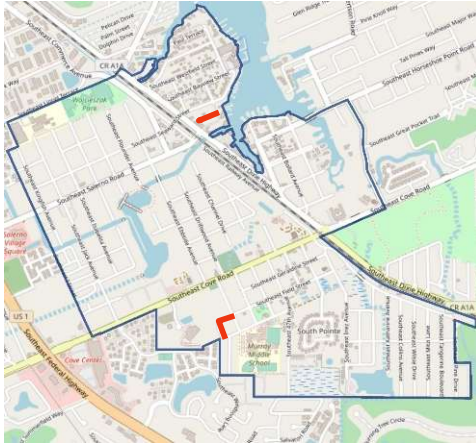
- ✓ Cove Road
- ✓ Conceptual Plan
- ✓ Sidewalks
- ✓ Crosswalks



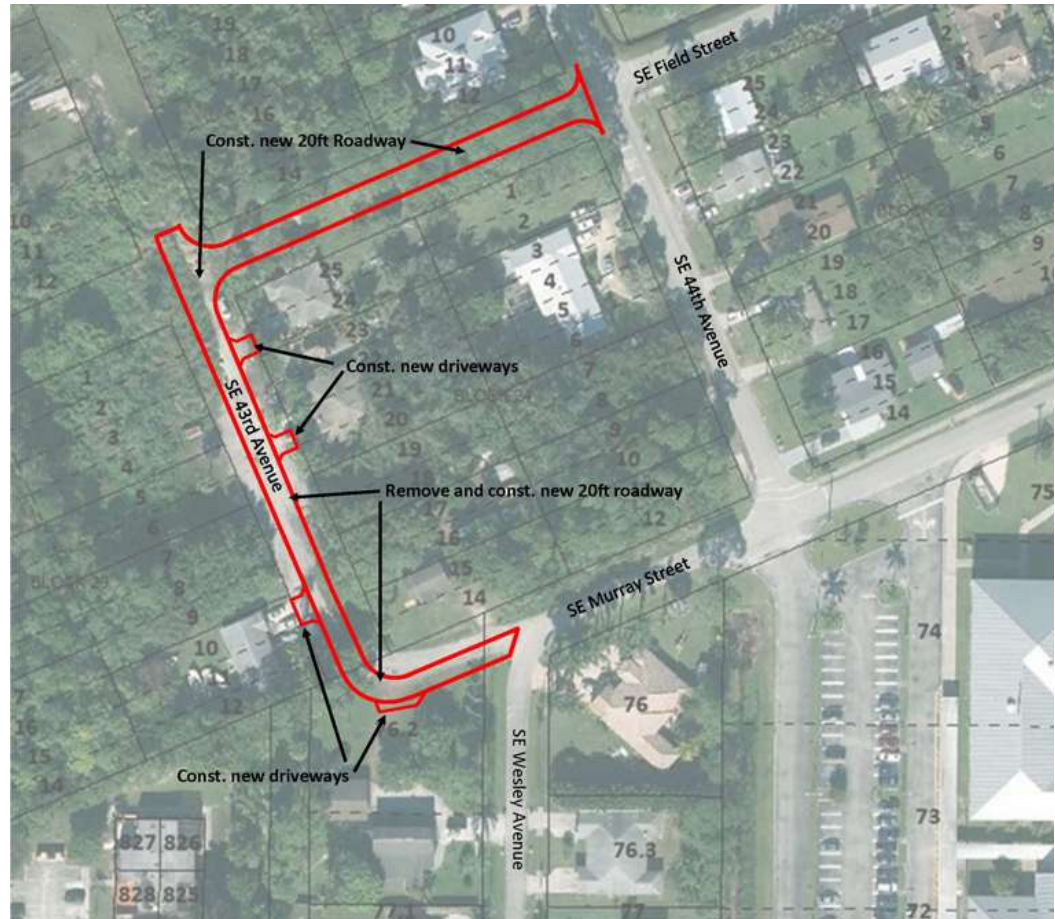
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> Unpaved Roadways



SE 43rd Ave & Field St
✓ New road



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CRA Investment Program



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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> New Monrovia Neighborhood Improvements



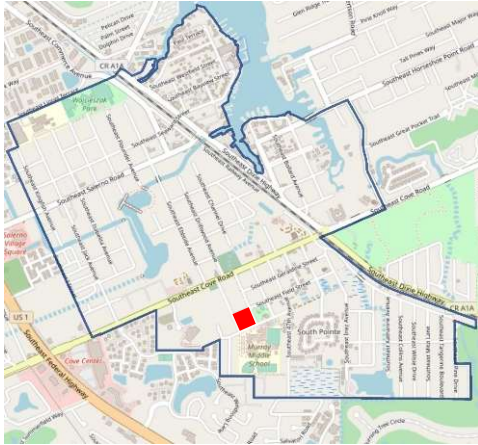
- ✓ Sidewalks
- ✓ Traffic Calming
- ✓ Lighting



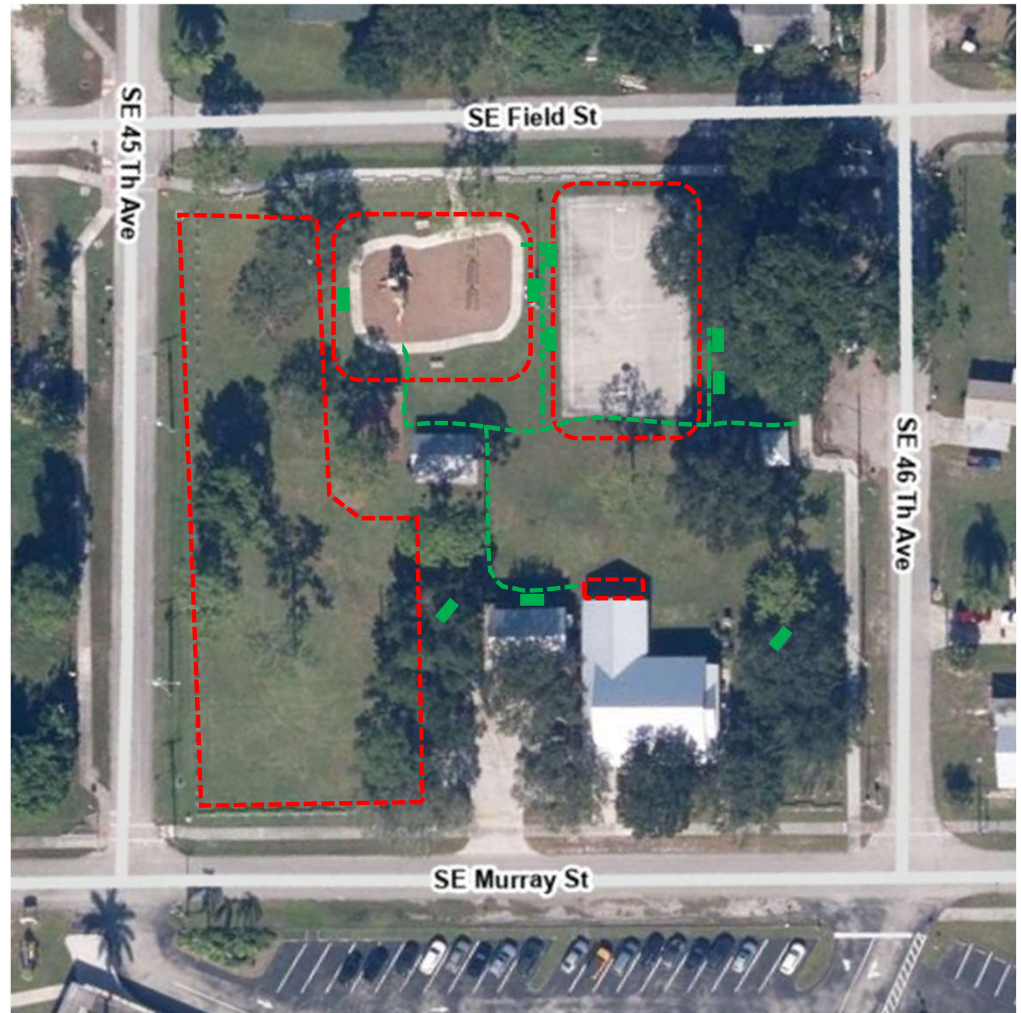
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> New Monrovia Park Improvements



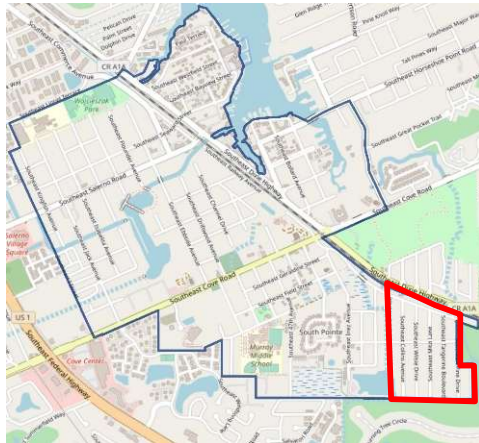
- ✓ Leveling field
- ✓ Enlarged basketball court
- ✓ Shaded playground
- ✓ Sidewalks
- ✓ Benches
- ✓ Bike Rack



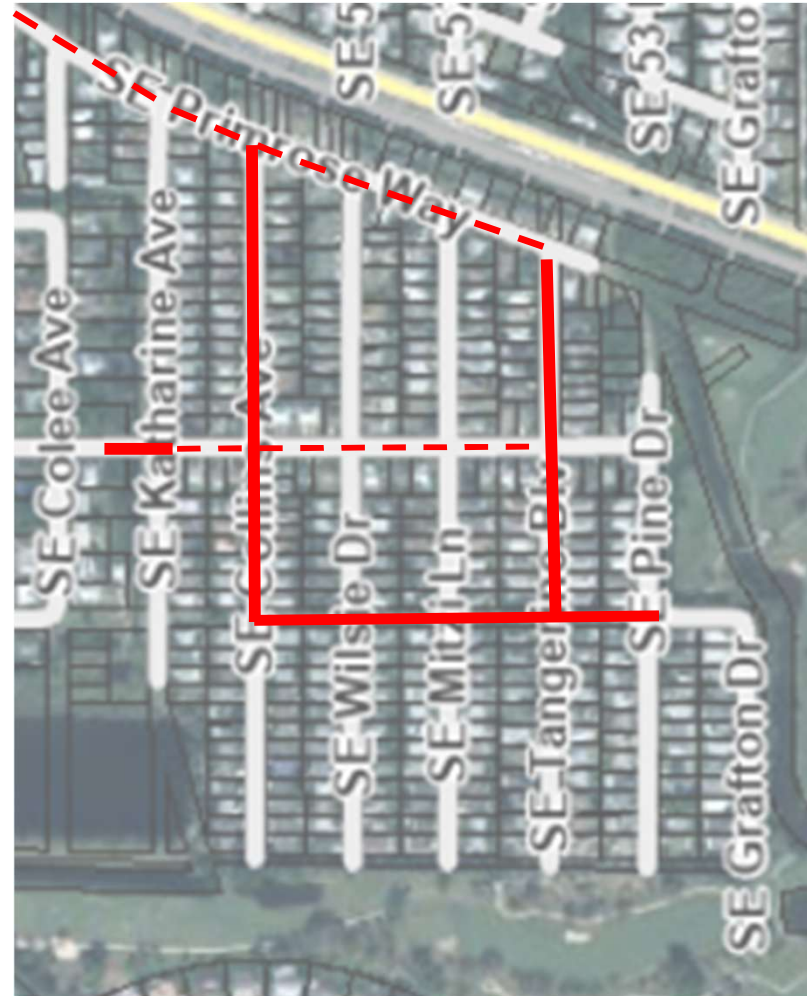
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> Dixie Park Neighborhood Improvements



✓ Sidewalks



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Port Salerno 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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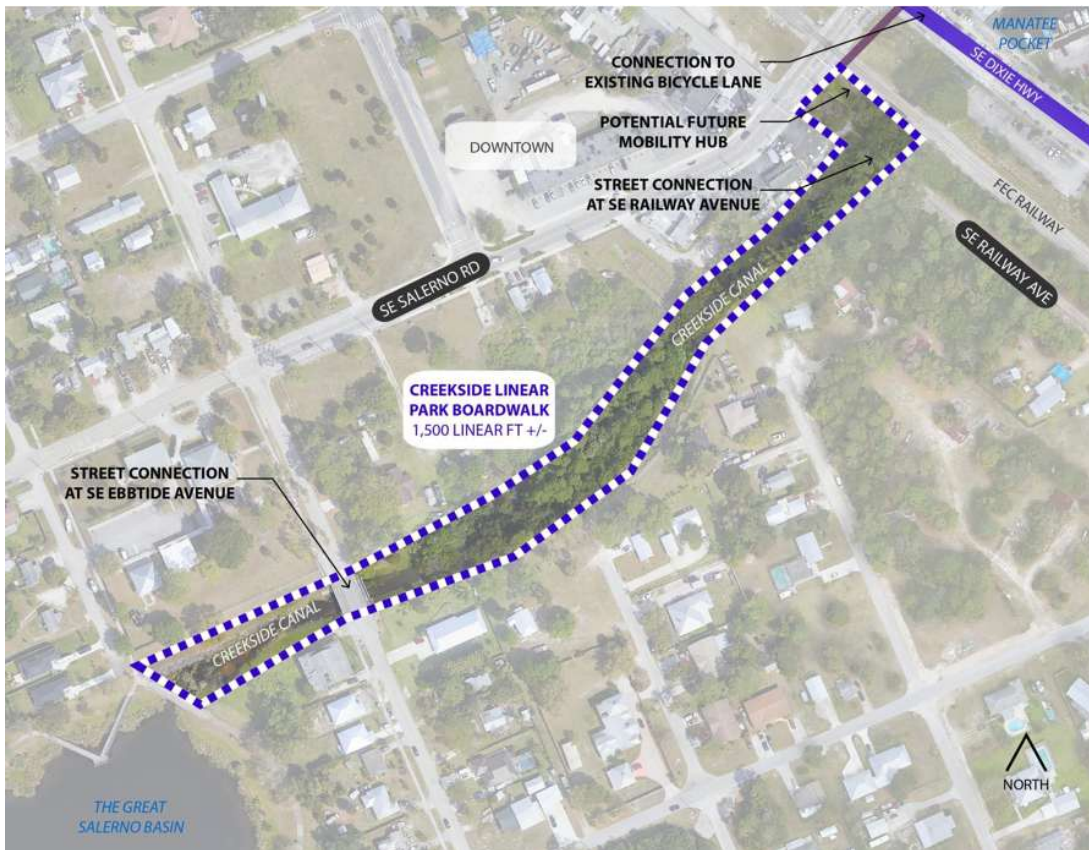
Proposed Projects

Salerno Creekside Park

- Boardwalk/Pathway



> Salerno Creekside Park



- ✓ Health and Wellness
- ✓ Quality of Life and Economic Revitalization
- ✓ Environmental Preservation
- ✓ Recreational Activities
- ✓ Transportation Options
- ✓ Heritage Preservation and Community Identity

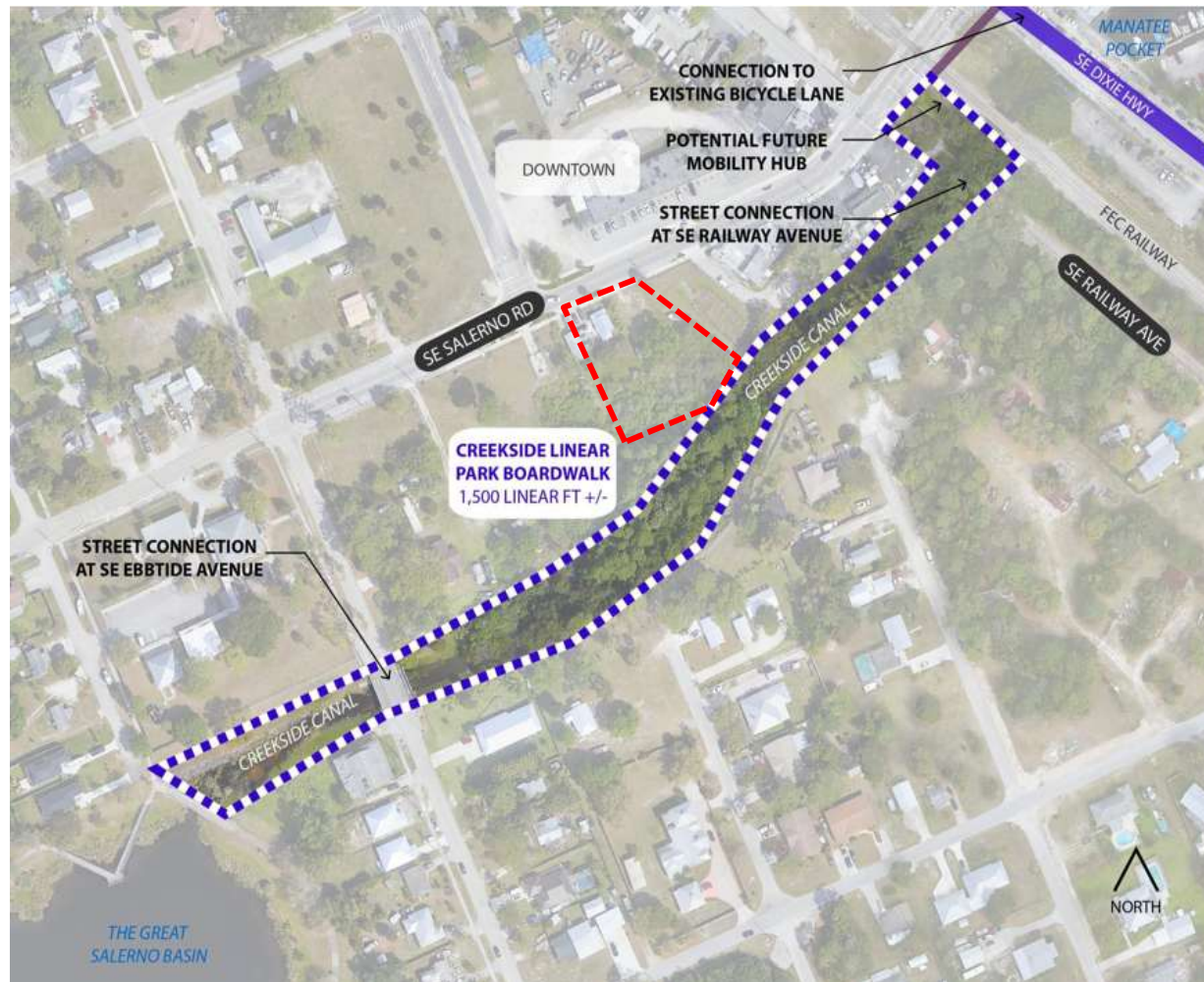


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➤ Salerno Creekside Park

➤ Proximity to County Parcel



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FY 2026 Port Salerno CIP

CIP FY 2026 (current day)

Infrastructure Partnerships	\$ 4,319,200.00
Lighting	\$ 200,000.00
Neighborhood Enhancements	\$ 2,800.00
Cove & Salerno Enhancements	\$ 114,000.00
Unpaved Roads	\$ 300,000.00
CRA Investment Program	\$ 66,500.00
New Monrovia Neigh. Imp.	\$ 922,200.00
New Monrovia Park Imp.	\$ 788,640.00
Dixie Park Neighborhood Imp.	\$ 100,000.00
Port Salerno Open Space Plan	\$ 35,000.00
	\$6,848,340.00

TIF Revenue FY 2027 \$1,715,500.00

Allocation Recommendations:

Neighborhood Enhancements	\$ 50,000.00
Cove & Salerno Enhancements	\$ 300,000.00
New Monrovia Neigh. Imp.	\$ 600,000.00
Dixie Park Neigh. Imp.	\$ 365,500.00
Salerno Creek Park	\$ 400,000.00

\$1,715,500.00

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QUESTIONS AND DISCUSSION



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