

Reserve CDD – SLWSD Integration FACT & FAQs Sheet

TOPIC: The Reserve Community Development District’s Water and Wastewater Services Full Retail-based Integration with the St. Lucie West Services District (St. Lucie West).

What Is Happening (Summary):

The Reserve Community Development District (Reserve CDD), a triangle-shaped area immediately west of the St. Lucie West Services District (SLWSD) that includes PGA Village residents, is transitioning its water and wastewater utility services to SLWSD under a full retail-based service model. The transition is expected to be completed by the end of 2027, prior to the expiration of the current Interconnect Agreement in November 2028.

Under the old agreement, which was executed in 2003, the Reserve CDD was treated as a bulk customer, meaning the SLWSD provided service to the Reserve CDD as a single entity. Under the new agreement, once the transitory period between both agreements is complete, Reserve CDD residents and commercial customers will become retail customers, meaning they will be directly billed by SLWSD.

Why Is The Integration Occurring?

The new integration agreement is beneficial to both districts.

- The prior Interconnect Agreement, which expires on November 30, 2028, was decided not to be renewed due to regional growth and SLWSD’s commitment to maintaining sustainable utility service without significantly increasing rates for existing customers. Based on current infrastructure capacity and projected demand, SLWSD could not continue with the agreement without substantially raising rates.
- Without a renewed agreement, the Reserve CDD would have limited options to continue providing water and wastewater services to its customers, all of which would require rate increases significantly higher than those under the new agreement with the SLWSD.

Interconnect Agreement (Transition Period Summary):

- 2003 agreement, approved by both District Board of Supervisors, is being slowly phased out.
 - Reserve CDD originally received 80% of their potable water from SLWSD. Since 2025 it has received 100% of its potable water from SLWSD.
 - 100% of Reserve CDD wastewater continues to be treated by SLWSD—no change from old to new agreement.
- The Reserve CDD customers, as of Jan. 1, 2026, are paying SLWSD-aligned rates.

- Both Boards of Supervisors continue discussions at public meetings to finalize details and move toward a long-term, negotiated transition. Details such as:
 - Staffing and operational changes.
 - Contract updates.
 - Construction schedules.

Key Dates:

- 2003 – Original bulk water and sewer agreement was signed.
- 2024 – Independent engineering review completed.
 - The review looked at system capacity, needed upgrades, costs, and whether bulk service or full integration made more sense.
- Jan. 2025 – Both Boards of Supervisors began negotiations.
- Mar. 2025 – A provisional services agreement was approved.
- Jan. 1, 2026 – Reserve CDD residents began paying the same rates as SLWSD customers.
- 2026–2027 – Water and sewer system upgrades underway to meet SLWSD standards.
- By Jan. 2028 – Full transition expected to be complete.

Reserve CDD Infrastructure Improvements:

To meet operational demands, full integration requires Reserve CDD to upgrade its infrastructure to meet SLWSD standards. All improvements will be fully funded by Reserve CDD and constructed to SLWSD specifications, including:

- New water and sewer connections beneath Interstate 95 (connecting Reserve CDD to SLWSD).
- Upgrades to 16 wastewater lift stations.
- Installation of remote monitoring and control systems.
- Conversion to Advanced Metering Infrastructure (AMI).
- Abandonment of existing Reserve CDD water and wastewater treatment facilities.
- Required legal, administrative, and easement work.

Financial and Operational Impact:

- Total estimated cost: **\$7.1 million.**
- Reserve CDD transitions from a bulk customer to retail-based service.
- Additional retail customers help SLWSD:
 - Maintain stable utility rates.
 - Offset infrastructure and operational costs.
 - Support adequate staffing levels.

- SLWSD currently maintains lower utility rates than surrounding providers, including St. Lucie County and the City of Port St. Lucie.
- Reserve CDD Customers will receive much better service, improved infrastructure, and faster responses to emergencies that arise.

About The Reserve Community Development District:

- Located in St. Lucie County, Florida.
- Triangle-shaped area bounded by Interstate 95, Glades Cut-Off Road, and PGA Village Verano.
- Not part of St. Lucie West.
- Master-planned community with residential, recreational, and commercial uses.
- It covers approximately 4.10 square miles (2,625 acres).
 - 2,277 utility customers.
 - 2,205 residential units.
 - 72 commercial units.

Reserve CDD – SLWSD Integration FAQs:

Q: Who is paying for the Reserve CDD infrastructure upgrades?

A: Reserve CDD is fully funding all required upgrades to its water and wastewater systems.

Q: Will SLWSD staff be involved in the integration?

A: Yes. SLWSD water and wastewater operations staff will help with testing and inspections, including meters, water and sewer lines, and lift stations—to ensure smooth transition.

Q: Will Reserve CDD residents become members of the SLWSD?

A: No. Current Reserve CDD residents will become SLWSD customers. The area will not be incorporated into the SLWSD (St. Lucie West) boundaries, and its residents will not be eligible to vote in the SLWSD Board elections. However, as customers, they can provide feedback to influence the SLWSD Board decisions regarding water and wastewater services and rates. The SLWSD Board meeting dates and agenda documents are public and posted at www.slwsd.org, monthly.

Q: Why isn't Reserve CDD building its own water and wastewater facilities?

A: The Reserve CDD Board determined that constructing independent facilities would be cost-prohibitive.

Q: How will billing work for Reserve CDD residents and businesses?

A: Residents and businesses will become retail customers of SLWSD. Their utility rates will align with SLWSD rates. Until the transition is complete, Reserve CDD will continue billing customers. Further information will be provided to Reserve CDD customers as the full transition date approaches.

Q: Will utility rates change compared to other providers?

A: No. SLWSD currently maintains lower utility rates than surrounding providers, including St. Lucie County and the City of Port St. Lucie.

Q: How will service improve for Reserve CDD customers?

A: Customers will benefit from improved service, upgraded infrastructure, and faster emergency response. Additionally, the SLWSD District maintains a strong communications program with all its customers, providing constant email and text communication about important water and wastewater services, monthly newsletters and ongoing community outreach to keep residents informed and engaged.