



AGENDA

**COMMUNITY REDEVELOPMENT AGENCY
MARCH 23, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

COMMUNITY REDEVELOPMENT AGENCY

**Chair - Christopher Collins
Vice Chair - Sean Reed
Board Member - Eula R. Clarke
Board Member - Laura Giobbi
Board Member - Campbell Rich
Board Member - Philip DeBerard
Board Member - Frederick James**

ADMINISTRATIVE

**Interim City Manager, Roz Johnson Strong
City Attorney, Lee J. Baggett
CRA Executive Director, Pinal Gandhi-Savdas
City Clerk, Mary R. Kindel**

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025
2. CITY HALL HISTORY / STUART MAIN STREET SURVEY

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency**

Meeting Date: 3/23/2026

Prepared by: Pinal Gandhi-Savdas

Title of Item:

PRESENTATION OF THE COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT 2025

Summary Explanation/Background Information on Agenda Request:

As set forth in Chapter 163, Part III, Florida Statutes, the Community Redevelopment Agency of the City of Stuart must file with the governing body on or before March 31st of each year, a report of its activities for the preceding fiscal year from October 1st through September 30th. The statute also requires the report to contain a financial statement setting forth the Agency's income and expenses, amount of tax increment funds collected, and accomplishments for each fiscal year. Please note that the financial statement provided in the report is unaudited and does not reflect the actual expenses for the fiscal year. The audit typically occurs after the filing deadline, so the report will be updated when the audited financial statement becomes available.

At the time of filing a financial report, the Agency is required to publish in the newspaper of general circulation a notice to the effect that such report has been filed with the City and the report is available for inspection during business hours in the City Clerk's Office and in the Office of Community Redevelopment Agency. A notice of this report was published in the Treasure Coastal Palm. A copy of the approved report will be mailed to the County's Administrator and other taxing authorities, including the Martin County Property Appraiser's Office, Martin County Tax Collector, and Martin County School District to ensure financial transparency, accountability, and operational efficiency. These reports verify the achievements of goals, justify tax increment financing (TIF) use, and ensure compliance with state laws.

Funding Source:

N/A

Recommended Action:

Approve the filing of the 2025 CRA Annual Report

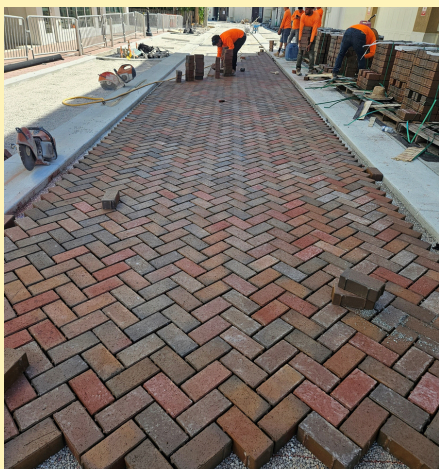
ATTACHMENTS:

1. CRA ANNUAL REPORT 2025_Final

2025

ANNUAL REPORT

COMMUNITY REDEVELOPMENT AGENCY



FISCAL YEAR ENDED SEPTEMBER 30, 2025



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Appendix A - Financial Summary (Unaudited)

CRA

COMMUNITY REDEVELOPMENT AGENCY

This Annual Report provides a summary of the work undertaken by the Stuart Community Redevelopment Agency (CRA) during FY 2025 as required by Chapter 163.387 (8), Florida Statute. This report sets forth the organization of the Community Redevelopment Agency along with capital improvements for the year and financial statements of investments, liabilities, income, and operating expenses.



MISSION STATEMENT

To plan for a sustainable economic future while protecting and enhancing the unique character of the city.

Creating downtown areas that will attract a critical mass of residents is of utmost importance to accelerating business and visitor growth. We need to maintain the appeal of Downtown Stuart while ensuring local businesses can achieve and sustain economic vitality. Improving the infrastructure, the walkability, the access to amenities and marketing downtown as the place to live will induce a greater demand to live in Stuart. Offering quality housing within the City and County at varying levels of affordability and types will broaden the target market, optimize, and accelerate downtown's residential growth and offer the benefits of urban living and downtown amenities to all walks of life.

ABOUT THE CRA

The Stuart Community Redevelopment Agency (CRA) is a public agency that was created by the City Commission on May 12, 1986, in accordance with the provisions of Florida statutes. The CRA was re-established, and a Redevelopment Trust Fund was created in 1998, by Resolution No. 84-98. In 2002, the CRA boundary was expanded to include the East Stuart District by Resolution No. 131-02. In 2006, the CRA was expanded to include the Stuart Fire/EMS & Police Department property by Ordinance No. 2076-06. In 2016, the CRA plan was amended and the boundaries of the CRA were expanded to include an additional 486 acres of contiguous property including property that meets Florida Statutes requirements for “blight” and “slum” by Resolution No. 09-2016. The Community Redevelopment Area contains 903.88 acres of land (including 37.16 acres of public rights of way), which comprises approximately 20% of the city.

The Stuart CRA Plan was created in 1998, and amended in 2002, 2010, 2016 and 2019. The Redevelopment Plan is designed to provide a workable program for using public resources to fund redevelopment initiatives and provide a broad vision of those initiatives. The CRA may decide to complete any activity in the Plan, however, the CRA may not undertake any activities that is not in the Plan.

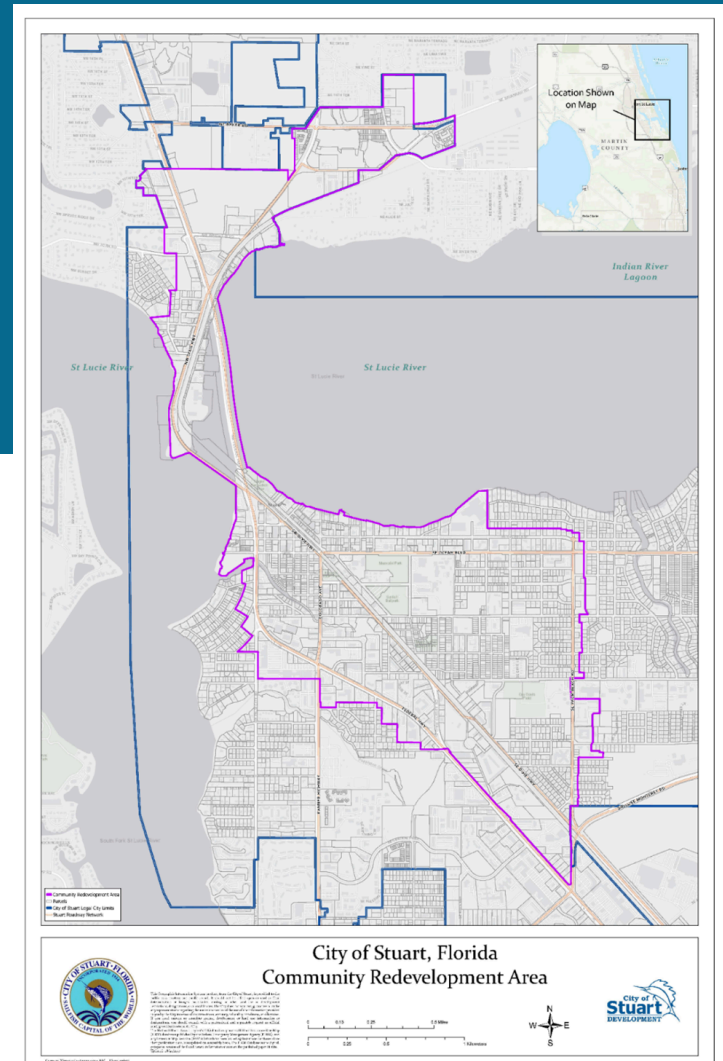
On January 22, 2024, the Community Redevelopment Board approved by Resolution No. 01-2024 CRA, amending the Redevelopment Plan to further facilitate the undertaking of programs and projects within defined CRA boundary.

The Stuart CRA, established on June 8, 1998, by Resolution No. 84-98, was set to sunset in 2028; however, it was extended for 30 years from the date of the adoption of the amended CRA Plan by the City Commission in 2019. Subsequently, the life of the Agency was extended to September 9, 2050, in accordance with Resolution No. 68-2019.



The Stuart CRA is generally bounded by NE Baker Road to the north, SE Monterey Road to the south, SE Palm Beach Road to the east and SE Federal Highway to the west. The total land area is approximately 903.88 acres (including 37.16 acres of public rights of way). The CRA boundary includes water, per the CRA legal description. The total boundary area including water is 923.87 acres.

The Stuart CRA is funded through the Tax Increment Financing (TIF) methodology. Incremental revenue is calculated based on the increase in taxable property values between the “base year”, and the current taxable value. Per the adopted Redevelopment Plan, the base year established for this purpose is 1998. The incremental increase is deposited into the Community Redevelopment Trust Fund as a source of funds to be used to finance the projects and programs identified in Stuart Redevelopment Plan. The CRA boundary was expanded three times since the Redevelopment Trust Fund was established in 1998, therefore, the Stuart CRA has different base years for each expanded area. The 1998 tax value for Stuart North, South, and Center was \$104,937,283 and taxable value for FY 2024 was \$542,417,611. The 2002 taxable value for East Stuart was \$6,979,363 and taxable value for FY 2024 was \$13,907,310. The 2006 taxable value for Public Safety Complex was \$0 and taxable value for FY 2024 was \$0. The 2015 taxable value for ‘2015 Expanded Area’ was \$187,337,637 and taxable value for FY 2024 was \$329,136,569.



The CRA TIF revenue in FY 1999 was \$41,192 and TIF revenue for FY 2025 was \$6,437,358.

Through the implementation of the Redevelopment Plan, Stuart CRA has achieved significant accomplishments in capital improvements. The improvements encourage investments and facilitate economic development.

Significant accomplishments of the CRA since its inception include:

- Acquire Trams and Micro-Transit System for Downtown
- SE East Avenue Improvements in East Stuart
- Colorado Avenue Complete Street Improvements
- Downtown Streetscape Improvements
- Riverwalk Shade Structure
- Kindred/Johnson Avenue Streetscape Improvements
- Green Bike Lanes on Colorado Avenue
- Habitat for Housing Homes in East Stuart
- Shepard Park Improvements
- Frazier Creek Streetscape Improvements
- Federal Highway North Median Improvements
- Wayfinding Signage
- Residential Neighborhood Improvement Program
- Business Improvement Reimbursement Program
- Downtown Parking Study Triangle District Master Plan
- Federal Highway Street Tree Program and Master Plan
- Form Based Code for East Stuart and Creek District
- Acquisition of Triangle Property (Azul Multi-Family Development)
- Acquisition of 710 MLK Blvd (f.k.a. Willie Gary Property)
- Riverside Park Neighborhood Streetscape Improvements
- Oleander Park



COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD

The City Commission, plus two members of the Community Redevelopment Board, shall be the Community Redevelopment Agency for the City. Their term of office of member of the CRA are concurrent with the terms of the City Commission or Community Redevelopment Board.



Campbell Rich
Chair



Christopher Collins
Vice Chair



Eula R. Clarke



Sean Reed



Laura Giobbi



Frederick James



Mark Brechbill

During FY 2025, the CRA held public meetings on:

October 28, 2024

November 25, 2024

January 27, 2025

March 24, 2025

April 28, 2025

July 28, 2025

August 25, 2025

September 22, 2025

COMMUNITY REDEVELOPMENT BOARD (CRB)

The CRB shall consist of seven members. Members shall be residents of the City or the owners of a business within the City. The CRB was established to serve as advisory board to the CRA by making recommendations including, but not limited to, Urban Code Conditional Use, Planned Unit Development (PUD) amendment, Historic Preservation, amendments to Special Zoning Codes, CRA Plan amendments, implement CRA Plan, review and approve public art, and Urban Planned Unit Development (UPUD) applications within the CRA.

Current CRB Members:

Mark Brechbill, Chair

Bonnie Moser, Vice Chair

Jeff Manera

Will Laughlin

Clay Scherer

Scott Whalen

Frederick James

During FY 2025, the CRB held public meetings on:

October 1, 2024

November 5, 2024

February 4, 2025

March 4, 2025

April 1, 2025

May 6, 2025

June 3, 2025

July 1, 2025

September 15, 2025



CRA STAFF



Pinal Gandhi-Savdas

Executive Director

Pinal Gandhi-Savdas, joined the City of Stuart team as a Senior Planner from 2006-2011 and 2015-2018 and is the CRA Executive Director since 2018. Ms. Gandhi-Savdas is responsible for overseeing the CRA's Redevelopment Plan, budget, operations, and capital projects. She has over 16 years of planning and leadership experience within the public sector. She serves on various boards including the chair of the MPO's Bicycle and Pedestrian Advisory Committee (BPAC) and committee member of the TCRPC Comprehensive Economic Development Strategy (CEDs).

Jordan Pinkston, joined the City of Stuart team as an Executive Administrative Assistant to the Development Director and CRA Program Specialist in 2019 and became a CRA Program Manager in 2022. She has over 17 years of experience with public involvement, communications, strategic planning, event management, marketing and public relations. Ms. Pinkston manages multiple CRA funded programs and initiatives. She is the City Representative for Stuart Main Street, as well as involved with Young Professionals of Martin County and the Florida Public Relations Association.



Jordan Pinkston

CRA Program Manager

ACKNOWLEDGEMENT

Michael J. Mortell, City Manager
 Lee J. Baggett, City Attorney
 Mary R. Kindel, City Clerk
 Susej T. Meleqi, Board Secretary
 Jodi Nentwick, Development Director
 Louis Hatten, Building Official
 Peter Kunen, U&E Director
 Milton Leggett, Public Works Director
 Jim Chrulski, Community Services Director
 Louis J. Boglioli, Finance Director

CRA PROJECTS

BUSINESS IMPROVEMENT REIMBURSEMENT GRANT PROGRAM

The Stuart Community Redevelopment Agency Business Improvement Grant Program is an incentive program designed to encourage visible exterior improvements to existing commercial properties and to encourage private investment in the Stuart Community Redevelopment Area. The program provides a reimbursement grant of up to \$10,000 of public funds per property to match private funds to pay for the design and completion of property improvements. Funds are appropriated annually by the CRA.

In 2025, there were 6 applications totaling \$56,151 in project costs funded through the program. The program encourages property owners to invest their own money for improvements. The business owners invested \$215,887 of their own money for projects funded in FY 2025. As of 2025, the program has awarded 61 business with a total private investment of \$2 million with an additional CRA contribution of \$444,000.



COMMERCIAL LANDSCAPE IMPROVEMENT GRANT PROGRAM

The CRA recognized that many properties within the Community Redevelopment Area were constructed before the adoption of the City’s current landscape code. This has left the CRA with many commercial properties that provide little, if any, aesthetic appeal. It is the intent of the CRA to correct this situation by encouraging all eligible applicants to upgrade landscaping along the perimeter of a commercial property that abuts a public right-of-way and interior parking lot landscaping to enhance the visible appearance of the property and provide shade along streets to improve walkability, promoting economic vitality within the CRA.

The City of Stuart Community Redevelopment Agency (CRA) created the Commercial Landscape Improvement Program (CLIP) as an incentive program designed to encourage visible, exterior landscape improvements and irrigation to commercial businesses in the Stuart Community Redevelopment Area to meet the City of Stuart’s Land Development Code requirements. The program provides a 50% matching grant reimbursement for eligible landscape improvements, up to \$5,000.

LANDSCAPE IMPROVEMENT
Grant Program

The City of Stuart Community Redevelopment Agency (CRA) Commercial Landscape Improvement Grant Program is designed to facilitate the enhancement of existing commercial properties within the Stuart Community Redevelopment Area.

Commercial Landscape Improvements

Parking Lot Islands **Irrigation** **Asphalt Removal**

Purpose:
The intent of the program is to substantively improve the landscape appearance of the existing commercial properties within the redevelopment area. The program will provide financial assistance to existing businesses in the form of a grant intended to reduce the costs for landscaping improvements that result in more visually appealing commercial properties in accordance with the Stuart Community Redevelopment Plan.

Eligible Projects:

- ✔ Irrigation Installation
- ✔ Parking Lot Islands
- ✔ Green spaces
- ✔ Demolition and removal of asphalt, concrete impervious surfaces

*Irrigation for landscaping is a requirement for funding.

Funding :

- ✔ 50% matching grant for eligible improvements, up to \$5,000
- ✔ Funds are distributed on a first come, first served basis
- ✔ This is a year-round program, and funding is subject to availability

Scan the QR code with your phone to apply now!

WWW.STUARTFL.GOV/CRA For more information please contact:
Jordan Pinkston, CRA Program Manager
jpinkston@ci.stuart.fl.us or 772.288.5375

CRA TREE FILL IN PROGRAM

The CRA is developing a Tree In-Fill Program through the preparation of a Master Plan that will identify locations within the CRA's public right-of-way where additional trees can be planted to supplement the existing tree canopy. The program is intended to function as an annual tree in-fill initiative, supporting the long-term goal of strategically increasing tree canopy coverage throughout the CRA.

The Master Plan will evaluate existing canopy conditions using GIS imagery to identify and map areas with tree coverage, limited coverage, and gaps in coverage. As an initial step in this assessment, an existing tree canopy coverage diagram will be prepared to illustrate current conditions, areas lacking canopy, and locations with potential for enhancement. The Master Plan will also identify priority areas within the CRA where new tree plantings would most immediately benefit the community and will include a list of preferred tree species for implementation.

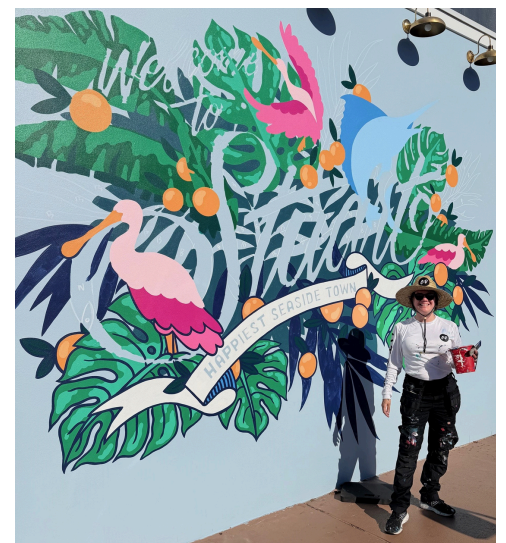
Once priority areas are established, field surveys will be conducted to assess site-specific conditions during each phase, including potential conflicts with overhead and underground utilities, drainage infrastructure, streetlights, and available planting space. Following the field evaluations, the CRA will prepare a bid package, advertise for bids, award a contract, and implement the project in phases.

In 2025, the scope of work was established, and the consultant is currently preparing the Master Plan and identifying preferred tree species. The completed plan will be presented to the Board for review and direction on prioritizing implementation areas.

MURAL MATCHING GRANT PROGRAM

The Mural Matching Grant Program provides financial assistance to create murals on an exterior wall that is visible from the public right of-way or parking lot. The program is available to private property owners limited to commercial and mixed-use buildings within the Urban District, East Stuart District and "The Creek" Arts & Entertainment District. The program provides a reimbursement of 50% of the mural artwork up to \$3,000.

In fall of 2025, the "Welcome to Stuart: Happiest Seaside Town" mural was approved on the exterior southern wall of the Matilda's Building located at 15 SW Flagler Avenue. The mural was completed in February of 2026.



WAYFINDING SIGNAGE PROGRAM

The Downtown Wayfinding Signage Program was initiated in 2018 to promote downtown businesses, encourage tourism and pedestrian activity, and strengthen the area’s sense of place. Since its inception, the signage has improved navigation for visitors—particularly pedestrians—by making downtown businesses easier to locate.

Phase I of the program was implemented in the Old Downtown District in June 2018, followed by an expansion along South Colorado Avenue in 2020. In 2025, the program was expanded again to include additional wayfinding poles on Ocean Boulevard and SE Denver Avenue, as well as SW Osceola Street and SE Detroit Avenue.

The addition of wayfinding signage along Osceola Street east of Colorado Avenue will help draw visitors beyond the primary downtown corridors by improving visibility for businesses located slightly off the main pedestrian routes. These signs will direct foot traffic toward restaurants, shops, and services along Osceola Street, supporting business exposure, increasing walkability, and strengthening connections between adjacent downtown areas.

MOSAIC ARTWORK

The Mosaic Artwork Program was created to install artwork within the public right-of-way along sidewalks throughout “The Creek” Arts and Entertainment District. The sidewalk artwork provides an opportunity to create a unique and engaging experience for residents and visitors as they stroll through the district, helping to increase foot traffic, foster a vibrant urban environment, enhance appreciation for mosaic art and local artists, and improve the overall attractiveness of the city’s public realm.

Since the program’s implementation, the CRA has installed ten mosaic artworks throughout the district, further strengthening the area’s identity as a destination for arts and culture. In FY 2025, additional four mosaics were installed, continuing the CRA’s commitment to placemaking and cultural enhancement within the Arts and Entertainment District.

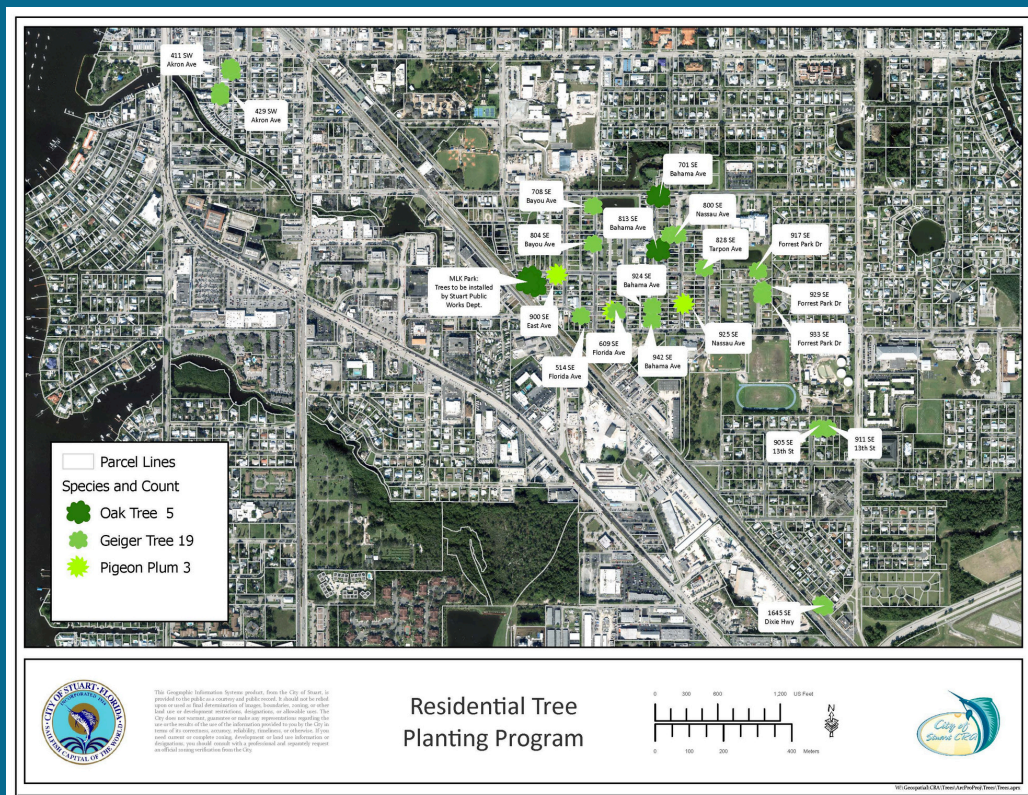


RESIDENTIAL FACADE IMPROVEMENT/ PAINT UP PROGRAM

The Residential Façade Improvement Grant Program is an incentive program to make minor structural and cosmetic exterior improvements to single-family homes and duplexes, either owner-occupied or tenant-occupied residential investment properties. The program provides a reimbursement of 50% of the total costs up to \$500. The program also provides a voucher of up to 100% (maximum of \$500) for exterior paint. In 2025, the CRA received three Façade Improvement Program applications and Paint-Up Program applications totaling \$3,000 in reimbursement.

RESIDENTIAL STREET TREE PROGRAM

The Residential Street Tree Program was developed to expand the City’s tree canopy, provide shade, enhance residential and public streetscapes, and deliver long-term environmental, social, and health benefits. The program was implemented in phases, with neighborhood prioritization based on existing tree canopy and tree count data. In 2025, the Community Redevelopment Agency (CRA) expanded the program to include all residential properties within the CRA boundary. In April 2025, the CRA installed 27 trees at a total project cost of approximately \$9,210.



HEIRS PROPERTY ASSISTANCE PROGRAM

The CRA’s Heirs’ Property Assistance Program, now in its second year, was launched to help heirs’ property owners clear title to their properties so they can fully exercise their property rights. These rights include negotiating with lenders to refinance, qualifying for bank loans to invest in their properties, obtaining homeowners’ insurance, securing property tax homestead exemptions, and accessing local, state, and federal grants for home improvements.

Over its first year, the program has focused on revitalizing neighborhoods by providing legal assistance to families with uncontested rightful ownership who need support removing clouds on title that resulted from a lack of probate in the past. The program provides legal assistance of up to \$3,000 per probate case, not to exceed \$9,000 per property.

In 2025, the CRA received one application for a property located at 1620 Arapaho Avenue. The CRA coordinated with legal counsel to assist the heirs in clearing title and are currently in the process of opening probates for the case.

HEIRS’ PROPERTY ASSISTANCE PROGRAM



The City of Stuart’s Community Redevelopment Agency (CRA) is offering **FREE** legal support to families who do not contest to rightful ownership of their home but need assistance clearing their property title. The CRA is partnering with legal services to assist heir’s property owners with appropriate legal proceeding to clear the title on their property.



WHAT IS HEIR’S PROPERTY:

Heir’s property is a family-owned property inherited by multiple family members without clear ownership.

WHY IT MATTERS:

Without a clear title, heirs do not have collateral for refinancing, mortgage, or bank loans. They cannot receive homestead exemption benefits or federal and state home improvement grants.

ELIGIBILITY:

- ✓ Properties located within the Stuart Community Redevelopment Agency Area
- ✓ The heirs’ property has an assessed value of \$300,000 or less
- ✓ Legal assistance will be limited to a maximum of \$3,000 per property.



Scan the QR code with your phone for more information.

**This is a voluntary program.



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WWW.CITYOFSTUART.US/CRA

UTILITIES BOX WRAP PROGRAM

The CRA launched the Traffic Box Wrap Program, an innovative traffic control box wrap initiative designed to transform standard traffic signal controller boxes from purely functional infrastructure into colorful, inspired works of public art. Centered on the City's environment and natural character, the program reimagines everyday streetscape elements as creative landmarks that contribute to the vitality, beauty, and identity of the community.

The Traffic Box Wrap Program enhances the pedestrian experience by adding unexpected moments of beauty along neighborhood corridors, reinforcing a sense of place while promoting environmental awareness. What were once overlooked metal boxes are now vibrant expressions of civic pride and stewardship.

The program encompasses twelve traffic control boxes within the Community Redevelopment Agency boundary. To ensure long-term sustainability, the CRA coordinated with Martin County to amend the Traffic Signal Box Maintenance Agreement to include ongoing upkeep of the art wraps. Fabrication and installation were completed in Spring 2025, solidifying the program as a lasting example of how infrastructure, art, and environmental appreciation can work together to beautify and inspire the community.

SE Federal & SE Central Pkwy



SW Federal & Johnson Ave.



Dixie & SE Christie Way



NW Green River & Dixie

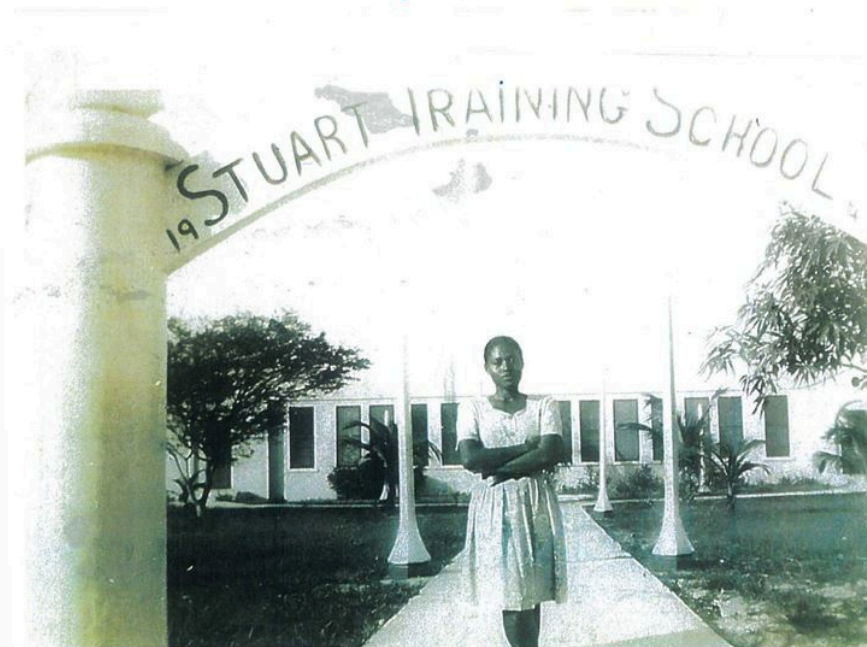


EAST STUART (LINCOLN PARK) NATIONAL REGISTER OF HISTORIC PLACES DISTRICT DESIGNATION

The CRA is pursuing a National Register of Historic Places district nomination for the East Stuart community (Lincoln Park). The Division of Historical Resources determined that East Stuart is eligible for listing on the National Register of Historic Places. The CRA hired a consultant to prepare and submit the National Register nomination application. In 2023, the consultant conducted a windshield survey of the neighborhood and interviews to prepare the nomination report. The application was submitted to the Florida Department of State in Fall 2024. The state is in the process of reviewing the nomination documents and will conduct a public meeting with the community in March 2025. The National Register Review Board (NRRB) will hold a meeting on May 7th to review and make recommendations on whether the district should be listed on the National Register of Historic Places. The final decision will be forwarded to the National Park Services (NPS) for official listing.

Lincoln Park Historic District

The Story of East Stuart



Founded in 1913, Lincoln Park, now known as the East Stuart Community, is the City of Stuart's most prominent historically black neighborhood.

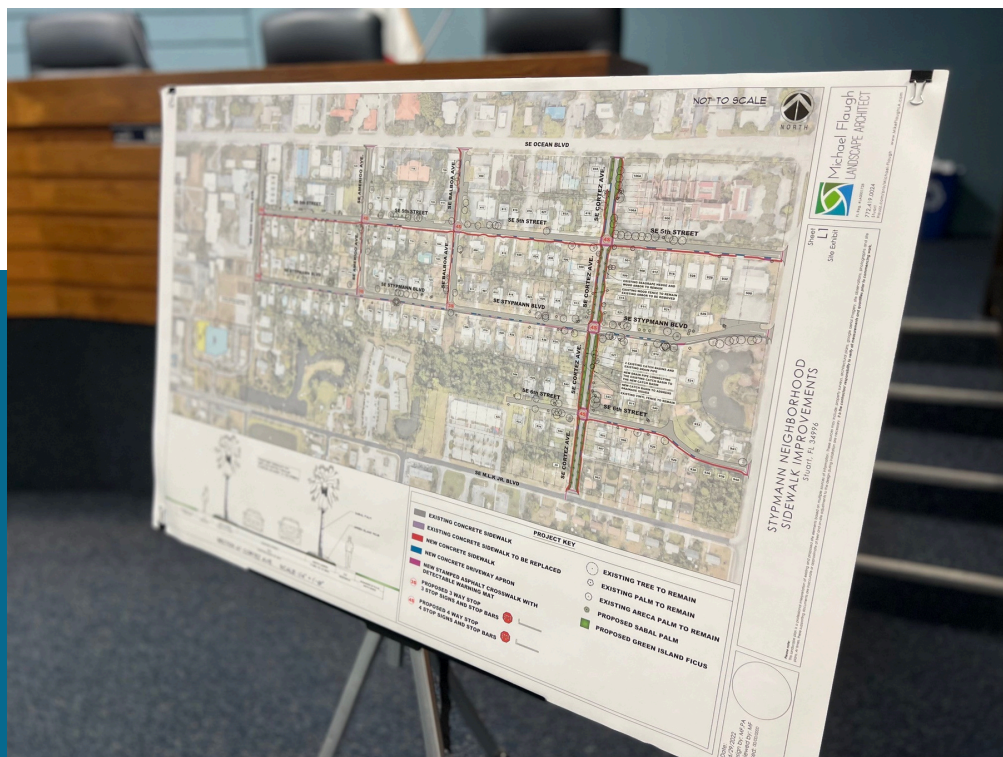
STYPMANN NEIGHBORHOOD DRAINAGE AND SIDEWALK IMPROVEMENTS

The project area is bounded by SE Ocean Boulevard to the north, SE High School Avenue to the west, SE Palm Beach Road to the east, and SE Martin Luther King Jr. Boulevard to the south. During community outreach meetings, residents expressed concerns regarding drainage within the neighborhood. Addressing drainage is a priority to ensure that sidewalk improvements function properly and remain accessible and usable.

In August 2023, the City/CRA applied for a Florida Department of Environmental Protection (DEP) Water Quality Grant to address these concerns. While the initial application was not selected for funding, the City/CRA was invited to strengthen and resubmit the proposal. Following the second submittal, the project was awarded \$1,674,285 in March 2025 to fund drainage improvements.

The project scope includes the construction of new sidewalks, repair or replacement of existing sidewalks, yield streets, landscaping where feasible, street lighting, and drainage improvements.

On October 27, 2025, the CRA Board approved the conceptual plans for the Stypmann Neighborhood Sidewalk and Drainage Improvements Project and authorized staff to proceed with the development of final construction plans. The CRA is currently preparing construction documents and anticipates beginning construction in Fall 2026, with completion expected by May 2027.



MEMORIAL PARK PHASE IV

Memorial Park Phase 4 Improvements to Memorial Park consist of the construction of an outdoor Amphitheater and supporting infrastructure located within the City of Stuart Veteran Memorial Park. Located at the southwest corner of SE Ocean Boulevard and SE Georgia Avenue, the Amphitheater will be an outdoor event complex with an estimated event capacity of more than 2,500 persons.

The project will feature a covered stage area, lawn seating, architectural entry way with plaza area, a green room, monument entry, brick paver walkways, landscaping, site lighting, benches, bicycle racks and other park amenities. Infrastructure improvements will include access roads, driveways, and utilities such as water, sewer, power, drainage and irrigation.

The estimates cost of the project is \$2,700,000. The CRA appropriated \$1,078,483 for Memorial Park Phase 4 Improvements and the remaining balance will be paid with American Rescue Plan Act (ARPA) grant funding.

Construction for Phase 4 improvements began in March 2025 and is anticipated to be completed in March 2026.



MICRO TRANSIT SYSTEM

The CRA provided \$194,860 to support the operation of the Micro-Transit System. From January through December 2025, the system recorded a total annual ridership of approximately 39,000 passengers.

In 2025, the City conducted approximately 76 historic tours, serving 895 riders.

The City also received a grant for a tram expansion pilot program that enabled the addition of the Wells Fargo location as a new stop. Although the pilot grant concluded in November 2025, the stop generated approximately 500 riders during the year.

The tram was rented for four private events, generating \$1,300 in revenue. In addition, tram service was provided for community events such as schools, daycare centers, and churches to help alleviate traffic congestion and parking demand in the downtown area. The City supported 31 events, serving approximately 6,715 riders.

To enhance visibility, attract riders, and promote the micro-transit system, the CRA allocated \$10,000 for downtown tram wraps. The City completed the wrapping of all six trams in FY 2025.



DOWNTOWN UNDERGROUNDING AND STREETScape

The improvements include a comprehensive streetscape project along Seminole Street, as well as an underground utility conversion project along the following corridors:

- SW Seminole Street, from SW St. Lucie Avenue to S Colorado Avenue
- SW Osceola Street, from SW St. Lucie Avenue to S Colorado Avenue
- SW St. Lucie Avenue, from SW Seminole Street to SW Flagler Avenue
- S Colorado Avenue, from SW Seminole Street to SW Flagler Avenue

These improvements will enhance utility reliability—particularly following storm events—while also providing significant aesthetic and placemaking benefits to the downtown area.

The project was initially anticipated to be completed in two phases. Phase 1, which included the undergrounding of utilities on Seminole Street, was originally planned to be constructed concurrently with the Seminole Streetscape project in the summer of 2022. However, Florida Power & Light’s (FPL) plan to harden power lines on SW Osceola Street occurred earlier than anticipated. As a result, the City and the Community Redevelopment Agency (CRA) agreed to expedite the underground utility design for SW Osceola Street.

To better coordinate construction activities and minimize conflicts between utility undergrounding and streetscape improvements, it was ultimately determined that the underground conversion work for Phases 1 and 2 would be constructed concurrently with the streetscape project. This approach provides both cost and schedule efficiencies.

Due to the complexity of the project and the need for cost control and transparency, Construction Management at Risk (CMAR) was selected as the project delivery method. In June 2024, the CRA contracted with Burkhardt Construction to develop a Guaranteed Maximum Price (GMP) for the project. In October 2024, the CRA Board approved the CMAR contract, awarding construction services to Burkhardt Construction in the amount of \$8,756,347.

Additionally, the CRA was awarded a Florida Department of Environmental Protection (FDEP) Water Quality Grant in the amount of \$354,000. The grant supports the use of permeable paver blocks on roadway and on-street parking surfaces to help filter stormwater runoff as part of the streetscape improvements.

The total project budget is \$9.2 million.

Continued...

DOWNTOWN UNDERGROUNDING AND STREETScape

Construction began in April 2025 and is anticipated to be completed in November 2026. Demolition, clearing and grubbing, earthwork, base work, curbs, and paver installation are completed along Seminole Street. Sidewalks are complete except in locations where underground utility work or overhead utility pole removal is still required. All conduits work for undergrounding has been completed, and the project will proceed with energizing the underground system and transitioning customers from overhead to underground service. Once customers are switched over, all overhead lines will be removed by FPL, Comcast, and AT&T, following by removal of all FPL poles. After the poles are removed, final restoration work will begin, including milling and resurfacing and crosswalk replacement on Osceola Street and Flagler Avenue.

Landscape and irrigation installation on Seminole Street will be completed following the removal of overhead utility poles.



RIVERSIDE PARK NEIGHBORHOOD STREETScape IMPROVEMENTS



The Riverside Park Neighborhood Improvements Project includes the construction of new sidewalks, on-street parking, high-visibility crosswalks, street lighting, landscaping, and milling and resurfacing improvements. The project area is bounded by NW Fern Street to the south, SE Dixie Highway to the east, the North Fork of the St. Lucie River to the west, and NW Palm Street to the north, and is located near Downtown Stuart.

The Community Redevelopment Agency (CRA) was awarded a Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant in the amount of \$1,523,489 to support this project. The project was advertised for bid in April 2024, and a construction contract was awarded in the amount of \$1,985,996. Additional project costs include contingency, Martin County administrative fees, construction engineering and inspection (CEI) services, and post-design services, resulting in a total project cost of \$2,506,449.

Construction began in August 2024 and was completed in November 2025.

OLEANDER AVENUE MINI PARK IMPROVEMENTS

Oleander Avenue Mini Park is in the Riverside Park Neighborhood. The park is nestled between the condo building and single-family home. Currently, the park is underutilized with a narrow sidewalk that leads to the St Lucie River.

The park improvements include irrigation, paved sidewalks, shade trees, benches, decorative fence, and new signage. The proposed design enhances user experience, comfort, and safety and complements the recently completed Riverside Park Neighborhood Streetscape Improvements project.

The total project cost is \$100,000. The construction began in November 2025 and was completed in February 2026.



MARTIN LUTHER KING JR. BLVD COMPLETE STREET

The Martin Luther King Jr. Blvd Complete Street Project extends from SE Dixie Highway to SE Tarpon Avenue, with pedestrian improvements continuing along the north side of MLK Blvd between SE Tarpon Avenue and SE Palm Beach Road. The project will include shared-use paths for pedestrians and bicyclists, on-street parking, bike racks, high-visibility crosswalks, a mid-block plaza area, street lighting, and landscaping.

The project provides numerous community benefits, including improved pedestrian mobility, safer parking, slower vehicular traffic along MLK Blvd, enhanced stormwater quality treatment, a community gathering space, and improved streetscape aesthetics.

In October 2021, the conceptual design was presented to the East Stuart community. The CRA conducted a vision survey to prioritize corridor elements, activities, and street functions. The project was presented at the Joint CRA, CRB, and City Commission meeting in April 2022, and approval was granted to proceed with final engineering design plans. The engineering design cost is \$437,465.

During FY 2023, 30% of the construction plans were completed and reviewed by city staff. The CRA engaged with community members who expressed concerns regarding the conversion of angled on-street parking to parallel parking and potential loss of parking. Strategies to address these safety and access concerns were discussed, and an alternate location for lost on-street parking will be presented at the next neighborhood meeting.

The CRA coordinated with the Martin County School District and private property owners to discuss right-of-way dedication to provide sidewalk improvements on both sides of the road. The project is progressing toward 60% design completion.

The City Commission authorized the CRA to apply for the Better Utilizing Investments to Leverage Development (BUILD) Grant to support the project. A neighborhood meeting to present the final plans will be held following the completion of 60% design, anticipated in Summer 2026. The total estimated project cost is \$5–\$6 million.



GUY DAVIS COMMUNITY PARK IMPROVEMENTS

The 10th Street Community Park is a well-used facility and serves as the centerpiece of the East Stuart community. The park currently features a small recreation center, soccer field, baseball field, football field, basketball court, tennis courts, running track, and a children's playground.

The proposed improvements aim to expand and enhance the community center and park to create a vibrant public space for people of all ages. The improvements will be completed in phases:

- Phase 1 will include a new multipurpose sports field, linear trail, picnic area, shaded pavilion areas, multipurpose stage area, flexible central lawn for events, fitness trail loop with exercise equipment, playground with aquatic play features, concession/restroom/storage building, monument signage, parking area, landscaping, and art in public places to celebrate the history of East Stuart.
- Phase 2 will include a dog park, skate park with integrated public art (funded privately), lawn activity areas in the northern section of the park, a linear park with streetscape and parking improvements along 10th Street, and community-wide wayfinding to highlight historic Black-owned businesses.

The Master Plan was first presented to the East Stuart community in September 2019. A pre-design online survey was conducted in July–August 2021. The schematic design was presented at the Joint CRB, CRA, and City Commission meeting on January 27, 2022, and again to the community in March 2022.

The East Stuart Historical Advisory Committee was formed to guide the development of arts in public places to celebrate the history of East Stuart. Throughout 2022, the consultant, staff, committee, and community members collaborated to develop art concepts, which were incorporated into the schematic design presented at the Joint CRA, CRB, and City Commission meeting in January 2023.

The project was approved to move forward with final design and construction plans. The final design costs are \$370,000, and final design plans are currently underway. The project scope was amended to include the skate park, which will be integrated into Phase 1 improvements.

Continued...

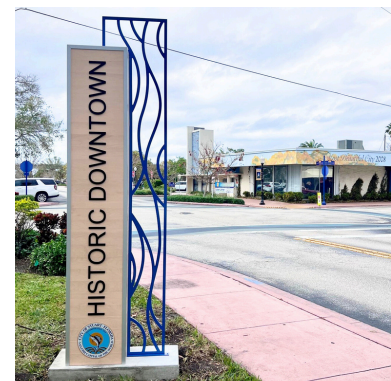
GATEWAY AND DISTRICT SIGNAGE

The CRA undertook a project to improve existing gateway signage along NE and SE Federal Highway and S Kanner Highway. The existing signs at major entry points were under-scaled, limiting their ability to attract attention and convey a sense of arrival.

The gateway signage project included the development of a signage family for gateway, downtown, and district identification, creating a cohesive visual identity for the area. To gather public input, the CRA conducted three online surveys in 2021–2022, all of which indicated a preference for the “Wave” themed concept. Based on these results, the Board directed staff to proceed with final design plans for the “Wave” themed signage family.

The final design and bid documents cost \$150,105. The project was divided into two phases. Phase 1, which included the design of eight gateway and district signs, was completed in 2023. The project was advertised for bid in January 2024, awarded to a contractor in March 2024, and fabrication and installation was completed by Spring 2025. The total project cost for phase 1 was \$228,895.

Phase 2 includes the installation of four horizontal “Welcome to” monument-style signs and two vertical signs at various locations within FDOT or Martin County rights-of-way. Because the signs are within the state or county rights-of-way, Phase 2 requires FDOT and Martin County permitting, which extended the project timeline. The project was advertised for bid in July 2023, awarded to a contractor in September 2025, and fabrication and installation is anticipated to be completed by Summer 2026. The total project cost for Phase 2 is \$115,000.



SE DIXIE HIGHWAY STREETScape IMPROVEMENTS

The SE Dixie Highway Streetscape Improvements project will include reducing existing travel lane widths, enhancing the sidewalk adjacent to the FEC, maximizing on-street parking, improving sidewalks on the west side of the street, and adding crosswalks, landscaping, and pedestrian lighting from SW Joan Jefferson Way to SE Ocean Blvd. This project was recommended in the Triangle District Master Plan that was adopted in September 2021.

CRA staff met with individual property owners in September and October 2022 to gather feedback on the conceptual plan. In January 2023, the CRA applied for the Florida Department of Transportation (FDOT) Transportation Alternatives Program (TAP) grant for funding in the amount of \$436,900 for the FY 2026/2027 funding cycle. FDOT provided an eligibility determination letter in June 2023. Funding will be subject to availability in the work program year when the project is scheduled to be committed.

In August 2024, the CRA held a public outreach meeting to collect additional feedback from property owners on the proposed plans. The project was presented to the CRB and City Commission in September 2024 and to the MPO Board in October 2024 for review and approval.

The FDOT kickoff meeting was held in February 2025. Final design and grant deliverables are expected to be completed during 2025–2026, with construction anticipated to begin in early 2027. The estimated costs are \$135,000 for conceptual and final design, with \$1,500,000 budgeted for construction in the Capital Improvement Plan for FY 2027.



COMMUNITY DEVELOPMENT BLOCK GRANT – HOUSING REHABILITATION

The CRA applied for the FY 2019 Community Development Block Grant (CDBG) for the Housing Rehabilitation category activities in the amount of \$750,000 to assist low to moderate income households within the City of Stuart. The Tax Increment Financing (TIF) funds in the amount of \$50,000 were approved as a matching contribution for the CDBG application. The CDBG application was submitted to the Florida Department of Economic Opportunity (FDEO) in November 2020. The city received the grant award for \$750,000 in July 2021. The Authority to Use Grant Funds approval letter was received in February 2022.

The CRA received 15 applications and were ranked based on program criteria. The top 11 ranked applications required specific environmental review and clearance and home inspection to develop scope of work to receive rehab assistance. The first top six ranked applicants cleared environmental. The bid process was completed, and the contract was awarded to the lowest bidder for each project.

Seven projects have been completed. One project, involving demolition and replacement, is currently under construction. Two projects were withdrawn due to fire and insurance claim, and one application did not meet site specific environmental requirements. Additionally, one project is awaiting approval of the scope of work, as well as clearance from the State Historic Preservation Office (SHPO) and Florida Commerce. The closeout of all projects and the grant is anticipated in August 2026.



COMMUNITY DEVELOPMENT BLOCK GRANT – COVID ECONOMIC DEVELOPMENT

The CRA applied for the FY 2021 Community Development Block Grant (CDBG) COVID Program to support the acquisition and rehabilitation of the Willie Gary Building, located at 710 SE Martin Luther King, Jr. Boulevard in East Stuart, for use as a business incubator and job training center. The City was awarded \$4.79 million for the project, and the award agreement was executed in January 2023. An appraisal was completed in February 2023, followed by the completion of the environmental assessment in December 2023.

The City/CRA acquired the property for \$1,617,476 and closed on January 12, 2024. Subsequently, the City/CRA received an additional \$1,500,000 in funding, bringing the total project award amount to \$6,291,000.

The CRA awarded a contract to Kimley-Horn to provide professional engineering services for the redevelopment of 710 SE MLK Boulevard, including site, architectural, and construction plans. The City/CRA will partner with Project LIFT to provide services at the new facility, including skilled training programs in conjunction with job readiness and career development.

In April 2024, the City Commission approved a Memorandum of Understanding (MOU) between the City of Stuart and Project LIFT to meet program objectives focused on creating new jobs and employment opportunities, improving the City's economy, and enhancing the local marketplace. A lease agreement will be executed prior to the completion of construction.

The design and development review process for the project was completed in 2024. The project was advertised for bid in December 2024, with bid proposals due in February 2025. Three bids were received, with the lowest bid totaling \$6,474,356.85. At that time, available funding was insufficient to award the construction contract.

As a result, an additional \$4,000,000 in funding was requested, increasing the total project budget to \$10,291,000. Upon receipt of additional funding from Florida Commerce, the construction contract was awarded to Proctor Construction. Construction is anticipated to be completed by August 2026.



STUART MAIN STREET PARTNERSHIP

Established in 1987, Stuart Main Street (SMS) has served as the community revitalization organization for Downtown Stuart for more than 35 years. Operating within the National Main Street Center's Four-Point Approach—Organization, Design, Economic Vitality, and Promotion—Stuart Main Street focuses on community vision, unique local assets, and market realities to build a vibrant and inclusive downtown for residents, businesses, and visitors.

Stuart Main Street hosts a variety of highly visible and well-loved community events, including the weekly Rock'n Riverwalk concert series and the Downtown's farmers market, Market on Main, Hobgoblins on Main Street, Christmas on Main Street community tree lighting, and several annual art and craft festivals. Collectively, these events attract more than 150,000 visitors to Downtown Stuart each year and play a vital role in supporting local businesses and activating public spaces.

Stuart Main Street has expanded its programming over the years to further support local businesses and community engagement. Initiatives such as the "Love Stuart" Receipt Raffle for Valentine's Day and Small Business Saturday, the annual "Sweep'n the Streets" downtown cleanup, free small business education workshops, and the youth-focused "Kids Market" entrepreneur program all contribute to a strong, supportive environment for both existing and emerging businesses.

SMS acts as the primary liaison for the CRA, marketing incentive programs to property owners and increasing public understanding of redevelopment benefits. SMS ensures business continuity while supporting the CRA's objective to create a pedestrian-friendly urban core fully supporting the Seminole Streetscape & Undergrounding which directly supports the CRA's goal of attracting private investments and reducing commercial vacancies. To date, SMS has helped generate \$2,688,094.00 of public investment, and \$12,318,367.00 private investments, creating more than 175 jobs and 64 new businesses.

Supporting several CRA objectives, Stuart Main Street is actively pursuing grant funding to install a public art mural at Flagler Park, home to the weekly Market on Main farmer's market. The mural will celebrate local history and highlight the importance of water quality conservation, while complementing the multi-million-dollar private investments made by surrounding businesses and stakeholders. Public art initiatives such as this enhance urban spaces, promote safety, and foster community well-being. The RFP for the art mural project was posted on the SMS website in August 2025. Artists were ranked, and an artist was chosen in September 2025.

Stuart Main Street continues to invest in exterior and interior improvements to the historic Flagler Center, bringing total renovations to approximately \$192,000. The venue hosts more than 250 private, nonprofit, and public education events, further reinforcing its role as a key community gathering space in Downtown Stuart.

Continued...

STUART MAIN STREET PARTNERSHIP

In collaboration with the CRA, Stuart Main Street submitted a grant application to the Florida Department of State Division of Historical Resources Small Matching Program on June 1, 2023, to fund a National Register of Historic Places nomination for the Downtown Stuart area. The grant was awarded in the amount of \$25,000, and Stuart Main Street facilitated a formal Request for Proposals process to select Historical Property Associates to complete the nomination. The project is currently underway, with an anticipated completion date of June 15, 2025. In May 2025, Stuart Main Street, in collaboration with Historical Property Associates, LLC, completed and submitted the National Register Nomination (NRHP) application for the Downtown Stuart area and it is under review and pending community meeting.

The Designation on the National Register of Historic Places provides significant benefits to the City of Stuart, including increased tourism, enhanced eligibility for grant funding, higher property values, and a strengthened sense of community pride and identity. The CRA continues to work closely with Stuart Main Street as both organizations remain committed to economic growth, historic preservation, and community engagement, ensuring a vibrant and prosperous future for Historic Downtown Stuart.

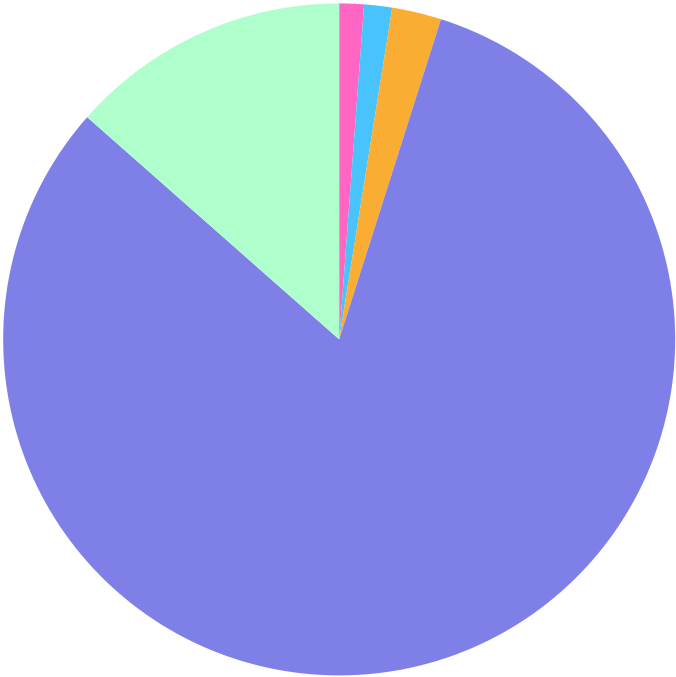
In May of 2025 Stuart Main Street applied for another Florida Department of State Division of Historical Resources Small Matching Program grant to help provide recommendations for the creation of Design Guidelines for the Historic Downtown. Their application is ranked 17th out of 35 applications. The top 32 applications were recommended for funding and now waiting on legislative funding. Design Guidelines will help ensure that the downtown's "Old Florida" charm is protected from incompatible development while remaining economically vibrant establishing architectural consistency and enhanced livability.



CRA ANNUAL BUDGET & FINANCIAL STATEMENT

On September 23, 2024, the CRA Board unanimously recommended approval of the FY 2025 budget for the CRA. The City Commission adopted the final budget for FY 2025 on September 23, 2024. The CRA FY 2025 revenue budget included estimates for increment revenue of \$6,332,516, wayfinding signage income of \$2,700, grant amount of \$5,166,831, interest in the amount of \$75,000, and fund balance of \$12,225,993. The CRA reserves the right to entertain any projects, funding, and supplemental appropriation throughout the year to accommodate its objectives. The table below summarizes the FY 2025 CRA budget.

- Personal Services
- Operating Expenses
- Grants & Aids
- Capital Projects
- Other Uses



CRA FY 2025 TOTAL BUDGET

Personal Services	\$277,494
Operating Expenses	\$314,858
Grants & Aids	\$557,300
Professional Services	\$340,000
Capital Projects	\$19,146,434
Other Uses	\$3,166,954
Total	\$23,803,040

The CRA unaudited financial statement for the fiscal year ended September 30, 2025, is attached as Appendix A.

APPENDIX A

CRA 2025 CRA SUMMARY - UNAUDITED

	<u>Deposits</u>	<u>Withdrawals</u>
Sources of deposits:		
Ad valorem taxes received from City of Stuart	\$ 2,777,321	
Ad valorem taxes received from Martin County	3,660,037	
Federal grant	914,626	
Investment income	55,675	
CDBG funding	94,513	
Miscellaneous revenue	3,264	
Purpose of withdrawals:		
Salaries and benefits		283,301
Administrative expenses		49,753
Property lease		39,900
Memberships and training		1,650
Insurance		3,577
Repair & maintenance		
Printing, office supplies and other operating		
Other projects		
Micro transit operations		
Mainstreet		
Parking management system		
Economic development grants		175,729
Underground utilities		
Guy Davis Backstop		
Gateway signage		
710 SE Martin Luther King Jr Street		
Riverside park		
	<u>\$ 7,505,436</u>	<u>\$ 553,910</u>



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WWW.STUARTFL.GOV/CRA

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency**

Meeting Date: 3/23/2026

Prepared by: Jim Chrulski

Title of Item:

CITY HALL HISTORY / STUART MAIN STREET SURVEY

Summary Explanation/Background Information on Agenda Request:

Historical presentation of Flagler Park, City Hall plans and Stuart Main Street's public survey results.(PowerPoint presentation at meeting).

Funding Source:

N/A

Recommended Action:

Enjoy the presentation and survey results.

ATTACHMENTS: