



AGENDA

ADDENDUM

REGULAR COMMISSION MEETING OF THE STUART CITY COMMISSION

APRIL 27, 2026

AT 5:30 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Christopher Collins

Vice Mayor Sean Reed

Commissioner Eula R. Clarke

Commissioner Laura Giobbi

Commissioner Campbell Rich

ADMINISTRATIVE

Interim City Manager, Roz Johnson Strong

City Attorney, Lee J. Baggett

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.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMISSION ACTION

1. AUTHORIZING USES FOR THE HALF-CENT SALES SURTAX APPROVED DURING THE 2024 GENERAL ELECTION (RC):

RESOLUTION No. 35-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE THE CREATION OF A TRAILHEAD ALONG WITH ASSOCIATED INFRASTRUCTURE IN HANEY CREEK OFF OF BAKER ROAD AND TO MOVE FORWARD WITH ACQUIRING LAND IN THE AVONLEA AREA UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; AUTHORIZING CITY STAFF TO COLLABORATE WITH MARTIN COUNTY IN THE JOINT ACQUISITION OF UNDEVELOPED PARCELS IN THE AVONLEA AREA INCLUDING TAKING ACTION TO NOMINATE UNDEVELOPED PARCELS IN THE AVONLEA AREA TO MARTIN COUNTY'S ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE FOR CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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
City Commission**

Meeting Date: 4/27/2026

Prepared by:

Title of Item:

AUTHORIZING USES FOR THE HALF-CENT SALES SURTAX APPROVED DURING THE 2024 GENERAL ELECTION (RC):

RESOLUTION No. 35-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE THE CREATION OF A TRAILHEAD ALONG WITH ASSOCIATED INFRASTRUCTURE IN HANEY CREEK OFF OF BAKER ROAD AND TO MOVE FORWARD WITH ACQUIRING LAND IN THE AVONLEA AREA UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; AUTHORIZING CITY STAFF TO COLLABORATE WITH MARTIN COUNTY IN THE JOINT ACQUISITION OF UNDEVELOPED PARCELS IN THE AVONLEA AREA INCLUDING TAKING ACTION TO NOMINATE UNDEVELOPED PARCELS IN THE AVONLEA AREA TO MARTIN COUNTY'S ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE FOR CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

On February 20, 2024, the Martin County Board of County Commissioners voted to approve an ordinance to place a referendum on the 2024 General Election Ballot calling for a half-cent sales surtax for a period of 10 years, for the purpose of acquiring environmentally sensitive land for preservation, conservation and restoration. In Resolution No. 21-2024, the City Commission adopted a resolution supporting the initiative to place the proposed sales surtax referendum on the 2024 General Election Ballot. During the 2024 General Election, the Martin County voters approved the referendum with more than 63% of the vote.

On June 23, 2025, the City Commission adopted Resolution 57-2025 which authorized the City Manager to identify and pursue projects with a priority of acquiring land and converting the 2-acre parcel on U.S. Highway 1 in Haney Creek into a trailhead utilizing proceeds generated from the half-cent sales surtax approved during the 2024 General Election.

On March 9, 2026, during a discussion and deliberation, the City Commission had consensus for staff to bring back the issue of a trailhead for Haney Creek off of Baker Road instead of the 2-acre parcel off of U.S. Highway 1 and on Parcel 10 in the Avonlea PUD. The Avonlea PUD contains multiple parcels of wetlands which are currently in conservation. In addition, the Avonlea PUD is in close proximity to the Haney Creek Watershed Preservation and the St. Lucie River. Parcels 1, 10, 11, 13, 14, and 15 remain undeveloped. City Staff has reached out to the owners of these parcels and the owners have expressed an interest in selling the properties to the City.

In February of 2025, the County created an Environmental Lands Oversight Committee (ELOC), a 9-member citizen advisory board to assess and recommend proposed conservation land acquisitions and any land to be considered by the ELOC must be nominated. The website for the ELOC is www.martincountyforever.com. City Staff and County Staff have had communications of proposing a potential collaboration in jointly acquiring land in the Avonlea area. In order for the process to start, any parcels would need to be nominated to ELOC. At least one property owner of the subject parcels has authorized the City staff to nominate their respective parcels.

Funding Source:

Half Cent Sales Surtax Approved During the 2024 General Election

Recommended Action:

Recommend approval of the Resolution

ATTACHMENTS:

- 1. R 35-2026 Haney Creek Trailhead
- 2. County Ordinance 1221
- 3. Commission action authorizing land
- 4. Clean Master Site Plan Avonlea PUD- Highlighted
- 5. MC Property Appraiser Map of Parcels
- 6. ELOC Nomination Form



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 35-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE THE CREATION OF A TRAILHEAD ALONG WITH ASSOCIATED INFRASTRUCTURE IN HANEY CREEK OFF OF BAKER ROAD AND TO MOVE FORWARD WITH ACQUIRING LAND IN THE AVONLEA AREA UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; AUTHORIZING CITY STAFF TO COLLABORATE WITH MARTIN COUNTY IN THE JOINT ACQUISITION OF UNDEVELOPED PARCELS IN THE AVONLEA AREA INCLUDING TAKING ACTION TO NOMINATE UNDEVELOPED PARCELS IN THE AVONLEA AREA TO MARTIN COUNTY'S ENVIRONMENTAL LANDS OVERSIGHT COMMITTEE FOR CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, a local government infrastructure surtax is a discretionary sales surtax that may be levied in an amount up to one percent (1%) when so authorized by a majority of voters of a county in a general election pursuant to the provisions of Chapter 212, Florida Statutes; and

WHEREAS, on February 20, 2024, the Martin County Board of County Commissioners unanimously approved an ordinance to place a referendum on the 2024 General Election ballot calling for a half-cent (0.5%) sales surtax for a period of 10 years, for the purpose of acquiring environmentally sensitive land for preservation, conservation, and restoration; and

Resolution No. 35-2026; Authorizing Uses for the Half-Cent Sales Surtax Approved During the 2024 General Election.

WHEREAS, the City Commission of the City of Stuart previously adopted Resolution 21-2024 supporting the initiative to place the proposed sales surtax referendum on the 2024 General Election ballot; and

WHEREAS, the voters of Martin County approved the referendum during the 2024 General Election with more than sixty-three (63%) of the vote in support which stated as follows: “[S]hall Martin County protect its water quality and unique character by acquiring critical natural lands in Martin County within the Indian River Lagoon South, Pal-Mar, Loxahatchee and St Lucie Headwaters, Blueways areas and provide municipal infrastructure allowed by law, by levying a one-half percent county sales tax for 10 years starting January 1, 2025”; and

WHEREAS, pursuant to Section 212.055(2) Fla. Stat., revenues generated from the surtax may be allocated by the City of Stuart on “any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design, and engineering costs, and all other professional and related costs required to bring the public facilities into service” and for other purposes; and

WHEREAS, on June 23, 2025, the City Commission adopted Resolution No. 57-2025 wherein the City Manager was authorized to identify land north of the Roosevelt Bridge for acquisition and converting the two-acre parcel on U.S. Highway 1 in Hanel Creek into a trailhead utilizing the proceeds generated from the half-cent sales surtax approved during the 2024 General Election; and

WHEREAS, on March 9, 2026, during a discussion and deliberation, the City Commission had a consensus for staff to bring back in the near future an agenda item on creating a trailhead for Haney Creek off of Baker Road instead of the two-acre parcel on U.S. Highway 1; and

WHEREAS, there are several undeveloped parcels of land in the Avonlea area which are adjacent to wetlands and in close proximity to the Haney Creek Watershed Preservation Area and the St. Lucie River; and

WHEREAS, County staff has communicated to City staff that there may be an interest in a potential collaboration between the County and the City in the acquisition of undeveloped land in the Avonlea area and surrounding areas north of the Roosevelt Bridge; and

WHEREAS, in February of 2025, the County created an Environmental Lands Oversight Committee (ELOC), a 9-member citizen advisory board to assess and recommend proposed conservation land acquisitions and any land to be considered by the ELOC must be nominated.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, that:

SECTION 1: The foregoing precatory language is adopted as if set forth herein below.

SECTION 2: The City Manager or designee is authorized with the following actions utilizing the proceeds from the half-cent sales surtax approved by voters of Martin County in the 2024 General Election: (1) [T]o pursue the creation of a trailhead along with associated infrastructure in Haney Creek off of Baker Road; (2) [T]o move forward with acquisition of undeveloped parcels of real property located in the Avonlea area subject to final approval by the City Commission; and (3) [T]o take any action necessary in order to collaborate with Martin County in the acquisition of real property located in the Avonlea area including nominating parcels to Martin County's Environmental Lands Oversight Committee for consideration.

SECTION 3: The City Manager is further authorized to pursue grants and utilize best financial management practices to leverage the revenues generated from the surtax in a manner that most effectively and efficiently facilitates the public intent and purposes prescribed herein.

SECTION 4: This Resolution shall become effective immediately upon its adoption.

Resolution No. 35-2026; Authorizing Uses for the Half-Cent Sales Surtax Approved During the 2024 General Election.

Commissioner _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

CHRISTOPHER COLLINS, MAYOR
SEAN REED, VICE MAYOR
EULA R. CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED this 27th day of April, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY



**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER 1221

AN ORDINANCE CALLING FOR A REFERENDUM ON THE QUESTION OF WHETHER TO LEVY A ONE-HALF CENT (1/2%) LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX; PROVIDING FOR THE DURATION OF THE SURTAX; APPROVING THE LEVY OF SUCH SURTAX; PROVIDING FOR THE USE OF THE PROCEEDS OF SUCH LEVY IF APPROVED AT SUCH REFERENDUM; AUTHORIZATION, DIRECTION AND REFERENDUM PROCEDURE; AND PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPICABILITY, FILING WITH THE DEPARTMENT OF STATE AND THE DEPARTMENT OF REVENUE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
{the "County"}:

SECTION 1. AUTHORITY FOR THIS ORDINANCE. This ordinance is enacted pursuant to Section 212.055(2), Section 101.161(1), Florida Statutes, and other applicable provisions of law.

SECTION 2. APPROVAL OF LEVY OF SURTAX. Subject to voter approval as hereinafter set forth, the Martin County Board of County Commissioners, as the governing board of Martin County, Florida, hereby approves the levy of a one-half cent (1/2%) Local Government Infrastructure Surtax pursuant to Section 212.055(2), Florida Statutes (the "Surtax") for a period of 10 years from the effective date of January 1, 2025, through and including December 31, 2034.

SECTION 3. SURTAX REFERENDUM. A referendum of the qualified electors residing in the area of the County is hereby called to be held on November 5, 2024, to determine whether or not the levy of the Surtax shall be approved by such qualified electors. All qualified electors residing in the area of the County shall be entitled and permitted to vote in such referendum.

SECTION 4. NOTICE OF SURTAX REFERENDUM. As required by law, notice of the Surtax referendum in substantially the form attached hereto as Exhibit "A" shall be published in Treasure Coast Newspapers or other newspaper publishing and of general circulation in the area of the county, at least twice, once in the fifth week and once in the third week prior to the week in which the referendum is to be held. This ordinance shall be published in full as part of the notice of such surtax referendum.

SECTION 5. OFFICIAL BALLOT. The form of the ballot to be used in the Surtax referendum shall be in substantially the following form:

**NOVEMBER 5, 2024
OFFICIAL BALLOT
MARTIN COUNTY, FLORIDA**

**LANDS TO PROTECT WATER QUALITY, NATURAL AREAS AND WILDLIFE HABITAT
ONE-HALF PERCENT SALES SURTAX**

SHALL MARTIN COUNTY PROTECT ITS WATER QUALITY AND UNIQUE CHARACTER BY ACQUIRING CRITICAL NATURAL LANDS IN MARTIN COUNTY WITHIN THE INDIAN RIVER LAGOON SOUTH, PAL-MAR, LOXAHATCHEE AND ST. LUCIE HEADWATERS, BLUEWAYS AREAS AND PROVIDE MUNICIPAL

INFRASTRUCTURE ALLOWED BY LAW, BY LEVYING A ONE-HALF PERCENT (0.5%) COUNTY SALES TAX FOR 10 YEARS STARTING JANUARY 1, 2025 WITH ANNUAL AUDIT AND CITIZEN OVERSIGHT.

_____ **FOR the one-half percent sales tax**

_____ **AGAINST the one-half percent sales tax**

SECTION 6. USE OF REVENUES BY THE COUNTY AND THE MUNICIPALITIES IN THE COUNTY.

(1) County Use. The County hereby commits to use all of the County's share of the proceeds of the Surtax, if the Surtax is approved by a majority of the voters voting in the referendum, as follows:

- a. To acquire, by fee simple interest, environmentally significant land for the purposes of: preserving, conserving, and restoring the St. Lucie River, the Indian River Lagoon, Pal-Mar, the Loxahatchee and St. Lucie River headwaters, thereby protecting water sources, preserving natural areas and beaches, providing open space, protecting wildlife habitat and water storage/recharge areas. Land acquisition and preservation using the County's share of the Surtax proceeds shall be limited to the properties known or identified within the Pal-Mar Water Control District, the Natural Lands Component of the Indian River Lagoon South Project of the Comprehensive Everglades Restoration Plan, Loxahatchee and St. Lucie Headwaters and Blueways Areas within Martin County.
- b. To acquire perpetual interests in lands through conservation easements in environmentally significant land for the purposes of: preserving, conserving, and restoring the St. Lucie River, the Indian River Lagoon, Pal-Mar, the Loxahatchee and St. Lucie River headwaters, thereby protecting water sources, preserving natural areas and beaches, providing open space, protecting wildlife habitat and water storage/recharge areas. Land acquisition and preservation using the County's share of the Surtax proceeds shall be limited to the properties known or identified within the Pal-Mar Water Control District, the Natural Lands Component of the Indian River Lagoon South Project of the Comprehensive Everglades Restoration Plan, Loxahatchee and St. Lucie Headwaters and Blueways Areas within Martin County.

Conservation easements acquired under this program shall be perpetual and irrevocable, pursuant to Section 704.06, Florida Statutes, and shall prohibit future development or more intense use of the property such that the land is predominantly in a natural, scenic, open agricultural, or wooded condition and provide means for enforcement.

- c. Up to 5% of the purchase price of any land acquired under 6(1)a through 6(1)b may be used to remove exotics and restore the conservation values of the acquired land.
- d. Proceeds from the Surtax may be used to service new bond indebtedness incurred for the purposes listed in 6(1)a through 6(1)b. Bonding, if utilized, will be limited to 80% of the total forecasted receipts.
- e. All land acquisitions by the County under Section 6(1)a through 6(1)b shall be in Martin County and will be for properties voluntarily offered for sale by the property owner. All land acquisitions shall be made in accordance with Florida law.



- f. During the term of the surtax levy, the County shall annually post on its website the portion of the annual independent audit required by Section 218.39(1)(a), Fla. Stat. which examines expenditures of the surtax revenue.
- g. The County will attempt, when available, to obtain matching funds from the federal government, the State of Florida, or any agency, district, branch, or commission for the purposes described in 6(1)a through 6(1)b.
- h. The Sales Surtax revenues shall only be utilized for the activities outlined in 6(1)a through 6(1)d.
- i. Acquisitions funded by the Surtax shall be subject to approval by a majority vote of the Martin County Board of County Commissioners as required by Florida Law.
- j. The County shall establish by resolution an Environmental Lands Oversight Committee ("ELOC") which shall provide citizen oversight and conduct and coordinate any necessary studies to determine appropriate lands to acquire from the funding provided by the Surtax. The ELOC shall make recommendations to the Board of County Commissioners. The ELOC shall consist of 9 Martin County registered voters from each of the following categories:

- Four (4) members shall be appointed from dedicated environmental organizations with missions focused on education, research, preserving, restoring, acquiring and protecting the public's local water quality, the natural environment and to enhancing and restoring local ecosystems.
- Three (3) members shall be appointed with one member representing each of the following: an organization with a mission focused on fiscal oversight of government budgets and spending; an organization with mission focused on the real estate industry; and an organization with a mission focused on responsible business growth and economic development.
- Two (2) members shall be appointed from organizations with a mission focused on educating, promoting and protecting the interests of agricultural farmers and ranchers.



- (2) Municipality uses. State law provides that municipalities are to receive a share of the Surtax revenues in accordance with the terms of any Interlocal agreement entered into between the Martin County Board of County Commissioners as the governing body of Martin County, Florida and the governing bodies of the municipalities representing a majority of Martin County's municipal population or, in the absence of an interlocal agreement, in accordance with the state revenue sharing formula. Municipalities may only spend their share of the Surtax revenues to finance, plan, and construct infrastructure and to acquire land for public recreation, conservation, or protection of natural resources, in accordance with Section 212.055(2), Florida Statutes.

SECTION 7. AUTHORIZATION, DIRECTION AND REFERENDUM PROCEDURE. The Supervisor of Elections for Martin County, Florida, is authorized and directed to place the referendum question on the ballot for the November 5, 2024 General Election. The referendum shall be held and conducted in the manner prescribed by law. The results shall be canvassed by the Martin County Canvassing Board as soon as practicable. The Supervisor of Elections shall prepare and file results of such referendum and shall deliver the same to the Martin County Board of County Commissioners as the governing body of Martin

County, Florida. Such results shall show the number of qualified electors who voted in said referendum and the number of votes cast respectively for and against the sales tax surcharge.

SECTION 8. REFERENDUM RESULTS. If a majority of the votes cast at such referendum in respect to the Surtax shall be Yes "For the One-Half Percent Sales Tax", such Surtax shall be approved and the Surtax shall thereupon be levied from and including January 1, 2025 and shall continue in full force and effect through and including December 31, 2034.

SECTION 9. AUTHORIZING NECESSARY ACTION. The County hereby authorizes the proper officials to do all things deemed necessary in connection with the holding of the referendum and the levy of the Surtax, if approved, to the extent provided by law and in this Ordinance.

SECTION 10. CONFLICTING PROVISIONS; REPEALING CLAUSE. Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict.

SECTION 11. SEVERABILITY. If any word, phrase, clause, sentence or paragraph of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance. If this Ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

SECTION 12. APPLICABILITY OF ORDINANCE. This Ordinance shall be applicable throughout Martin County's jurisdiction.

SECTION 13. FILING WITH DEPARTMENT OF STATE AND DEPARTMENT OF REVENUE. The Clerk be and hereby is directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code, Department of State and to the Department of Revenue.

SECTION 14. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Department of State.

SECTION 15. FILING WITH THE FLORIDA OFFICE OF PROGRAM POLICY ANALYSIS AND GOVERNMENT ACCOUNTABILITY. The County Attorney is directed forthwith to provide a certified copy of this Ordinance to the Florida Office of Program Policy Analysis and Government Accountability.

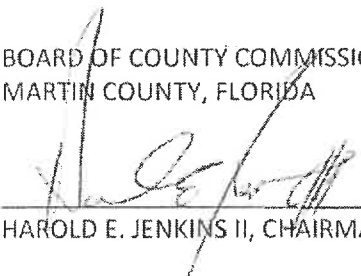
DULY PASSED AND ADOPTED THIS 9TH DAY OF APRIL, 2024.

ATTEST:



CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA



HAROLD E. JENKINS II, CHAIRMAN



APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:


SARAH W. WOODS, COUNTY ATTORNEY

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STATE OF FLORIDA
COUNTY OF MARTIN

THIS IS TO CERTIFY THAT THE
FOREGOING 5 PAGE(S) IS A TRUE
AND CORRECT COPY OF THE ORIGINAL
DOCUMENT AS FILED IN THIS OFFICE.

CAROLYN TIMMANN, CLERK

BY:  D.C.

DATE: 4/17/2024





**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 57-2025

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE QUALIFYING FIXED CAPITAL EXPENDITURES AND OUTLAY PROJECTS UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, a local government infrastructure surtax is a discretionary sales surtax that may be levied in an amount up to one percent (1%) when so authorized by a majority of voters of a county in a general election pursuant to the provisions of Chapter 212, Florida Statutes; and

WHEREAS, on February 20, 2024, the Martin County Board of County Commissioners unanimously approved an ordinance to place a referendum on the 2024 General Election ballot calling for a half-cent sales surtax for a period of 10 years, for the purpose of acquiring environmentally sensitive land for preservation, conservation, and restoration; and

WHEREAS, the City Commission of the City of Stuart previously adopted Resolution 21-2024 supporting the initiative to place the proposed sales surtax referendum on the 2024 General Election ballot; and

WHEREAS, the voters of Martin County approved the referendum during the 2024 General Election with more than sixty-three (63%) of the vote in support; and

Resolution No. 57-2025; Authorizing Uses for the Half-Cent Sales Surtax Approved During the 2024 General Election.

WHEREAS, pursuant to Section 212.055(2) Fla. Stat., revenues generated from the surtax may be allocated by the City of Stuart on “any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design, and engineering costs, and all other professional and related costs required to bring the public facilities into service” and for other purposes; and

WHEREAS, in furtherance of the City of Stuart’s comprehensive, strategic, and capital improvement plans, the City Commission of the City of Stuart hereby authorizes the City Manager or designee to identify and pursue qualifying projects utilizing proceeds from the half-cent infrastructure sales surtax.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, that:

SECTION 1: The foregoing precatory language is adopted as if set forth herein below.

SECTION 2: The City Commission of the City of Stuart, Florida hereby authorizes the City Manager or designee to identify and pursue projects, with a priority on acquiring land, expanding the existing tree-planting program city-wide, and converting the 2-acre parcel on U.S. Highway 1 in Haney Creek into a trailhead, in accordance with Section 212.055(2) Florida Statutes, utilizing proceeds generated from the half-cent sales surtax approved during the 2024 General Election.

SECTION 3: The City Manager is further authorized to pursue grants and utilize best financial management practices to leverage the revenues generated from the surtax in a manner that most effectively and efficiently facilitates the public intent and purposes prescribed herein.

SECTION 4: This Resolution shall become effective immediately upon its adoption.

Resolution No. 57-2025; Authorizing Uses for the Half-Cent Sales Surtax Approved During the 2024 General Election.

Commissioner COLLINS offered the foregoing resolution and moved its adoption. The motion was seconded by Commissioner GIOBBI and upon being put to a roll call vote, the vote was as follows:

CAMPBELL RICH, MAYOR
 CHRISTOPHER COLLINS, VICE MAYOR
 EULA R. CLARKE, COMMISSIONER
 LAURA GIOBBI, COMMISSIONER
 SEAN REED, COMMISSIONER

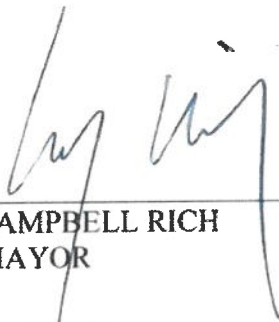
YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

ADOPTED this 23rd day of June, 2025.

ATTEST:

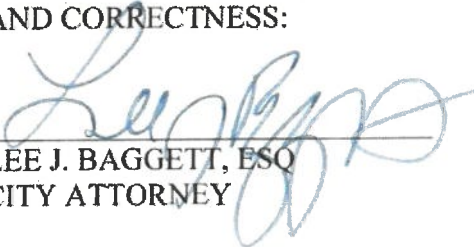


 MARY R. KINDEL, MMC
 CITY CLERK



 CAMPBELL RICH
 MAYOR

APPROVED AS TO FORM
 AND CORRECTNESS:



 LEE J. BAGGETT, ESQ
 CITY ATTORNEY



COMMISSION ACTION

4. APPOINTMENT OF BDB REPRESENTATIVE (RC):

RESOLUTION No. 55-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE APPOINTMENT OF A REPRESENTATIVE TO THE BOARD OF DIRECTORS OF THE BUSINESS DEVELOPMENT BOARD (BDB) OF MARTIN COUNTY, INC. FOR A TWO-YEAR TERM; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell provided a brief background of the Business Development Board (BDB) representative for the City.

Wyatt Knight, applicant, answered questions of the Commission.

7:09 PM MOTION: Approve.

MOVED BY: Laura Giobbi

SECONDED BY: Eula Clarke

Motion approved unanimously.

5. AUTHORIZING USES FOR THE HALF-CENT SALES SURTAX / PARK INVENTORY (RC):

RESOLUTION No. 57-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO PURSUE QUALIFYING FIXED CAPITAL EXPENDITURES AND OUTLAY PROJECTS UTILIZING PROCEEDS FROM THE HALF-CENT INFRASTRUCTURE SALES SURTAX APPROVED BY THE VOTERS OF MARTIN COUNTY IN THE 2024 GENERAL ELECTION; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Mortell briefly reviewed the purpose of the Resolution and introduced Jim Chruski, Community Services Director, who presented on Stuart's parks and green space.

Vice Mayor Collins stated that this Resolution and presentation were not what he was looking for; he hoped for more of an audit to determine where there is opportunity and where improvements/investments can be made.

Commissioner Clarke commented on a past discussion of a metal pedestrian bridge to connect/cross over 14th Street to Monterey Road, and perhaps the City could work with the County on such a project and inquired about another past discussion on an underwater art/park project.

Commissioner Reed expressed concerns about the grant opportunities, the costs, and how to prioritize the residents' desires.

PUBLIC COMMENT:

1. Tracy Griffith - Stuart; Owner of property at SW Channel Avenue and SW 6th Street, commented on the drainage in his neighborhood.
2. Frank McChrystal - Stuart; Commented on the park presentation, what is most important to our community and would like the ballfields and tennis courts, etc. to

be tied together.

3. Clay Scherer - Stuart; Consider asking City staff to put a plan together for a tree program to establish an urban canopy.
4. Helen McBride - Stuart; City right-of-way clarification.
5. Frank McChrystal - Stuart; Commented on spending money on the needs and not wants.

7:52 PM MOTION: Move the Resolution and give Mike the ability to start headhunting land to buy and prioritize green space north of the bridge to be a trail head at Haney Creek.

AMENDED MOTION: To also include expanding the existing tree-planting program city-wide, look at turning that 2-acres into a park and trail head on US 1, and also expanding the existing tree-planting program city-wide as two objectives to spend the half-cent sales tax on, but the primary would be acquiring land as per the language on the ballot.

MOVED BY: Christopher Collins

SECONDED BY: Laura Giobbi

Motion approved unanimously. (8:28 PM)

DISCUSSION AND DELIBERATION

Commissioner Reed requested clarification from the City Attorney on addressing the public per the public comment. A brief discussion took place among the Commission.

ADJOURNMENT

8:32 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

Minutes to be approved at the Regular Commission Meeting this 14th day of July, 2025.

leaving drainage issues up to the experts.

7:24 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

***** 7:25 PM RECESS *****
***** 7:39 PM RECONVENE *****

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

10. BACKGROUND INFORMATION AND SUGGESTIONS REGARDING HALF CENT SALES TAX

Ruth Holmes, Environmental Attorney, presented on evaluation criteria supporting priorities, a standard process for approval, an evaluation committee, and the process after Commission review and approval.

Commissioner discussion included: an evaluation committee, a trailhead on Baker Road leading into the Haney Creek conservation area, based on an earlier plan created by engineer Tim Volker during the ARPA funding period, (concept: a simple/natural trailhead similar to the one near Veterans Memorial Park and reuse existing estimates and plans), a two-acre parcel on US-1: previously approved by referendum for commercial use to fund park maintenance and the City convert it to conservation land.

Nancy Turrell, Arts Council, commented on the current plan and actions of the various art boards.

Consensus for staff to bring back information on the following funding options for their prioritization:

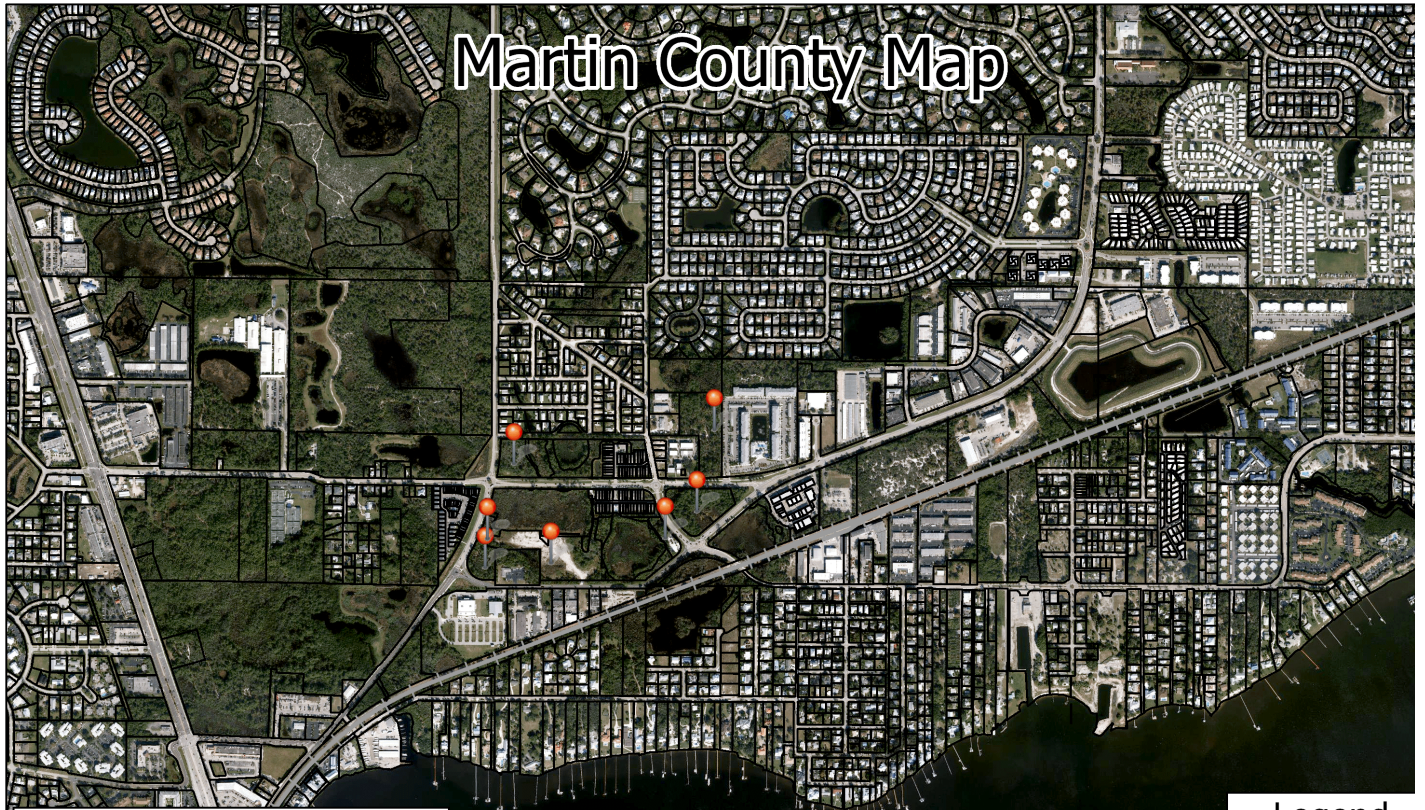
- Trailhead off Baker Road (Haney Creek)
 - Parcel 10
 - List of properties with wetlands already
 - Stormwater Project and Needs
 - North of Poppleton Creek
 - Old High School Property (firm legal opinion of eligibility and restrictions)
 - List of existing property, including pocket parks, opportunities to expand and improve


ADDENDUM

Environmental Attorney Holmes sought approval to send a formal comment letter to express concerns about water quality and operational impacts of the C-44 reservoir plan.

3/9/2026 CCM

Martin County Map






 Credits: Martin County

0 0.55 mi




Date: 4/20/2026

This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Legend

-  RailRoads
-  Parcel Polygon
-  Subdivision

2025 Imagery

-  Red: Red
-  Green: Green
-  Blue: Blue



ENVIRONMENTAL LAND ACQUISITION PARCEL NOMINATION FORM

Martin County Board of County Commissioners Ordinance# 1221 authorized a Bond Referendum to be placed on the November 5, 2024 ballot. The resulting Environmental Bond Referendum approved by the voters was established with the goal to acquire lands to protect environmentally sensitive areas within the IRL South, Pal Mar, Loxa-Lucie and Blueways project areas.

NOMINATING PARTY CONTACT INFORMATION

Date Submitted: _____ Name of Party Submitting: _____
Affiliation: _____ Address: _____
Phone: _____ Email: _____

OWNER CONTACT INFORMATION

Name: _____ Parcel ID#: _____
Project Name: _____
Property Address: _____
Mailing Address: _____
Phone: _____ Email: _____

PROPERTY INFORMATION

Please describe the property's value in terms of the protection of water resources, conservation of natural areas, preservation of wildlife habitat, importance to creating greenways and safeguarding drinking water resources. You may also include any additional attachments that provide further details on the property's value.

Please provide a description of notable features, existing improvements, structures, and opportunities for public access. Provide additional attachments as needed.

Indicate the type of acquisition anticipated (e.g. fee simple, conservation easement, donation, etc.), and provide any additional information on the value of the property for acquisition.

Please provide a map showing the location and boundary of the property. Photographs and any additional information are optional. This form, together with all submitted information accompanying the form, will be reviewed by County staff to determine if the criteria for natural resource value has been demonstrated. If criteria are met and the property owner is willing to donate, sell or provide a conservation easement for the property, additional information will be required.

**Questions? Contact the Environmental Resources Division at (772) 220-7114.
Please return the completed form and additional information to
Landacquisition@martin.fl.us, or to the attention of: Michael Yustin, Martin County
2401 SE Monterey Road, Stuart, FL 34996.**