



AGENDA

**REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 11, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Sean Reed
Vice Mayor - Vacant
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich**

ADMINISTRATIVE

**City Manager, Michael Giardino
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

INVOCATION

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - GERTRUDE WALDEN CHILDREN'S SONG PERFORMANCE

PROCLAMATIONS

2. SAFE BOATING WEEK - MAY 16 – 22, 2026
3. PUBLIC WORKS WEEK - MAY 17 – 23, 2026
4. LUPUS AWARENESS MONTH - MAY 2026
5. HISTORIC PRESERVATION MONTH - MAY 2026
6. MUNICIPAL CLERKS WEEK - MAY 3 – 9, 2026

PRESENTATIONS

7. SERVICE AWARDS - MAY 2026
8. MARTIN COUNTY TRANSIT
9. INNOVATION HUB UPDATE
10. RECOGNITION OF NEW SRT MEDICS

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT CALENDAR

11. APPROVAL OF 4/27/2026 CCM MINUTES (RC)
12. STUART HOUSING AUTHORITY BOARD MEMBER RATIFICATION (RC):

RESOLUTION No. 32-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE REAPPOINTMENT OF BOARD MEMBER JENNIE DAVIS ON THE STUART HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2026, THROUGH MAY 21, 2030; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. FACSIMILE SIGNATURE BANK UPDATE (RC):

RESOLUTION No. 38-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE USE OF FACSIMILE SIGNATURES ON CHECKS ISSUED BY THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

COMMISSION ACTION

14. FIRE RESCUE INTERLOCAL AGREEMENT (RC):

RESOLUTION No. 37-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE SECOND READING

15. (CONTINUED TO A DATE CERTAIN OF MAY 26, 2026 - CITY COMMISSION MEETING)

WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT AMENDMENT (QUASI-JUDICIAL):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE FIRST READING

16. CHARTER AMENDMENT- SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE (RC):

ORDINANCE No. 2553-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

DISCUSSION AND DELIBERATION

17. GROUP III COMMISSIONER VACANCY DISCUSSION

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.

INVOCATION: Any invocation that may be offered at the opening of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Mary Kindel

Title of Item:

ARTS MOMENT - GERTRUDE WALDEN CHILDREN'S SONG PERFORMANCE

Summary Explanation/Background Information on Agenda Request:

The children of the Gertrude Walden Childcare Center will perform a song for Arts Moment.

Funding Source:

N/A

Recommended Action:

Enjoy!

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

SAFE BOATING WEEK - MAY 16 – 22, 2026

Summary Explanation/Background Information on Agenda Request:

National Safe Boating Week 2026 is scheduled for May 16–22, serving as the official launch of the Safe Boating Campaign, a global initiative led by the National Safe Boating Council (NSBC) and supported by the U.S. Coast Guard. This annual observance aims to raise awareness about the importance of safe boating practices as summer begins.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Safe Boating Week - May

City of Stuart, Florida

Proclamation

SAFE BOATING WEEK

MAY 16 - 22, 2026

Whereas, for over 100 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling, and fishing. During National Safe Boating Week, the U.S. Coast Guard and its federal, state, and local safe boating partners encourage all boaters to explore and enjoy America's beautiful waters responsibly; and

Whereas, safe boating begins with preparation. The Coast Guard estimates that human error accounts for most boating accidents and that life jackets could prevent nearly 87% of boating fatalities. Through basic boating safety procedures carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks, and staying sober when navigating we can help ensure boaters on America's coastal, inland, and offshore waters stay safe throughout the season; and

Whereas, on average, 650 people die each year in boating-related accidents in the U.S.; 76% of these are fatalities caused by drowning; and a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets.

NOW, THEREFORE, I, Sean Reed, Mayor of the City of Stuart, do hereby proclaim May 16 – 22, 2026 as **SAFE BOATING WEEK**. In witness whereof, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2026.

SEAN REED
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

PUBLIC WORKS WEEK - MAY 17 – 23, 2026

Summary Explanation/Background Information on Agenda Request:

National Public Works Week, May 17–23, 2026, as designated by the American Public Works Association, honoring the dedicated public works professionals who plan, build, maintain, and operate essential infrastructure and services that protect public health, safety, and quality of life, while celebrating the 2026 theme, “Rooted in Service, Powered by Community.”

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Public Works Week - May

City of Stuart, Florida
Proclamation
PUBLIC WORKS WEEK
MAY 17 – 23, 2026

Whereas, Public works services within our community are essential to the daily lives of our citizens; and

Whereas, The understanding and support of an informed citizenry are vital to the efficient operation of public works systems and programs, including streets and highways, public buildings, parks and ballfields, microtransit systems, stormwater management and flood control, and fleet maintenance; and

Whereas, The health, safety, and comfort of this community depend upon these facilities and services; and the quality and effectiveness of such facilities, including their planning, design, and construction, are a direct result of the expertise and dedication of Public Works Department; and

Whereas, 2026 marks the 66th Annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, I, Sean Reed, Mayor of the City of Stuart, Florida, do hereby proclaim May 17-23, 2026 as **PUBLIC WORKS WEEK**. In witness whereof, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2026.

SEAN REED
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

LUPUS AWARENESS MONTH - MAY 2026

Summary Explanation/Background Information on Agenda Request:

Lupus Awareness Month is observed annually in May to increase public understanding of lupus, a chronic autoimmune disease that affects millions worldwide. This month long campaign aims to educate communities, support those living with lupus, and promote research efforts to find better treatments and, ultimately, a cure.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Lupus Awareness Month - May

City of Stuart, Florida
Proclamation
LUPUS AWARENESS MONTH
MAY 2026

Whereas, lupus is an unpredictable and misunderstood autoimmune disease that can cause severe damage to the tissue and organs in the body and, in some cases, death; and

Whereas, more than five million people worldwide suffer the devastating effects of this cruel and mysterious disease and each year over a hundred thousand young women, men and children around the world are newly diagnosed with lupus, the great majority of whom are woman between the ages of 15 - 44; and

Whereas, medical research efforts into lupus and the discovery of safer, more effective treatments for lupus patients are under-funded in comparison with diseases of comparable magnitude and severity. Many physicians worldwide are unaware of symptoms and health effects of lupus, causing people with lupus to suffer for many years before they obtain a correct diagnosis and medical treatment; and

Whereas, there is a deep, unmet need worldwide to educate and support individuals and families affected by lupus; and there is an urgent need to increase awareness in communities worldwide of the debilitating impact of lupus and to recognize lupus as a significant public health issue.

NOW, THEREFORE, I, Sean Reed, Mayor of the City of Stuart, do hereby proclaim May 2026 as **LUPUS AWARENESS MONTH**. In witness whereof, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2026.

SEAN REED
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

HISTORIC PRESERVATION MONTH - MAY 2026

Summary Explanation/Background Information on Agenda Request:

Historic Preservation Month is observed every May to celebrate the nation's heritage and promote the preservation of historic places. Established by the National Trust for Historic Preservation, this month-long observance encourages individuals and communities to recognize the importance of protecting and honoring the buildings, landscapes, and cultural sites that tell the story of our shared past.

Funding Source:

N/A

Recommended Action:

Issue Proclamation

ATTACHMENTS:

1. Historic Preservation Month - May

City of Stuart, Florida
Proclamation
HISTORIC PRESERVATION MONTH
MAY 2026

Whereas, historic preservation is an effective tool for revitalizing neighborhoods, fostering local pride and maintaining community character; and

Whereas, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

Whereas, historic preservation plays an important role in our lives, and we should celebrate the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

Whereas, the Martin County Historic Preservation Board has planned events throughout Martin County during the month of May to increase awareness and the need for public participation in historic preservation in order to save our local treasures.

NOW, THEREFORE, I, Sean Reed, Mayor of the City of Stuart, Florida, do hereby proclaim May 2026 as **HISTORIC PRESERVATION MONTH**. In witness whereof, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2026.

SEAN REED
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

MUNICIPAL CLERKS WEEK - MAY 3 – 9, 2026

Summary Explanation/Background Information on Agenda Request:

Declaration recognizing Municipal Clerks Week, May 3–9, 2026, in honor of the dedicated municipal clerks who serve as trusted administrators, records custodians, and essential links between local government and the public, while celebrating their commitment to transparency, integrity, and effective public service.

Funding Source:

N/A

Recommended Action:

Issue Proclamation.

ATTACHMENTS:

1. Municipal Clerks Week - May

City of Stuart, Florida
Proclamation
MUNICIPAL CLERKS WEEK
MAY 3 – 9, 2026

Whereas, the Office of the Municipal Clerk, a time honored and vital part of local government, exists throughout the world and is the oldest among public servants. The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels; and

Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all. The Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, provincial, county, and international professional organizations; and

Whereas, it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, Sean Reed, Mayor of the City of Stuart, Florida, do hereby proclaim May 3 - 9, 2026 as **MUNICIPAL CLERKS WEEK**. In witness whereof, I have hereunto set my hand and caused the seal of the City of Stuart, Florida to be affixed this 11th day of May, 2026.

SEAN REED
MAYOR

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Karen Chambers-Cuffy

Title of Item:

SERVICE AWARDS - MAY 2026

Summary Explanation/Background Information on Agenda Request:

James (Jim) Chrulski - Community Services - 20 years
Brian Tison - Police - 5 years

Funding Source:

General Funds

Recommended Action:

Present Awards

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Mary Kindel

Title of Item:

MARTIN COUNTY TRANSIT

Summary Explanation/Background Information on Agenda Request:

Chris Stephenson, Transportation Director for Martin County Transit, along with Karen Deigl, CEO of Martin County Transit (a division of Senior Resource Assoc.) requested a presentation to the City Commission on public transportation and its future in our community. The purpose of the presentation is informational only. They are not seeking any specific action or funding. Rather, to share an exciting and forward-looking vision of how public transportation can support the City's long-term goals related to economic development, mobility, quality of life, and accessibility for residents of all ages and abilities. This opportunity will highlight emerging trends, local opportunities, and the ways transit can serve as a strategic tool for growth and connectivity in the years ahead.

Funding Source:

N/A

Recommended Action:

N/A

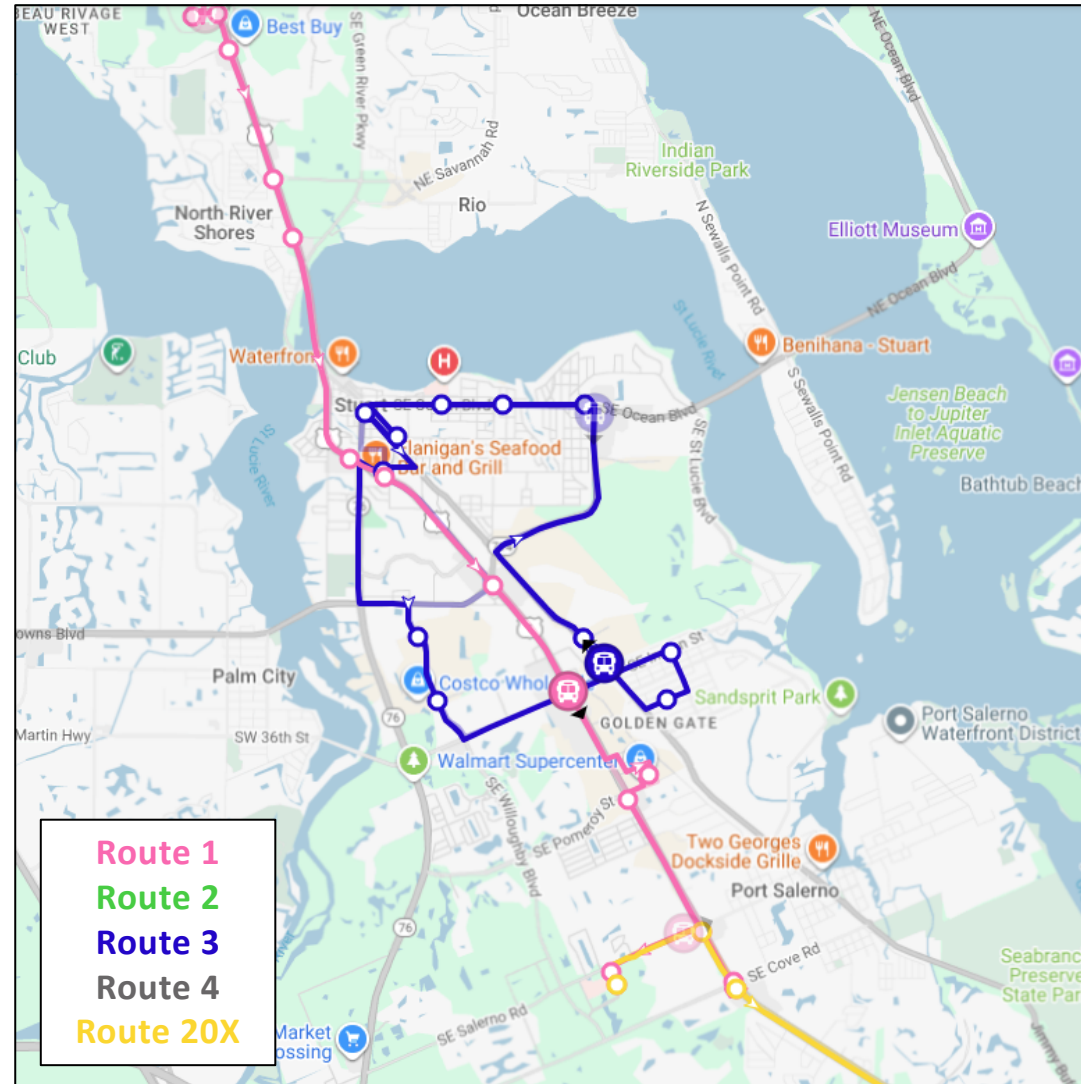
ATTACHMENTS:

1. Marty_MCT Presentation Slides_20250122 1 EM

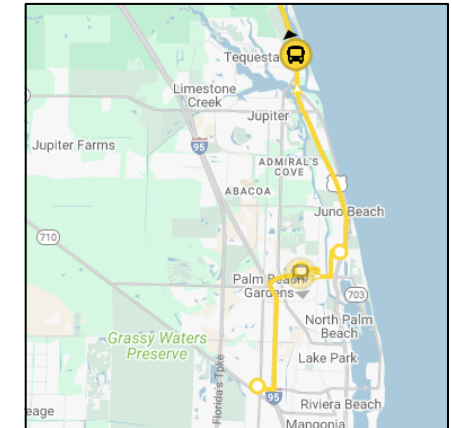


Today's Transportation System

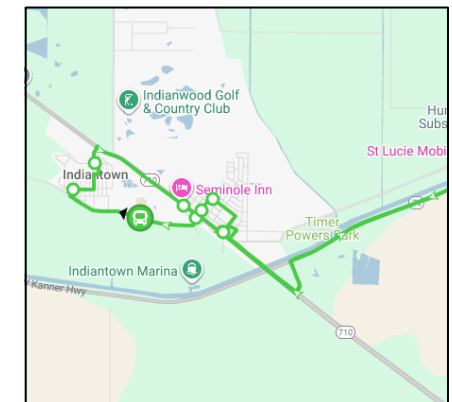
- 5 Total Fixed Routes
- Monday-Friday
- 6am-8pm
- 14 Buses
- 67 Bus Stops
- Regional Service
 - St. Lucie County (Route 1)
 - West Palm Beach (Route 20x)
- Martin County Transit
 - 30 Employees
 - *Operators*
 - *Dispatchers*
 - *Mechanics*
 - *Supervisors*



Route 20X



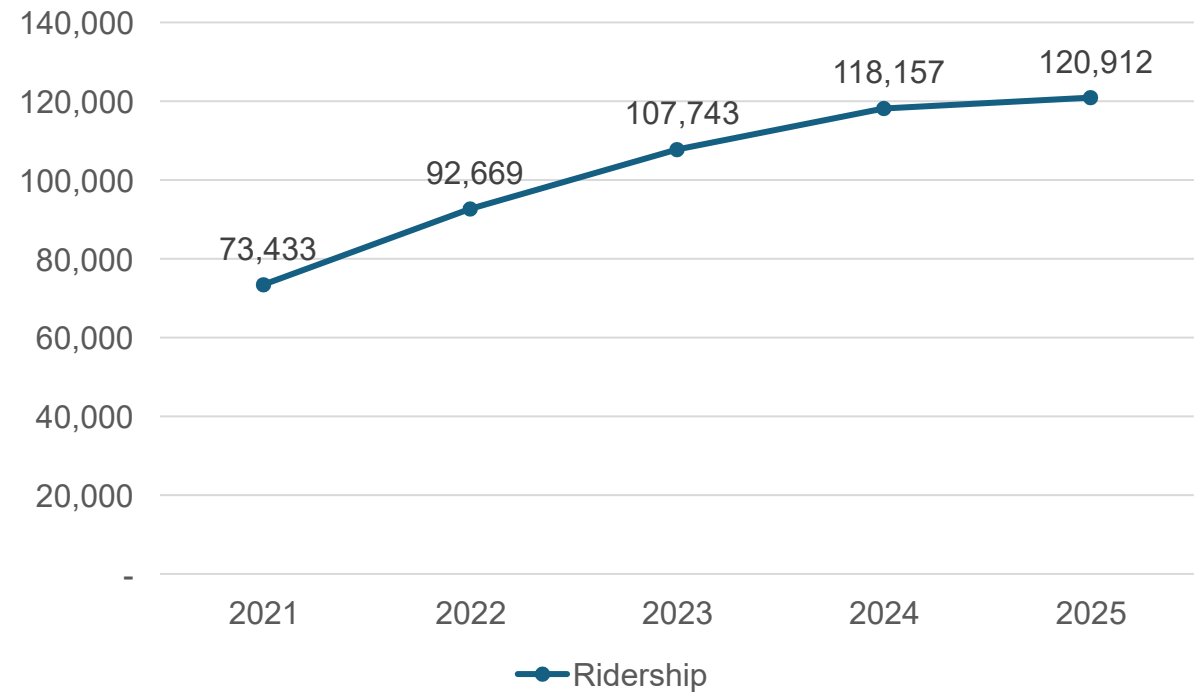
Route 2



Ridership



Martin County Public Transit Ridership
(FY21 – FY25)



*More up-to-date ridership information will be addressed later in this presentation

Route Optimizations

Route Optimization Study Will Consider:

- Change/add routes
- Microtransit
- Hours of service
- New bus stop locations



21 Viable Stop Locations

Route 1

- Regency Square Shopping Center
- SE Central Pkwy (both sides)
- Dollar General (both sides)
- Days Inn (both sides)



Route 2

- S Kanner Hwy and SW Salerno Rd (both sides)
- The Kane Center
- Lahia (both sides)

Route 3

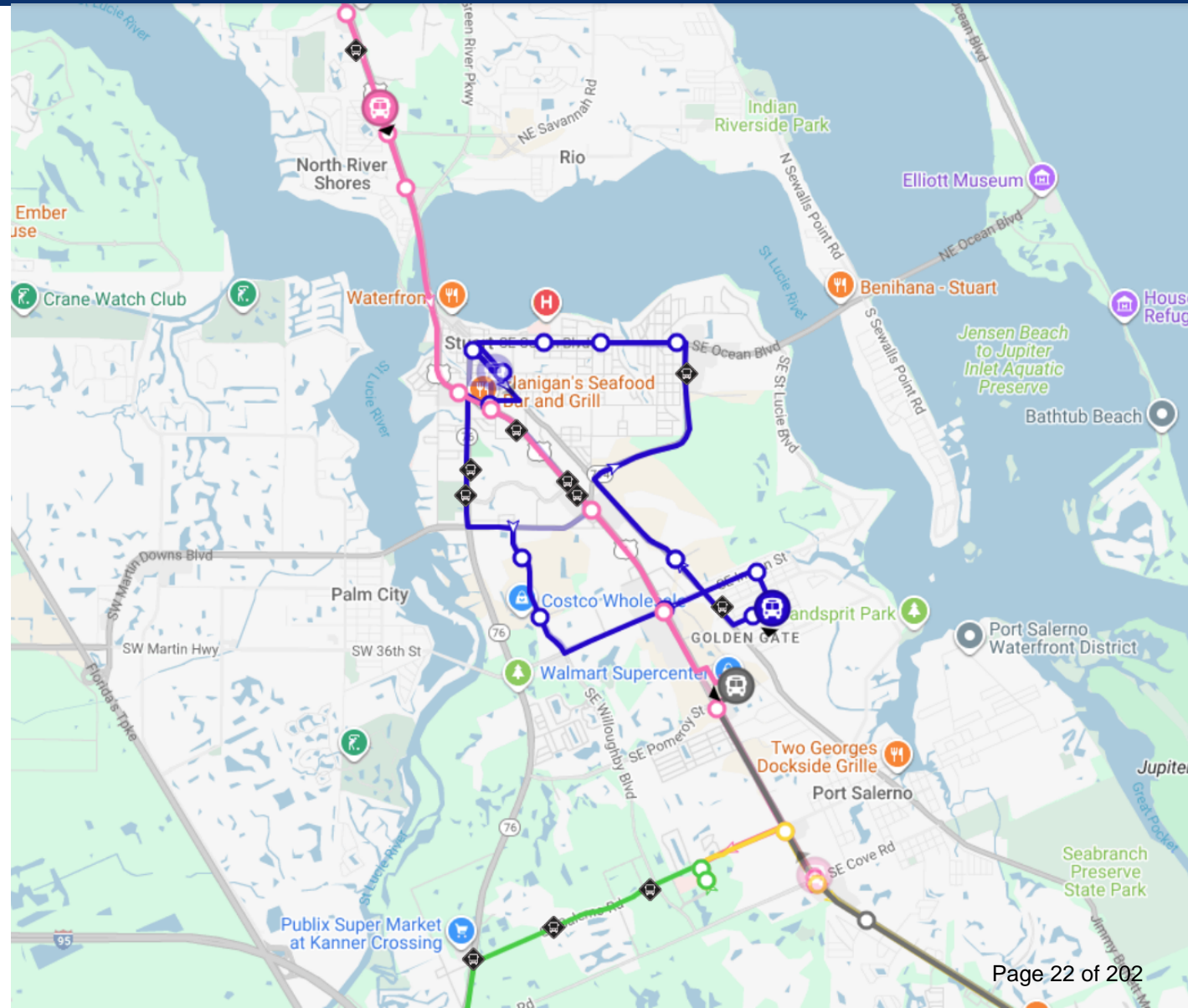
- House of Hope
- United Way (both sides) (S Kanner Hwy)
- The Estates at SE Hancock St (S Kanner Hwy)
- Blake Library (both sides)

Route 4

- Dollar General – Hobe Sound

Route 20X

- Bluffs Square Shoppes – Palm Beach County
- The Reserves at Tequesta / Publix (both sides)



Purchase Mixed Fleet to Adapt to Development of System

Heavy Duty Bus



~\$550,000

Cutaway Vehicle



~\$200,000

Microtransit Vehicle



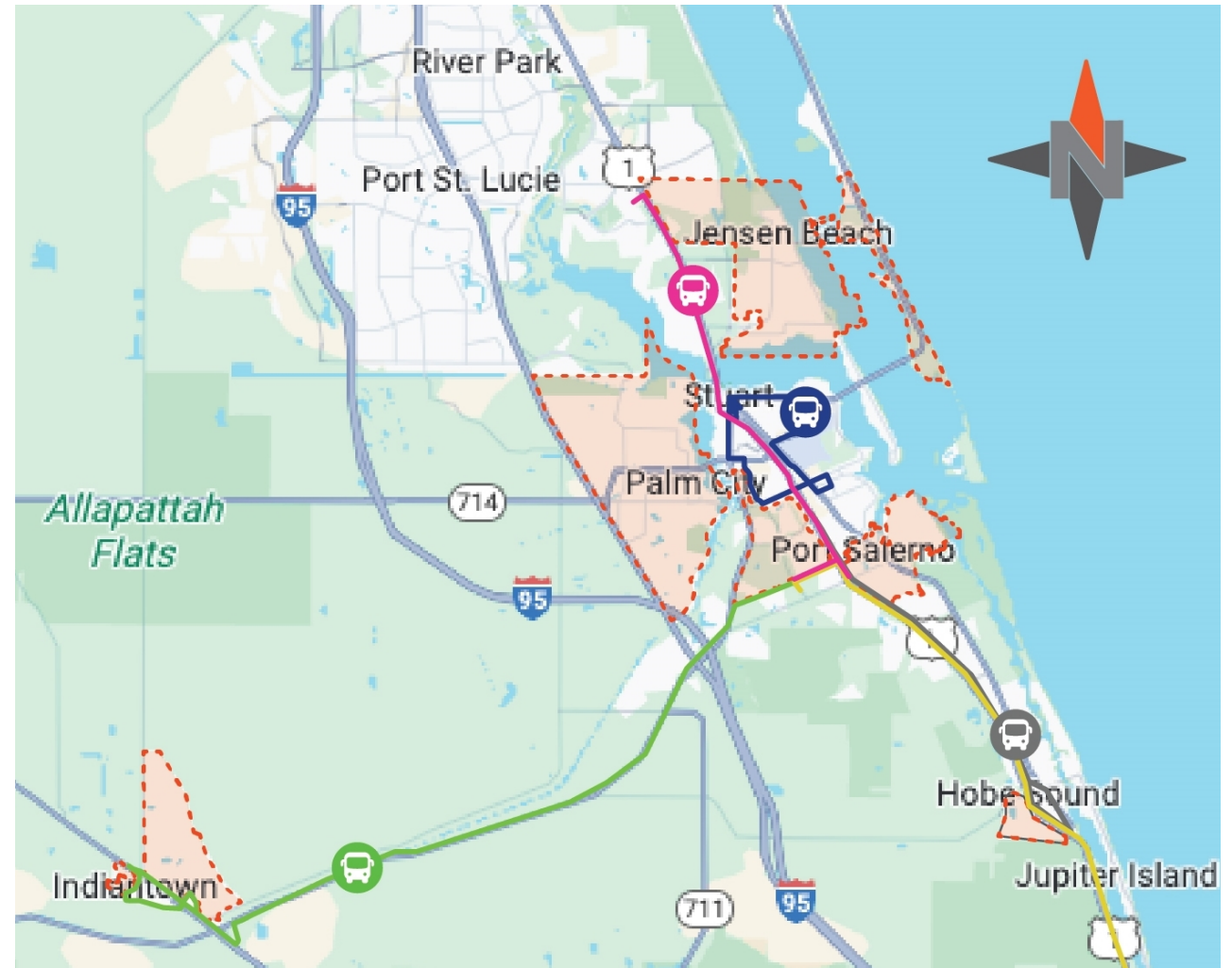
~\$80,000

Contracted rideshare for certain trips

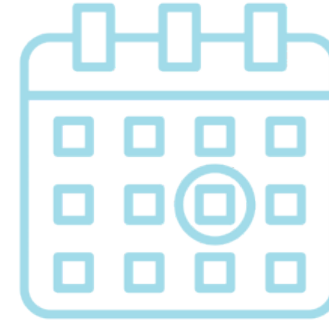
Microtransit



- Focuses on transit desert areas
- Test and evaluate ridership demand
- Expands access and connectivity
- Collects data and rider feedback to inform future route planning and expansion
- Microtransit System Choices:
 - Door-to-door within zones
 - First mile, last mile
 - Interzonal



Extended Service



- **Extended Hours** – Extended hours past the current 6 a.m. to 8 p.m. fixed route service to better meet the needs of Service Industry riders
- **Weekend Service** – Add Saturday routes
- **Holiday Service** – Open on more holidays for essential travel

Safety Improvements



- **Voice Annunciators** – Clear stop announcements without driver distraction
- **Automated Counters** – Track ridership safely and efficiently without driver distraction
- **Additional Cameras** – 360° coverage inside & outside buses

Zero Fare Marty Buses

Since going Fare-Free in **November 2025**
ridership has increased by **37%** compared to the
same time frame of last year





MCT Looks Forward to Working with City Staff

Our goal is to continue to improve enhancements for city residents

**THANK
YOU**



QUESTIONS?

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Jodi Nentwick

Title of Item:

INNOVATION HUB UPDATE

Summary Explanation/Background Information on Agenda Request:

At the March 9, 2026, City Commission Meeting, the Commission directed staff to provide an update on the Martin County Innovation Hub Recommendation Report, originally prepared by Business Flare in 2023.

Funding Source:

N/A

Recommended Action:

PRESENTATION BY STAFF

ATTACHMENTS:

1. Martin County Innovative Hub Recommendation Report 2023 (1)

MARTIN COUNTY INNOVATION HUB RECOMMENDATIONS REPORT



Acknowledgements

Martin County Board of Commissioners

The Honorable Doug Smith, District 1
The Honorable Stacey Hetherington, District 2
The Honorable Harold Jenkins, District 3
The Honorable Sarah Heard, District 4
The Honorable Edward V. Ciampi, District 5

Martin County Administration

Don Donaldson, County Administrator
George Stokus, Assistant County Administrator
Susan Kores, Manager, Community Development

City of Stuart

David Dyess, City Manager
Michelle Berger, Project Manager
Mike Mortell, City Attorney/City Manager

Economic Council of Martin County

Ted Astolfi, CEO and President

Martin County Business Development Board

Joan Goodrich, Executive Director

Treasure Coast Regional Planning Council

Tom Lanahan, Executive Director

Special thanks to the Martin County business community, owners, entrepreneurs, innovators, stakeholders, and residents who provided valuable input, support, and contributed to the development of this report.

Consultant Team

BusinessFlare® LLC

Kevin Crowder, Founder, CEcD , EDS:
Project Lead

Alicia Alleyne, COO: Project Coordinator
Camilo Lopez, Strategic Economic Designer:
Infrastructure, Aesthetics

Stacy Kilroy, Chief Innovation Officer:
Organization, Ecosystem, Funding and Financing

Lincoln Walther, FAICP, Resiliency
Associate: Infrastructure

Rachel Bach, AICP, Senior Associate for
Planning: Infrastructure, Land Development
Regulations

Peter Altman, Funding and Financing

Ken Stapleton, Ken Stapleton & Associates:
Marketing & Branding, Organization,
Ecosystem

Special thanks to **Bill West** of Go West
Advisory.

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The graphics and layout were provided by
BusinessFlare® Design.



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Part 2

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INTRODUCTION

This report provides recommendations and strategies for the **Martin County Innovation Hub** (“Study Area”) located in Martin County, Florida. It includes the southern part of the City of Stuart, part of the Golden Gate Community Redevelopment Area, and part of the Port Salerno Community Redevelopment Area. The Martin County Innovation Hub is generally bounded by Cove Road on the south, Monterey Road on the north, US1 on the west, and Dixie Hwy on the east. The study area is along the FEC railroad.

BusinessFlare® is proud to be a part of an effort by Martin County, working with the City of Stuart, Port Salerno CRA, Golden Gate CRA, the Economic Council of Martin County, Business Development Board, the Treasure Coast Regional Planning Council, and local entrepreneurs and community partners to envision an employment hub for innovation, entrepreneurship, and technology in the region.

This Assessment provides recommendations in the following areas:

1. Infrastructure
2. Marketing and Branding
3. Regulations
4. Aesthetics
5. Opportunity Sites

The Martin County Innovation Hub is a Mechanism for Generating Entrepreneurship, Job Growth, and Urban Redevelopment.

SWOT Analysis Summary

As part of this project, BusinessFlare® prepared an assessment of the Strengths, Weaknesses, Opportunities and Threats (SWOT) for the successful implementation of the Martin County Innovation Hub.

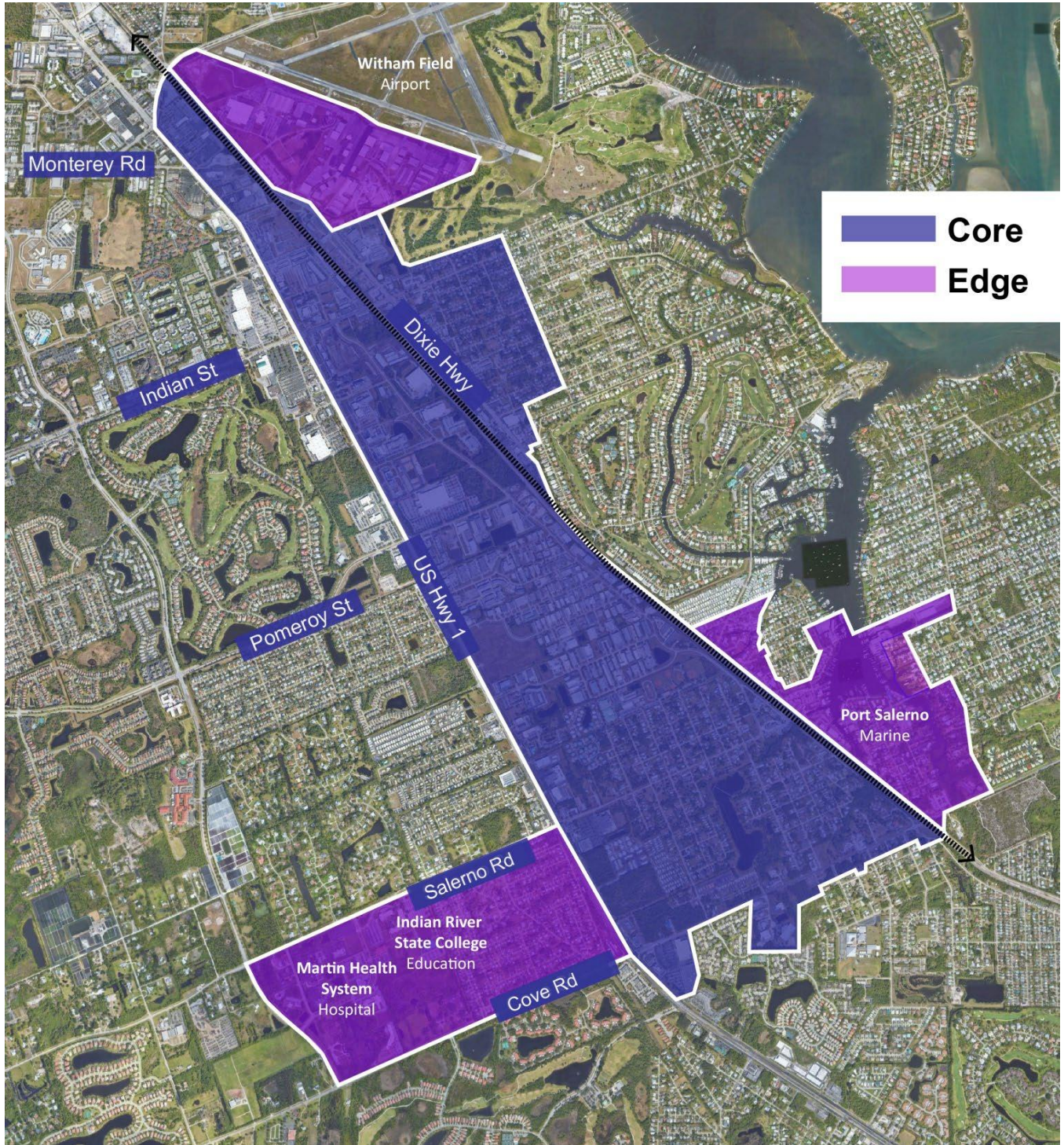
The purpose of this assessment is to inform the development of the action plan and vision for the Hub, including recommendations for the development of the opportunity sites, infrastructure capacity and investments, connectivity and aesthetics, placemaking initiatives, marketing and branding, ongoing funding, and programming and leadership.

The evaluation of the SWOT resulted in the following five (5) guiding principles:

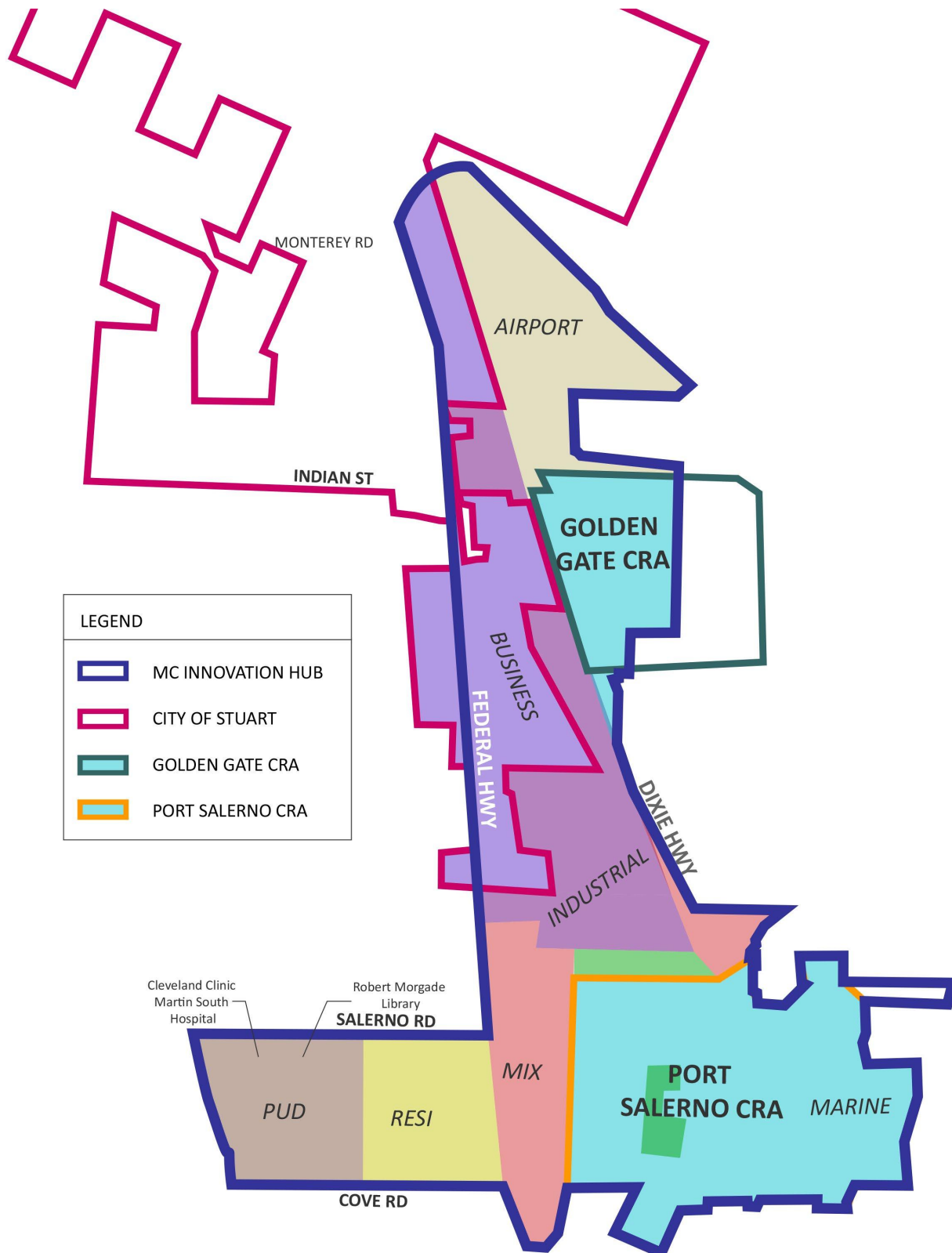
1. Preserve and strengthen intergovernmental cooperation and partnerships.
2. Invest in educational and training programs and partnerships.
3. Enhance infrastructure, aesthetics and the public realm.
4. Capitalize on site control as the tool to attract targeted innovative investment and technologies.
5. Expose the innovation and entrepreneurship that is already taking place.





These principles are intended to guide the work of the partners to implement the vision of the Innovation Hub and are not intended to be a complete, exhaustive list.

Martin County Innovation Hub Map



Map of Different Jurisdictions Within the Martin County Innovation Hub

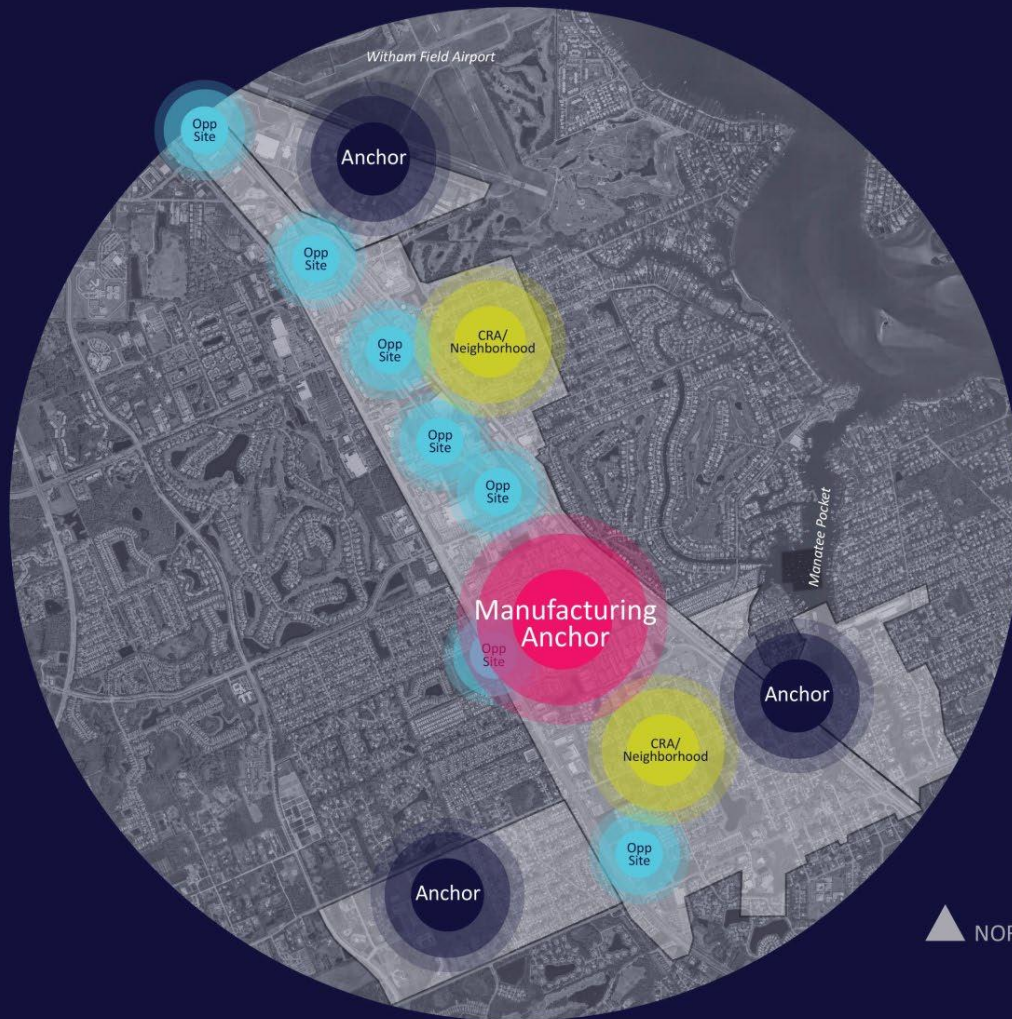


LEGEND	
	MC INNOVATION HUB
	CITY OF STUART
	GOLDEN GATE CRA
	PORT SALERNO CRA

Martin County Innovation Hub P.I.E.C.E Map

Martin County Innovation Hub Opportunities

An assessment identified Strengths, Weaknesses, Opportunities and Threats (SWOT) to the successful implementation of the Martin County Innovation Hub. The purpose of the assessment is to inform the development of the action plan and vision for the Hub, including recommendations for the development of the opportunity sites, infrastructure capacity and investments, connectivity and aesthetics, placemaking initiatives, marketing and branding, ongoing funding, and programming and leadership.



The evaluation resulted in the following five (5) guiding principles:

1. **Preserve** and strengthen intergovernmental cooperation and partnerships.
2. **Invest in** educational and training programs and partnerships.
3. **Enhance** infrastructure, aesthetics and the public realm.
4. **Capitalize on** site control as the tool to attract targeted innovative investment and technologies.
5. **Expose** the innovation and entrepreneurship that is already taking place.

These principles are intended to guide the work of the partners to implement the vision of the Innovation Hub and are not intended to be a complete, exhaustive list.

Innovation Economic Development Ecosystem

The following list summarizes Martin County's key partners for implementation of each of the recommendations for the Martin County Innovation Hub. This list is comprised of those partners that may play a direct lead or support role on implementation. A full list of potential partners, stakeholders and community organizations is included in the exhibits.

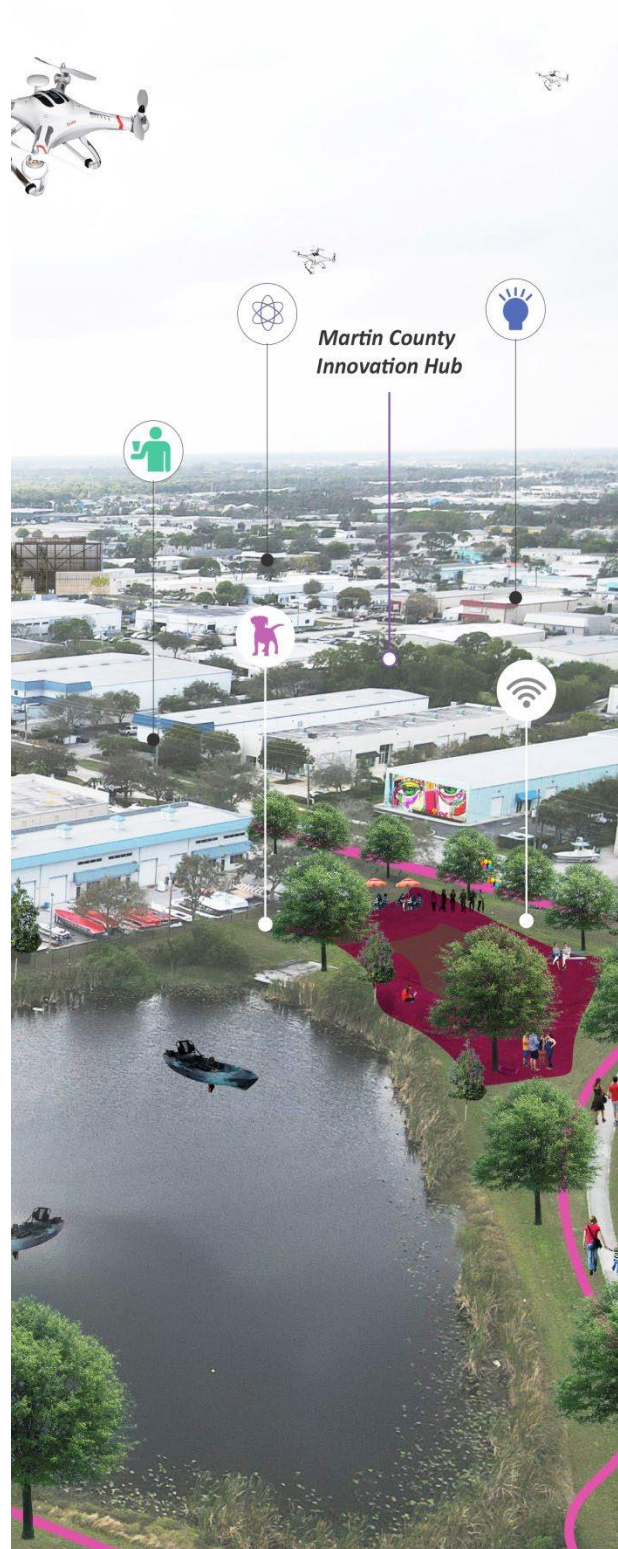
- **Transportation**
 - City of Stuart
 - Florida Dept of Transportation
 - MARTY
 - Private Sector Businesses
 - Treasure Coast Regional Planning Council (TCRPC)
- **Multi Modal**
 - City of Stuart
 - Florida Dept of Transportation
 - Hub Property Owners
 - FL Dept of Environmental Protection (DEP)
 - South Florida Water Management District (SFWMD)
- **Air Mobility**
 - Federal Aviation Administration
 - Enterprise Florida
 - Space Florida
 - NASA
 - Private Operators
 - Florida Dept of Transportation
- **Utilities**
 - City of Stuart
 - Utility Providers
- **Stormwater**
 - City of Stuart
 - SFWMD
 - DEP
- **Electrification**
 - City of Stuart
 - FPL
 - Hub Property Owners
- **Telecommunications**
 - Comcast
 - AT&T
 - Corporate Sponsors
- **Branding**
 - Business Development Board
 - Economic Council
 - Hub Entrepreneurs
 - MartinArts
 - Chambers of Commerce
 - CRAs
 - Stuart Main Street
 - Higher Education Partners
 - K-12 Partners
- **Regulations**
 - City of Stuart
 - TCRPC
 - Port Salerno CRA
 - Golden Gate CRA
 - State of Florida
- **Aesthetics**
 - City of Stuart
 - CRAs
 - FDOT
 - MartinArts
 - Hub Property and Business Owners
 - Hub Artists
 - Countywide Arts Community
- **Opportunity Sites**
 - City of Stuart
 - Hub Champions
 - Indian River State College
 - Hub Property Owners

RECOMMENDATIONS & STRATEGIES

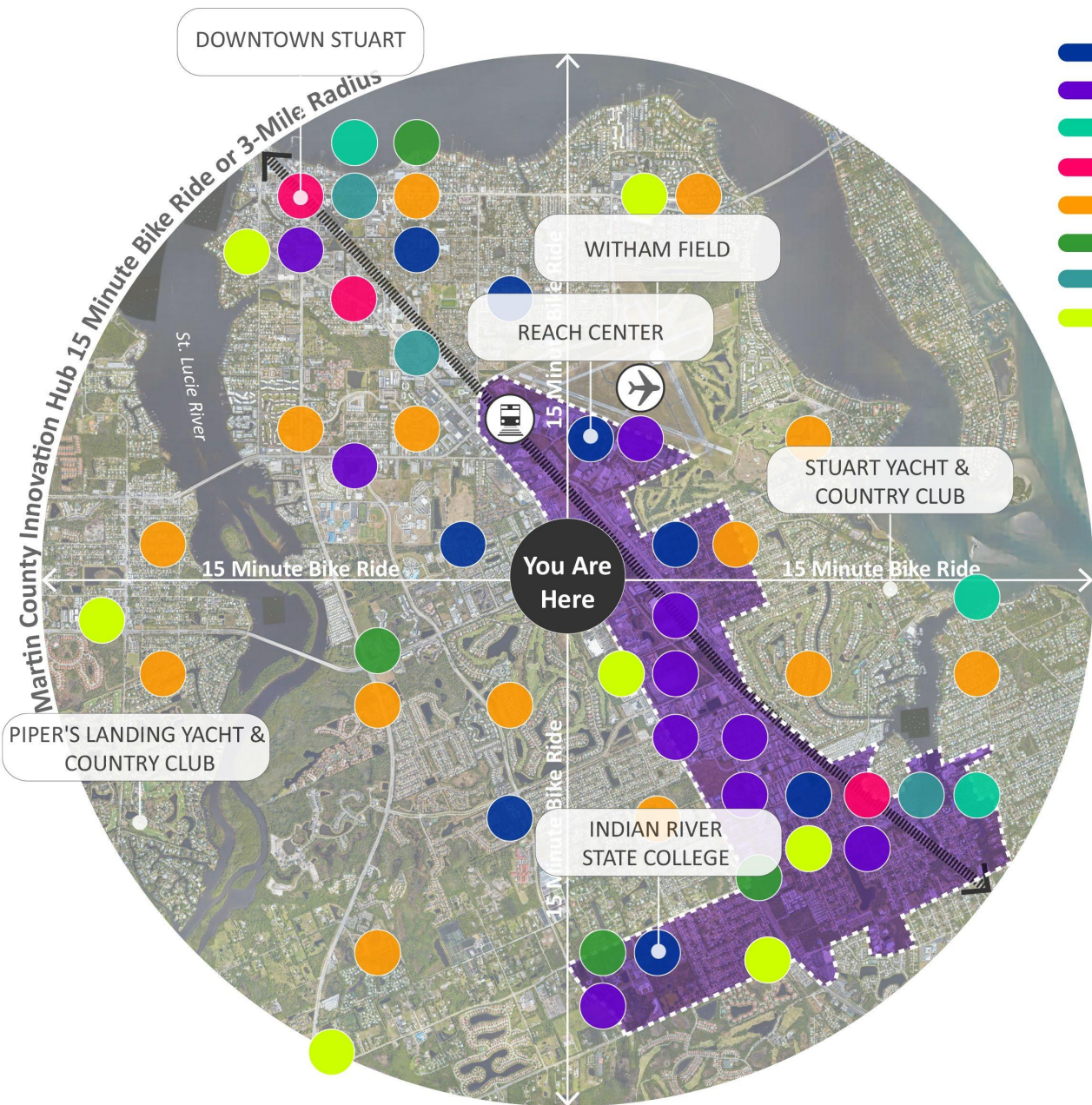
For this part of the analysis the BusinessFlare® Team conducted specific evaluations and recommendations by subject topics in order to keep everything organized. The team narrowed down the topics to five tactics/ strategies; Infrastructure, Branding, Regulations, Aesthetics, and Opportunity Sites. Within each tactic/ strategy there are a series of individual projects that works towards the advancement of the Martin County Innovation Hub. The concept is for staff to have an easy to access document in which they can pick and take a project page when that topic is brought up. Also, when there are capital improvements projects it will be useful to consult these projects in order to aligned the vision and keep a coherent path.

All the recommendations and strategies were developed through specific expertise by each team member. We understand this is a working document and that it needs multiple layers of coordination and collaboration between agencies and departments, however it serves as a guiding toolbox to get all the parties on the same page. This recommendation concepts/ projects are not final, and we recommend further discussion and development to bring them to reality.

It is important for the County to have an identified and dedicated team of skilled and knowledgeable partners that will follow through all the phases of the project implementation and makes sure any little or big project within the study area, such as, land use changes, capital improvements, infrastructure projects, new private developments, etc., goes through a Martin County innovation Hub review process.



Martin County Innovation Hub 15-Minute City Concept



- To Learn
- To Work/ Innovate
- To Be By The Water
- To Entertain/ Play
- To Live
- To Heal
- To Eat Well
- To Grocery Shop



STRATEGY 1 - INFRASTRUCTURE

Goal #1 Stormwater Management:

Create, expand, and maintain a stormwater system that integrates green pathways, underground infrastructure and stormwater detention/ retention areas that enhance the natural areas of the HUB, as well as mitigate flooding.

- **Project 1.1.1** – Stormwater Master Plan

Goal#2 Transportation:

Develop connectivity between the Innovation Hub, adjacent neighborhoods and commercial districts through multimodal transportation options with pedestrian and bicycle connectivity, street networks, alternative transportation modes and transit.

- **Project 1.2.1** – Complete Streets Strategy
- **Project 1.2.2** – Business Park/ Commerce Infrastructure
- **Project 1.2.3** – Pedestrian Bridge over FEC Rail

Goal #3 Multi-Modal Connectivity: Create dedicated bike lanes and pedestrian friendly sidewalks and paths for internal circulation within the HUB and external connectivity to destinations like Indian River State College, Port Salerno and Golden Gate, Cleveland Clinic Martin South Hospital, and Robert Morgade Library.

- **Project 1.3.1** – Innovation Hub Multi-Modal Plan
- **Project 1.3.2** – Pedestrian Path Network Strategy
- **Project 1.3.3** – Pedestrian Bridge
- **Project 1.3.4** – Commerce Ave Linear Park/ Trail
- **Project 1.3.5** – Federal Highway Multi Use Path
- **Project 1.3.6** – Running/ Bicycle Loop

Goal #4 Transit: Work with the MARTY and the City of Stuart to link city trolley system to the HUB and increase County level of service.

- **Project 1.4.1** – Enhanced Transit Service and Infrastructure
- **Project 1.4.2** – Micro Mobility System

Goal #5 EV Charging Stations and E-Bikes: Encourage EV Charging Stations and into streetscape and parking design and also install E-Bikes for public use.

- **Project 1.5.1** – EV Charging Stations and E-Bike Corridors

Goal #6 Broadband:

Work with communications providers and target Industries to identify current and future broadband and communication needs to ensure that future infrastructure is planned now and that emergency backup systems are in place.

- **Project 1.6.1** – Broadband Analysis and Implementation
- **Project 1.6.2** – Public WiFi

Goal #7 Undergrounding Utilities:

Coordinate with FPL and other utility providers to assess, and where possible, relocate utilities underground.

- **Project 1.7.1** – Underground of Utilities
- **Project 1.7.2** – Street Lighting

Goal #8 Sewer & Water:

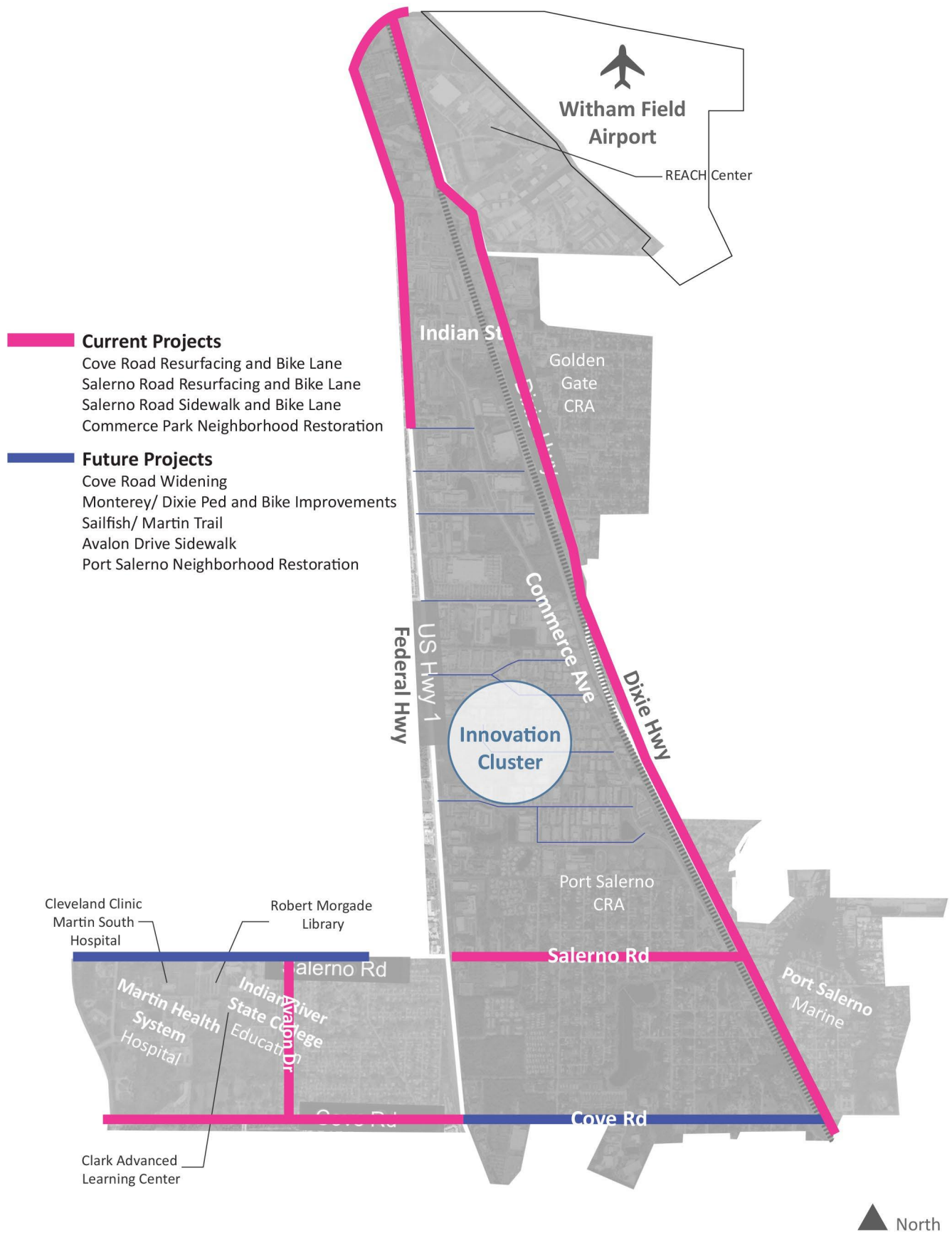
- **Project 1.8.1** – Sewer Force Main
- **Project 1.8.2** – Golden Gate Septic to Sewer
- **Project 1.8.3** – Rocky Point Septic to Sewer & Water Main Extension
- **Project 1.8.4** - Port Salerno/New Monrovia Septic to Sewer & Water Main Extensions

Goal #9 Air Mobility:

Develop a plan for the future of Unmanned Aircraft Vehicles (UAVs) within the Innovation Hub and its surroundings. Seek plans that enhance routes for future last mile drone deliveries and other tech uses.

- **Project 1.9.1** – Unmanned Aerial Vehicle Strategy
- **Project 1.9.2** - Vertiports

Planned Capital Improvements



GOAL #1 Stormwater Management

Project 1.1.1 Stormwater System Master Plan

Create, expand, and maintain a stormwater system that integrates green and underground infrastructure and stormwater detention/ retention areas that enhance the natural areas of the HUB, as well as mitigate flooding.

Develop a stormwater master system plan to accommodate future development that can consolidate detention/retention areas and uses green infrastructure This project should also include revised land development regulations that support green building practices, wetland mitigation/preservation and on-site site infrastructure that connects to a master system.

Benefits: Efficient use of land, development incentives, protects and enhances natural areas.

In Martin County Innovation Hub there is a large quantity of space dedicated to stormwater retention and that pose an opportunity to enhance and invest in design features for human enjoyment. Stormwater infrastructure not only can improve utilitarian benefits from this form of engineering, but when integrated as a feature design element of open space, can provide an added amenity with a multitude of benefits to the community.

Main Lead: Martin County

Martin County Role: Coordinator, Design, Construction and Acquisition

Who to Coordinate With: City of Stuart, SFWMD, DEP

Estimated Duration:

- Analysis: Short-term (1-3 years).
- Design & construction: Mid-Term (3-5 years).

Next Steps:

- Analyze Opportunity Sites and other future development sites to review future maximum impervious areas, regulatory requirements, existing stormwater infrastructure and determine future capacity needs.
- Initiate a conceptual plan (See Projects 1.2 & 3.3 Commerce Avenue Improvements and incorporate stormwater mitigation into design and construction).
- Include Hub projects in CIP update.



Photo: Example of Bioswale/ Rain Garden as a Pedestrian Amenity. Landscape Architecture Bureau

Example: (Above) Martin County's Salerno Creek Stormwater Retrofit which addresses stormwater for 780 acres. (Below) Inspiration for retrofitting from stormwater to amenity. Long Beach Municipal Urban Stormwater Project: Envision Platinum | Institute for Sustainable Infrastructure.



Examples & Inspirational Images

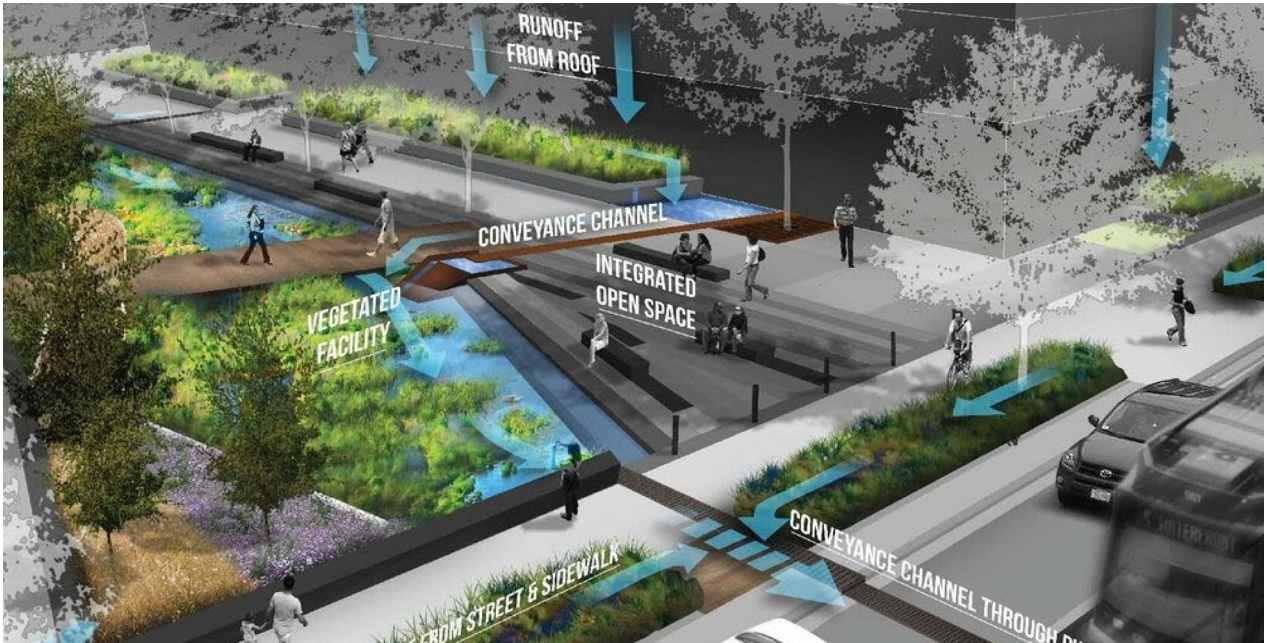
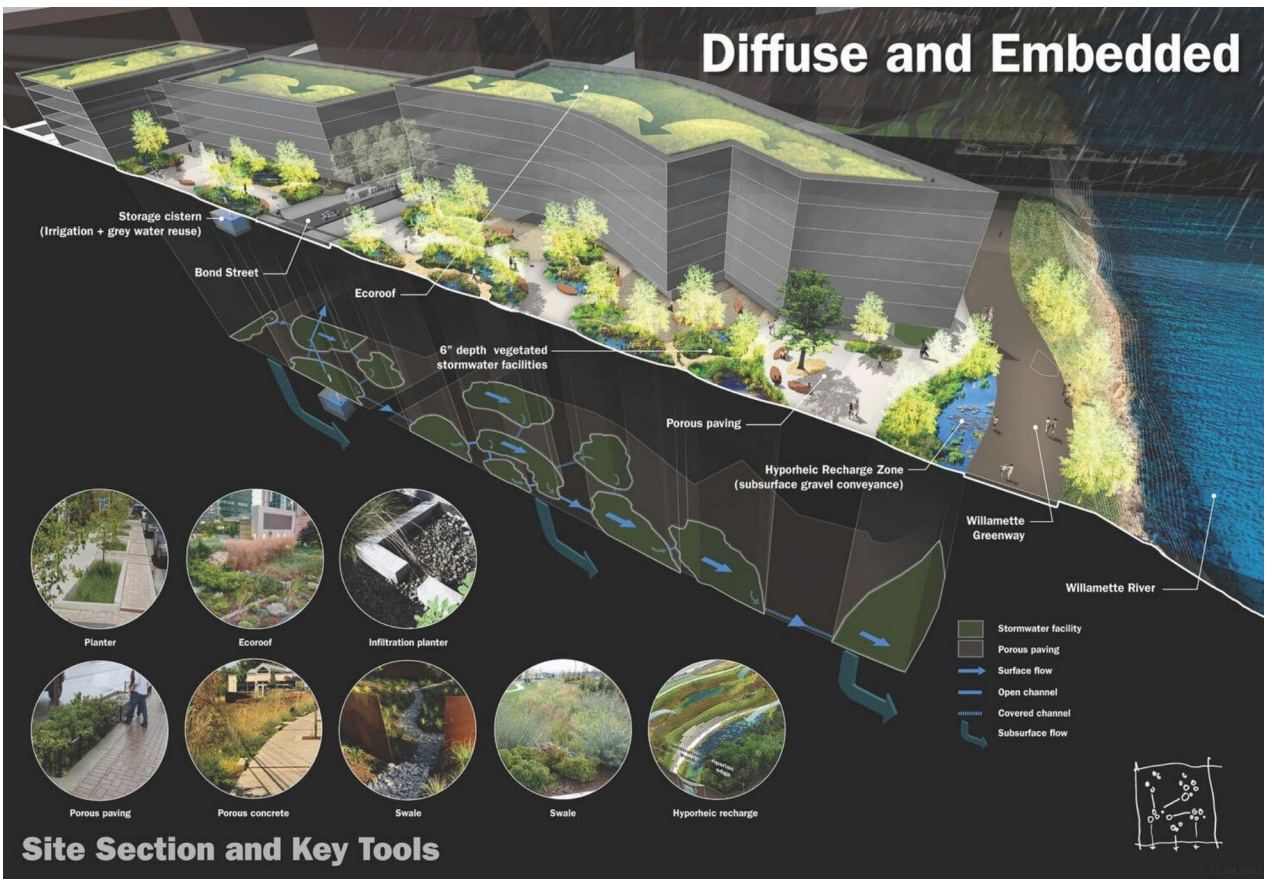


Photo: Stormwater & Public Spaces — WORK — GreenWorks | People + Nature by Design



Site Section and Key Tools

Examples & Inspirational Images



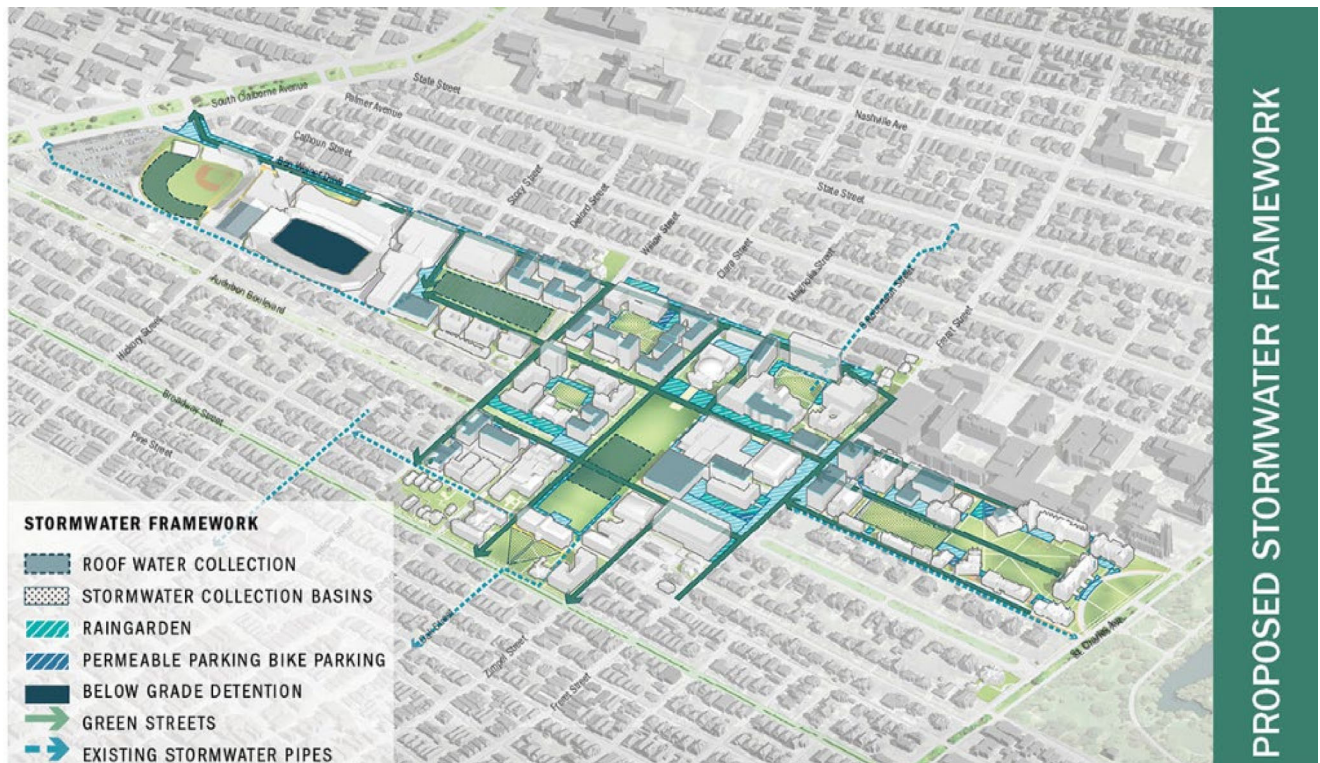
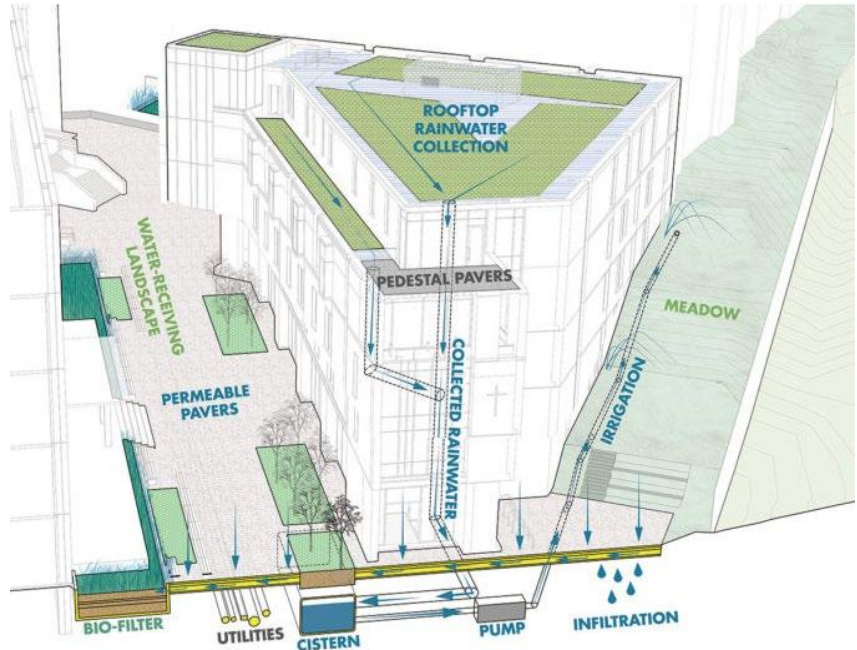
Photo: (Above) Ocean Walk Bioswale. (Below) Mapp Road - Martin County officials hope rain gardens will start trend.



Best Practices Examples

Example: Four-story example of integrated stormwater capture and reuse system at Georgetown University's Pedro Arrupe, S.J. Hall.

Link: <https://worldlandscapearchitect.com/beyond-management-stormwater-as-asset-on-the-urban-campus/#.Y4-AHnbMI2w>



Example: Virginia Tech Master Stormwater Plan

GOAL #2 Transportation

Project 1.2.1 Complete Streets Strategy

Develop connectivity between the Innovation Hub, adjacent neighborhoods and commercial districts through multimodal transportation options with pedestrian and bicycle connectivity, street networks, alternative transportation modes and transit.

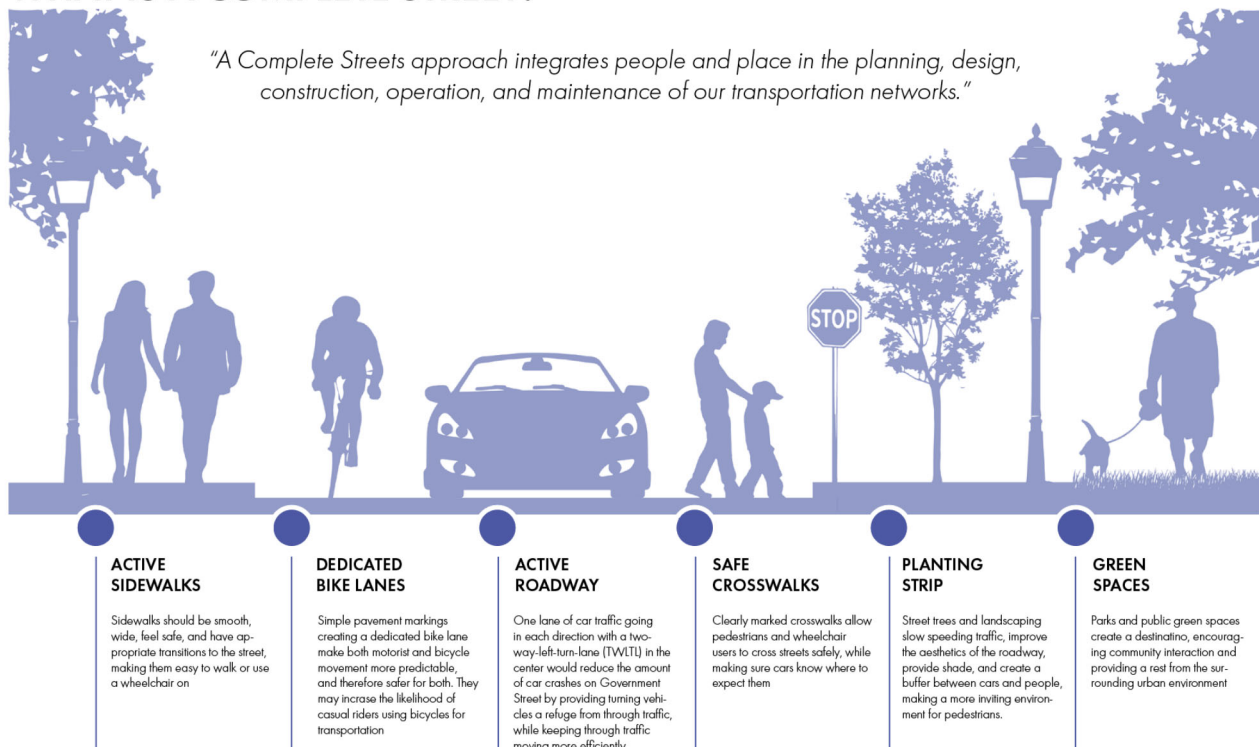
Complete Streets not only makes our streets safer and reduce crashes but boost employment levels, property values, investment from the private sector, attract new businesses, and it creates an overall multi-modal network for the Martin County Innovation Hub entrepreneurs, workers, residents, and visitors. A Complete Street program is the first step to set the “right” public realm/ street framework for the success of the hub. This public investment will be seen as an incentive by private investors and developers looking for forward-looking locations.

Main Lead: Martin County & FDOT

Martin County Role: Coordinate with FDOT for FDOT major roadways (Federal Hwy and Dixie Hwy) and coordinate with City of Stuart for local connectors in their jurisdiction (part of Commerce Ave and Indian St).

Next Step: Conduct an engineering study of the priority streets with cost estimates and construction timeline. Then allocate funding resources and/ or search for funding opportunities. Complete Streets programs are a national movement that has Federal support.

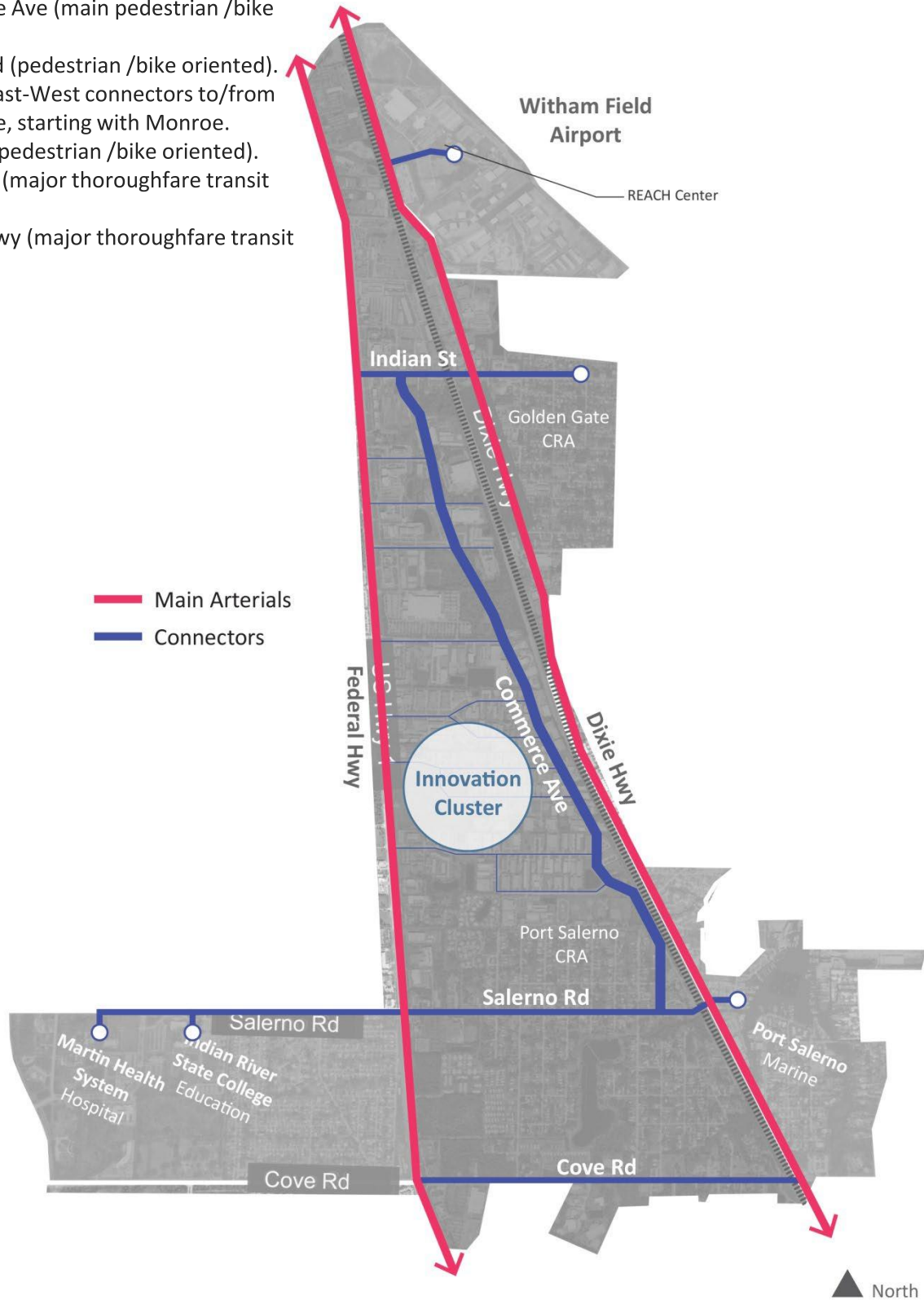
WHAT IS A COMPLETE STREET?



Complete Streets Priority Streets Map

Priority Streets Within Martin County Innovation Hub for Complete Streets:

1. Commerce Ave (main pedestrian /bike oriented).
2. Salerno Rd (pedestrian /bike oriented).
3. Internal East-West connectors to/from Commerce, starting with Monroe.
4. Indian St (pedestrian /bike oriented).
5. Dixie Hwy (major thoroughfare transit oriented).
6. Federal Hwy (major thoroughfare transit oriented).



Examples & Inspirational Images



Photo: The University of Nebraska Saddle Creek Project has selected a team of developers to lead the \$45 million renovation and redevelopment.

Examples & Inspirational Images



Photo: Complete streets that support public art. Art / Lit Living Innovation Zone (LIZ) in San Francisco.

GOAL #2 Transportation

Project 1.2.2 Business Park/Commerce Avenue

Infrastructure Reinvestment

** Project included in Martin County CIP & MPO FY 2023-27 TIP*

This project is included in the Martin County CIP beginning 2023. The Infrastructure Reinvestment project includes the replacement of drainage structures, regrading of drainage swales, addition of new sewer force main, pavement milling, resurfacing, replacement of sidewalks, and other ancillary items within the neighborhood.

Purpose:

Develop a Coordinated CIP for the HUB

Coordinated Design, Planning and Construction of CIP projects for SE Cove Road, Commerce Avenue, Salerno Road and other planned Intersection and Roadway projects within the HUB.

Main Lead: Martin County

Martin County Role: Project Management/
Funding

Who to Coordinate With: City of Stuart,
FDOT

Estimated Cost: \$1,730,000

- TIP Project: \$130,000 – Design 2023
- TIP Project: \$1.6 million – Construction 2025/26

Estimated Duration: Short Term (1-3 years)

Next Steps:

- Design plan(s) for Commerce Avenue Improvements (2023) shall integrate Complete Streets.
- Coordinate design plans with development of Commerce Avenue Linear Trail/Bike Path design.
- 2023/24 Design and construction plans.

GOAL #3 Multi-Modal Connectivity

Project 1.3.1 Innovation Hub Multi-Modal Plan

Create dedicated bike lanes and pedestrian friendly sidewalks and paths for internal circulation within the HUB and external connectivity to destinations like Indian River State College, Port Salerno and Golden Gate, Cleveland Clinic Martin South Hospital, and Robert Morgade Library.

Develop a multi-modal connectivity plan, evaluating existing rights-of-way and missing linkage internal to the HUB and to external destinations through planned bike lanes, intersection enhancements and sidewalk and pedestrian connections.



Photo: 3-Hour Electric Bike Tour in Palm Coast, Florida.

Main Lead: Martin County

Martin County Role: Coordination, Programming and Funding

Who to Coordinate With: City of Stuart, FDOT, Property Owners

Estimated Duration: Short Term, Planning (1-3 years)

Next Steps:

- Review priority MPO TIP projects and CIP segments for multimodal and roadway improvements within and surrounding the HUB to include the following CIP projects (next 3-5 year priorities).
 - Include Intersections, Traffic Signalization, Roadway Maintenance, Mulit-Modal, Golden Gate and Port Salerno CIP projects.
- Consolidate project funding and reorganize project timelines to program planning and construction of the HUB Multi-Modal Plan and construction.
- Develop a multi modal plan evaluating existing rights of way and publicly owned properties and identify missing linkages for future acquisition, dedication and/or easements.

GOAL #3 Multi-Modal Connectivity

Project 1.3.2 Pedestrian Path Network

Create shaded, tree-lined, user-friendly pedestrian paths within the Martin County Innovation Hub to encourage interaction among innovators and entrepreneurs. Among many benefits street trees increase the liveability of innovation hubs by reducing stormwater runoff, improving air quality, storing carbon, providing shade, and ameliorating the urban heat-island effect.

It is also important to highlight that that allocation of street trees should be strategic to areas of Martin County Innovation Hub where pedestrian activity is encouraged. This is a key element to the vibrancy of a place, specifically in an innovation, entrepreneurial, and collaborative environment.

Main Lead: Martin County

Martin County Role: Coordinate with the County Engineering and Public Works Departments to develop site specific plans to accommodate these elements.

Next Steps:

- Develop engineering and landscape plans with cost estimate and construction timeline.
- Consider the Marine Transportation Route logistics when designing rights-of-way.

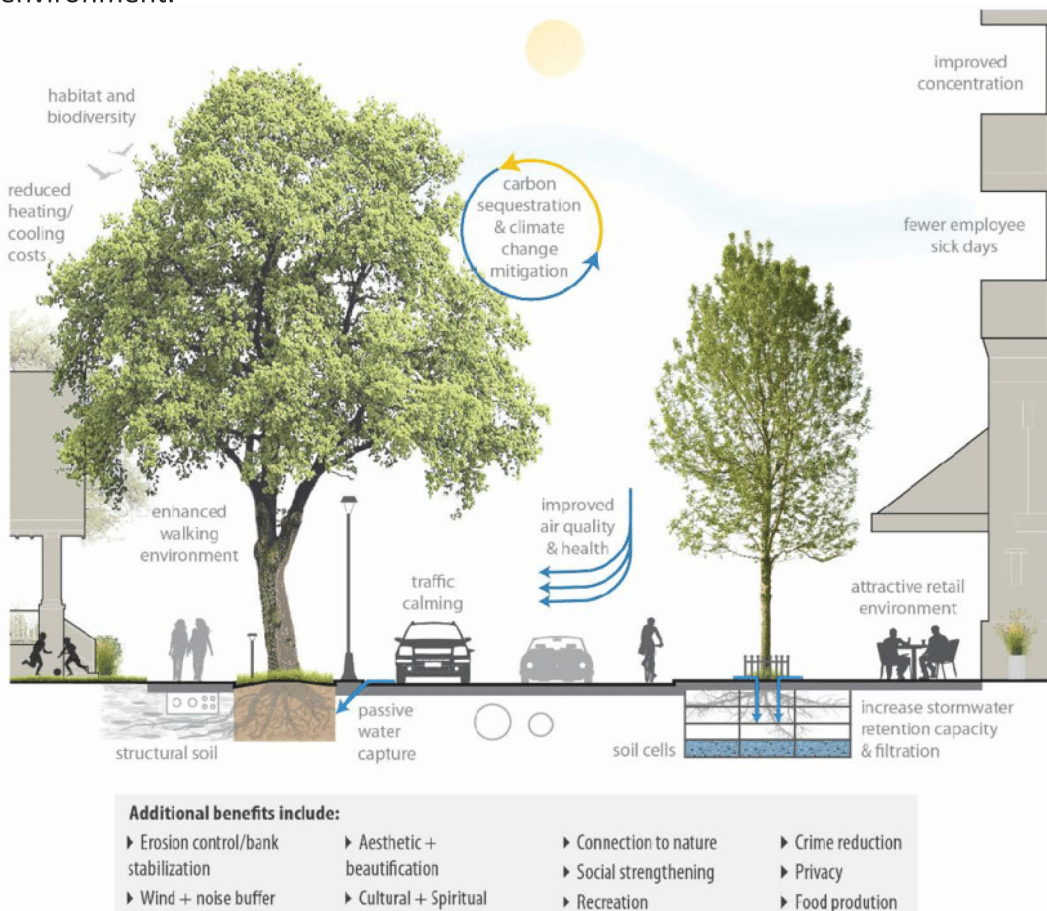
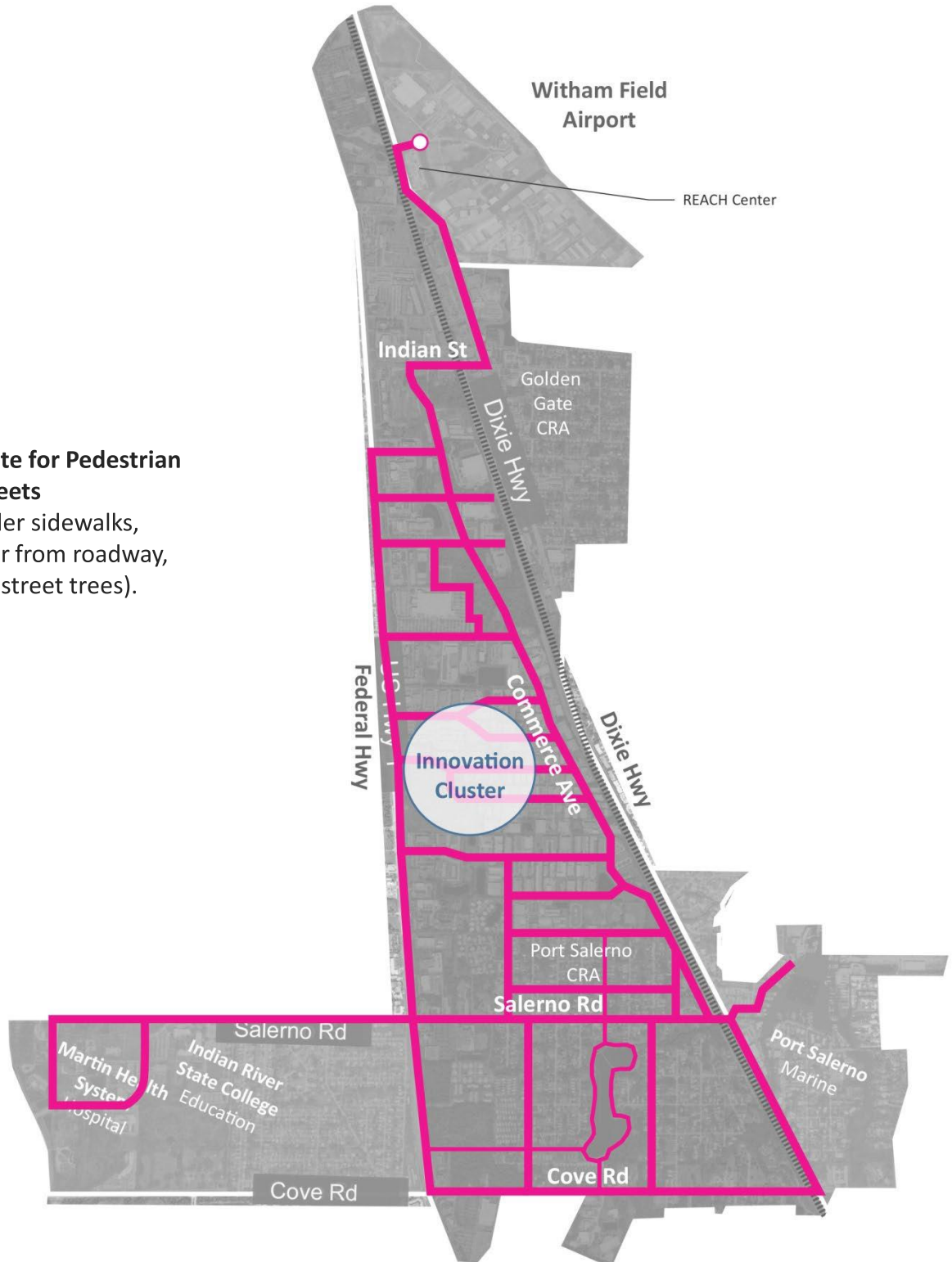


Photo: Example Diagram of Street Trees Benefits

Martin County Innovation Hub Pedestrian Paths Priority Network

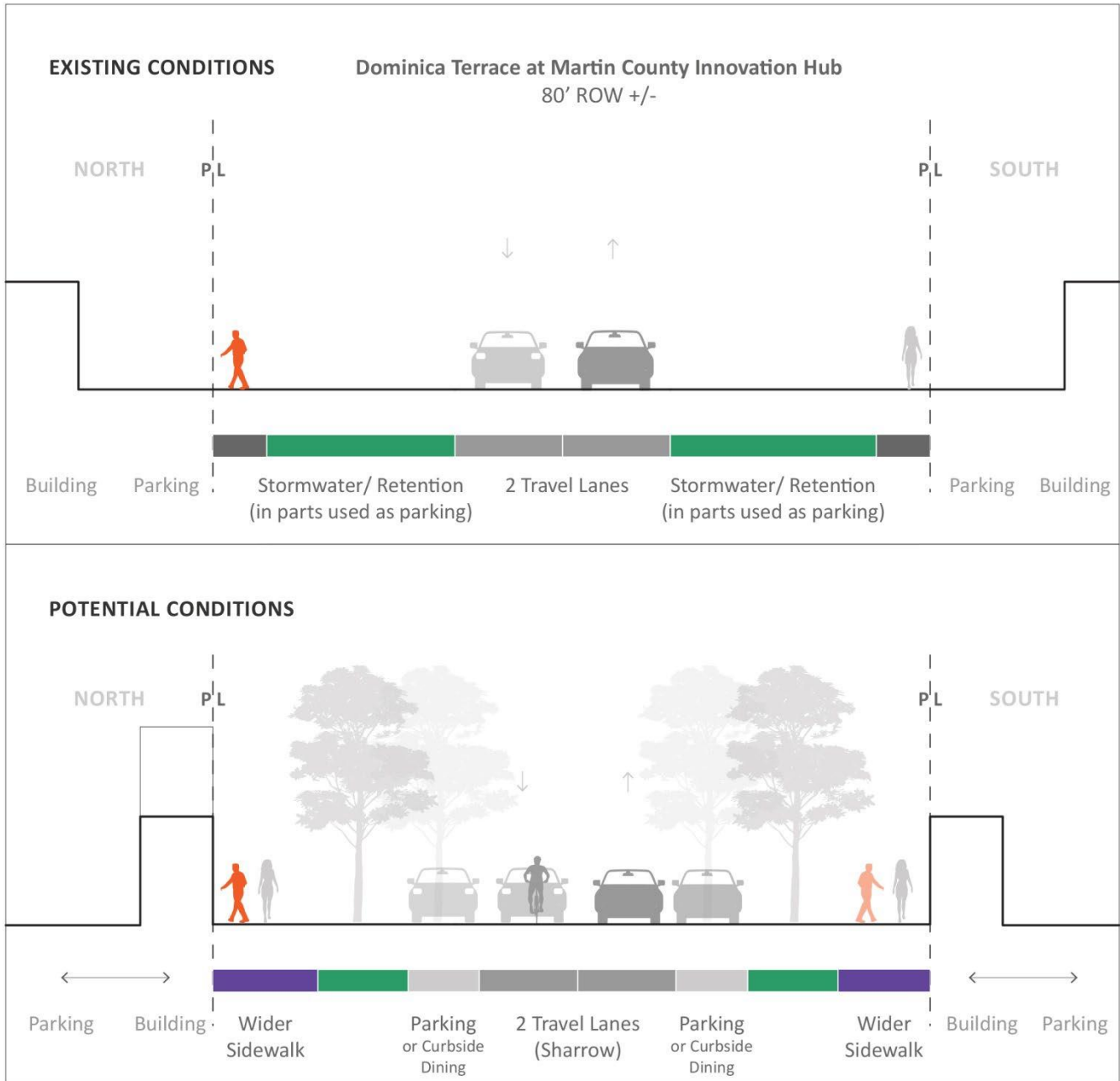
General Note for Pedestrian Priority Streets

Provide wider sidewalks, green buffer from roadway, and shade (street trees).



Concept for Typical East-West Side Streets at the Core of Martin County Innovation Hub.

This may include but not limited to Gran Park Way, Dominica Terrace, Slater St, and Monroe St.



Stormwater Retention and Reuse Note:

Retention basins are designed to store runoff to allow water to seep through soil into the shallow groundwater aquifer. A basin can be man-made, or it can be a natural, flat depression. Grass stabilizes basin slopes and filters sediments. Stormwater reuse involves storing water runoff from storm events and using it for other purposes. In locations with limited water supplies, water reuse can conserve water resources and benefit surface water quality. Water can be store in above ground or underground tanks and reuse for landscaping or treated for potable use.

Examples & Inspirational Images



Photo: Potential for innovation core east-west connectors (Dominica Terrace). Existing above, potential below.



Examples & Inspirational Images

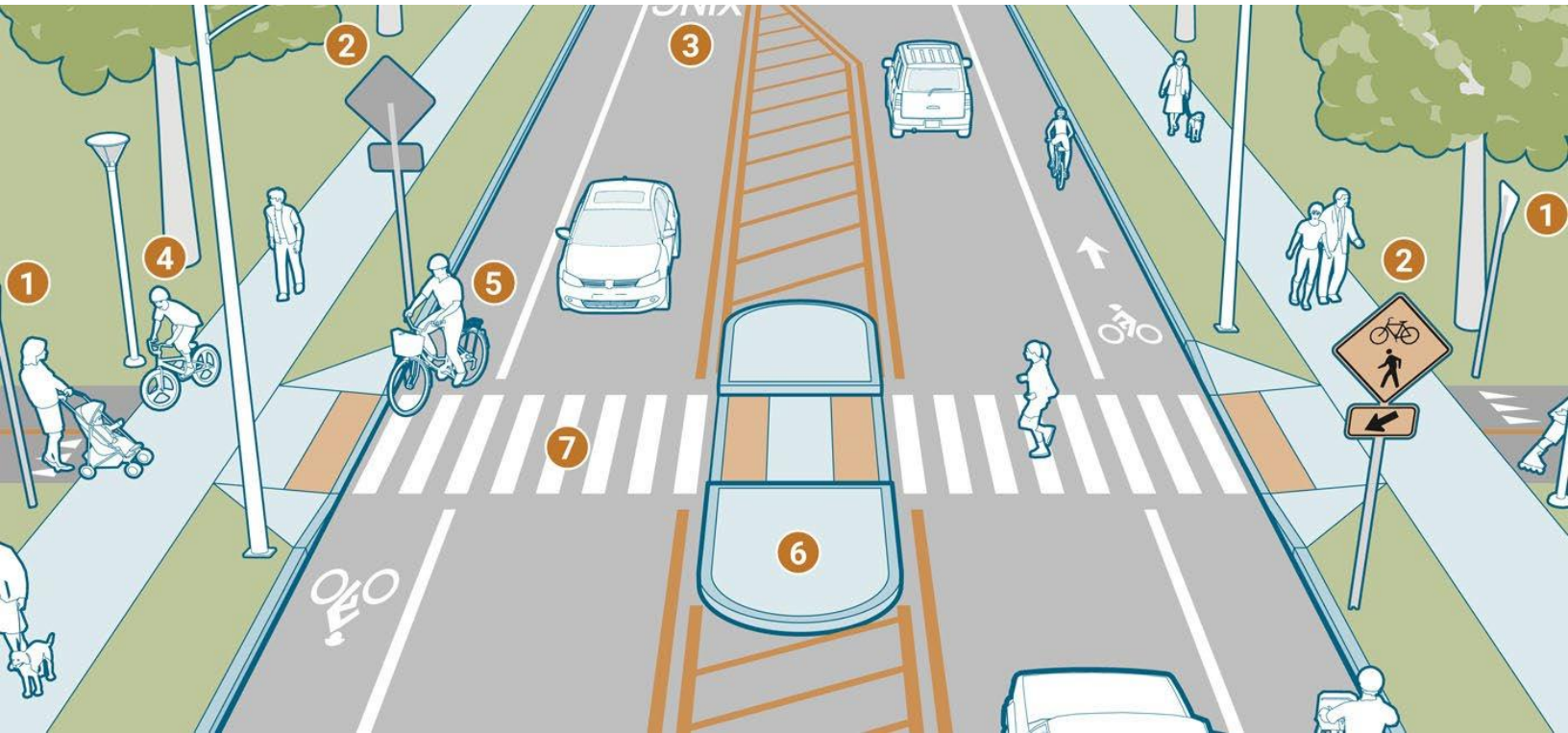


Photo: FHWA Guide for Achieving Multimodal Networks - Toole Design.

https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/multimodal_networks/fhwa/hep16055.pdf

1. YIELD Signs
2. Warning Signs
3. Warning Pavement Markings
4. Buffered Sidewalks
5. Bike Lanes
6. Crossing Islands
7. High Visibility Crosswalks

General Note for Pedestrian Priority Streets

Provide wider sidewalks, green buffer from roadway, and shade (street trees)

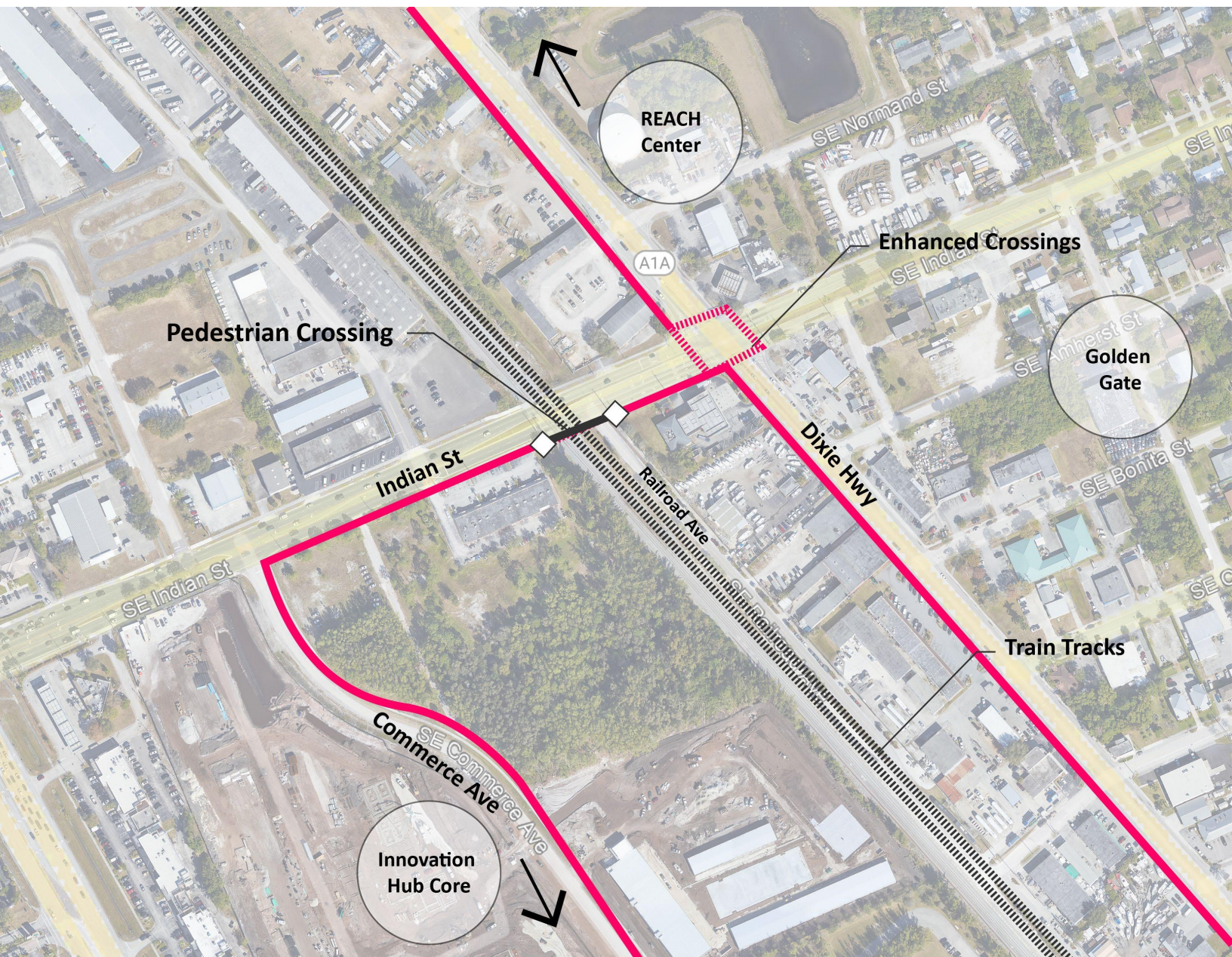
All while accommodating vehicular travel lanes.

Potential Location #1 for Pedestrian Crossing Railroad – Connecting Golden Gate to the innovation core near Indian Street and Dixie Hwy

Pedestrian Crossing

Pedestrian and bicyclist (including E-Bikes).
Allows safe crossing over a railroad.

Approximate Length: 165 FT
Estimated Cost: \$500K



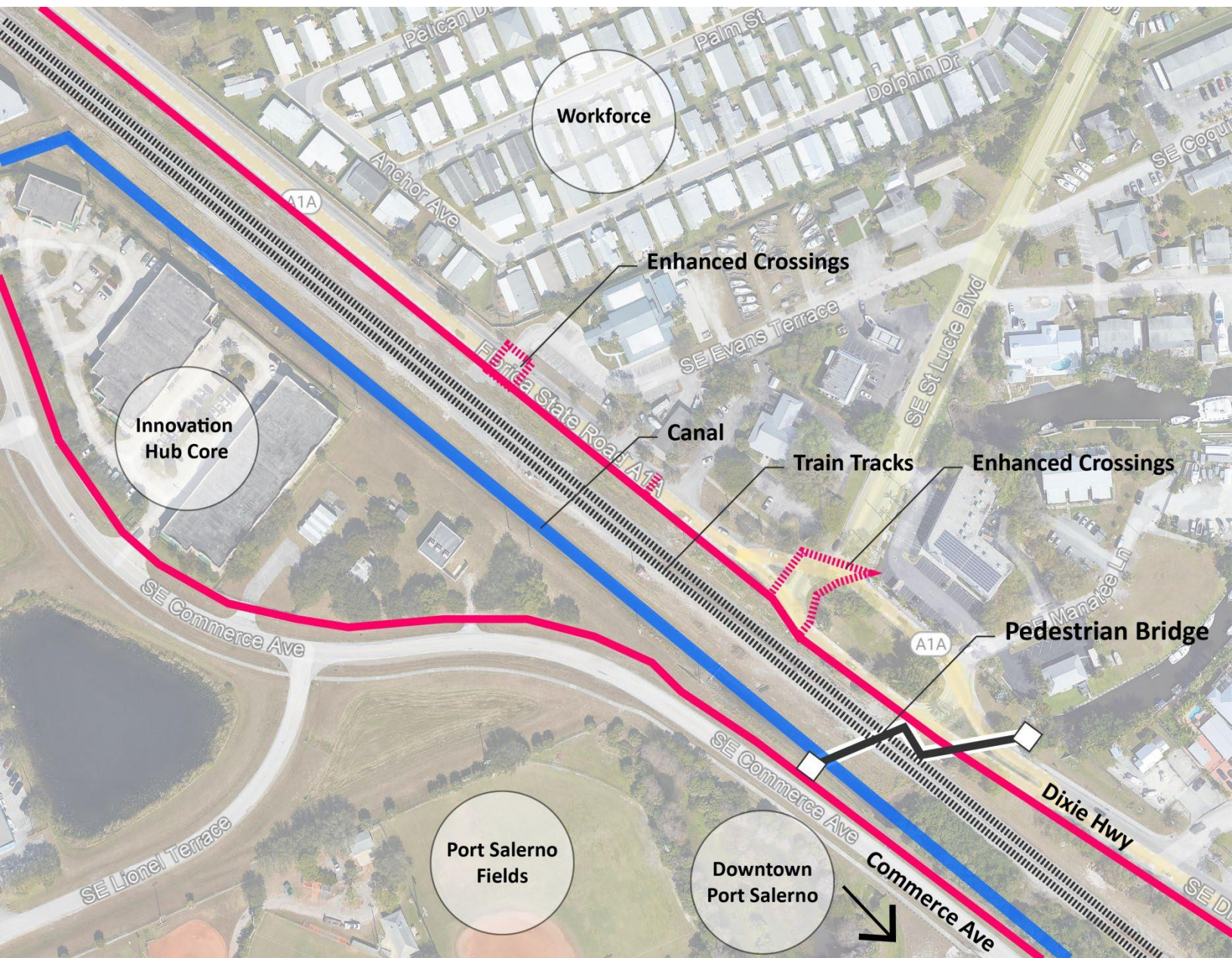
Potential Location #2 for Pedestrian Bridge Over Railroad, Canal, and Dixie Hwy – Connecting workforce to the innovation core

Pedestrian Bridge

Pedestrian and bicyclist overpass (including E-Bikes).
Allows safe crossing over a railroad obstacle without interrupting train circulation.
Location connects Commerce Avenue to Port Salerno and Chapman School of Seamanship.
Location is further from the Golden Gate neighborhood.

Approximate Length: 175 FT

Estimated Cost: \$1.5M



Examples & Inspirational Images



Photo: (Above) Florida Coast to Coast Trail, Titusville. (Below) The changing dynamics of cities require more interconnectivity, for which a pedestrian bridge in the City of Doral would provide the opportunity. WGI



Potential Location #3 for Pedestrian Bridge Over Railroad, Canal, and Dixie Hwy – Connecting to Golden Gate

Pedestrian Bridge

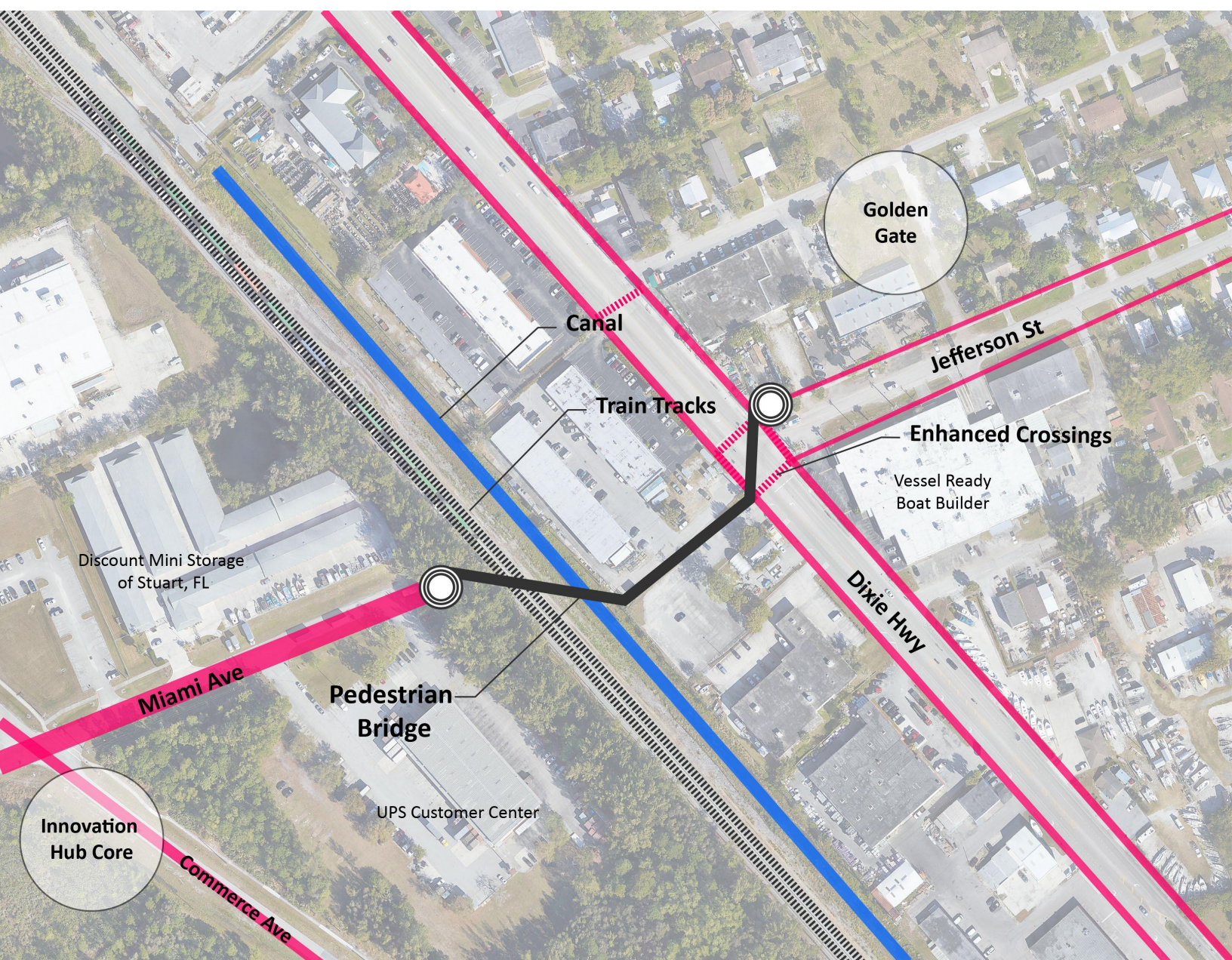
Pedestrian and bicyclist overpass (including E-Bikes).

Allows safe crossing over a railroad obstacle without interrupting train circulation.

Location connects Miami Avenue at the Martin County Innovation Hub Core to Golden Gate neighborhood at Jefferson Street.

Approximate Length: 525 FT

Estimated Cost: \$4.5M



Examples & Inspirational Images



Photo: Location #3 Example



GOAL #3 Multi-Modal Connectivity

Project 1.3.3 Commerce Avenue Greenway

This project recommends a multipurpose trail adjacent to the Commerce Avenue that would accommodate pedestrians and bicycles (within existing r.o.w.) which would provide for active transportation and recreation.

Future considerations for this project would include linkages to greenways (i.e. Sailfish Trail), parks and the waterfront. This should also contemplate east-west connections to Dixie and Federal Highway and the future.



Photo: CityQ Car-eBike, the strange fusion of a car and an electric bike

Lead: Martin County

Martin County Role: Project Management/
Funding

Who to Coordinate With: City of Stuart,
DEP, SFWMD

Estimated Cost: \$1.85M

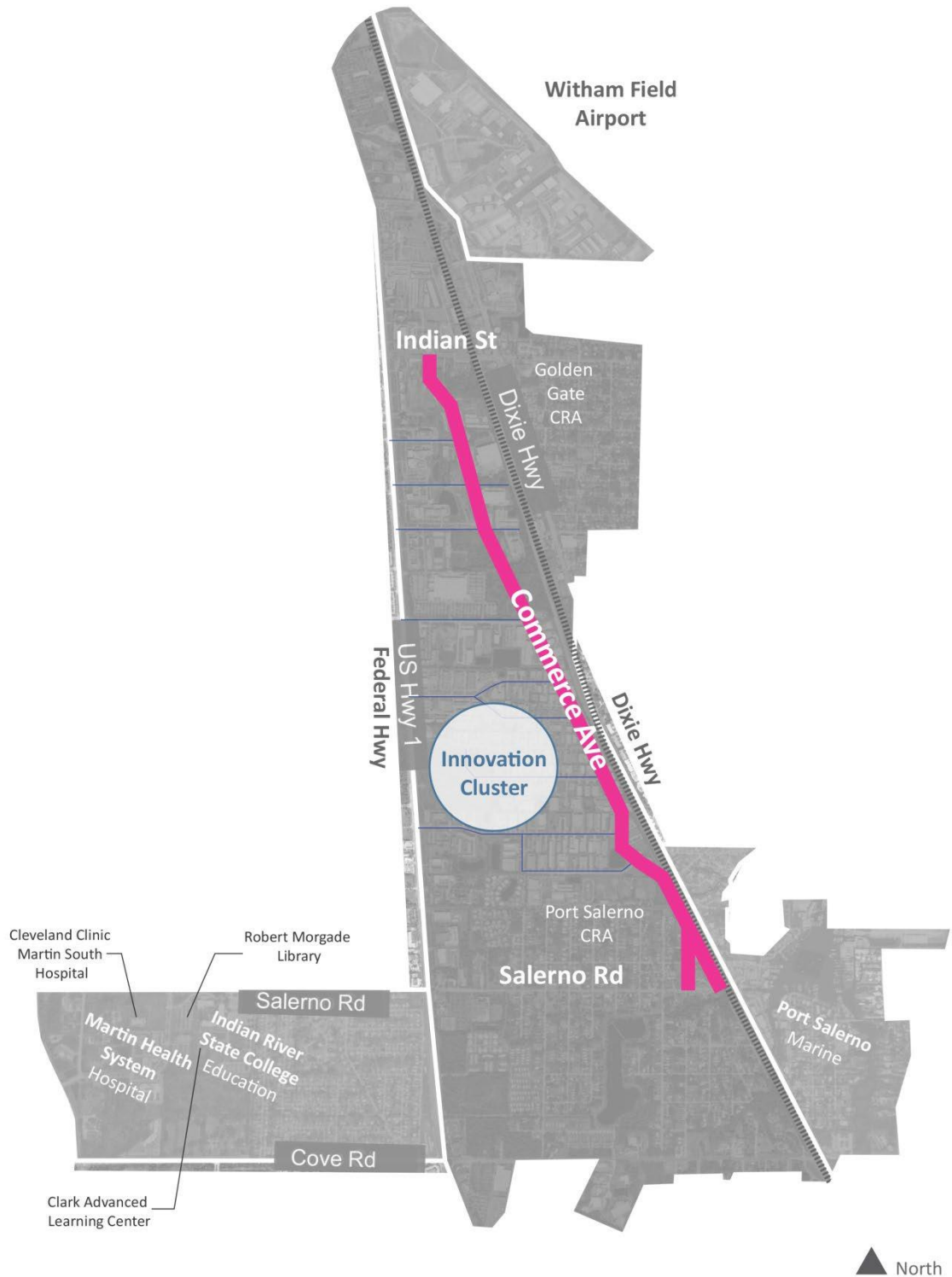
Estimated Duration: Mid Term (3-5 years)

Next Steps:

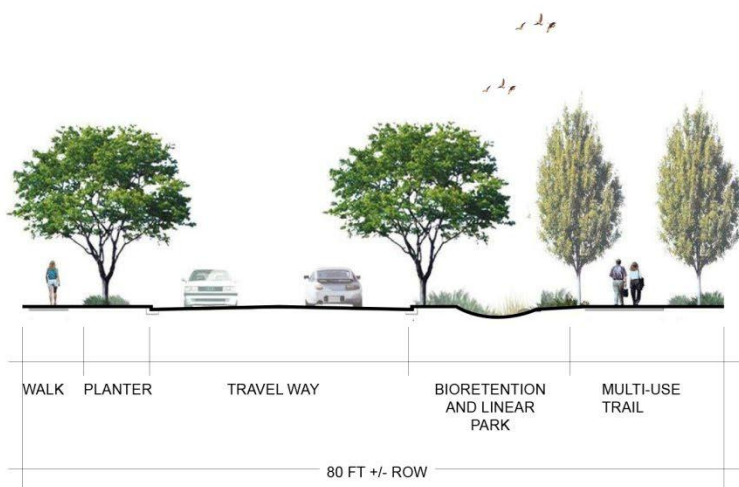
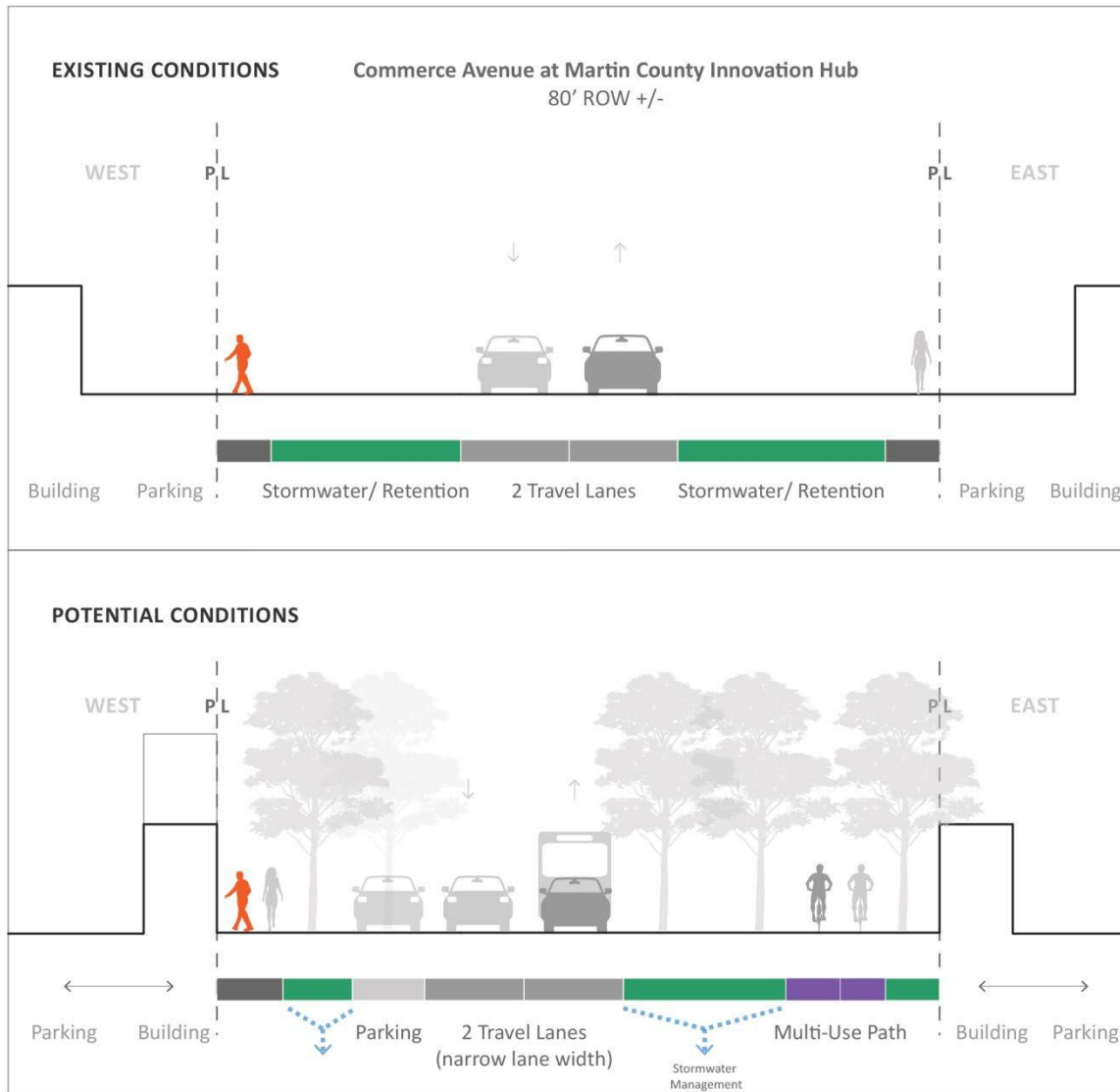
- Begin conceptual design for linear park/bike path and connectivity to other current and planned capital improvements (Commerce Avenue and Cove Road).
- Concurrent feasibility study with Sailfish/Martin Trail (TIP funded 2022/23).
- Conduct a stormwater analysis and master stormwater plan that provide capacity for future development including bioswales; combined stormwater facilities and future wetland mitigation.
- Develop cost estimates and financing strategy to include grants, impact and user fees.
- Incorporate bicycles into the proposed pedestrian bridge over the FEC railway.

Commerce Ave Greenway Location Map

Project Length: 2.2 Miles
Estimated Cost: \$1.85M



Concept Cross Section for Commerce Avenue



Examples & Inspirational Images



Photo: Richardson Core Plaza & Linear Park Competition — StudioOutside.

GOAL #3 Multi-Modal Connectivity

Project 1.3.4 Multi-Use Path on Federal Highway*

**Sailfish Capital Trail/Martin Trail is included in the MPO TIP FY 2027, currently unfunded.*

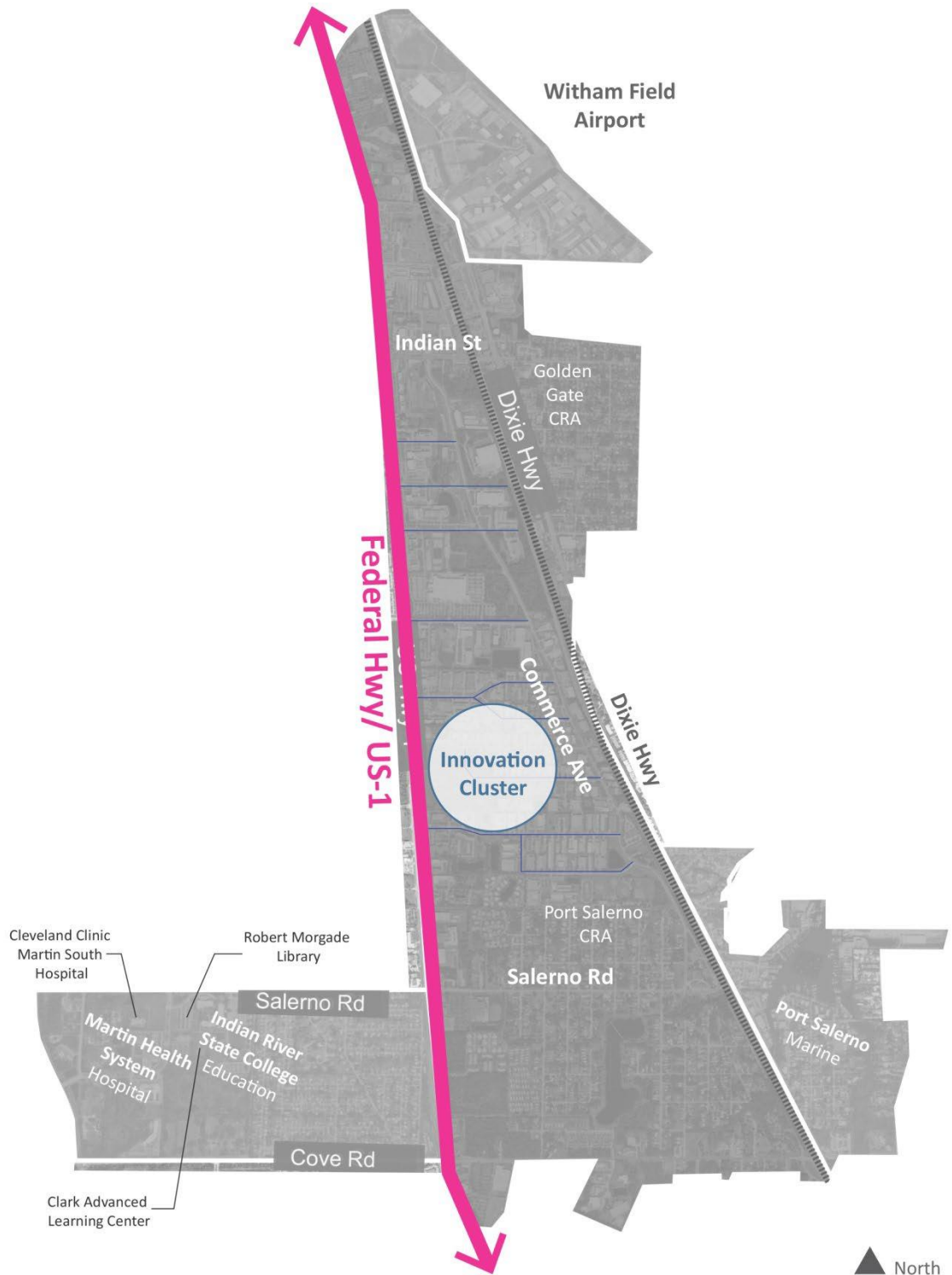
We understand that Federal Highway is an important north-south regional connector mostly for vehicular traffic with six lanes of traffic, three in each direction. However, Federal Highway has a wide public right-of-way space, 200 feet +/-, that can accommodate a multi-use path. A multi-use path at this location will not only help the connectivity to the Martin County Innovation Hub, but it will also help connect to downtown Stuart. This designated space for pedestrians and cyclists could be a great incentive for college students, healthcare workers, aviation workers, and marina workers.



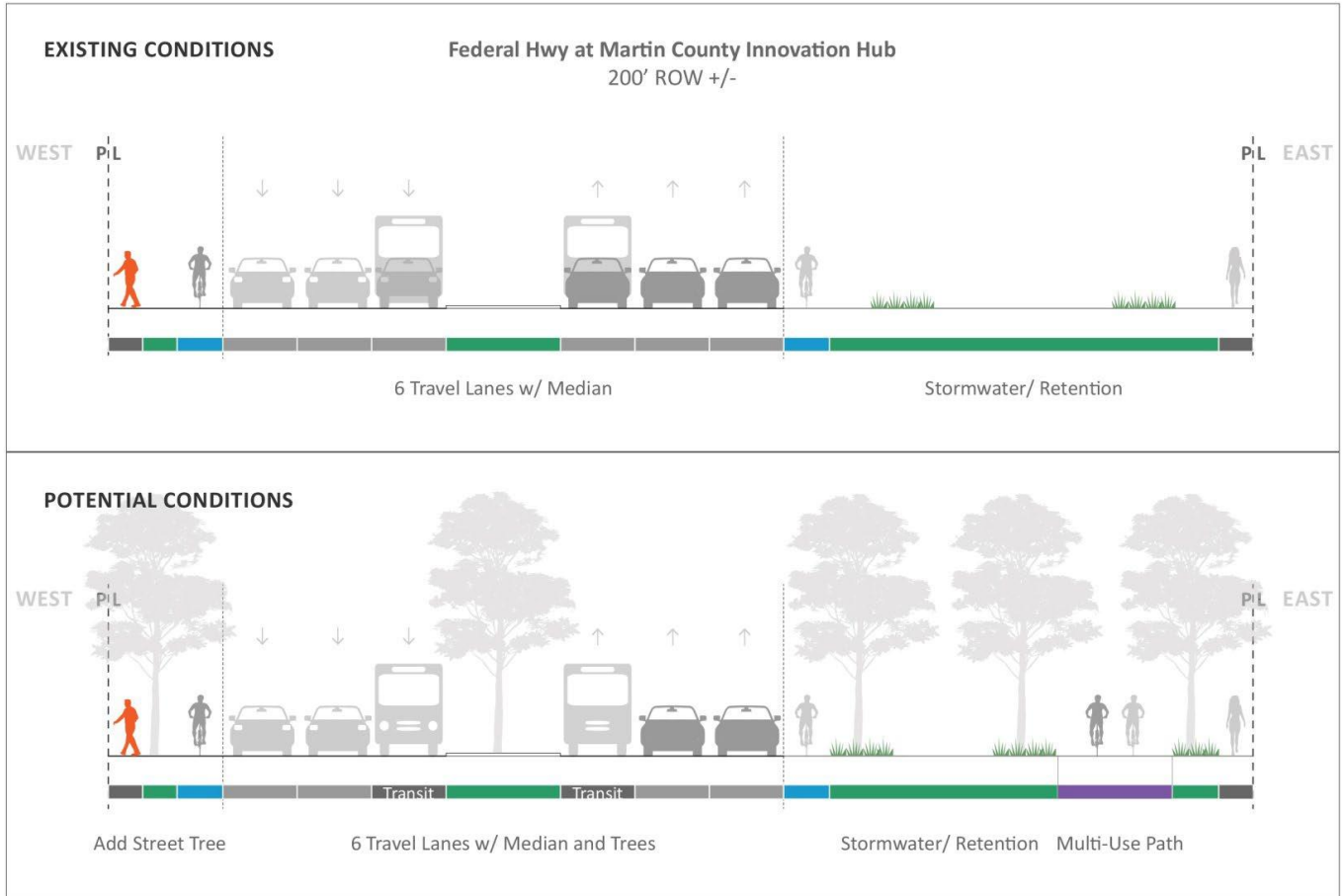
Photo: Sarasota Legacy Trail

Federal Highway Multi Use Path and Complete Streets Location Map

Project Length: 3.5 Miles
Estimated Cost: \$2.5M



Concept Cross Section for Federal Highway



Examples & Inspirational Images

Figure 15: Illustrative of Improvements to Matthew Henson Trail Crossing
(Rendering courtesy of Kittelson and Associates, Inc.)



36 VEIRS MILL CORRIDOR MASTER PLAN - WORKING DRAFT - MARCH 2018

Photo: Complete streets - Greater Washington

GOAL #3 Multi-Modal Connectivity

Project 1.3.5 Running/Bicycle Loop (MC Innovation Hub Bike/Pedestrian Loop)

This project shall be coordinated as a Phase III connector to include running, walking and bicycling and connecting the Golden Gate and Port Salerno neighborhoods with the HUB and other proposed trail systems.

Create a running/ bike trail that connects the Witham Airport hub with the Port Salerno hug and integrated into the Commerce Avenue right-of-way and the natural greenways throughout the Hub.

Regular walking and running can help prevent obesity, type 2 diabetes, high blood pressure, heart disease, and stroke. Innovate campuses like Nike and Google have running trails for their employees. Health and Wellness activities should be a key element of the Innovation Hub for its tenant businesses and employees.

With increased awareness of the benefits of fitness, having an easily accessible trail serves as an incentive for workers to get out and exercise. It soothes stress, keeps the mind sharp, and good for one's mental health. In addition, this loop can also serve as to connect economic assets and destinations and improve their accessibility and access.

In Martin County Innovation Hub there is a large quantity of space dedicated to stormwater retention and that pose an opportunity to enhance and invest in design features for human enjoyment. Stormwater infrastructure not only can improve utilitarian benefits from this form of engineering, but when integrated as a feature design element of open space, can provide an added amenity with a multitude of benefits to the community.

Main Lead: Martin County

Martin County Role: Coordinator, Design, Construction and Acquisition

Who to Coordinate With: City of Stuart, SFWMD, DEP

Input from: Treasure Coast Running Club (treasurecoastrunning@gmail.com)

Estimated Cost:
\$3.5M (average \$700K/Mile)

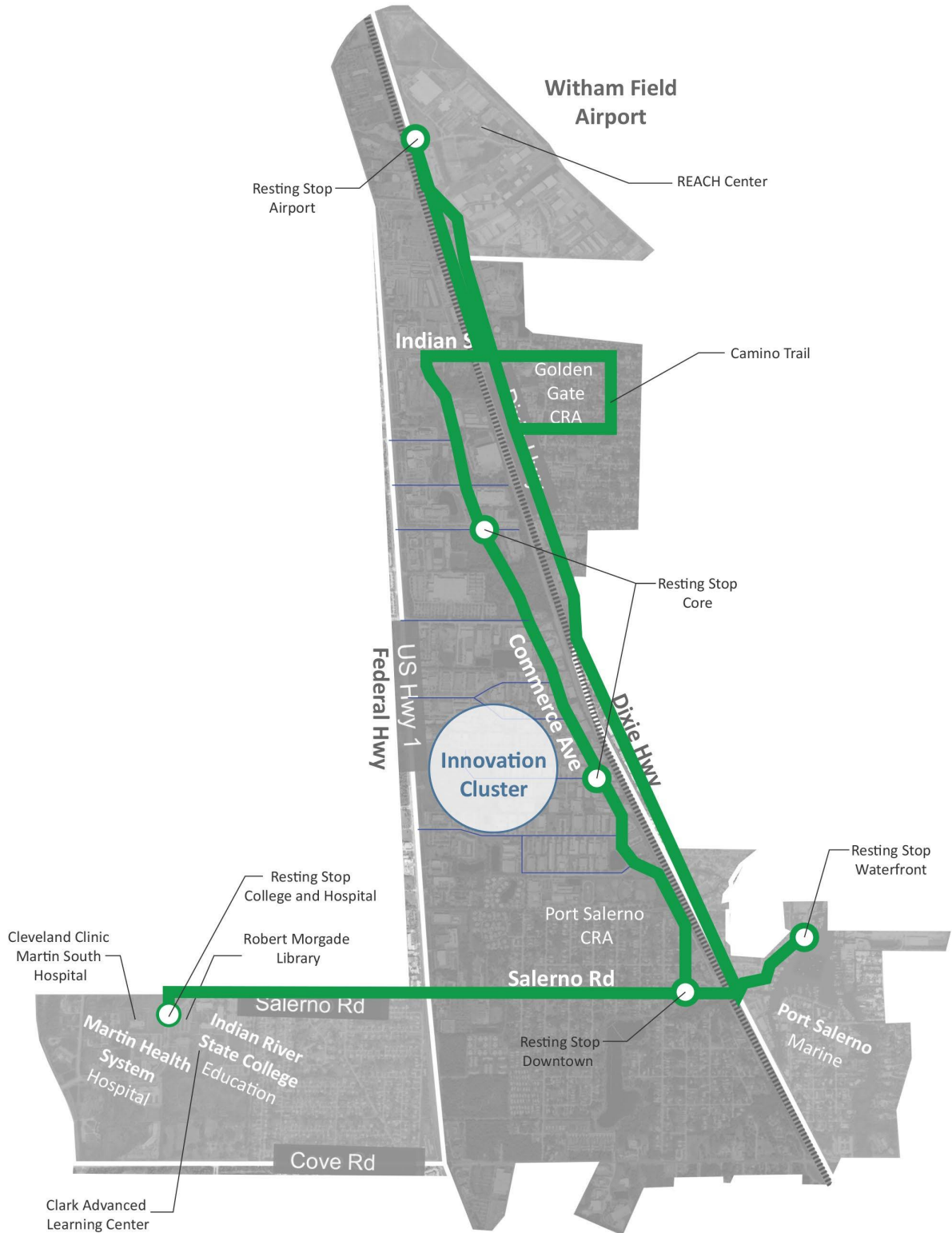
Estimated Duration: Short-term (1-3 years)

Next Steps:

- Analyze Opportunity Sites, other future development sites, and road rights-of-way, stormwater retention areas to review whether areas can be linked so as to create a natural corridor for use as a running trail.
- Consult with Treasure Coast Running Club for any technical advice/knowledge regarding urban running trails.
- Initiate a conceptual plan (See Projects 1.2 & Commerce Avenue Improvements and incorporate stormwater mitigation into design and construction).

Martin County Innovation Hub Bike/Ped Loop Concept Map

Bike/Ped Loop Length: 5.0 Miles +/-



Examples & Inspirational Images

Existing Above, Potential Below



Photo: Regional bicycle, pedestrian trail projects awarded funding | NY State Senate

GOAL #4 Transit

Project 1.4.1 Enhanced Transit Service and Infrastructure

Work with the MARTY and the City of Stuart to link city trolley system to the HUB and increase level of service County level of service to the HUB.

This project provides for enhanced transit service to and from the HUB with better connectivity to downtown Stuart and adjacent neighborhoods. Coordination of services, transfer stations and transit amenities shall continue per MARTY on the Move 2020 Plan.

A micro mobility system such as a trolley or shuttle (i.e. Freebee) would be important to promote a live, work, and play environment. People can live near the Martin County Innovation Hub and take the trolley to work there, and then go play in downtown Stuart. Also, this will be important to move college students, healthcare personnel, and aviation and marine workers within the Martin County Innovation Hub.

Main Lead: Martin County

Martin County Role: Coordinator

Who to Coordinate With: MARTY, City of Stuart

Estimated Cost: TBD, Program Dependent

Estimated Duration: Mid Term (3-5 years)

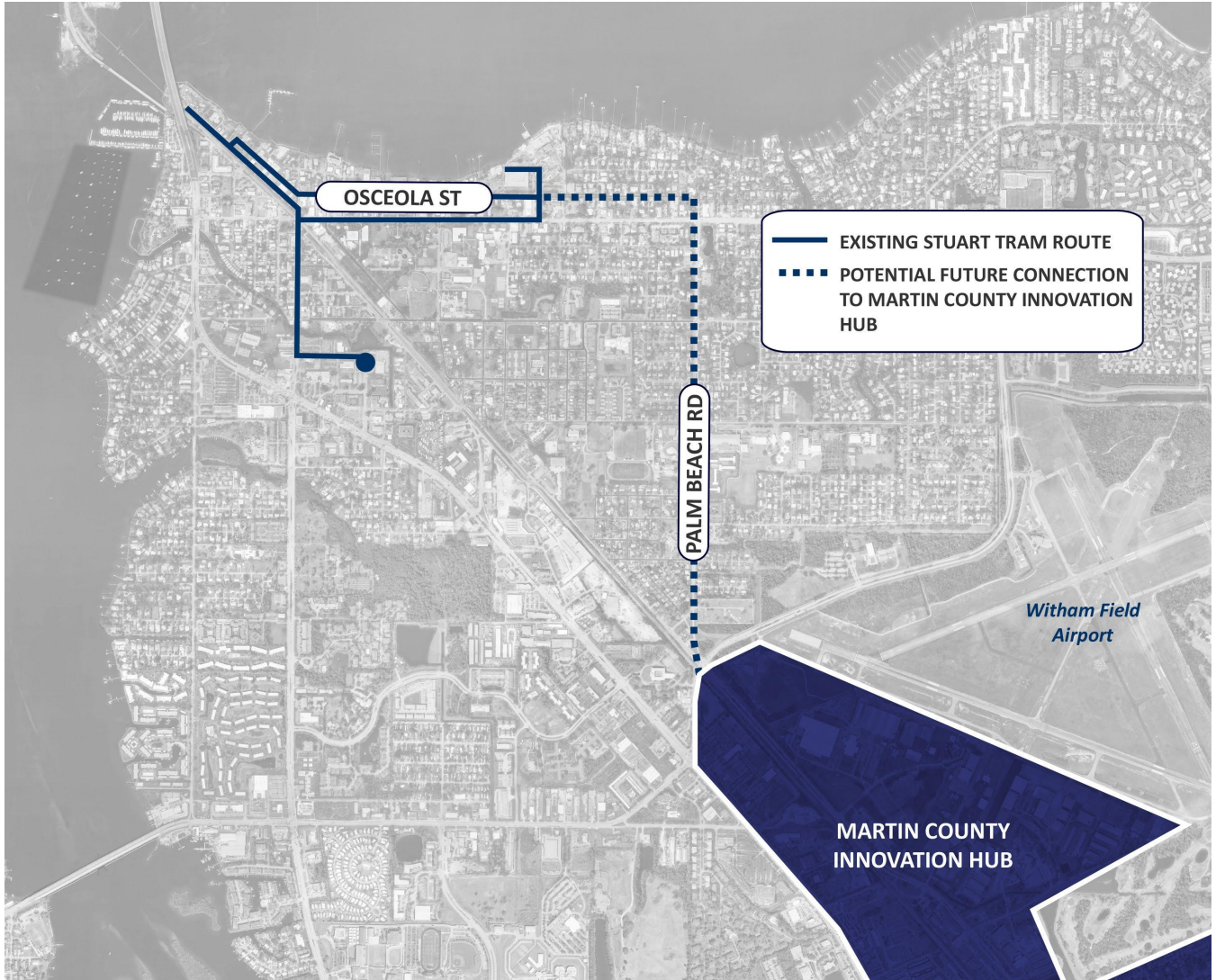
Next Steps:

- Evaluate proposed routes and bus stop locations and identify specific transit stops/transfer stations for upgraded transit stop facilities.
- Meet with City of Stuart to discuss future plans and/or routes for downtown transit
- Review with MARTY and Port Salerno CRA feasibility and cost to extend “Mobility on Demand” services to Port Salerno and inclusive of the HUB.
- Finalize potential route options to connect Stuart Downtown Tram to the Innovation Hub.
- Modify Stuart Tram Business Plan.



Photo: Stuart Downtown Tram

Potential Stuart Tram System Connection with Martin County Innovation Hub



Examples & Inspirational Images



Photo: Delray Beach's electric car service by Freebee is proving to be a success.



Photo: Free taxi service 'Nickel Ride' expands to south Cape Coral.

GOAL #4 Transit

Project 1.4.2 Micro Mobility System

Where road rights-of-way are wide, create separate E-Bikeway and scooter paths, especially along roads like Commerce Avenue and Salerno Road in order to connect key uses like Indian River State College, Clark Advanced Learning Center, Cleveland Clinic Martin South Hospital, and Robert Morgade Library.

E-bikes and scooters is a new mode of mobility that has a great appeal to college students. It is also a more affordable mode of mobility, it generates less pollution, and it uses less public right-of-way space compared to the automobile. Increasing awareness about pollution is a key driver of the electric bikes and scooters market. This is because more people are now understanding the importance of reducing pollution, and this awareness has led them to look for more environmentally friendly modes of transportation that minimize and control pollution.

Main Lead: Martin County MPO

Martin County Role: Coordinate with the County Engineering Department and Public Works Department, Field Operations Division to develop site specific plans to accommodate these uses.

Next Step:

- Develop engineering plans with cost estimate and construction timeline.
- Evaluate case studies and best practices and create policy guidelines for the use and operations of scooters in the Hub.

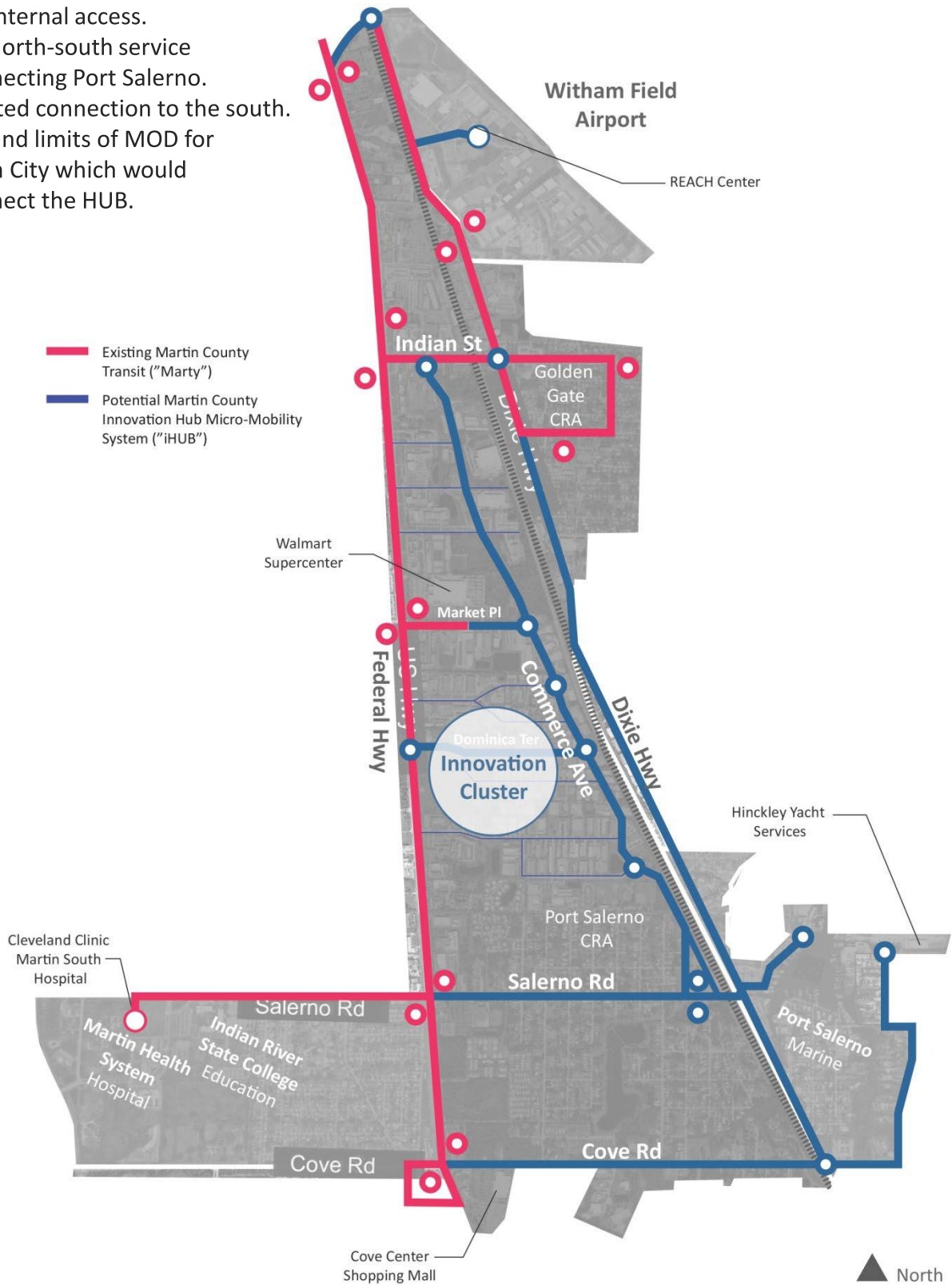


Photo: Veo Arrives in Berkeley and Emeryville

Martin County Innovation Hub Micro-Mobility System Concept Map

Existing Service Limitations

- Routes 1 & 3.
- No internal access.
- No north-south service connecting Port Salerno.
- Limited connection to the south.
- Expand limits of MOD for Palm City which would connect the HUB.



Examples & Inspirational Images



Photo: Will e-cargo bikes take over last-mile delivery? – FreightWaves.



GOAL #5 EV Charging Stations and E-Bikes

Project 1.5.1 EV Charging Stations and E-Bikes

Encourage EV Charging Stations and into streetscape and parking design and install E-Bikes for public use.

This project will include preliminary planning for locations and vendors to provide for EV Charging Stations in public parking areas and to provide E-Bikes for public use. It shall also address development standards and potential incentives for installation on private property.

As electric mobility establishes itself as a prominent part of societies around the world and electric vehicle (EV) sales are soaring, drivers are increasingly demanding efficient, easy-to-use EV charging stations. This will prepare Martin County Innovation Hub for the future.



Photo: Oklahoma Commercial EV Charging Stations

Main Lead: Martin County and City of Stuart

Martin County Role: Coordination with vendors and construction

Who to Coordinate With: City of Stuart, FPL, private property owners

Estimated Cost: \$360K (average \$60,000 per charging station with 10 chargers)

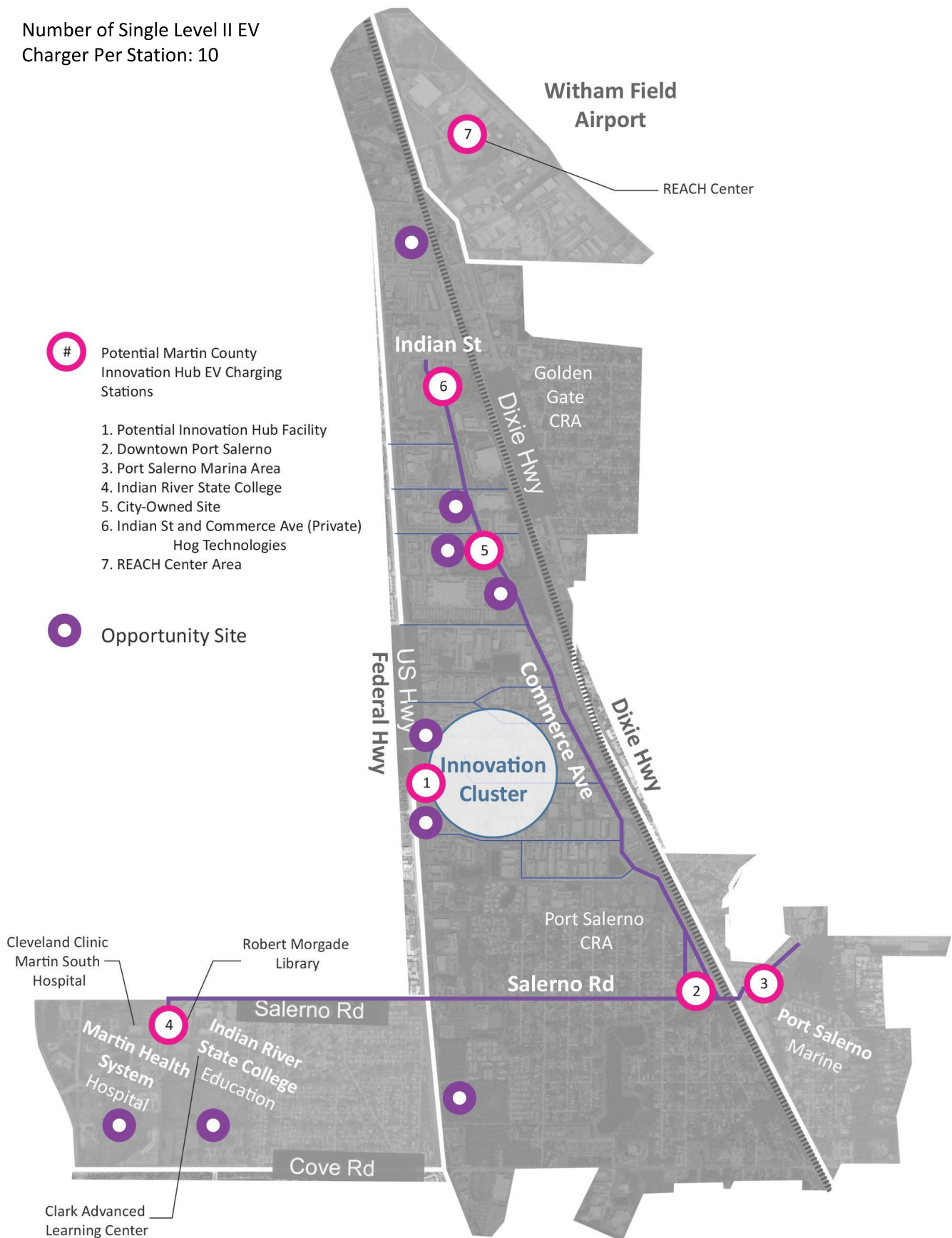
Estimated Duration: Short to mid (ongoing)

Next Steps:

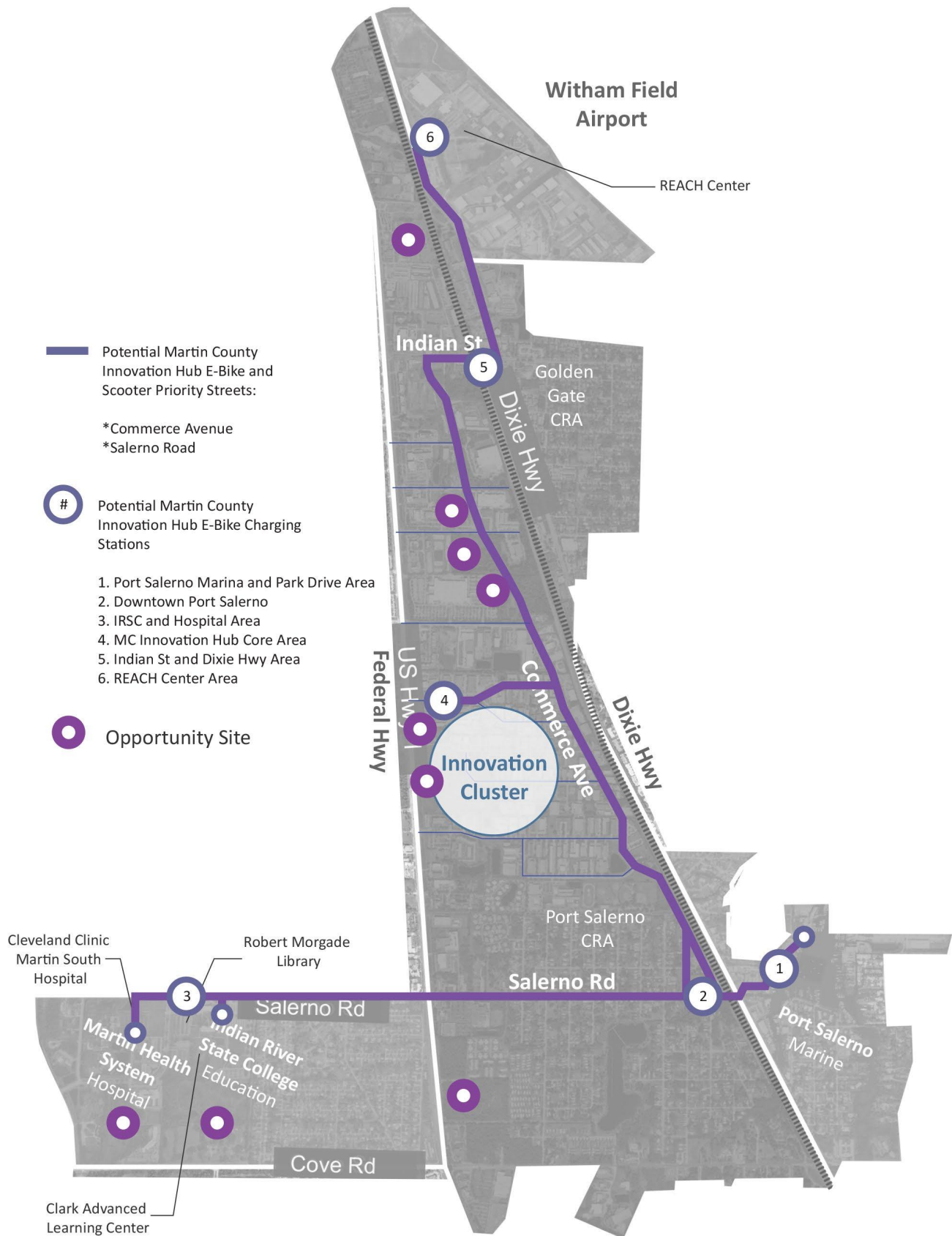
- Conduct a parking facility evaluation to determine viability and space availability for the charging stations and the corresponding electric vehicle.
- Ensure there is enough power and ample county resources to direct proper electricity to the new charging stations for both electric vehicles and for E-Bikes.
- Evaluate site requirements and near-term roadway projects to ensure that electrical infrastructure is planned.
- Conduct a feasibility study to include operational models, vendors and potential roll out of improvements
- Layout a plan for the installation, timeline, and details of electric vehicle and E-Bike supply equipment.
- Review existing land development regulations and EV Charging siting best practices and create incentives.
- Identify Electric Bicycle charging station locations.

Martin County Innovation Hub Potential EV Charging Station Locations

Number of Single Level II EV Charger Per Station: 10



Martin County Innovation Hub Potential Public E-Bike/ Scooter Routes and Charging Stations



Examples & Inspirational Images



Photo: About Us | Big Bam eBikes | Venice Fl. Bike Rentals

Examples & Inspirational Images



Photo: (Above) Swiftmile: Solar Powered Electric Bike Rental Stations. (Below) Solar E-Bike Stations.



GOAL #6 Broadband

Project 1.6.1 Broadband Infrastructure Analysis and Future Implementation

Work with communications providers and targeted industries to identify current and future broadband and communication needs to ensure that future infrastructure is planned now and that emergency backup systems are in place.

This project is intended to identify future industry needs for those targeted in the HUB and to identify technology upgrades to be included with future utility projects as well as identify opportunities to harden existing systems against weather events or develop back up satellite systems.

Develop a disaster recovery plan that clearly outlines preventive measures, data backup technologies, physical protection, recovery objectives, and protocols in case of an emergency. The key is to minimize the recovery time for businesses and residents to get back on-line. A good disaster recovery plan gives you insight into the types of disasters that pose the greatest risk for your area, including natural disasters, malware, accidental data loss and so on. In an era of information age internet connections are critical for any business.

Main Lead: Martin County Information Technology Department and Utility Providers

Martin County Role: Coordinator and implementation

Next Steps:

- Conduct a review of “best practices” in terms of hazard mitigation and broadband and evaluate technology growth needs for targeted industries within the HUB.
- Prioritize redundancy of broadband access throughout the Hub, including 5G fixed access wireless.
- Include a project in Local Mitigation Strategy that addresses repair of broadband equipment such as cell towers or other types of broadband equipment that might be damaged; therefore, making county eligible for HMGP funding.
- Evaluate and develop strategies for implantation of public Wi-Fi in innovation spaces, the Commerce Avenue Greenway, and public activation areas in the Hub, including the possibility its integration into smart streetlights.



Examples & Inspirational Images



Photo: Wi-Fi Public Space Zones. CBPU's Wi-Fi in the Park Provides Holland Native "Best of Both Worlds" | Coldwater, MI



GOAL #7 Undergrounding Utilities

Project 1.7.1 Undergrounding of Utilities

Coordinate with FPL and other utility providers to assess, and where possible, relocate utilities underground.

This project focuses on prioritizing corridors, reviewing future capital plans and initiating discussions with FPL and other utility users of FPL overhead infrastructure to determine feasibility, costs and timing of potential underground relocation projects.

Undergrounding power lines should work in coordination for areas where expected growth can leverage costs. Most of the study area has overhead power lines. By undergrounding lines, it eliminates fire hazards, accidents, safety risks, and power outages due to downed lines. This also reduces risks of health conditions related to electromagnetic radiation and improves road safety by lessening the chances of motorists striking poles. In addition to making the area more aesthetically pleasing for the pedestrians.

Main Lead: Martin County

Martin County Role: Facilitator

Who to Coordinate With: City of Stuart, FPL and other utilities; Martin County Emergency Management.

Priority Corridors:

- Marine Transportation Routes
- Commerce Avenue
- Commerce Park

Estimated Duration: Long Term

Estimated Cost: \$13 million

Next Steps:

- Initiate a meeting with FPL to explore prioritized corridors, potential issues and cost.
- Funding – who pays and how.



Photo: FPL Installing More Underground Power Lines

GOAL #7 Utilities

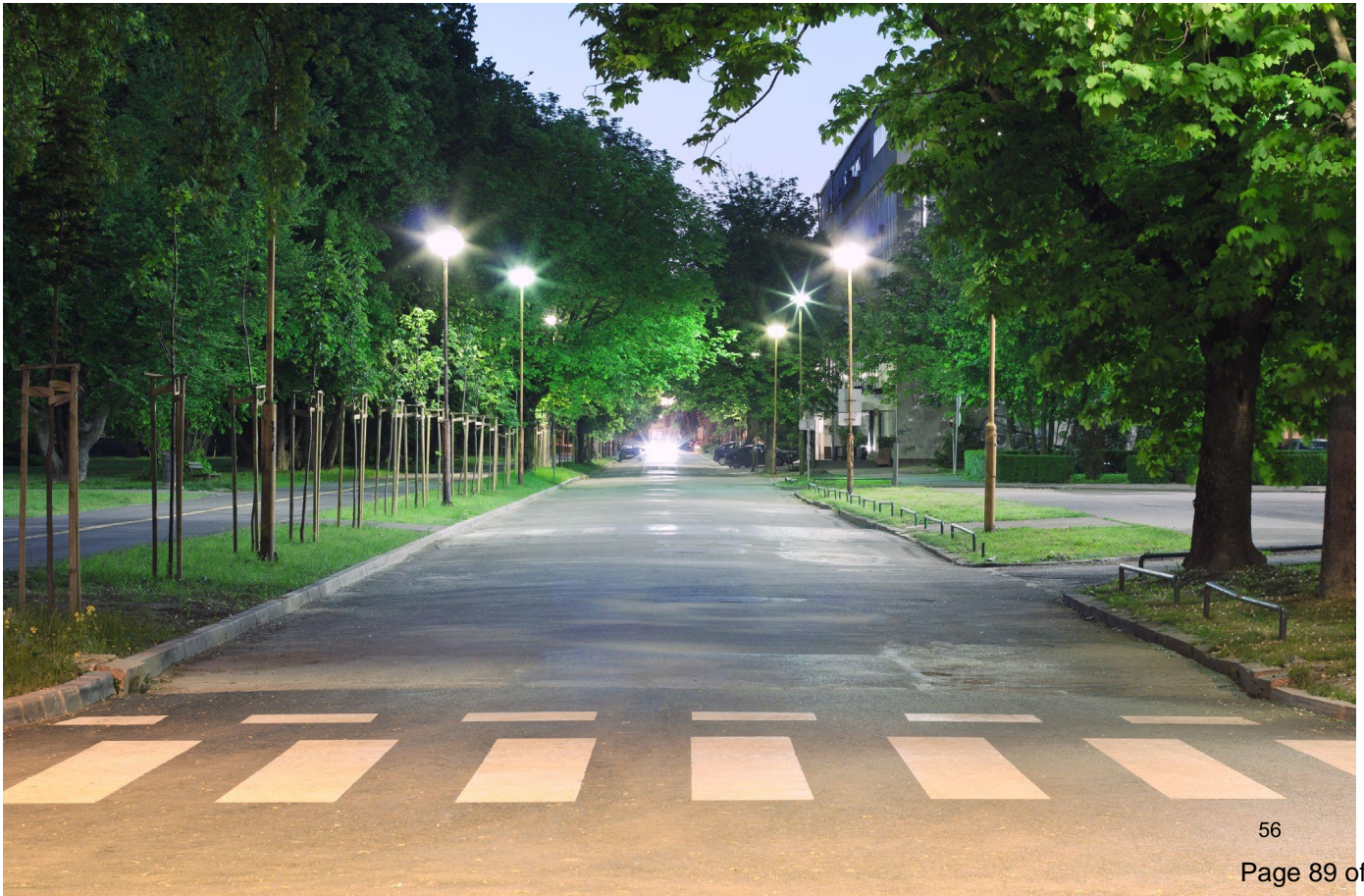
Project 1.7.2 Street Lighting

Increase safety throughout the HUB and reduce the cost of lighting through the use of LED lighting technology.

LED streetlights provide high intensity lighting at night while consuming no electricity. Quality LED street lighting solutions are cost-effective, best for enhancing safety, and easy to install and maintain.

The County should explore options for alternate Marine Transport Routes via crossings at the railroad line and the drainage ditch.

Photo: Example of LED Street Lighting.



Main Lead: Martin County Traffic Engineering

Martin County Role: Coordinator, Installation, Monitoring, Replacement

Who to Coordinate With: City of Stuart, FDOT

Estimated Duration: Short-term (1-3 years)

Next Steps:

- Analyze Opportunity Sites, other future development sites and road rights-of-way to review future maximum impervious areas, regulatory requirements, existing stormwater infrastructure and determine future capacity needs.
- Initiate a conceptual plan (See Projects 1.2 & 3.3 Commerce Avenue Improvements and incorporate stormwater mitigation into design and construction))
- Evaluate Wi-Fi integration into smart streetlights.

GOAL #8 Sewer & Water

Strategy: Maintain, monitor and expand or replace existing sewer and water services within the boundaries of the Hub. Where aging, repair - where additional capacity is needed, expand.

Project 1.8.1 Sewer Force Main

Martin County has completed a major \$3.5 million force main construction project that will serve major areas within the Hub. The force main is routed down Dixie Highway over to Commerce Parkway down to Salerno Road and west along Cove Road ultimately connecting to the Tropical Farms Regional Wastewater plant.

Project 1.8.2 Golden Gate Septic to Sewer

756 existing units will be taken off septic systems and connected to a vacuum assisted gravity sewer system. The new sewer system is connected to the new sewer force main.

Project 1.8.3 Rocky Point - Septic to Sewer & Water Main Extensions

Martin County is under design to construct a vacuum assisted gravity sewer system and potable water main extensions. It will involve connecting 948 sewer parcels and 274 water parcels.

Project 1.8.4 Port Salerno/New Monrovia Septic to Sewer & Water Main Extensions

Martin County is preparing bid specifications for a project in the Port Salerno/New Monrovia area which includes a large portion of the Port Salerno CRA. The project will eliminate 952 septic systems and connect them to a vacuum assisted gravity sewer system for an area which includes the Port Salerno CRA area. The completed water main project can serve 633 existing homes.

Main Lead: Martin County Utilities/Solid Waste Department

Martin County Role: Planning, Installation, Monitoring, Construction

Who to Coordinate With: City of Stuart, FDEP

Estimated Cost:

Project 1.8.1: TBD

Project 1.8.2: \$13.5 million

Project 1.8.3: TBD

Project 1.8.4: \$22 million

Funding Resources: FDEP SRF Loan, Grants, & State Revenue Sharing

Next Steps:

- Either complete construction or initiate planning & financing phases of sewer & water improvement projects.
- Initiate planning and design of Rocky Point vacuum sewer system, and construction.
- Complete engineering plans and Initiate bidding process for Port Salerno/New Monrovia sewer project.



Photo: Martin County Public Works Department

GOAL #9 Air Mobility

Project 1.9.1 Unmanned Aerial Vehicle

The Hub should also anticipate and plan for urban air mobility in the near future in ways that support both existing and new innovative companies. This will include package delivery near term (including shore to ship delivery) and may include air taxis or similar in the future. Fabricators, software companies, electronics companies and others will likely need to test prototypes as well. Vertiports for package delivery and people movement will also require policy guidance and support, as well as upgraded power and placement of utility lines underground.

The rapidly evolving nature of urban air mobility systems, vehicles, and regulations will require regular monitoring of best practices, the development of critical infrastructure and partnerships, careful communications and thoughtful community conversations.

Main Lead: Martin County

Martin County Role: Research, Policy Adoption, Air Corridor Planning, Supportive Infrastructure, Vertiport development/regulation

Who to Coordinate With: FPL, FAA, Businesses, City of Stuart, FDOT, NASA, EFI, Space Florida, County Development Services, CRAs

Estimated Duration: Short Term (1-3 years)

Next Steps:

- Review Best Practices and Case Studies from around the world for policies, designs, supportive infrastructure, and more
- Create local policy statements and priorities.
- Evaluate potential UAV travel corridors to and from the HUB.
- Identify potential vertiport providers and locations within the HUB.



Examples & Inspirational Images

Existing businesses in the HUB will almost certainly be involved in drone package delivery or receipt in the next 5 years. As an innovation HUB and predominantly non-residential area, County pilot programs should begin in this area.



Photo: UPS Tests Rooftop Drone Delivery System for Packages | Business Aviation News: Aviation International News



GOAL #9 Air Mobility

Project 1.9.2 Vertiports

One key component of the Urban Air Mobility plan will be the location, design, ownership, and operation of public and private vertiports. National standards are under development to ensure safe operations, but local decisions will be needed to optimize benefits and ensure community standards are maintained.

Eventually, passenger flights directly into the zone are also likely. Investors, specialized talent, and serial entrepreneurs will save time and money this way. While the time horizon for these flights is longer (5-7) years, the planning for them will be more complex and will need to begin soon.

Main Lead: Martin County

Martin County Role: Best practices and federal regulations research, community and iHUB business engagement, economic and fiscal impacts analysis, permitting and monitoring.

Who to Coordinate With: Martin County Aviation, FAA, FDOT, Champions group, City of Stuart, private businesses (UPS and WalMart to start).

Estimated Duration: Short Term (1-3 years)

Next Steps:

- Research best practices and regulations.
- Engage current businesses likely to utilize. drone delivery in the HUB to identify needs.
- Evaluate impacts.
- Conduct community engagement.
- Develop and vet policies about locations, time of operations, and more.
- Adopt local regulations and incentives.



Photo: Urban-Air Port founder on building vertiports for future eVTOL operations - Vertical Mag.

Examples & Inspirational Images



Photo: The Volo-Port: Volocopter's First Vertiport – TransportUP



Photo: Vertiport Network - Lilium

STRATEGY 2 –MESSAGING & NETWORKING

Goal #1 Branding

Recommendations for branding Martin County Innovation Hub, and the messaging that the county and its partners will use to promote private investment and reinvestment in the area. This may include items such as a mission statement, logos and graphics, marketing campaign concepts, and wayfinding.

- **Project 2.1.1** – Connect Champions
- **Project 2.1.2** – Name the Innovation Hub
- **Project 2.1.3** – Mission Statement
- **Project 2.1.4** – Marketing Campaign Elements
- **Project 2.1.5** – Messaging Roll Out
- **Project 2.1.6** – Innovative Solutions and Community Building Networking

Context and the Big Picture:

- Existing County and City Place Brands:
 - Naturally quaint vs. normally nimby
 - Your County. Your Community.
 - Sailfish Capital
 - Enjoy our Good Nature
 - Distinct By Design
- Persistent/dominant negative stories about development and growth.
- Strong marine and aviation sectors.
- Affordable lifestyles disappearing.
- Tourist visitors as future talent – growing.
- Major employers in the innovation space.
- Very little language about tech.

Community Sensitivities

- Overdevelopment/high density.
- Loss of natural areas/parks.
- Building heights.
- Traffic increases.
- Trains/rail.

Top 6 Target Audiences

- Innovator businesses in the region.
- VC investors who spend time in Martin and Palm Beach Counties.
- Individual inventors – including employees, students, faculty.
- Corporate innovation team leaders.
- City and County policy makers.
- County business leaders.

Key Brand Attributes

- “Businesses Friendly” is real in Martin County.
- People are friendly in Martin County.
- Great concentration of innovators and creators.
- Substantial group of skilled labor and tech talent.
- Public realm places and innovative programs to attract and retain talent.
- Innovative mobility options – ebikes, vertiport.
- Innovation Hub core zone has no evacuation requirements.
- Housing near employment center creates affordable lifestyles.
- Multiple talent and training programs in place.
- Sites available for targeted innovation development.
- Strong civic partnerships in place, including State partners.
- Proximity to strong recreational sites and natural areas.
- Driving distance to nightlife in Miami, Fort Lauderdale and West Palm Beach.

GOAL #1 Branding

Project 2.1.1 Connect Champions

Successful communications about the potential and progress of the HUB will require thoughtful and trusted advisors and messengers. Business and civic leaders, entrepreneurs, and others recruited as champions will also need to connect regularly to discuss strategies and progress.



Main Lead: Business Development Board of Martin County

Martin County Role: Advisory

Who to Coordinate With: BDB, Martin County

Estimated Duration: Short Term (ASAP)

Next Steps:

- Identify potential champions and prioritize a recruitment list.
- Schedule individual meetings to recruit. Involve other leaders as needed.



Project 2.1.2 Name the Innovation Hub

Potential Names – Initial List

- E-Innovation Hub*
- 7th Generation Innovation Hub*
- iHub Martin County*
- Eco-Innovation Hub
- Climate Tech Innovation Hub
- Martin County Innovation Hub (MCIH)

Main Lead: Business Development Board

Martin County Role: Advisory

Who to Coordinate With: ECOMC, Martin County, HUB Entrepreneurs, Champions

Estimated Duration: Short Term (ASAP)

Next Steps:

- Identify/prioritize short list of potential names.
- Review list with HUB Champions group
- Finalize HUB name.

Examples of Innovation District Names and Branding



GOAL #1 Branding

Project 2.1.3 Mission Statement

Potential Mission Statement:

DRAFT TO IGNITE DISCUSSION: “Enhance opportunities to create innovative business solutions for marine, aviation, water quality, tech, and other industry sectors while adding jobs, increasing tax revenues, retaining talent, and supporting active lifestyles.”

Key Messages:

In support of the mission statement, build consensus around 5-10 strategic message points to be used consistently by various partners. The following are suggested for initial discussion purposes.

- Martin County is full of innovators and entrepreneurs. Here are a few success stories you may not have heard. (annual award winners)
- Our innovation community is growing with support from IRSC, business community, angel investors, State partners, and others
- Student innovators have a great opportunity here
- iHUB hosts regular events and classes for people with innovations
- Eco-Innovators are a great fit in Martin County.
- Innovation Hub is a talent magnet. Attracts and retains talent.
- iHub will create better collaboration and “collisions” among targeted industry hubs of excellence.
- Strong partnerships are in place to support innovation and entrepreneurship.

Main Lead: BDB

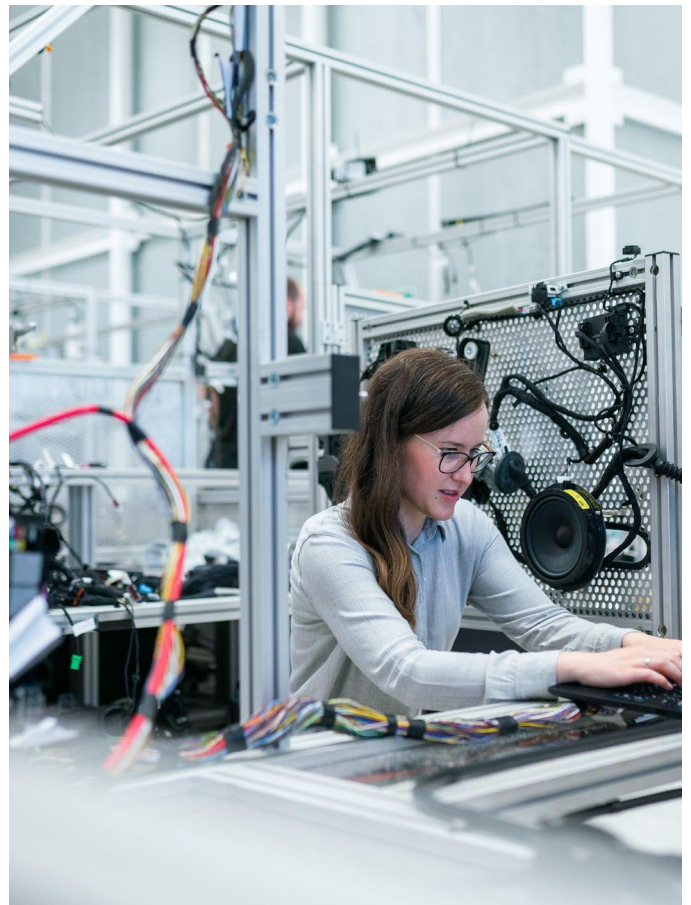
Martin County Role: Advisory

Who to Coordinate With: ECOMC, Martin County, HUB Entrepreneurs

Estimated Duration: Short-Term (ASAP)

Next Steps:

- Convene partners and Champions group to build consensus for Mission and Key Messages.



GOAL #1 Branding

Project 2.1.4 Marketing Campaign Elements

Develop consensus for brand imagery, online channels, public relations strategies, and co-marketing with partners, champions, and others. Create regular events, announcement cadence strategies, and training/upskilling recruitment mechanisms. Identify key audiences including potential businesses, key talent, local students (K-16), developers, and venture investors. Explore other physical improvements and programming as part of the marketing approach. See below for initial ideas to help start the discussions.

Potential Other Innovative Marketing Channels

- Iconic structure or building features
- Student competition events – sprints, pitches, etc
- Wayfinding elements
- B2B conference presentations

Branding Imagery Inputs

- Iconic building or public art?
- Waterways
- Propellers – marine and aviation
- Next Gen Electric mobility boats, ebikes, drones/subs
- Diverse and creative talent welcome here
- Natural areas protection

Potential Storytelling Approaches

- Data
- Anecdotes
- Gain entrepreneur trust
- Impact more important than structure
- Why the I-Hub?
- Awareness
- Companies to Watch
- Employee Recognition

Main Lead: BDB

Martin County Role: Advisory

Who to Coordinate With: HUB Entrepreneurs, ECOMC, Champions, Educational and Operational Partners

Estimated Cost: \$75,000 to \$250,000

Estimated Duration: Short-Term (Year 1)

Next Steps:

- Roll out Phase
 - Announcements for Champions group appointments; Hub building; trails; parks and plazas; Third Places; cool patents.
 - Website design and Instagram presence.
 - Expose the Art of iHub.
 - Identify and pursue grant funding.
- On the Regular
 - Annual awards luncheon.
 - New business announcements.
 - New patent announcements.
 - Business tour and networking/pitch event announcements.
 - Training announcements.
 - Young kid inventors events.

GOAL #2 Networking and Innovation Community

Project 2.1.6 Innovative Solutions and Community Building Networking

This task is focused on building awareness and credibility in the innovation, inventor and entrepreneur communities in the Treasure Coast, Space Coast, and South Florida. Successful implementation of the innovation hub necessitates engagement with innovators for multiple reasons, including three primary ones:

1. To identify entrepreneurs and innovators that may be a good fit for relocation or expansion to the Hub.
2. To identify innovators and inventors that have developed new, innovative technologies that are consistent with the Hub's mission and to facilitate the deployment of their concepts to meet Hub needs in demonstration and pilot projects.
3. To identify hidden entrepreneurs living within or near the Hub, especially in the Golden Gate and Port Salerno CRAs.

Main Lead: TBD (Requires high-level entrepreneurship skills and connections)

Martin County Role: Facilitator

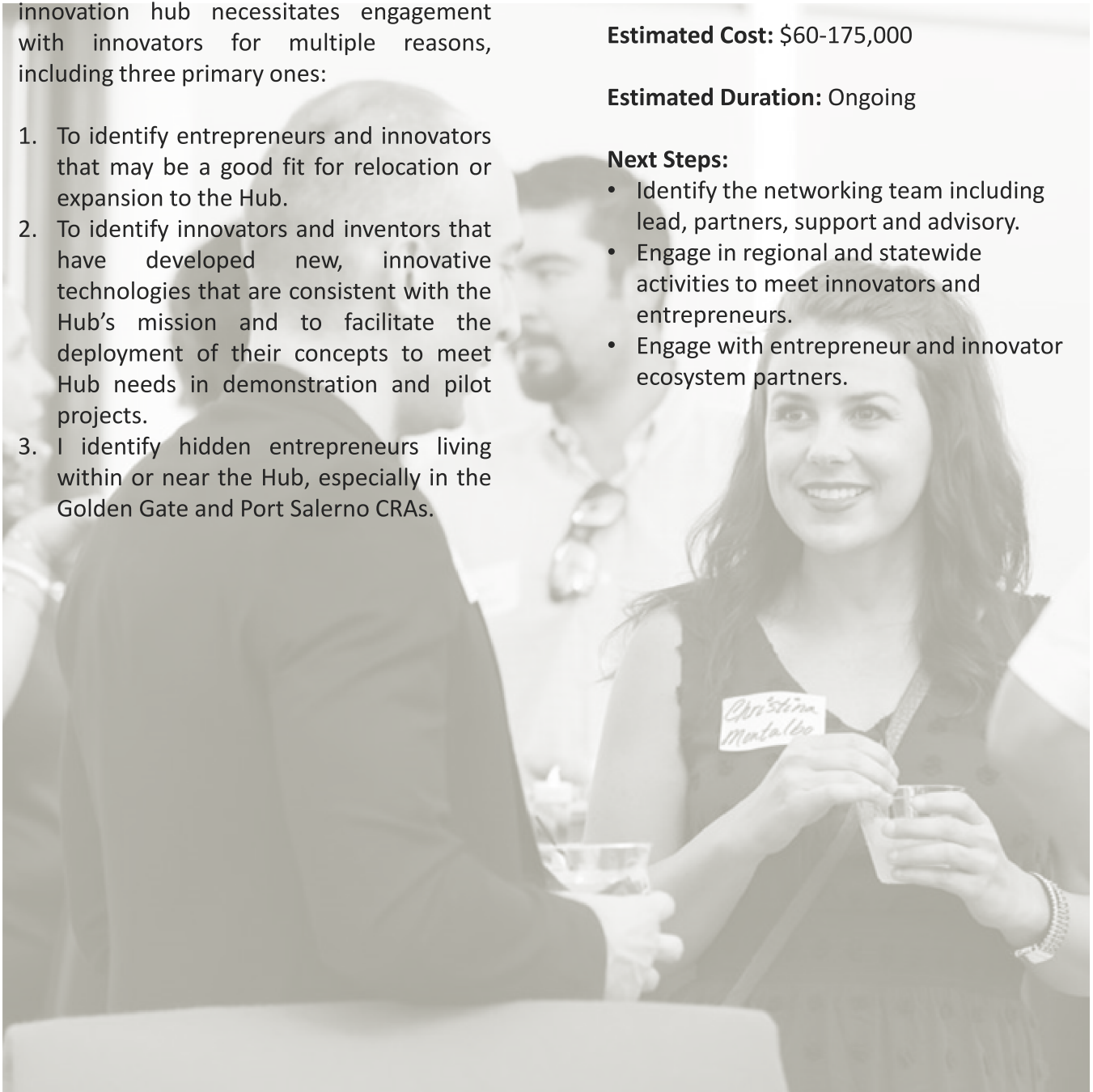
Who to Coordinate With: Grow Florida, Enterprise Florida, BDB, ECOMC, Higher Education, Hub entrepreneurs.

Estimated Cost: \$60-175,000

Estimated Duration: Ongoing

Next Steps:

- Identify the networking team including lead, partners, support and advisory.
- Engage in regional and statewide activities to meet innovators and entrepreneurs.
- Engage with entrepreneur and innovator ecosystem partners.



Martin County Innovation Hub

Central innovation, technology, and networking building concept.



GOAL #3 Operational Concepts and Programming

Create regular and easy ways for innovative people from different backgrounds to meet, share ideas, co-create, mentor, fundraise, learn, and have some fun. This unique kind of community building accelerates innovation and helps attract and retain key talent for competitive advantage.

Places

- Linear Bioswale Park
- Dog Park
- REACH Center
- Potential Second REACH Center
- Commerce Blvd Maker Space
- Creative Spaces
- Co-Working / Shared Office
- Wet labs and inventor facilities
- Manatee Pocket / Park Drive
- Commerce-Dixie Connection
- Downtown Salerno
- Third Places

Entrepreneur Asks

- Tell their stories
- Identify other entrepreneurs
- Participate and invite
- Leadership, Champion

Programs and Activities

- Technical Assistance
- Managerial Assistance
- Certification
- Procurement
- Bonding
- Connect to Experts
- Roundtables
- Strategic Research Programs
- Networking
- Mentoring
- Ombudsman
- Speakers Bureau
- Anchor Institution Partnerships
- Coding Academies
- Succession Planning
- Patents and IP
- Research and Analytics
- Purchasing Power

Engagements and Activities

- Plan and Ideation Contests
- Hackathon
- eSports
- Entertainment and Events
- Innovation Night
- Pubtalks
- Pitch Preps
- Idea Fests
- Peer groups – CEO Roundtables, Engineers, HRs, etc
- Students



STRATEGY 3 - REGULATIONS

Goal #1 Land Development Regulations

Incentives Identify any regulatory enhancements that may have the potential to improve the hub's positioning to attract targeted investment.

- **Project 3.1.1** – Regulatory Flexibility
- **Project 3.1.2** – City of Stuart B-1 Zoning District
- **Project 3.1.3** – Martin County Zoning
- **Project 3.1.4** – Port Salerno CRA

Most of the land in the Martin County Innovation Hub located within the Martin County jurisdiction is coded for industrial and public service development. However, most of the identified opportunity sites are coded for commercial (B-1) development.

Most of the land in the Martin County Innovation Hub located within the City of Stuart jurisdiction is coded for commercial (B-1) development.

The general development standards for B-1 are:

- Residential Density: 10 du/ac.
- Max. Height: 45 FT or 4 Stories.
- Max. 15% of the land can be allocated to Residential.
- Min. 85% of the land have to be Non-Residential.

The general development standards for RM-10 are:

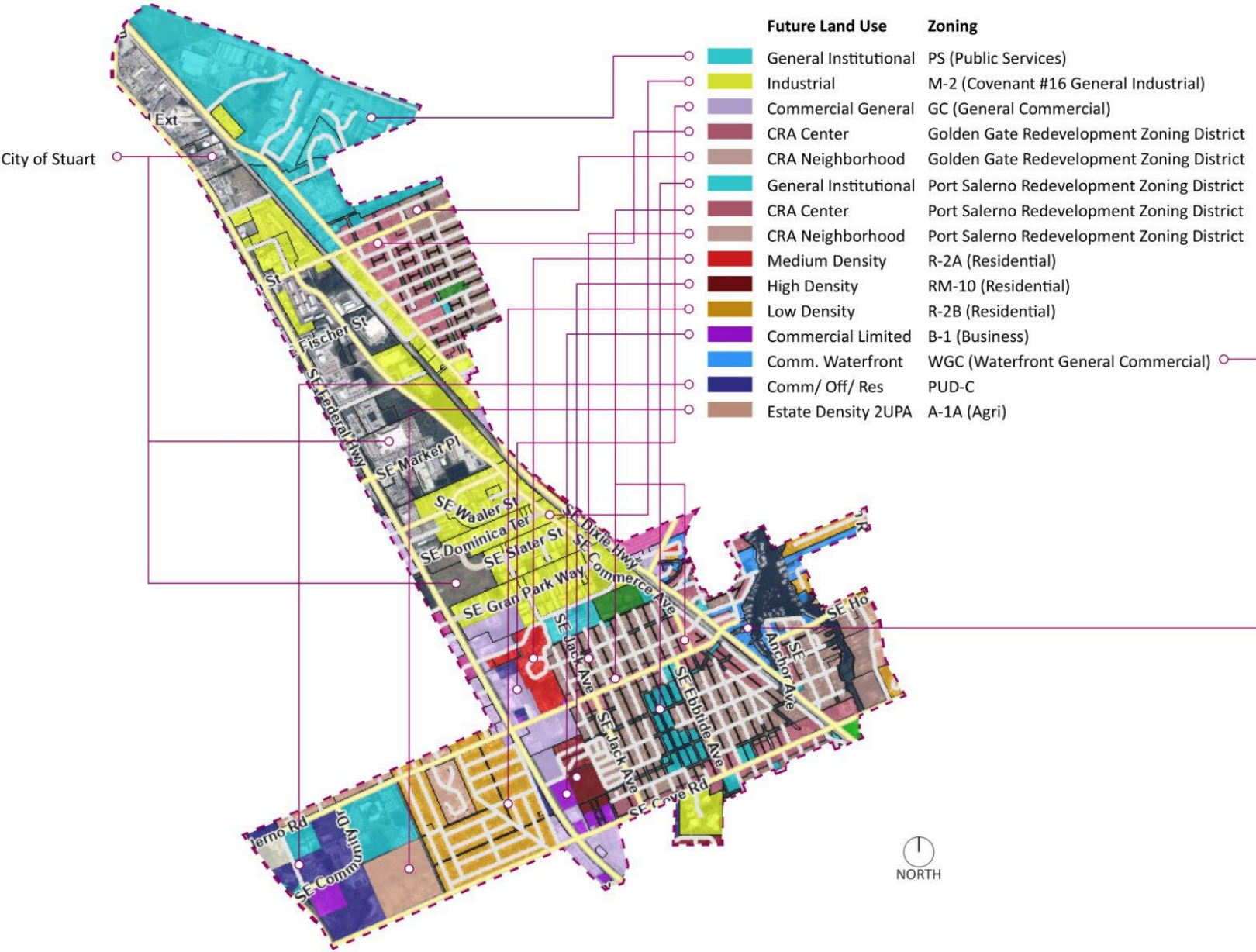
- Residential Density: 10 du/ac or 15 du/ac when meeting the affordable housing criteria.
- Max. Height: 40 FT.
- Min. Open Space: 50%.

The general development standards for LC (Limited Commercial) are:

- Residential Density: 10 du/ac.
- Hotel Density: 20 du/ac.
- Max. Building Coverage: 50%.
- Max. Height: 30 FT.
- Min. Open Space: 30%.

Martin County Innovation Hub Future Land Use and Zoning Map

Most of the land in the Martin County Innovation Hub is coded for industrial and public service development. In addition to the Golden Gate and Port Salerno Redevelopment Zoning Districts.



GOAL #1 Land Development Regulations

Project 3.1.1 City of Stuart CPUD District

Incorporate innovative stormwater management and financing programs into LDR flexibility that encourages innovation-related investment.

Encourage flexibility and innovation through pilot and demonstration projects as possible.

Identify opportunities to continue to meet policy standards while encouraging more efficient use of the land.

Review CPUD Development Standards

- Open space requirements
- Wetland preservation
- Drainage
- Parking
- Landscaping and screening

Main Lead: City of Stuart

Martin County Role: Peer

Who to Coordinate With: TCRPC

Estimated Duration: Short-Term (1-3 years)



Project 3.1.2 Martin County Zoning

Opportunity Sites

- Identify any necessary LDR enhancements based on fitment and feasibility analysis of opportunity sites.
- Review LDRs along corridors to determine compatibility with opportunity site concepts.

Mixed Use Innovation Village Opportunity Site

- Option 1: Basket of Rights at Cove and US 1 to better distribute uses.
- Option 2: Expand the Port Salerno CRA.

Innovation Expansion and Transition Areas

- Review permitted, conditional and prohibited uses in Golden Gate along the west side of Dixie Highway.

Encourage flexibility and innovation through pilot and demonstration projects as possible.

Main Lead: Martin County

Martin County Role: Regulatory and Policy

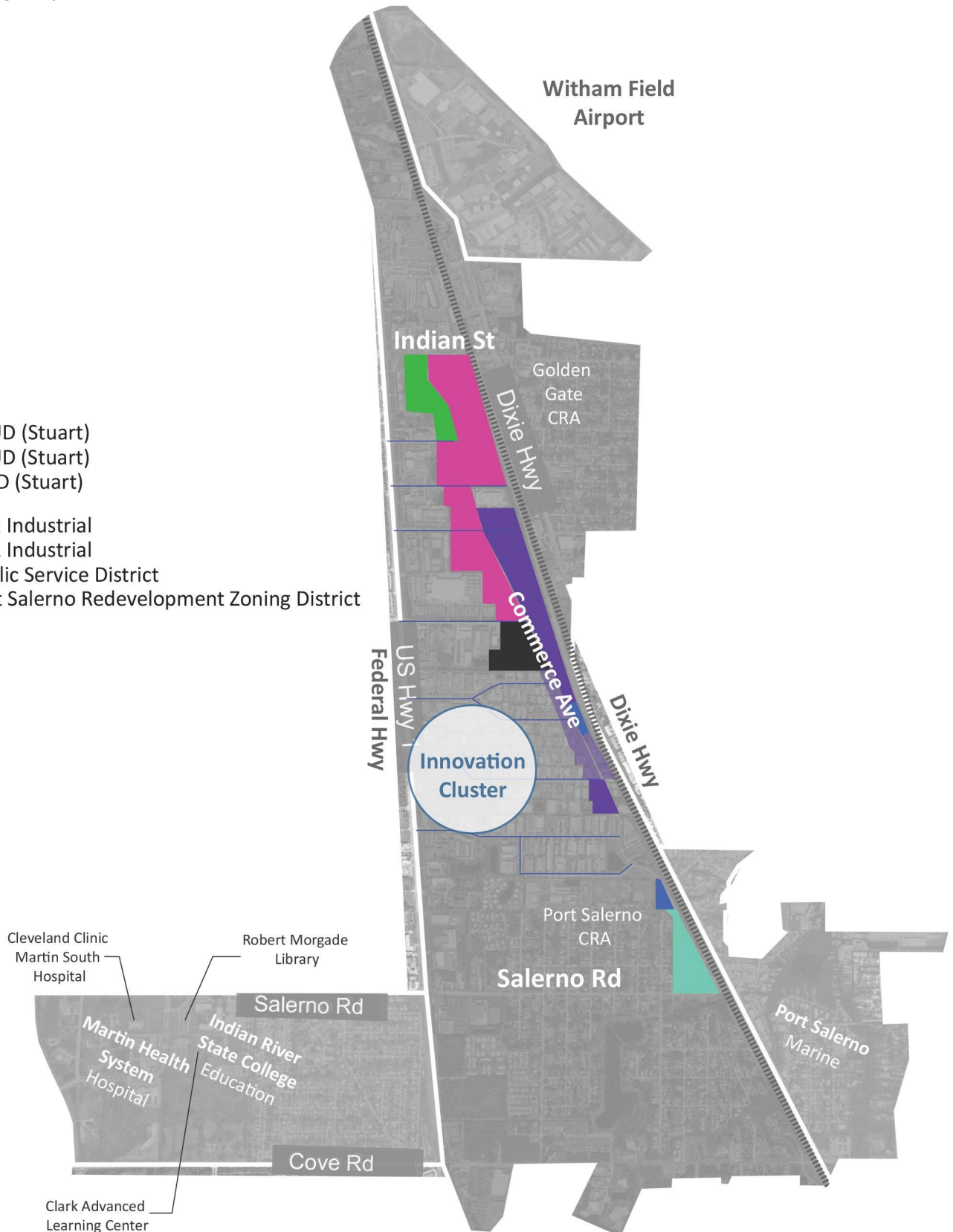
Who to Coordinate With: TCRPC

Estimated Duration: Short-Term (1-3 years)

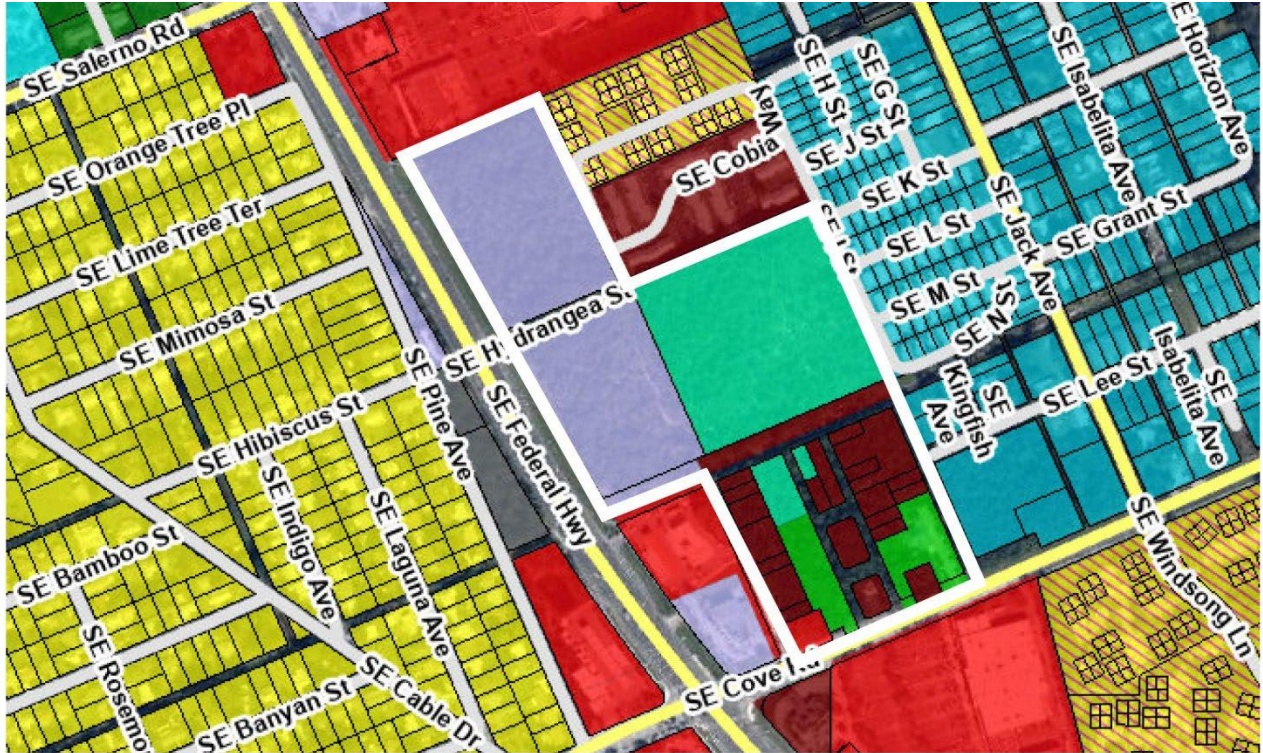


Zoning Map for Commerce Avenue

- RPUD (Stuart)
- CPUD (Stuart)
- IPUD (Stuart)
- M-2 Industrial
- M-1 Industrial
- Public Service District
- Port Salerno Redevelopment Zoning District



Zoning Map for Port Salerno CRA Potential Expansion Area (Above) and SW Opportunity Sites (Below)



- ▲ B-1 Business RM-10 High Density Residential District R-3 Multi-Family Residential LC Limited Commercial District
- ▼ A-1A Agricultural COR-2 Commercial Office/ Residential District PUD LC Limited Commercial District



STRATEGY 4 – AESTHETICS

Goal #1 Enhance Look and Feel

Aesthetic elements can act as directional tools for pedestrians, cyclists, and motorists driving in the neighborhood. Visitors are more likely to return to areas that can be found and remembered easily.

- **Project 4.1.1** – Gateways and Wayfinding
- **Project 4.1.2** – Banners and Street Furnishings
- **Project 4.1.3** – Public Art

Goal #2 Social Spaces

Social spaces within the city are the places where local people gather, converse and engage with each other creating the intangible vibe and attitude of the city which you will long remember. The social space is the spatial implications of social institutions and is studied by socialists and geographers.

- **Project 4.2.1** – Public Activation Spaces
- **Project 4.2.2** – Third Places

Examples & Inspirational Images for Park Drive



Photo: The Lazy Way, Key West



Photo: Gulfport, Florida

GOAL #1 Enhance Look and Feel

Project 4.1.1 Gateways and Wayfinding

Gateways and wayfinding create a sense of arrival and destination for the Hub and reinforce the brand and identity that will be developed. They create connectivity and enhance the sense of place and aesthetics of the area, fostering civic and business pride that contributes to critical mass.

Project 4.1.2 Banners and Street Furnishings

Banners provide an efficient method of reinforcing the sense of place of the Hub and the identity that the gateways and wayfinding establish. Furthermore, banners provide a convenient option to change and adapt messaging in conjunction with the Hub's marketing strategy.

Project 4.1.3 Public Art

Public art similarly reinforces the aesthetics of the Hub and its sense of place. It contributes significantly to the activation of public spaces and encourages engagement between talent and innovators. Public art also provides creative types located in the Hub an opportunity for public expression of their art. Priority for public art in the Hub should be given to Hub businesses and entrepreneurs, many which may not be viewed as traditional artists, but who are creators in their own rights (i.e. welders).

Main Lead: City of Stuart

Martin County Role: Support and Advisory

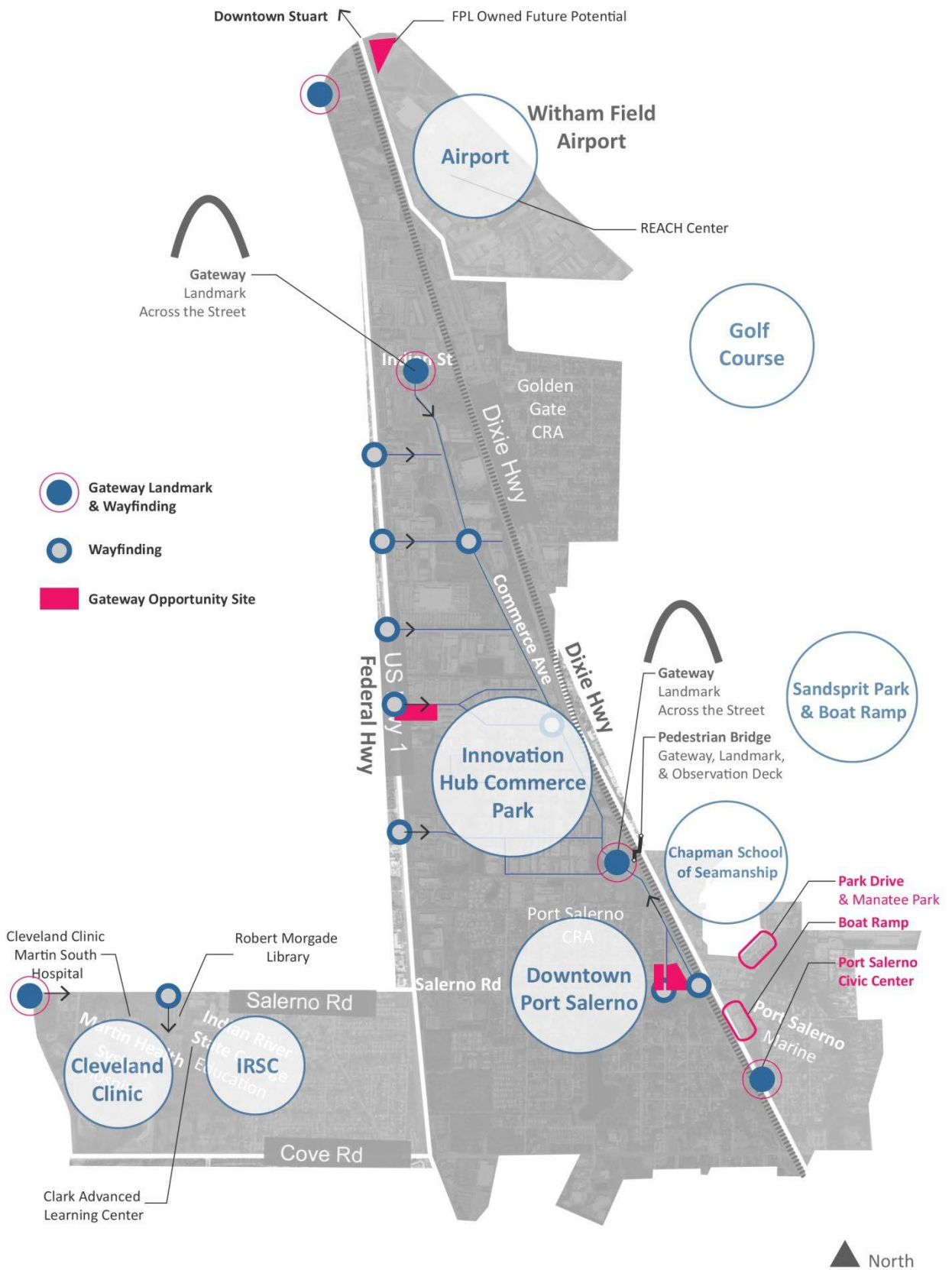
Who to Coordinate With: Arts Council,,
Chambers, Hub Entrepreneurs

Estimated Duration: Short-Term (1-3 years)
and ongoing



Photo: Examples of Interactive Public Art Installations.

Map of Potential Gateways and Wayfinding



Examples & Inspirational Images

Pedestrian Bridge

Pedestrian and bicyclist overpass (including E-Bikes)
Allows safe crossing over a railroad obstacle without interrupting train circulation



Photo: Pedestrian bridge as 3rd Places. University District Gateway Bridge - Garco Construction - General Contractor for Commercial Construction



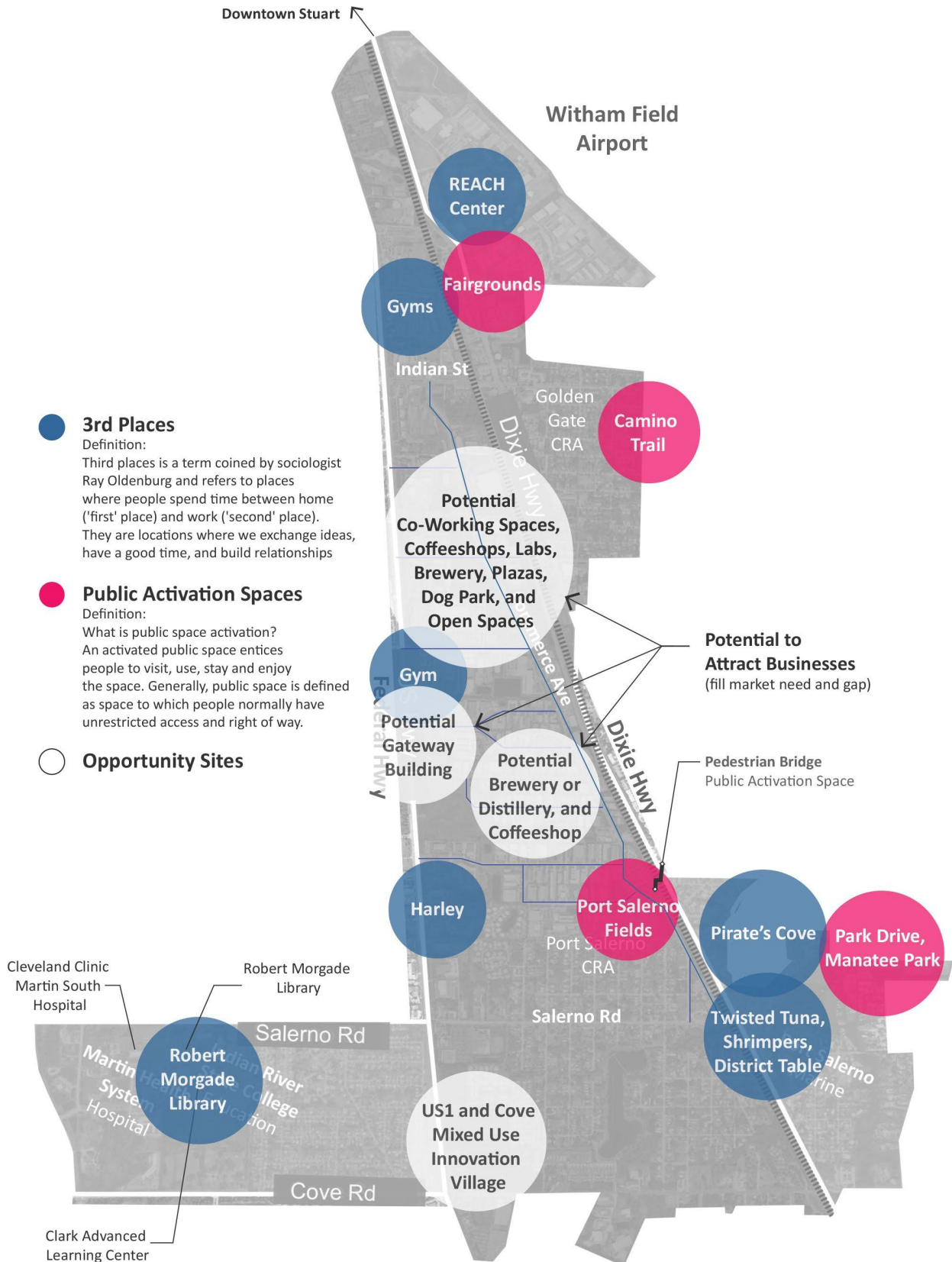
Examples & Inspirational Images



Photo: Gateway Landmark Across the Street (Commerce Ave). Existing above, potential below.



Map of Public Activation Spaces and Third Spaces

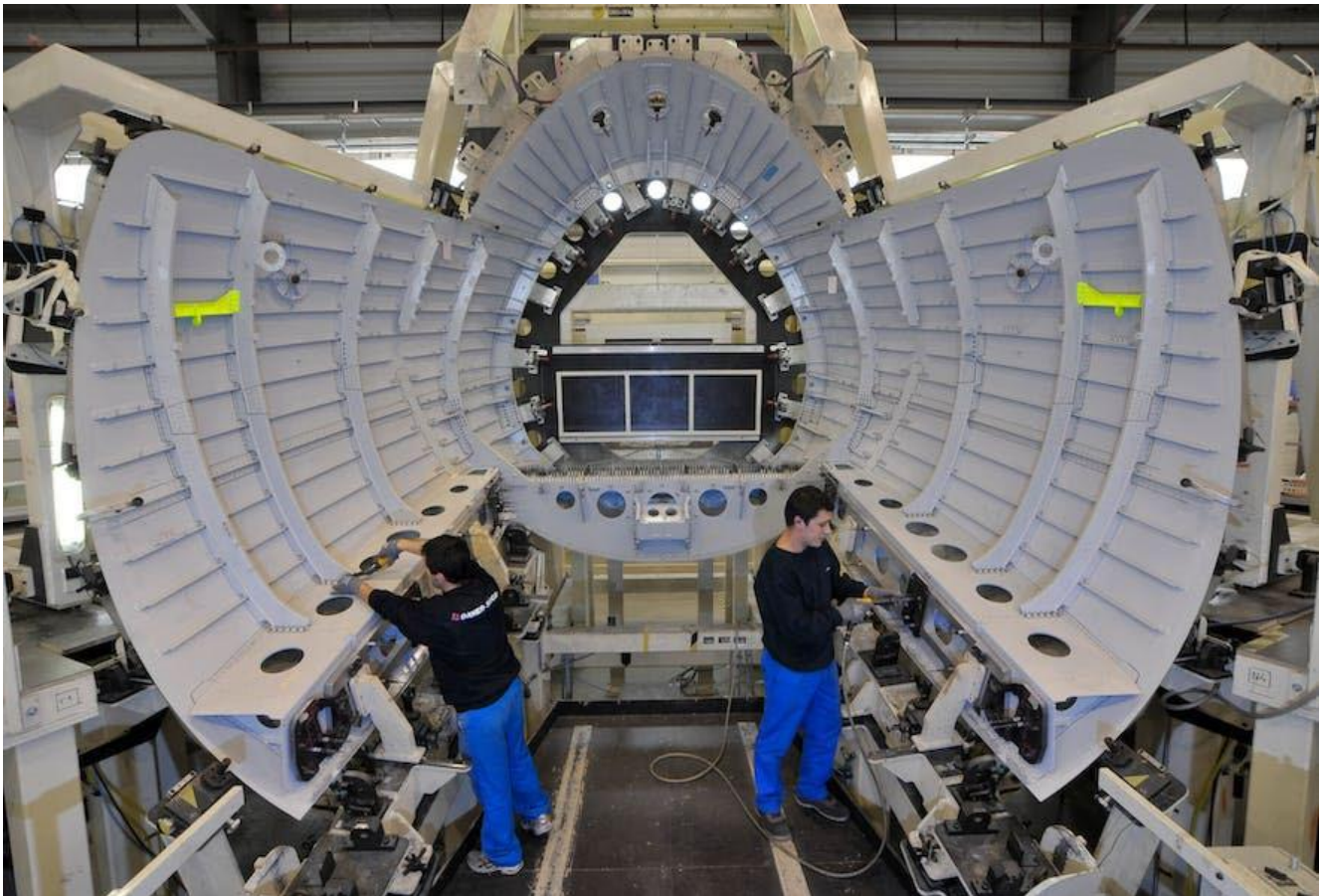


- 3rd Places**
 Definition:
 Third places is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home ('first' place) and work ('second' place). They are locations where we exchange ideas, have a good time, and build relationships
- Public Activation Spaces**
 Definition:
 What is public space activation? An activated public space entices people to visit, use, stay and enjoy the space. Generally, public space is defined as space to which people normally have unrestricted access and right of way.
- Opportunity Sites**

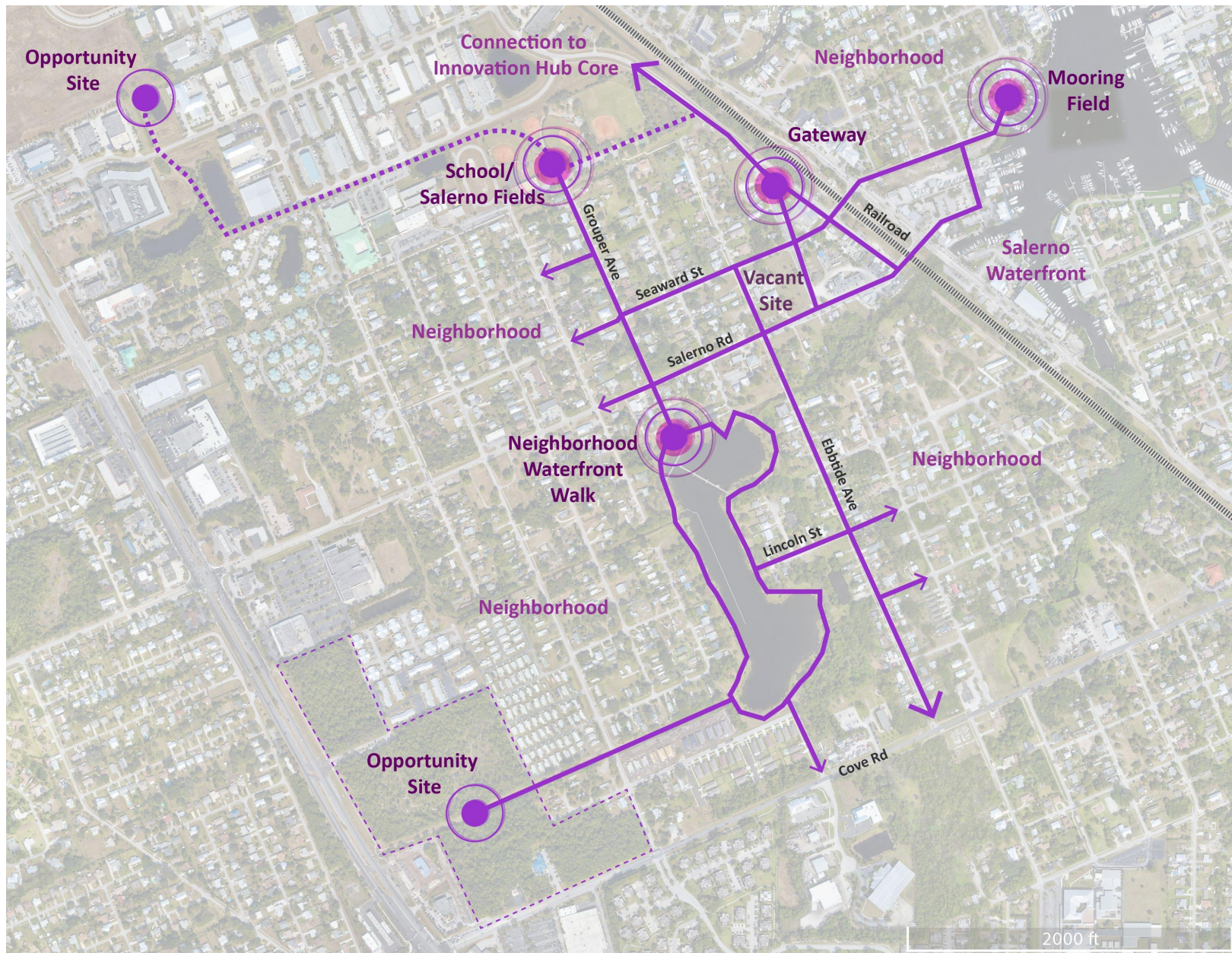
Potential to Attract Businesses
(fill market need and gap)

REACH Center at Witham Field

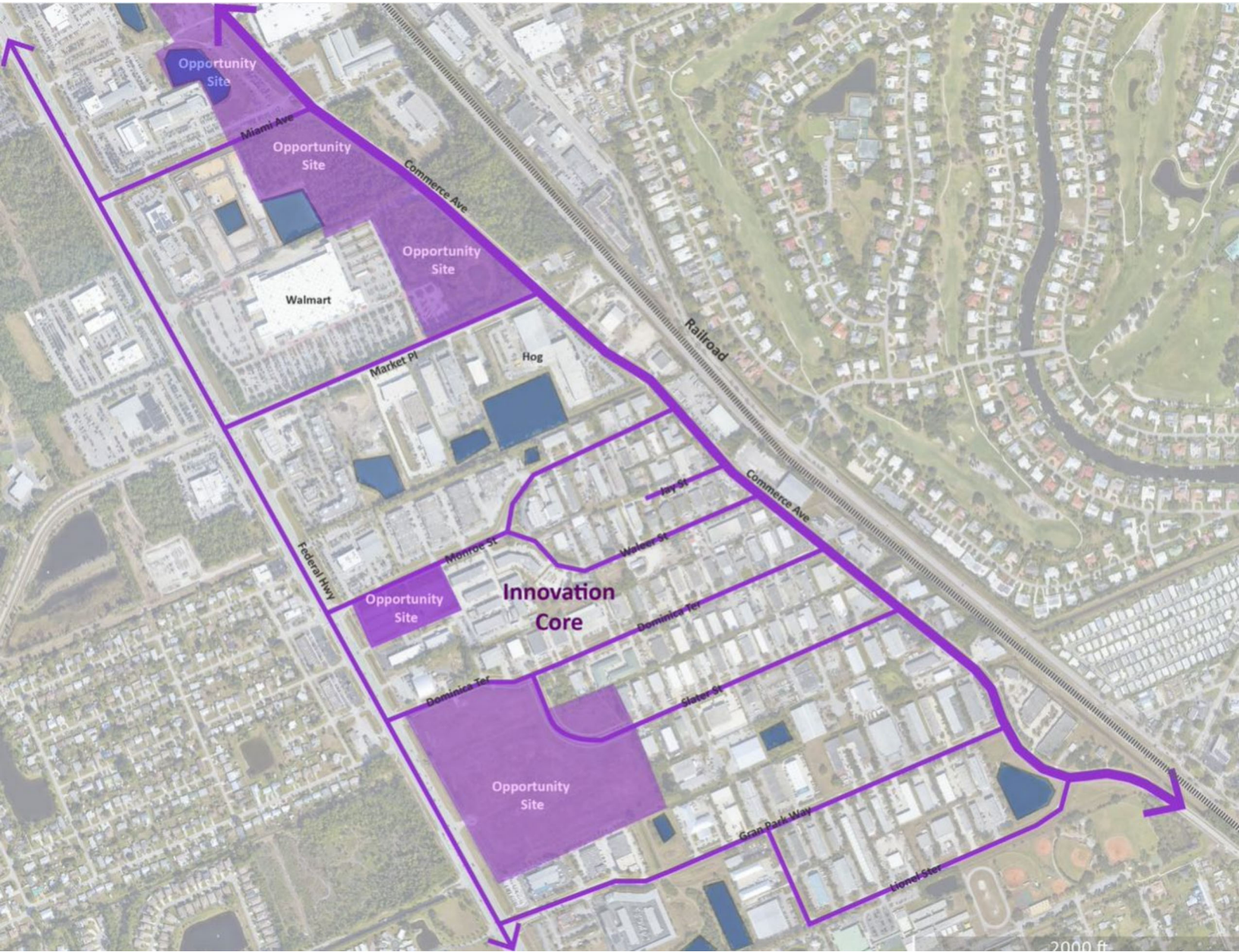
Martin County invested \$1.4 million to create technical learning center for trade skills at Witham Field. The facility name stands for Reimagining Education And Career Help — and offer classes focused on the industrial sector.



Downtown Port Salerno Third Places and Public Activation Spaces Connectivity Map



Martin County Innovation Hub Core Third Places and Public Activation Spaces Connectivity Map



Downtown Port Salerno Concept Site Plan Fitment Testing for Public Activation Spaces and Third Spaces



Examples & Inspirational Images



Photo: Plant Street Market. Winder Garden, FL.

Park Drive Shared Space Concept Site Plan Fitment Testing for Public Activation Spaces and Third Spaces



Examples & Inspirational Images



Photo: Existing/future retrofit example. Sebastian, FL

Examples & Inspirational Images



Photo: Lazy Way Shared Space. Key West, FL.

Salerno Marina Village Concept Site Plan Fitment Testing for Public Activation Spaces and Third Spaces



Examples & Inspirational Images



Photo: Lido Marina Village. New Port Beach, CA.

Golden Gate Industrial Creative Arts Concept Site Plan Fitment Testing for Public Activation Spaces and Third Spaces



Examples & Inspirational Images



Photo: Shipping Container Park Rendering.

STRATEGY 5 - OPPORTUNITY SITES

Goal #1 Opportunity Site Concepts

- **Project 5.1.1** – City Owned Parcel (Stuart)
- **Project 5.1.2** – Wallace Automotive East Vacant Land (Stuart)
- **Project 5.1.3** – Wal Mart Vacant Portion (Stuart)
- **Project 5.1.4** – Land at US-1 and Monroe
- **Project 5.1.5** – Large Parcel at US-1 and Gay
- **Project 5.1.6** – Vacant Land at US-1 and Cove
- **Project 5.1.7** – IRSC Vacant Land
- **Project 5.1.8** – Private Land by Hospital
- **Project 5.1.9** – North Dealership Land

Recommendations on strategic site development opportunities that can help build on the Martin County Innovation Hub vision. The prioritization of these sites is based on if they are public or privately owned, if they are vacant or not, if they have any natural preservation or easement requirements, if they have multiple owners or just one, or if they are located outside the main connectors.

Opportunity Sites Selected for this Report can Achieve Multiple Milestones:

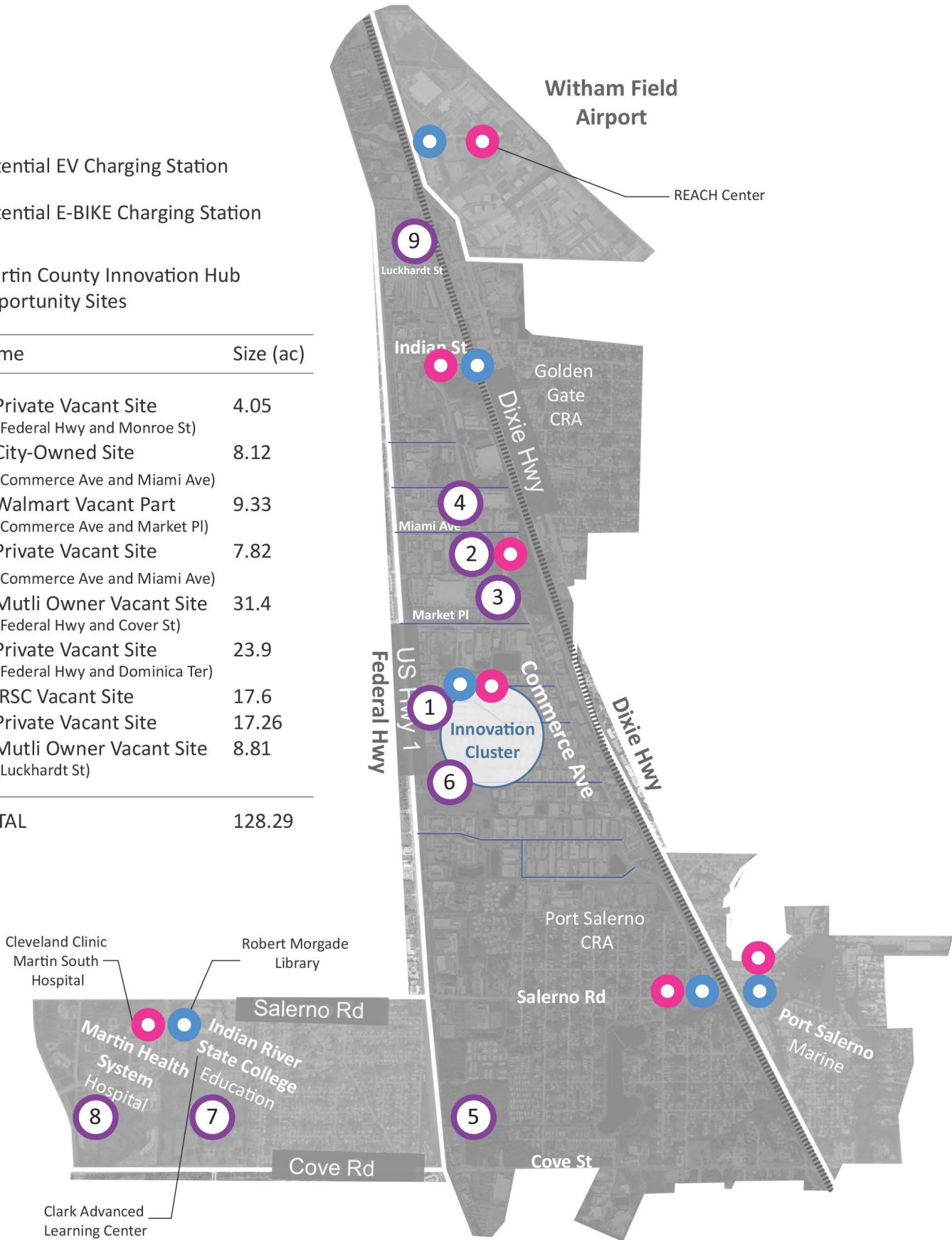
- An innovation hub central facility
- More entrepreneurial and co-creation spaces
- Public squares and gathering places
- Community events and networking spaces
- Natural amenities
- Industrial and commercial space
- Student and workforce housing
- Transit oriented development

Most of the land in the Martin County Innovation Hub is coded for industrial and public service development. However, most of the identified opportunity sites are coded for commercial Planned Unit Development (PUD).

Martin County Innovation Hub Opportunity Sites Map

- Potential EV Charging Station
- Potential E-BIKE Charging Station
- # Martin County Innovation Hub Opportunity Sites

Name	Size (ac)
1. Private Vacant Site (Federal Hwy and Monroe St)	4.05
2. City-Owned Site (Commerce Ave and Miami Ave)	8.12
3. Walmart Vacant Part (Commerce Ave and Market Pl)	9.33
4. Private Vacant Site (Commerce Ave and Miami Ave)	7.82
5. Mutli Owner Vacant Site (Federal Hwy and Cover St)	31.4
6. Private Vacant Site (Federal Hwy and Dominica Ter)	23.9
7. IRSC Vacant Site	17.6
8. Private Vacant Site	17.26
9. Mutli Owner Vacant Site (Luckhardt St)	8.81
TOTAL	128.29



Martin County Innovation Hub Opportunity Sites Summary

Site #	FLUM	Zoning	Jurisdiction	Size (acres)	Commercial Potential (SF)	Residential Potential (units)	MC Innovation Hub Preferred Use
1	Commercial	CPUD	City of Stuart	4.05	87,991.2	40	Hub Central/ Networking
2	Commercial	CPUD	City of Stuart	8.12	176,853.6	81	Inventor/ Makerspace/ Entrepreneurs, Coffee Shop/ Brewery/ Dog Park/ Open Spaces
3	Commercial	CPUD	City of Stuart	9.33	202,989.6	93	Makerspace/ Active Public Space
4	Commercial	CPUD	City of Stuart	7.82	170,319.6	78	Engineering & Technical Firms, Small Manufacturing
5	Commercial General, Commercial Limited, High Density, Port Salerno CRA Central	B-1, RM-10	Martin County	31.4	474,804	314	US1 and Cove Mixed Use Innovation Village/Transit Oriented Development (TOD)
6	Commercial	CPUD	City of Stuart	23.9	520,542	239	Passive Open Space with Innovation Space
7	Estate Density 2UPA	A-1A	Martin County	17.6	40,000	264	Village Development/ Student & Workforce Housing
8	Commercial Limited	LC	Martin County	17.26	383,328	259	R&D/ Housing
9	Commercial	CPUD	City of Stuart	8.81	191,664	89	Industrial/ Manufacturing
TOTAL				128.29	2,248,492	1,457	

Project 5.1: Site 1 – Private Vacant Land

Jurisdiction: City of Stuart
Future Land Use: Commercial
Current Zoning: CPUD
PIN: 523841000000006009
Acres: 4.05

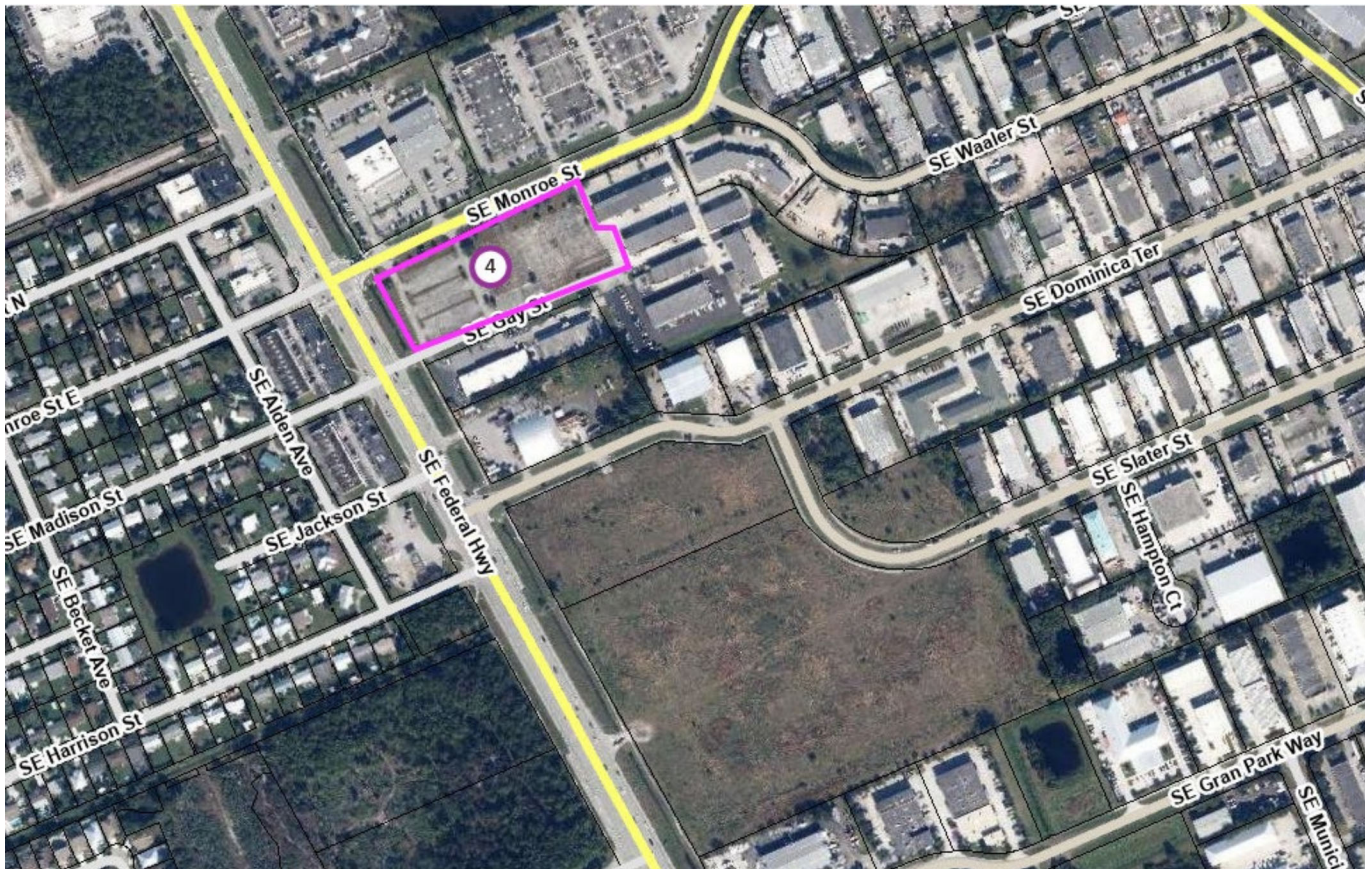
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Commercial Potential: 87,991.2 SF
Residential Potential: 40 (at 10 du/ac)
MC Innovation Hub Preferred Use: Hub
Central/ Networking/ Martin County
Innovation Hub Headquarters/ Tech Plaza /
Training Center

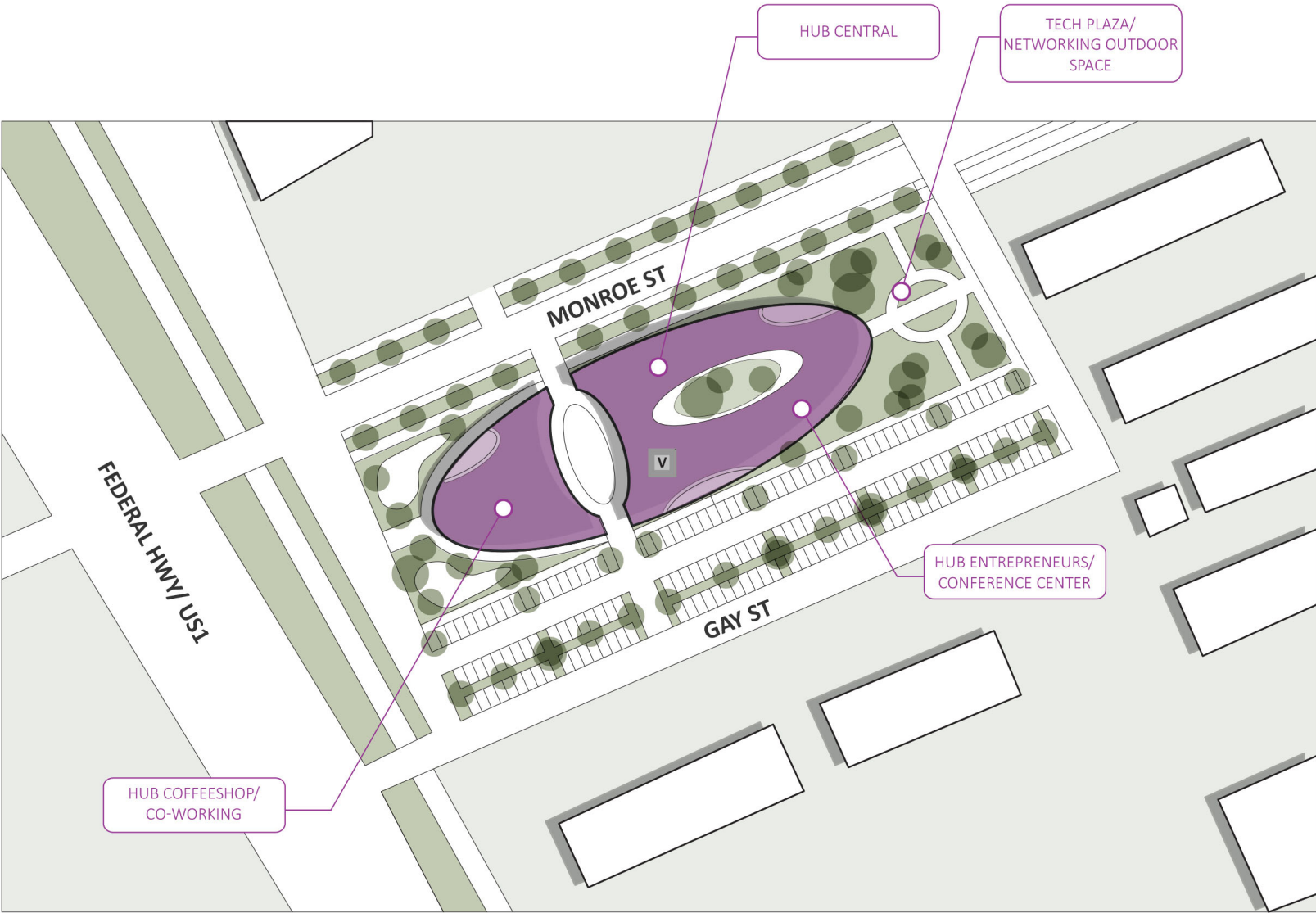
Main Lead: Martin County

Martin County Role: Coordinate Economic
Development efforts and ensure Martin
County Innovation Hub vision.

Next Step: Discuss with private owner.
Begin exploratory efforts to consider
acquisition of the site. Conduct due
diligence for purchase of the site.



Concept Site Plan Fitment Testing



Martin County Innovation Hub

Central innovation, technology, and networking building concept.



Examples & Inspirational Images



Photo: Main Gathering Space. More Than Meeting Space at the Global Center for Health Innovation | PCMA (Above) and Building a Center of Innovation. Outdoor Plaza. (Below)



Project 5.2: Site 2 – City-Owned

Jurisdiction: City of Stuart
Future Land Use: Commercial
Current Zoning: CPUD
PIN: 383841002153000010
Acres: 8.12

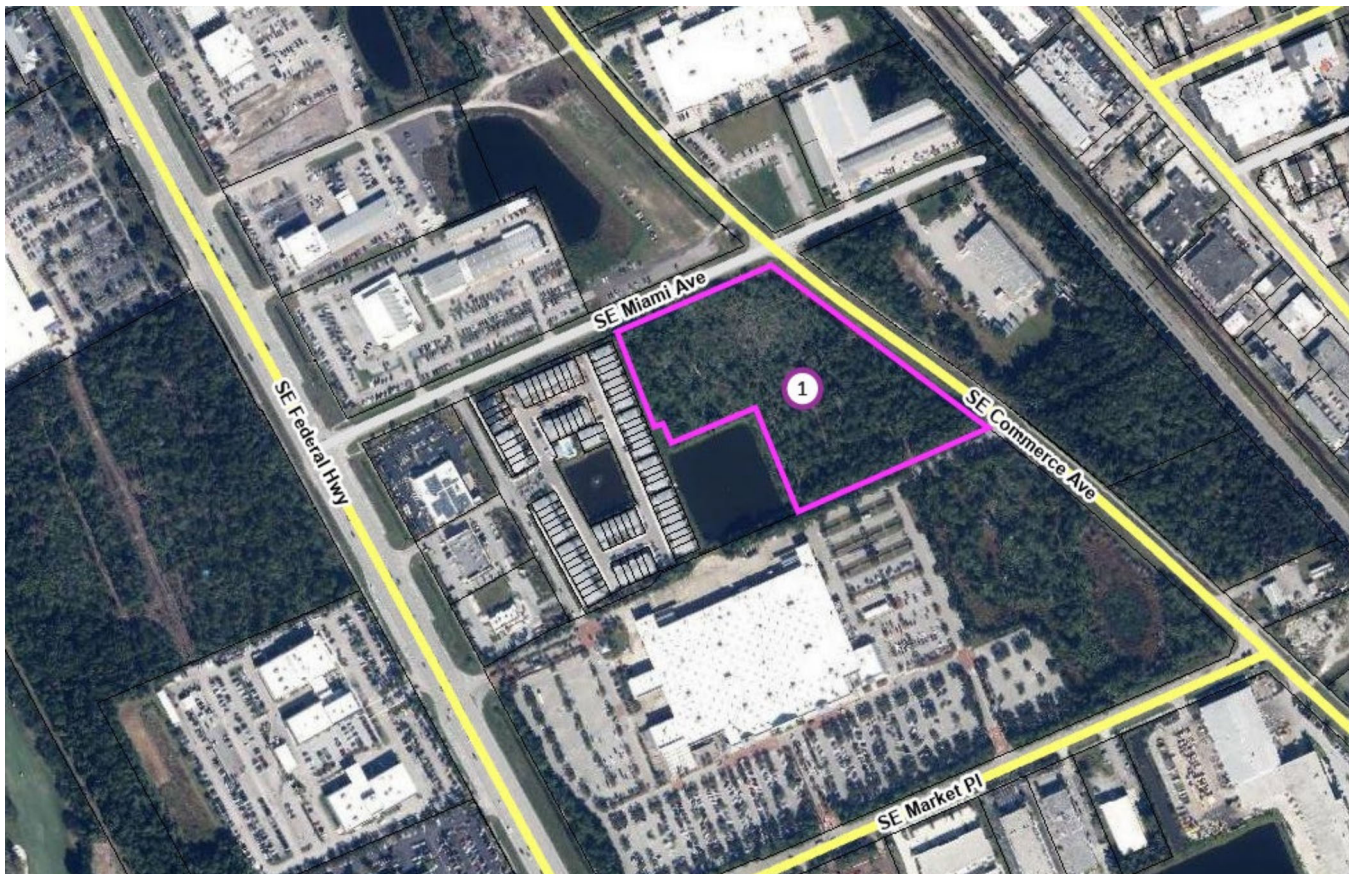
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Commercial Potential: 176,853.6 SF
Residential Potential: 81 (at 10 du/ac)
MC Innovation Hub Preferred Use: Inventor/
Makerspace/ Entrepreneurs/ Coffee Shop/
Brewery
Additional Site Priorities: Hybrid stormwater
management system and park

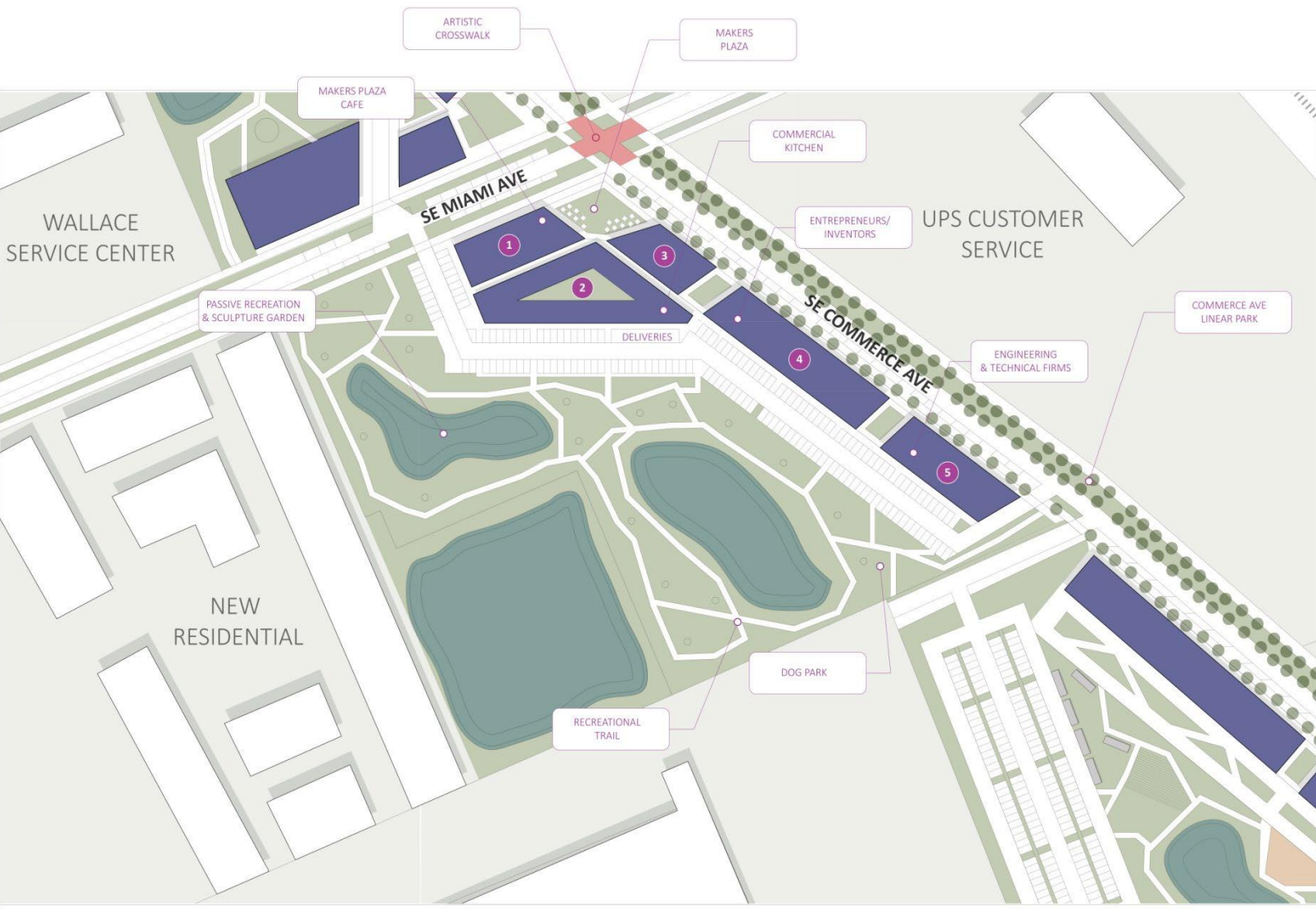
Main Lead: City of Stuart

Martin County Role: Coordinate Economic
Development efforts and ensure Innovation
Hub vision.

Next Step: Discuss with City of Stuart,
survey site, perform a site planning
feasibility study to determine the site
development capability, if any. Review
wetland and drainage impacts and
requirements. Follow by promoting site
development and attracting investment if
feasible and appropriate.



Concept Site Plan Fitment Testing



Examples & Inspirational Images



Photo: Onyx Coffee Lab, Bentonville, United States (Above) and 3D Printer Futurium, Alexanderufer, Berlin, Germany (Below)



Examples & Inspirational Images



Photo: Innovation Hills, City of Rochester Hills- Government

Project 5.3: Site 3 – Walmart Vacant Portion

Jurisdiction: City of Stuart
Future Land Use: Commercial
Current Zoning: CPUD
PIN: 383841020001000100
Acres: 9.33

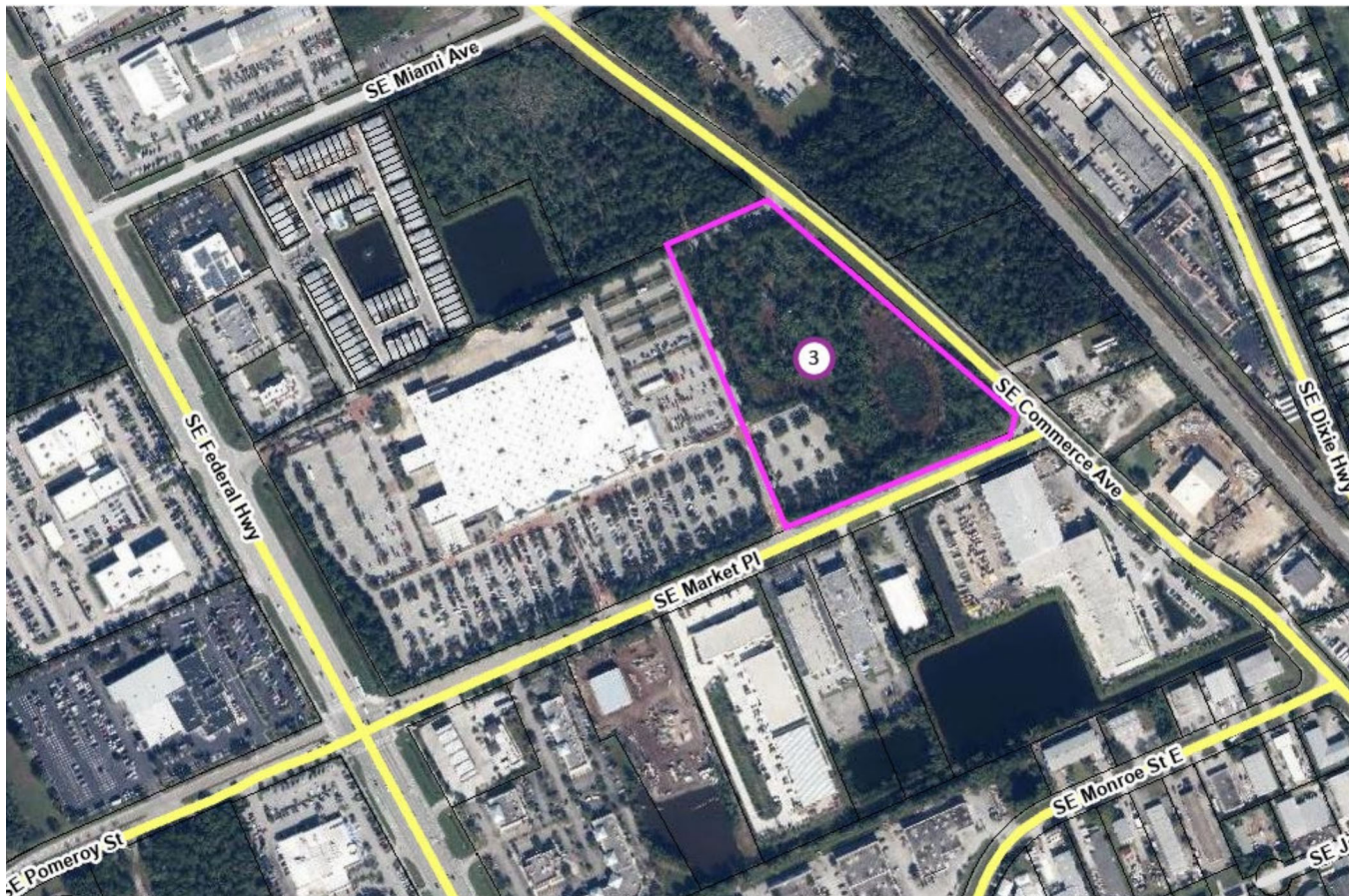
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Commercial Potential: 202,989.6 SF
Residential Potential: 93 (at 10 du/ac)
MC Innovation Hub Preferred Use:
Makerspace/ Active Public Space

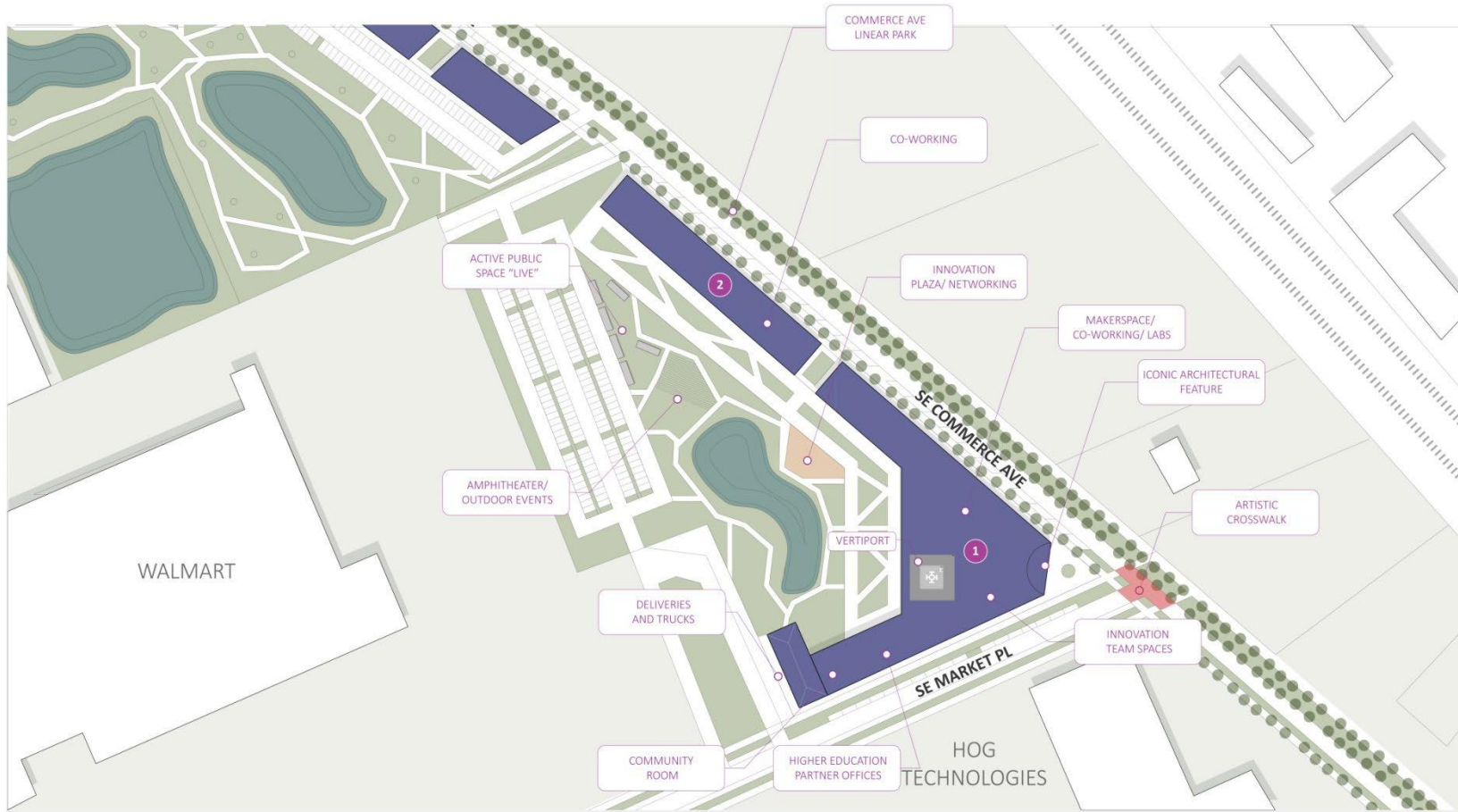
Main Lead: City of Stuart

Martin County Role: Coordinate Economic Development efforts and ensure Martin County Innovation Hub vision.

Next Step: Discuss with private owner. Review site plan approval and requirements. Identify alternatives for drainage and other innovations to satisfy requirements.



Concept Site Plan Fitment Testing



Examples & Inspirational Images

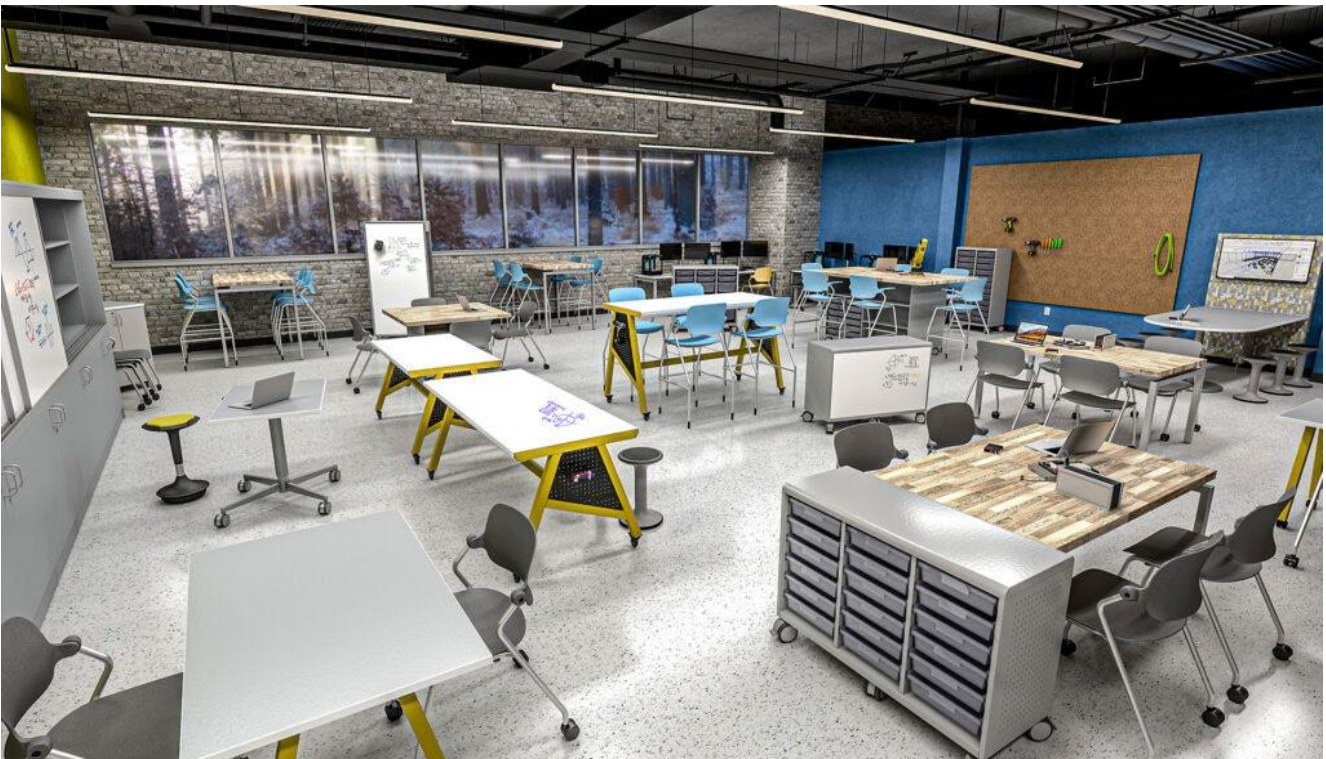


Photo: Serendipity strikes: Co-working space planned for Cornelius - Business Today. North Carolina, USA.

Examples & Inspirational Images



Photo: Co-Working Coffeeshop (Above) and Makerspace. Mien Company (Below)



Project 5.4: Site 4 – Private Vacant Land

Jurisdiction: City of Stuart
Future Land Use: Commercial
Current Zoning: CPUD
PIN: 383841002108000003
Acres: 7.82

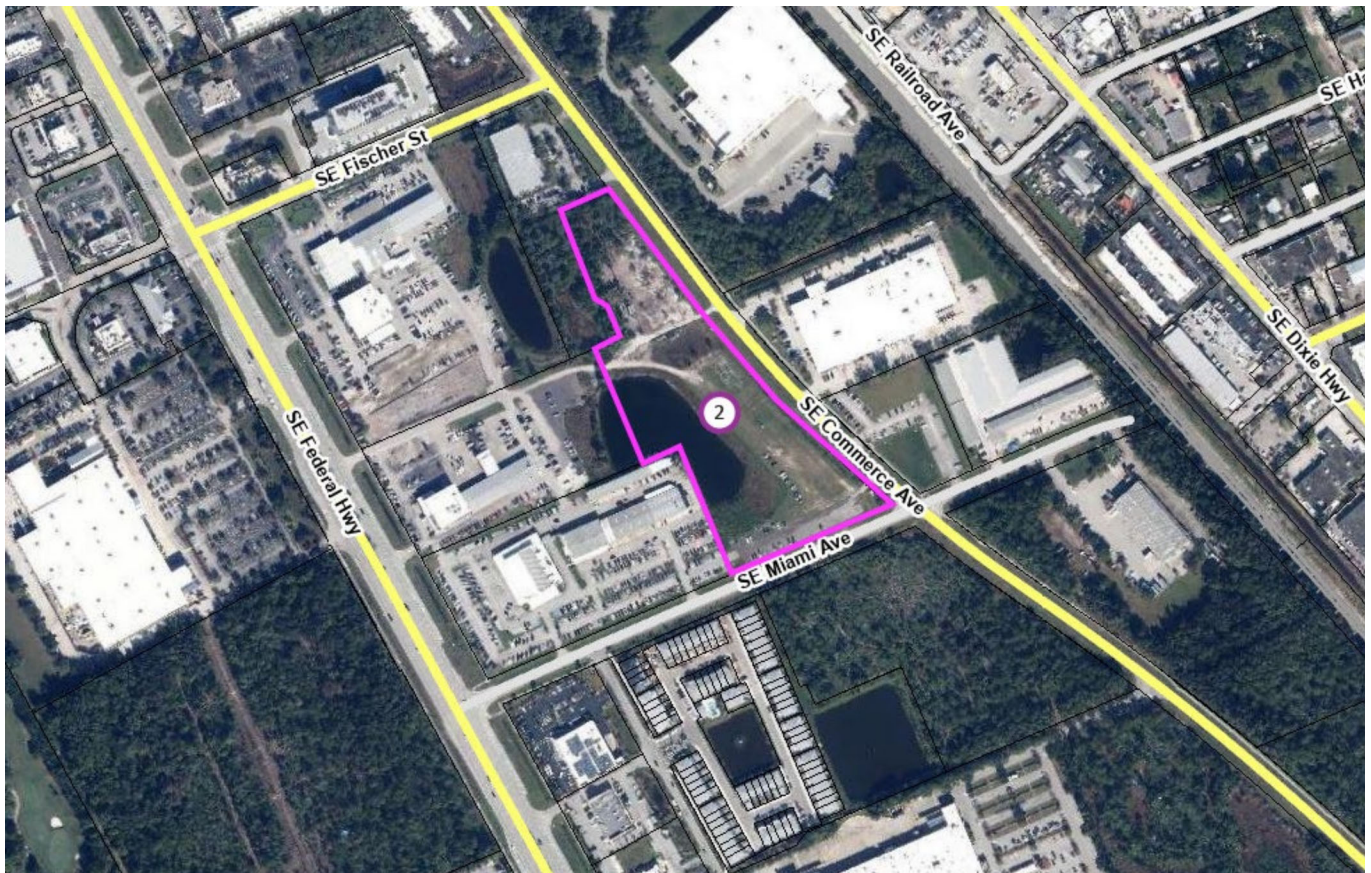
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Commercial Potential: 170,319.6 SF
Residential Potential: 78 (at 10 du/ac)
MC Innovation Hub Preferred Use:
Engineering & Technical Firms/ Small
Manufacturing

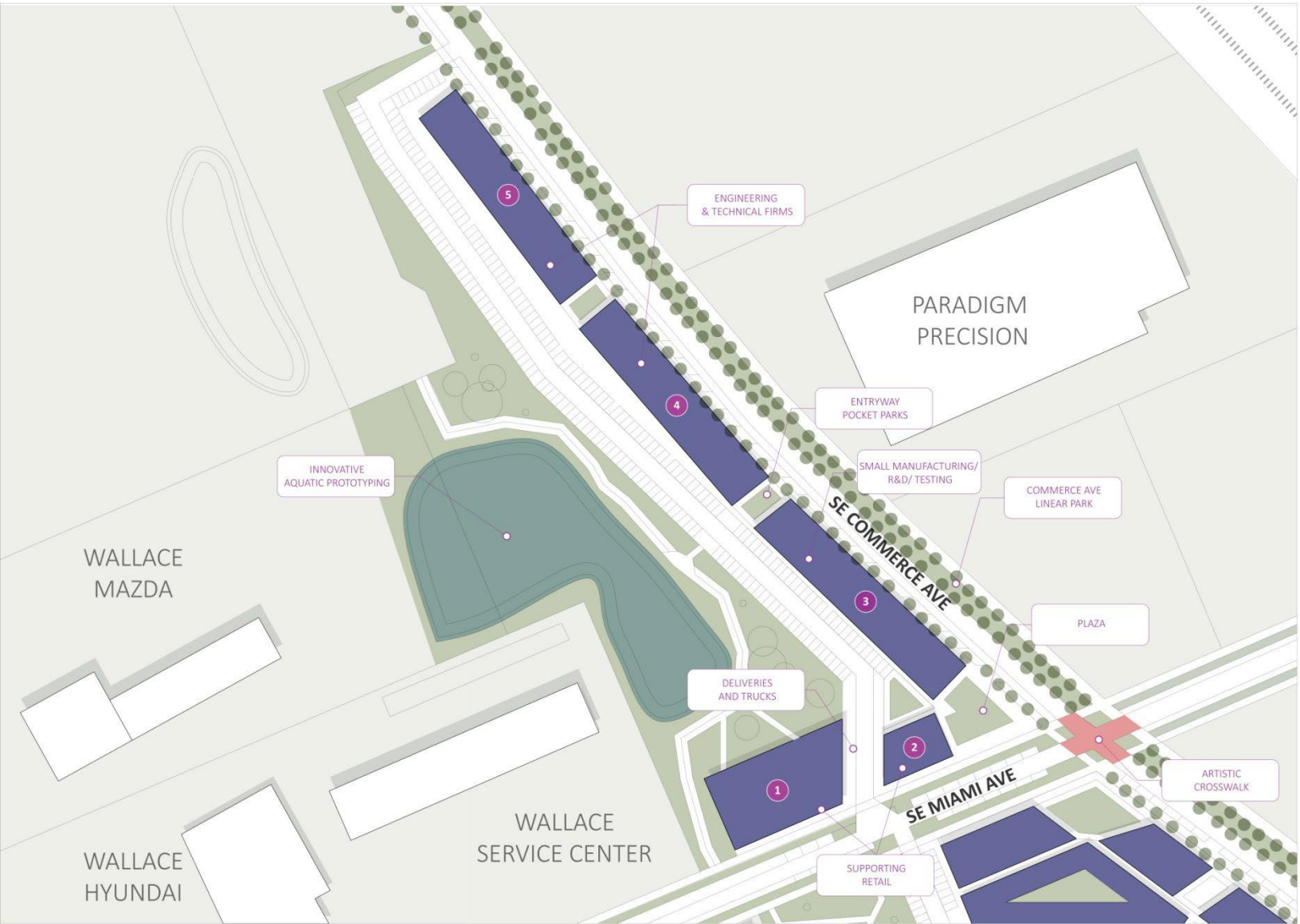
Main Lead: City of Stuart

Martin County Role: Coordinate Economic Development efforts and ensure Martin County Innovation Hub vision.

Next Step: Discuss with private owner, survey site, perform a site planning/ engineering feasibility study to determine the site development capability. Follow by promoting site development and attracting investment.



Concept Site Plan Fitment Testing



Examples & Inspirational Images

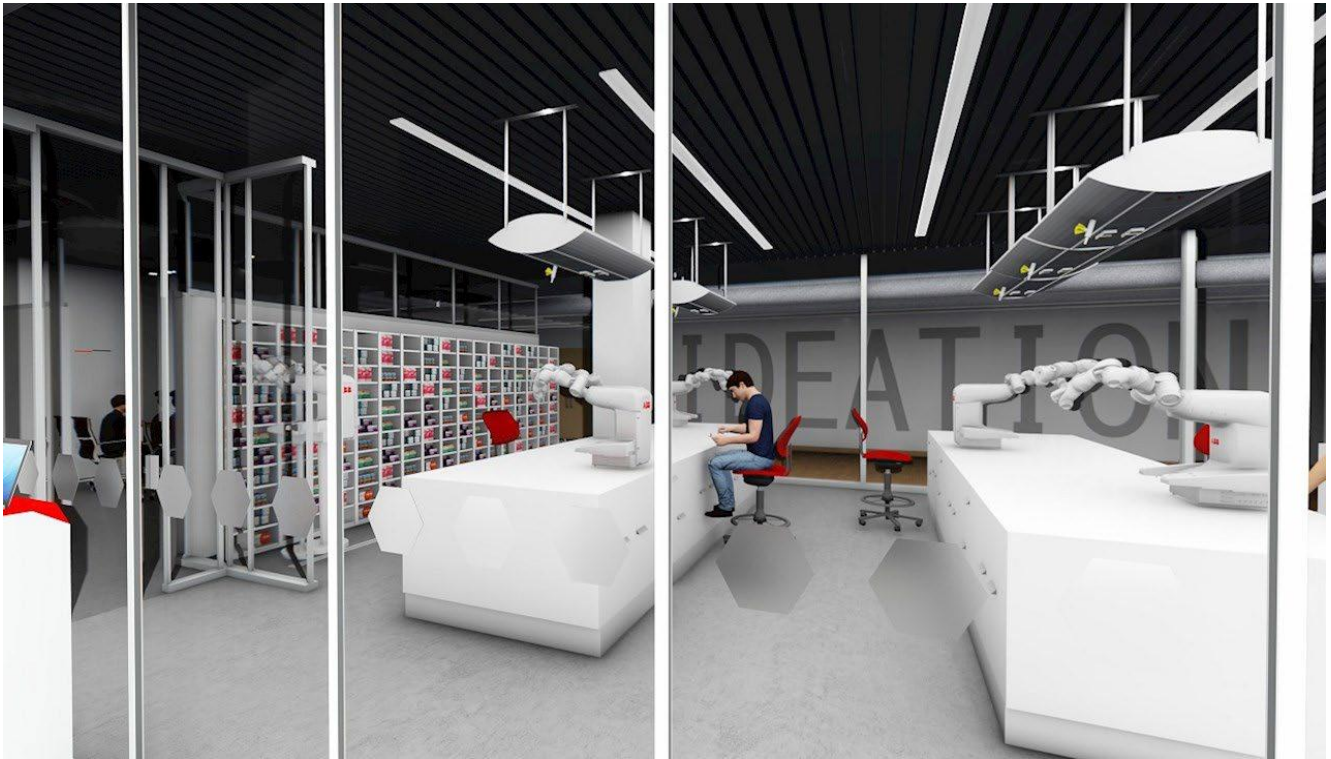


Photo: ABB Robotics to develop solutions for the Hospital of the Future (Above) and Ocean Robotics (Below)



Project 5.6: Site 6 – Private Vacant Land

Jurisdiction: City of Stuart

Future Land Use: Commercial

Current Zoning: CPUD

PIN: _52384100000007008,
523841013000000108

Acres: 23.9 (combined)

--

Commercial Potential: 520,542

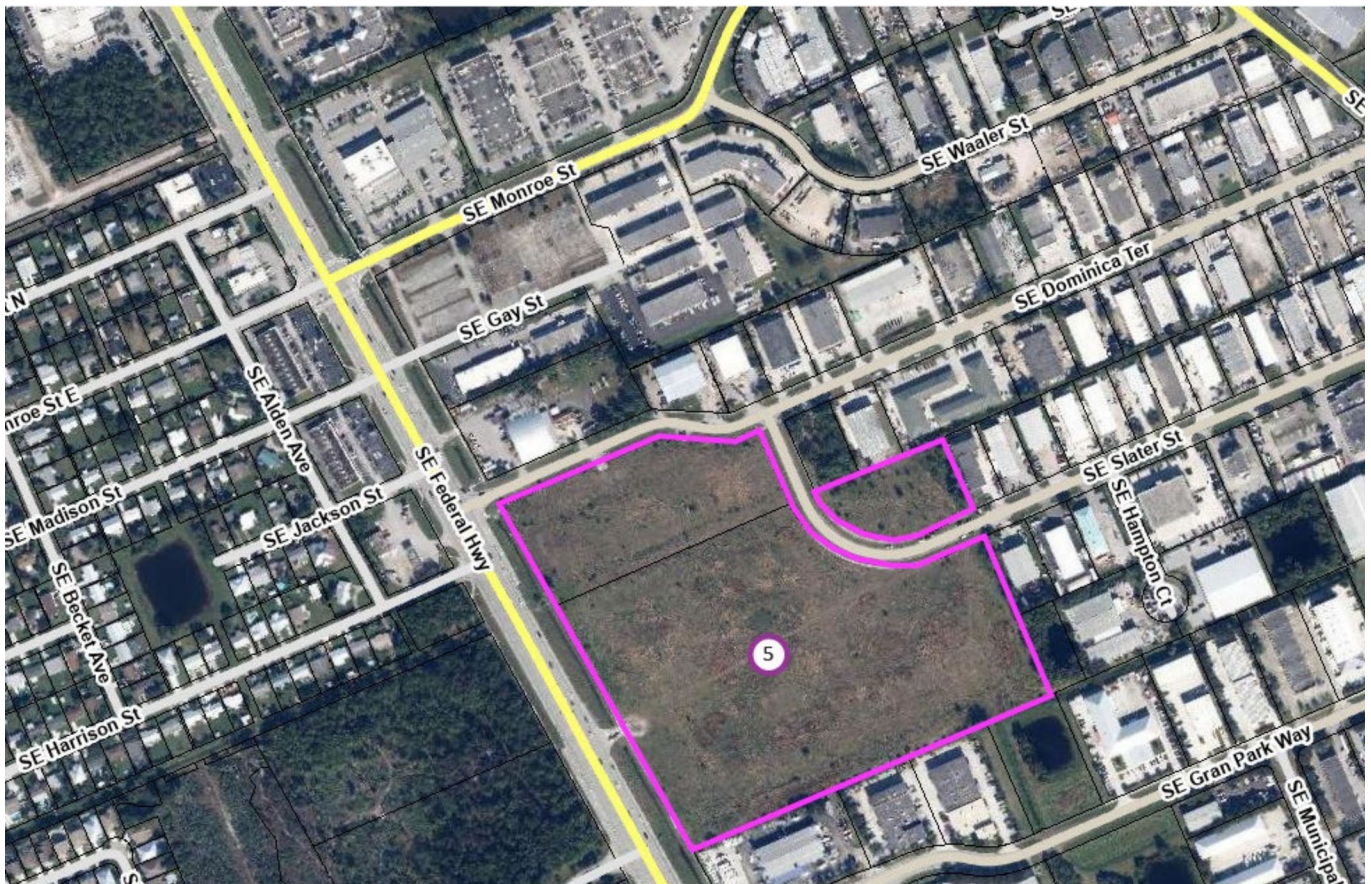
Residential Potential: 239 (at 10 du/ac)

MC Innovation Hub Preferred Use: To be determined at a later date.

Main Lead: Martin County and City of Stuart

Martin County Role: Coordinate Economic Development efforts and ensure Martin County Innovation Hub vision.

Next Step: Discuss Hub concept with private owner.



Project 5.7: Site 7 – IRSC Vacant Site

Jurisdiction: Martin County

Future Land Use: Estate Density 2UPA

Current Zoning: A-1A

PIN: 553841000067000110

Acres: 17.6

--

Commercial Potential: 15,000 – 30,000 SF

Residential Potential: 264 (at 15 du/ac)

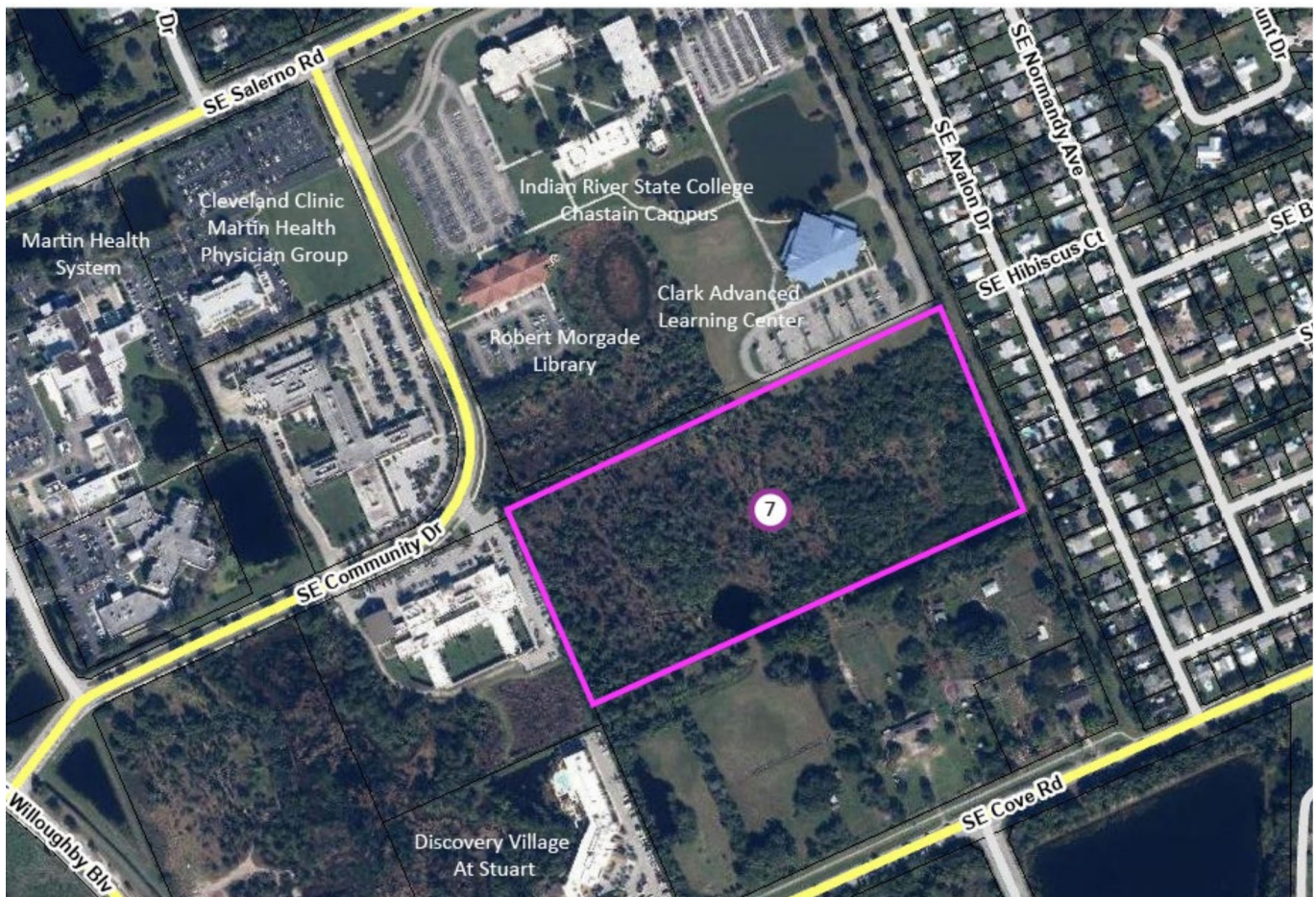
meeting the affordable housing criteria

MC Innovation Hub Preferred Use: Student Village Development/ Student & Workforce Housing/ Neighborhood Retail/ Coffee Shop

Main Lead: IRSC

Martin County Role: Facilitator and Convener

Next Step: Discuss the Hub concept and site opportunity with Indian River State College.



Project 5.8: Site 8 – Private Vacant Site

Jurisdiction: Martin County

Future Land Use: Commercial Limited

Current Zoning: LC

PIN: 553841000067000400

Acres: 17.26

--

Commercial Potential: 383,328

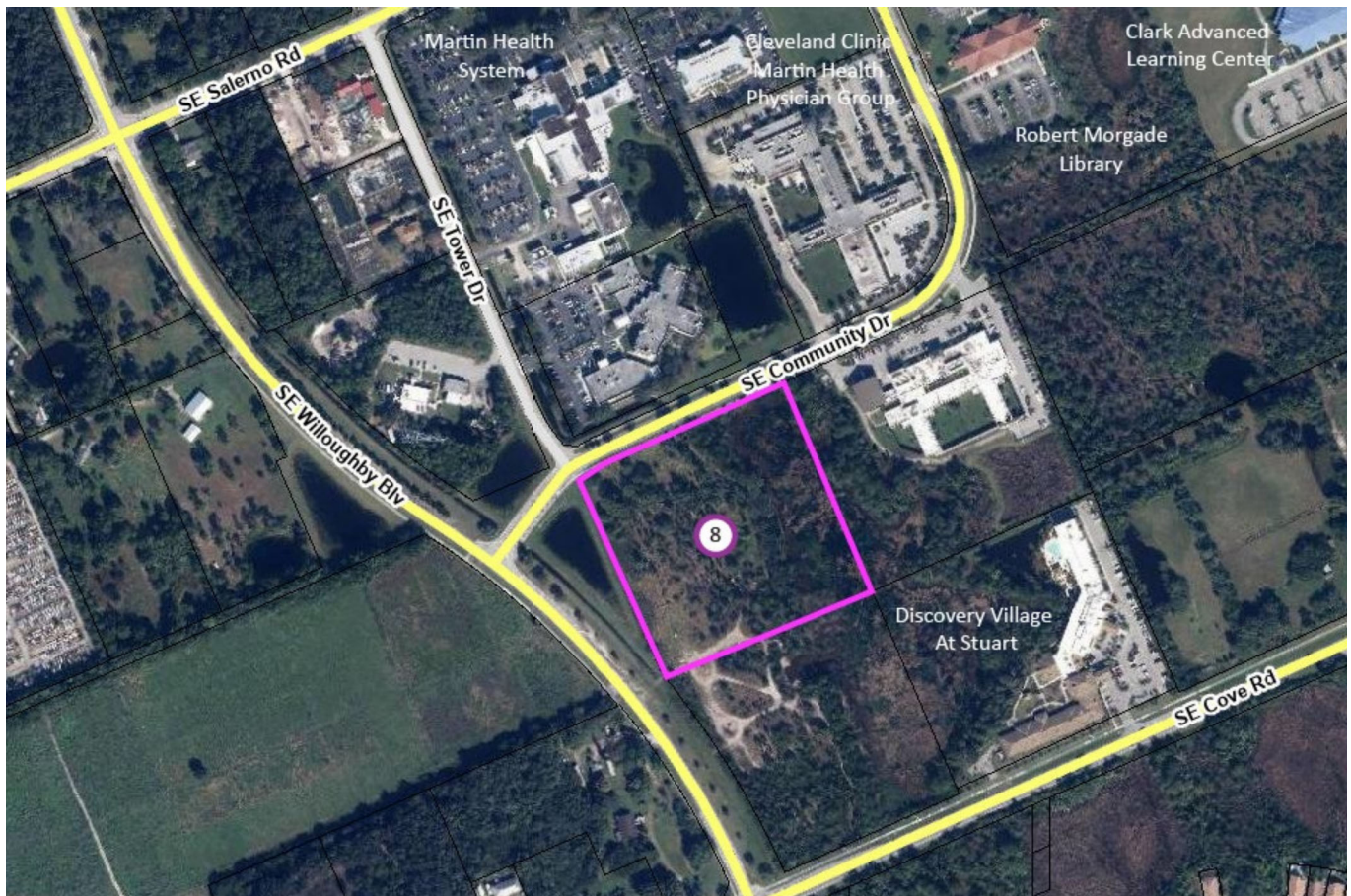
Residential Potential: 259 (at 15 du/ac)
meeting the affordable housing criteria

MC Innovation Hub Preferred Use: R&D/
Healthcare Professionals Housing

Main Lead: Martin County and Port Salerno
CRA

Martin County Role: Facilitator and
Convener

Next Step: Discuss the Hub concept with
the private owner.



Project 5.9: Site 9 – Private Vacant Site

Jurisdiction: City of Stuart

Future Land Use: Commercial

Current Zoning: CPUD

PIN: 383841002020000000

Acres: 8.81

--

Commercial Potential: 191,664

Residential Potential: 89 (at 10 du/ac)

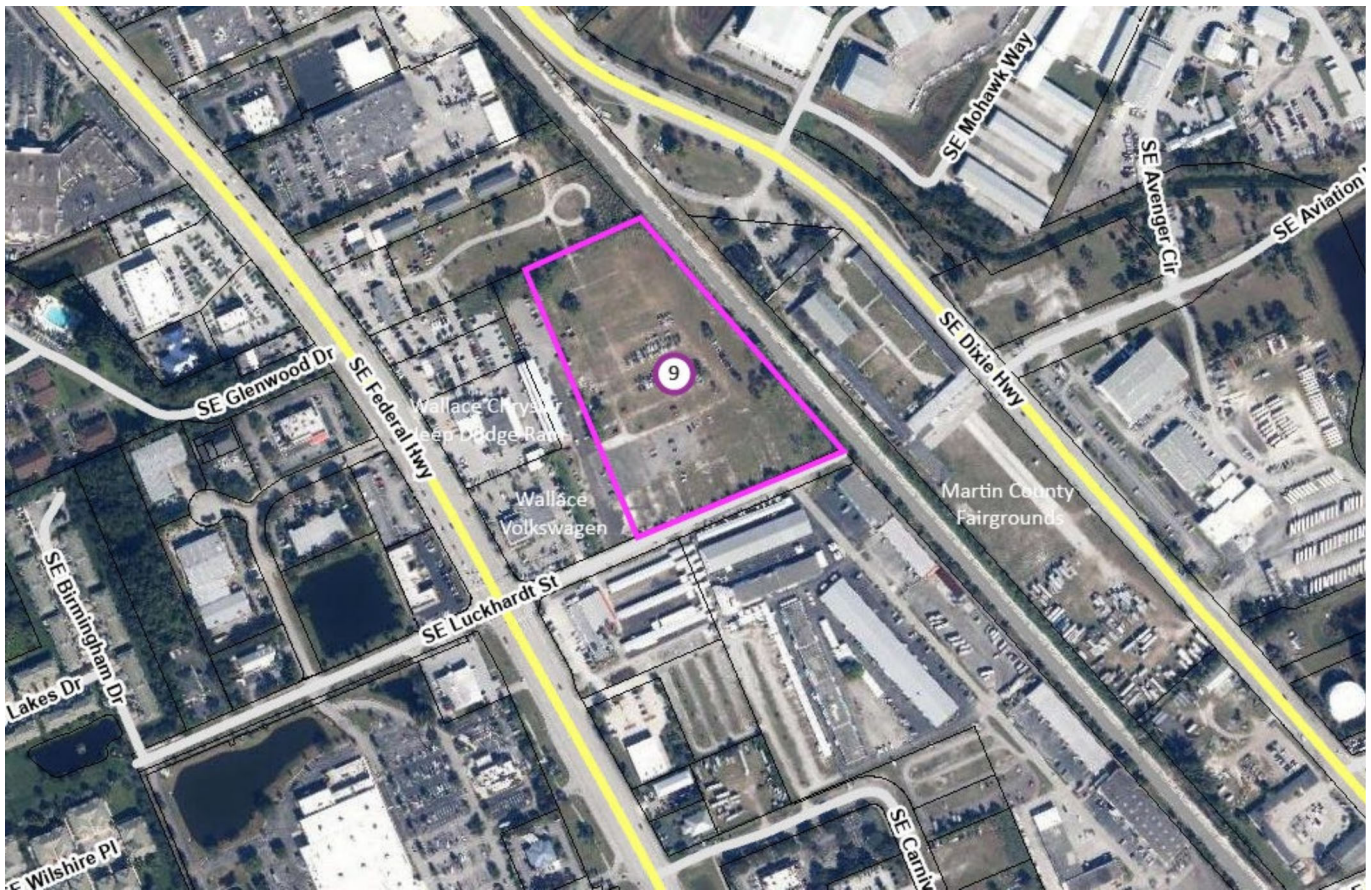
MC Innovation Hub Preferred Use:

Industrial/ Manufacturing/ Housing for
Aviation Workforce

Main Lead: City of Stuart

Martin County Role: Facilitator, Peer

Next Step: Discuss Hub concept with private
owner.





Thank You

Martin County Innovation Hub

BusinessFlare®

We Provide Strategic Economic Development Solutions.

BusinessFlare® is a full-service economic development consulting firm based in North Miami, Florida, with Flareheads located in the states of Florida, Tennessee, Alabama, Ohio, and Texas. The firm specializes in economic analysis and realistic planning and implementation of economic development strategies for neighborhoods, districts, cities/towns and counties.

The firm excels at finding the right balance between financial and market feasibility, regulatory efficiency, and design, identity and brand for each client's unique characteristics.



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www.businessflare.net




EXHIBIT A

Organization

Governance and Organization

Building on the current strengths and opportunities of the innovation in place to create even more economic activity, jobs, and wealth-building will take sustained intentional action from many partners and require high-level support, regular communication, and active participation by champions from both private and public sectors. Facilitating all of this will require dedicated professionals familiar with Innovation Districts, funding and fundraising strategies, innovation community building, entrepreneurship development at all stages (micro, startup, second stage) and highly strategic and sophisticated communications and storytelling.

For successful implementation, there will be a wide variety of partners, partnerships, and leaders that will be involved. To facilitate all of this activity and help build and sustain consensus and support, an organization with a somewhat formal structure will be needed. As part of the discussions among key partners, we explored several options involving existing organizations but eventually reached the conclusion that an organization already exists that can be well positioned to fulfil this role: the Martin County Industrial Development Authority.

There will be the need for the active involvement of innovative private business executives in the HUB and participation each from the City, the County, and Indian River State College. The organization will have a mission to formally create, promote, and curate the HUB's innovation community, including innovative talent attraction and retention strategies. It will also actively advocate for public investments in supportive infrastructure from local and state governments. Members and partners will jointly pursue funding from multiple sources, including private foundations and individuals.

The Martin County Industrial Development Authority

The economic challenges faced by small businesses in recent years have underscored the importance of the Industrial Development Authority (IDA) as a valuable tool for promoting economic development. The loss of multiple local financial institutions in the Treasure Coast area following the Great Recession created a gap in the availability of small business funding, making it difficult for entrepreneurs to start and grow their businesses. The role these institutions played in the region's economic vitality still has not been fully replaced, and the current weakness of traditional banks has made it even more challenging for small businesses to access the funding they need. Through the strategic use and promotion of the IDA, we can support the creation of new jobs, encourage entrepreneurship, and foster a thriving business community.

The Martin County Industrial Development Authority (IDA) is a crucial but overlooked economic development resource. IDAs utilize financial tools such as tax-exempt industrial development bonds and low-interest loans to businesses. They can also be involved in real estate development and public-private partnerships. Despite its potential to stimulate economic growth, the Martin County IDA remains hidden and underutilized. As such, there is a need to raise awareness about the benefits of the Martin County IDA, encourage its proper utilization to support job creation and economic development to the full extent of its powers.

An Industrial Development Authority (IDA) promotes economic development by providing access to the municipal bond market to attract and retain businesses. IDAs authorize the issuance of tax-exempt industrial development bonds (IDBs), provide low-interest loans, and other support to businesses. IDAs need to work in coordination with local economic development agencies, economic councils, chambers of commerce, manufacturers associations, and other business trade groups to coordinate efforts and engage in strategic planning.

IDAs may also be involved in real estate development, acquiring, and redeveloping properties, and offering additional support to businesses. IDAs work with businesses, property owners, and local governments to facilitate public-private partnerships that support the growth of local businesses.

Overall, IDBs can be an effective tool for supporting economic development and job creation, particularly in areas that are struggling economically. It is important to ensure that the use of IDBs is carefully monitored and that the benefits of these bonds are being realized by the community as a whole.

The Business Development Board will promote the use of IDBs in several ways:

Educating businesses: As staff and secretary to the IDA, the BDB will educate businesses about the benefits of IDBs, including their lower interest rates and tax-exempt status. This can be done through direct business contact, workshops, seminars, and other outreach programs.

Facilitating the application process: The BDB will assist businesses in completing the IDB application process. This can include providing guidance on the documentation required, helping businesses find bond underwriters, bond counsel, and identifying potential lenders.

Marketing: The BDB will market the IDA's services to businesses and lenders, highlighting the benefits of these bonds and showcasing successful projects that have been funded through their use.

Providing technical assistance: The BDB will provide technical assistance to businesses and lenders to ensure compliance with the regulations governing IDBs. This can include help with structuring the bonds, drafting legal documents, and complying with reporting requirements.

By promoting the use of the IDA, the BDB will help businesses access financing for capital projects and stimulate economic growth in our community.

IDA Recommendations:

- Meet at least quarterly to develop priorities, direct staff, and monitor organizational progress.
- Conduct regular strategic planning as directed by FS 159.46
- Explore the full range of IDA charter capabilities under FS 159.44-53
- Explore ownership and development of key assets in support of economic development.
- Hold regular manufacturing and supplier events/workshops to encourage connections and collaborations between Martin County contributory businesses and promote the County's full range of economic development tools such as IDBs.

By leveraging the resources of Martin County government, along with the support of the IDA, BDB, and other business organizations, Martin County has the potential to become a shining example of economic development in the state. With a collaborative effort and strategic implementation of programs and initiatives, Martin County can position itself as a leader in attracting new businesses, promoting entrepreneurship, and fostering a thriving business community.

The need is greater than the IDA alone can fill. In the decade following The Great Recession, the small business landscape experienced a variety of challenges. The Treasure Coast area lost multiple local financial institutions during this period creating a gap between the availability of small business funding in our area and justifiable loan demand. The role these institutions played in the region's economic vitality still has not been fully replaced. The result is a greater need for human and financial resources to start and grow businesses.

Additional resources should be supported and encouraged by the County to ensure all businesses have access to capital. The resources can be inventoried and supported by the IDA and the BDB. Available resources include:

- The creation of a regional CDFI.
- Network and connect local commercial lenders.
- Access to the State Small Business Credit Initiative (SSBCI).

Each industrial development authority shall study the advantages, facilities, resources, products, attractions, and conditions concerning the county with relation to the encouragement of economic development in that county, and shall use such means and media as the authority deems advisable to publicize and to make known such facts and material to such persons, firms, corporations, agencies, and institutions which, in the discretion of the authority, would reasonably result in encouraging desirable economic development in the county. In carrying out this purpose, industrial development authorities are encouraged to cooperate and work with industrial development agencies, chambers of commerce, and other local, state, and federal agencies having responsibilities in the field of industrial development. – Section 159.46, Florida Statutes



EXHIBIT B

Funding Strategies

Funding Strategies

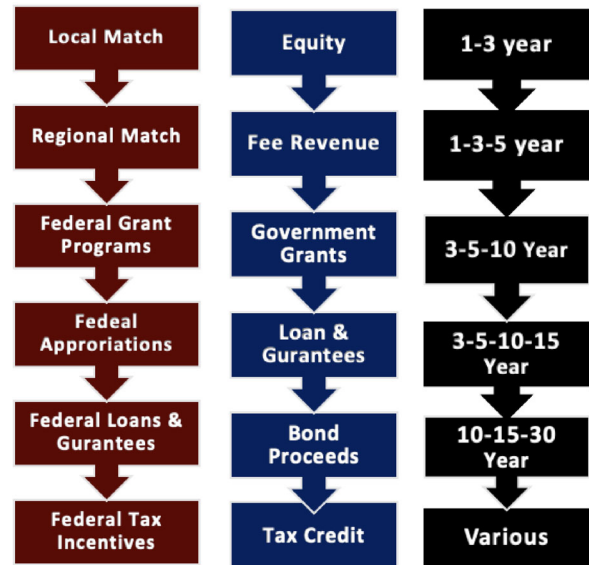
A capital stack is a visual representation of the overall funding strategy for a multipart economic development project.

Revenue Sources Equity, Grants, Debt, and Tax Incentives. These are further subdivided.

Stakeholders Governmental, Private, Nonprofit, Public Private Partnership or Investors.

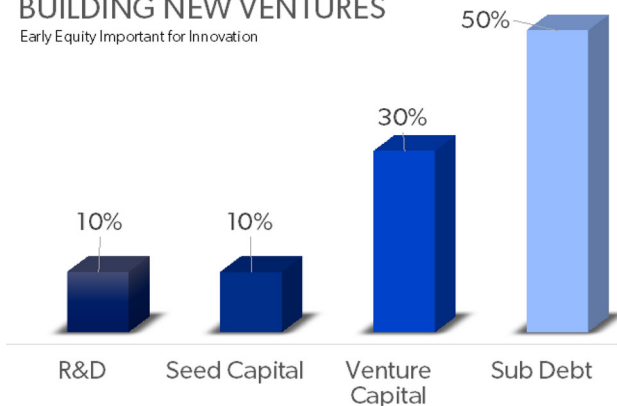
Funding Sources Leveraged in order of Local to National sources or liquidity of sources.

Complexity of Obligation is also represented from top down indicating how hard it is to obtain and comply with regulations.



INNOVATION FINANCING BUILDING NEW VENTURES

Early Equity Important for Innovation



HIGH CALIBER EQUITY

The County committed over \$23 million to the Innovation Hub Area from FY2022 to FY2028

The investments already planned serve as the revenue sources that can be used to match grant programs at the State and Federal level.

The advantage is to simultaneously submit other resource applications to find the next stage partners.

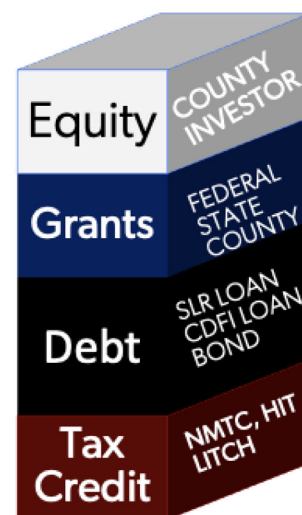
This allows momentum for community engagement.

CASH INFUSION

Stimulates growth by using Innovation Financing Methods to launch the Hub

A competitive Innovation Hub Project uses innovation financing methods to create the Hub and provide seed capital later to others. Industry clustering is valued for its inducement of ideas.

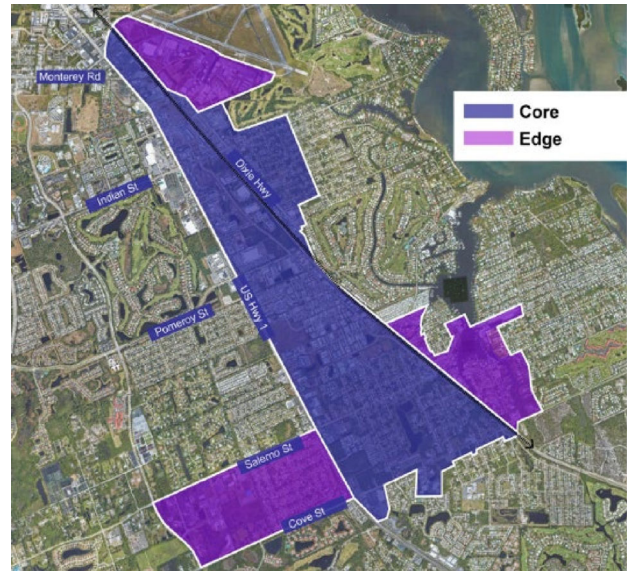
Examples of methods to acquire early equity includes finding seed capital and relying on conduit debt or guaranteed debt to provide proceeds to jump start investment results.



MATCH STRATEGY – Show County Equity

The County has committed to asset improvements in the Innovation Core and Edge areas. These projects are scheduled from FY 2022 to FY 2028. In total, the projects represent \$23 million of County equity ready to match State, Federal and Angel Investor sources.

BusinessFlare® reviewed the proposed investments and revenue plan and attributed funding to each of the area projects and for its portion of Countywide endeavors.



CAPITAL ASSETS IN THE INNOVATION HUB AREA

FY 2022 through FY 2028

PROGRAM	FACTOR	TOTAL 10 YR
Manatee Pocket Mooring Field	30%	226,500
Manatee Pocket SW Prong Water Quality Retrofit	30%	426,000
SE Cove Road Resurfacing & Bike Lanes (US-1 to CR-A1A)	100%	1,650,000
SE Salerno Road Sidewalk	100%	490,418
Dixie Hwy Resurfacing (Monterey to 5th St.)	100%	1,051,218
SPS/Manatee Business Park Restoration	100%	1,424,000
Se Avalon Drive Sidewalk	100%	533,228
SE Salerno Road - SE Cable Drive Turn Lane	100%	480,000
Golden Gate Neighborhood Restoration	45%	2,466,000
Golden Gate - El Camino Trail	45%	-
CRA PS	90%	11,790,000
Port Salerno Neighborhood Restoration	100%	1,900,000
Port Salerno/New Monrovia Neighborhood Restoration	3%	61,500
Hibiscus Park Ditch Bank Stabilization	100%	30,000
Rocky Point Neighborhood Restoration	2%	85,000
Rocky Point Septic to Sewer	2%	357,396
Rocky Point Water Main Extensions	2%	43,621
Dixie Park Neighborhood Restoration	2%	26,000
Coral Gardens Neighborhood Restoration	2%	44,000
Well and Pump Improvements	1%	7,500
Water Meter Automation	1%	67,500
Water Main Replacement	1%	50,000
Coral Gardens Septic to Sewer	1%	115,478
SUBTOTAL IHUB MATCHING FUNDS		23,325,359

EQUITY

Martin Innovation Hub
Matching Revenue & Assets
representing areas that need
future funding for this Hub.

MORE EQUITY

NEXT STEPS

Community Foundation Estate
Planning & Grants

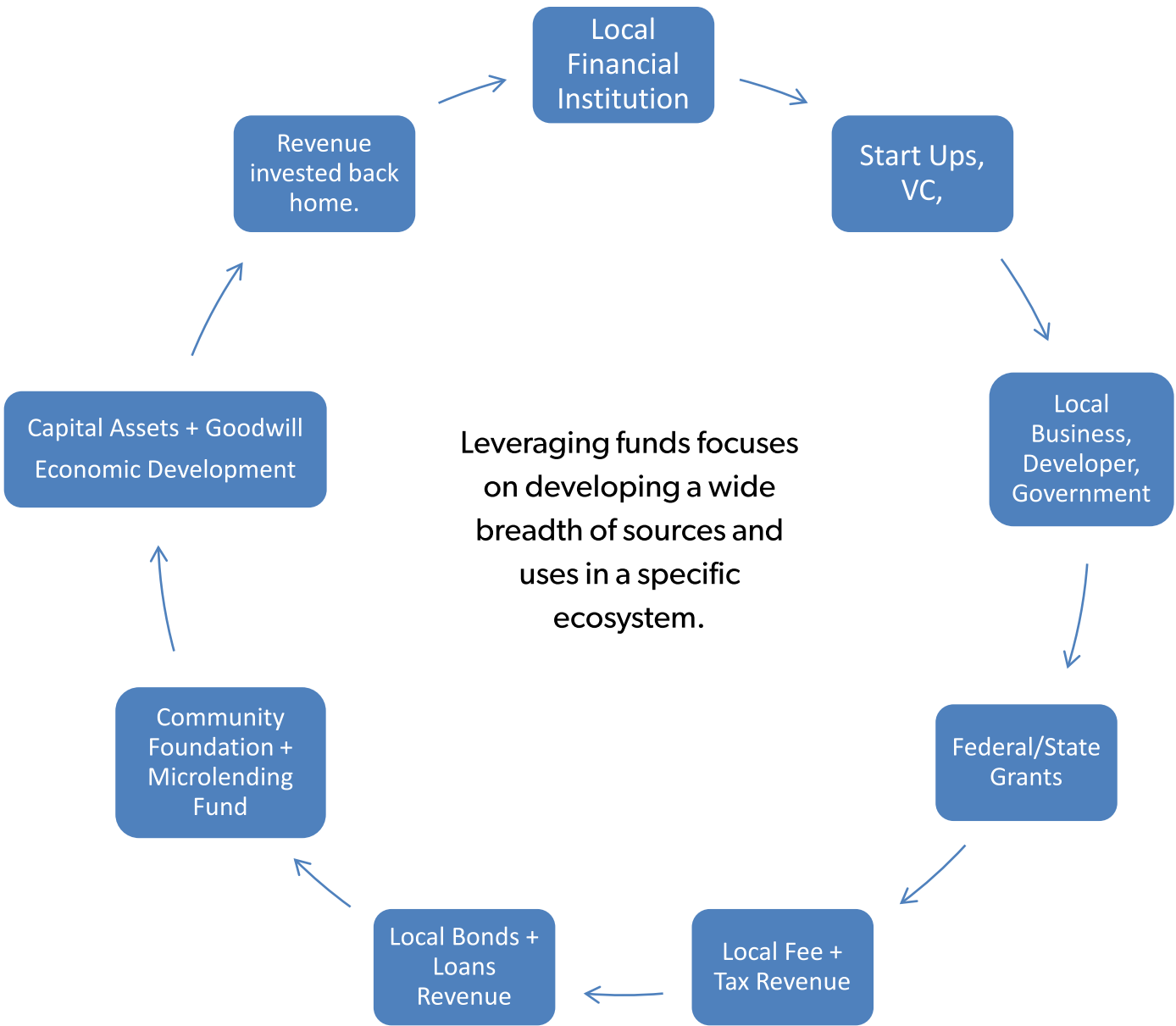
Local Bank Micro Loan Fund
Created by Local Angels &
Investors

501 c(3) PPP Organizers

Community Small Issue Bond
for Housing Equity

Targeted Funding Opportunities

Innovation Hub Opportunity Sites	Enabling Partnerships to Increase Innovation Capacity (EPIIC)
	Inflation Reduction Act 10 regional Centers of Excellence for Resilience and Adaptation and a national Center of Excellence for Resilience and Adaptation
	Micro Act- Sec. 10731 design, develop & manufacturability of next-generation microelectronics
	CHIPS Regional Innovation Centers Ancillary
Transportation	20.933 National Infrastructure Investments - RAISE Discretionary Grants
	Infrastructure Investment and Jobs Act
Multi Modal	DOT 20.933 National Infrastructure Investments - RAISE Discretionary Grants
	EDA's Build to Scale, Build Back Better Regional Challenge,
	HUD - Multi Modal Appropriations
Electrification	Inflation Reduction Act of 2022 DOE Loan and Grant Programs under the Energy Policy Act of 2005.(Sec. 50151)(Sec. 50152)(Sec. 50153) HUD (Sec. 30002) electric resilience
	Inflation Reduction Act of 2022 Incentives for Clean Electricity and Clean Transportation (Sec. 13701)(Sec. 13702) The act creates a new tax credit for the production of clean electricity and creates a new clean electricity investment tax credit for investment in qualifying zero-emissions electricity generation facilities or energy storage
	Infrastructure Investment and Jobs Act
Telecommunications	Infrastructure Investment and Jobs Act
	National Telecommunications and Information Administration
	Public Wireless Supply Chain Innovation Fund
Utilities	Infrastructure Investment and Jobs Act
	Inflation Reduction Act of 2022
	CHIPS/NSF
	FDEP Drinking Water State Revolving Fund
	EPA - WIFIA program
Stormwater	Infrastructure Investment and Jobs Act
	FEMA BRIC. HMGP
	NOAA
	EPA - WIFIA program
Air Mobility	Infrastructure Investment and Jobs Act
Aesthetics	NEA
	CHI(PS NSF



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Mary Kindel

Title of Item:

RECOGNITION OF NEW SRT MEDICS

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

N/A

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Nina Mullin

Title of Item:

APPROVAL OF 4/27/2026 CCM MINUTES (RC)

Summary Explanation/Background Information on Agenda Request:

N/A

Funding Source:

N/A

Recommended Action:

Approve Minutes.

ATTACHMENTS:

1. 04/27/2026 CCM Minutes

MINUTES
REGULAR 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

ROLL CALL

5:51 PM

PRESENT: Mayor Collins, Vice Mayor Reed, Commissioner Clarke, Commissioner Giobbi, and Commissioner Rich

INVOCATION

Pastor Aaron Meehan, Higher Purpose Pentecostal Church, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. OATH OF OFFICE, CITY MANAGER, MICHAEL GIARDINO

Commissioner Giobbi announced that the Interim City Manager, Roz Johnson Strong, is being relieved of her duties and expressed the Commission's appreciation with a gift and card. Mayor Collins read a letter signed by each Commissioner and presented it to Ms. Strong.

Lee Baggett, City Attorney, swore in the new City Manager, Michael Giardino.

PRESENTATIONS

2. 2021 PAYMENTUS PRESENTATION

City Attorney Baggett summarized a 2021 fraud incident in which the City lost \$125,000.

The fraud was discovered seven months later, after which Fayetteville police contacted the City and worked with Stuart authorities. The investigation led to 60 arrests and was officially closed in 2024, though details were not made public due to ongoing related investigations. Because of the investigation, Commissioners were kept informed privately, but the matter was not discussed publicly and further explained why insurance claims were not filed.

Vice Mayor Reed explained that he raised the issue to ensure taxpayers are aware that public funds were stolen.

Commissioner Giobbi acknowledged the importance of transparency but cautioned that, in cyber-related crimes, public disclosure can signal vulnerability to bad actors; she added that the record should have been documented more clearly.

Vice Mayor Reed inquired about what organizations are contacted when such situations arise. [City Attorney Baggett noted that there was not a breach or hack into the City's system.]

Darren Duke, Technology Services Director, reported on the protocol to report to the state cybersecurity breaches.

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Welcomed City Manager Giardino.
- Commented on his attendance at Addington Place, where the French Counsel presented the highest award to U.S. Veteran, Robert Crecco, who participated in the Liberation of France during World War II.
- Announced that Palm Beach Benevolent Association honored City of Stuart Police Officer Kyle Osinga. [Police Chief Zenelovic reported on the actions of Officer Osinga and stated he showed his incredible courage and quick thinking on March 29, 2025, when a routine call turned into a dangerous encounter with an armed suspect. His actions in that critical moment reflected the bravery and dedication our officers carry every single day.]

Commissioner Giobbi

- Commented on her attendance at Addington Place, noting it was an honor to join the celebration of WWII Veteran and Stuart resident Robert Crecco, who received the highest award from the French government and shared highlights of his service to the country, Commissioner Giobbi said it was a privilege to be present.
- Commented on a new newspaper called "The Local" as being an honest and non-biased newspaper.

Commissioner Clarke

- Welcomed the new City Manager.

- Commented on the National Night Out Crime Watch event and complimented the Stuart Police Department, especially the K9 team, for their demo at Pier Point.
- Appreciated the coordination by Stuart Main Street for the Earth Day Stuart Cleanup during the past weekend.
- Announced upcoming events:
 - Keep Martin Beautiful Environmental Awards Ceremony on April 30th at 6 p.m.
 - Martin County Historic Preservation at the Stuart Feed Store on April 30th at 5 p.m.
 - Emancipation Day Celebration on May 12th at 4 p.m. at the Historic Stuart Training School. (Now Spectrum Academy)
 - Law Day reading on May 1st at 11 a.m. at the Gazebo Park
 - St. Monica's Episcopal Church, Law Day Ceremony, on May 3rd at 10 a.m.
 - Emancipation Day re-enactment at the Gazebo and inside the Cultural Courthouse Center on May 16th, 10 a.m. to 2 p.m.

Vice Mayor Reed

- Asked for a discussion item on an agenda regarding Fence at Poppleton Creek being a possible liability.
- Interested in a long-term lease for the Stuart boat show.
- Commented on the application for the East Stuart Historic District and the Downtown Stuart Historic District designation, both being presented by the State Historic Preservation office to the National Historic Registration on May 7th at 1:30 p.m. in Tallahassee.
- Extended condolences to Jeremiah Baron's family.
- Commented on his Sanitation ride-along.

Mayor Collins

- Reported that at Thursday's Rivers Coalition Meeting, Mark Perry discussed the possibility of the City sponsoring the Florida Oceanographic Society as part of an international film festival event. Mayor Collins requested a vote of the Commission to sponsor the Florida Oceanographic Society in the amount of \$1,500 and the City in return would receive a logo and five (5) tickets to the event.

6:40 PM MOTION: Approve to offer Sponsorship of \$1,500 to Florida Oceanographic Society for the program they are planning.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

Mayor Collins continued:

- Reported we will be collaborating with Martin County and the Environmental Lands Oversight Committee on undeveloped parcels. [City Attorney Baggett explained that this item is Resolution 35-2026 on the Addendum to this City Commission Meeting.]

COMMENTS BY CITY MANAGER

- Thanked the Mayor and Commission and expressed his sincere gratitude for the opportunity. He shared that he has long held two goals: to become a naval aviator and to serve as a City Manager in Florida, and he is committed to working diligently for the City. He emphasized his alignment with the board and staff and extended his appreciation to Roz Johnson Strong for her personal and professional support. He also thanked the City Attorney and City Clerk and said he looks forward to collaborating with everyone as he gets to work.

APPROVAL OF AGENDA

6:46 PM MOTION: Approve to move Addendum Agenda item as Item #10 for discussion.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

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

1. David Kehlmann - Stuart; Thanked the Vice Mayor for bringing up the fence, frustrated with the issues of people creating a path and is asking for the City to put a fence up.
2. Janine Alexander - Gainesville; Commented on her case from eleven (11) years ago, requested the new City Manager begin a new investigation.
3. Ryan Carter - Stuart; Commented on the Hand2Hand organization and gave some examples of the programs they run.
4. Titan Carter - Stuart; Spoke about the many learning opportunities and field trips they go on with Hand2Hand.
5. Skyler Robinson - Stuart; Commented on what Hand2Hand means to them and shared some of the programs.
6. Elaine - Stuart; Commented on the meaning of Hand2Hand.
7. Sage - Stuart; Commented on what Hand2Hand means to her and how much she enjoys it.
8. Shannon - Stuart; Commented on what Hand2Hand means to her and the difference it can make.
9. Robin Cartwright - Stuart; Inquired on how to get a refund for permitting fees and explained her situation. Requested an investigation into a certain property's permitting and inspection history.
10. Gail Goldy - Stuart; Thanked Roz for her professionalism and hard work and welcomed new Manager, Michael Giardino.

APPROVAL OF CONSENT CALENDAR

3. APPROVAL OF 04/13/2026 CCM MINUTES (RC)
4. CYBERSECURITY GRANT APPLICATION (RC):

RESOLUTION No. 19-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMITTAL OF A FLORIDA

DEPARTMENT OF MANAGEMENT SERVICES DIGITAL SERVICE CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISK, AND TO PROTECT INFRASTRUCTURE; AUTHORIZING EXECUTION OF A GRANT AGREEMENT, IF AWARDED; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

5. AWARD OF ITB #2026-102 - CITY OF STUART NORTH STUART LIFT STATION (C-25) REHABILITATION PROJECT (RC):

RESOLUTION No. 28-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2026-102, CITY OF STUART NORTH STUART LIFT STATION (C-25) REHABILITATION PROJECT TO CK CONTRACTORS AND DEVELOPMENT, LLC THE LOWEST, MOST RESPONSIVE AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$685,919.00; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

6. AUTHORIZATION TO APPLY FOR VISION ZERO SS4A GRANT (RC):

RESOLUTION No. 33-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF TRANSPORTATION'S SAFE STREETS AND ROADS FOR ALL (SS4A) GRANT PROGRAM FOR PLANNING AND IMPLEMENTATION PURPOSES WITHIN THE CITY LIMITS OF THE CITY OF STUART; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE ALL NECESSARY DOCUMENTS; AUTHORIZING A TWENTY PERCENT (20%) MATCH TOWARD THE TOTAL PROJECT COST; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7. FY 2026 BUDGET AMENDMENT #2 - DOWNTOWN COURTESY DOCK REPLACEMENT PROJECT (RC):

RESOLUTION No. 34-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT NO. 2 TO THE FISCAL YEAR 2026 BUDGET; APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE DOWNTOWN COURTESY DOCK REPLACEMENT PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

7:06 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

- 8. AWARD OF ITB #2026-103 - DOWNTOWN COURTESY DOCK REPLACEMENT PROJECT (RC):

RESOLUTION No. 29-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING THE AWARD OF ITB 2026-103, CITY OF STUART DOWNTOWN COURTESY DOCK REPLACEMENT PROJECT TO CUSTOM BUILT MARINE CONSTRUCTION, INC. THE LOWEST, MOST RESPONSIVE AND RESPONSIBLE BIDDER WITH A TOTAL UNIT PRICE OF \$2,674,713.00; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

**7:11 PM MOTION: Approve.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.**

ORDINANCE SECOND READING

- 9. WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michelle Arbusow, Planner I, reported that this item is being postponed due to "failure to notice" by the applicant. Requested to postpone until the May 26th City Commission Meeting.

**7:14 PM MOTION: Approve to move item to the May 26th City Commission Meeting.
MOVED BY: Campbell Rich
SECONDED BY: Sean Reed
Motion approved unanimously.**

*****MOVED ITEM #1 FROM ADDENDUM AGENDA 4/27/2026 TO THIS AGENDA AS ITEM #10*****

- 10. 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.

City Attorney Baggett reviewed moving the trail head to Baker Road, collaborating with Martin County, and reviewed the contract.

PUBLIC COMMENT:

1. Gail Goldie - Stuart; Commented on a discussion about an exit road from a business as mentioned at a previous meeting public comment.
2. Joe Gilio - Palm City; Commented in favor of collaborating with Martin County.

**7:26 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.**

DISCUSSION AND DELIBERATION

ADJOURNMENT

7:36 PM

Mary R. Kindel, City Clerk

Sean Reed, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 11th day of May, 2026.**

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

STUART HOUSING AUTHORITY BOARD MEMBER RATIFICATION (RC):

RESOLUTION No. 32-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE REAPPOINTMENT OF BOARD MEMBER JENNIE DAVIS ON THE STUART HOUSING AUTHORITY OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2026, THROUGH MAY 21, 2030; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Stuart Housing Authority Board of Commissioners are on a rotation of 4-year terms. Long-time board member, Jennie Davis is requesting appointment ratification for May 21, 2026 through May 21, 2030.

Funding Source:

N/A

Recommended Action:

Approve Resolution No. 32-2026.

ATTACHMENTS:

1. R32-2026 Stuart Housing Authority Ratification of Jennie Davis
2. R32-2026 Attachment_SHA Commissioners Log
3. Reappointment Request Letter - Jennie Davis



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

RESOLUTION NUMBER 32-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE REAPPOINTMENT OF BOARD MEMBER JENNIE DAVIS ON THE STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS OF THE CITY OF STUART, FLORIDA FOR A FOUR (4) YEAR TERM FROM MAY 21, 2026, THROUGH MAY 21, 2030; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, the Housing Authority of the City of Stuart, Florida is an active dependent Special District. Its public purpose is to provide/administer decent, safe, and sanitary housing; and

WHEREAS, the Stuart City Commission shall ratify the Housing Authority of the City of Stuart, Florida's Board Members for four (4) year terms; and

WHEREAS, one (1) existing Board Member of the Housing Authority of the City of Stuart, Florida's terms will expire on May 21, 2026; and

WHEREAS, Board Member Jennie Davis respectfully requests the ratification of her reappointment to the Stuart Housing Authority of the City of Stuart, Florida Board of Commissioners for the new term commencing on May 21, 2026 and ending on May 21, 2030.

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

SECTION 1: The City Commission hereby ratifies the reappointment of current Board Member, Jennie Davis, to the Stuart Housing Authority of the City of Stuart, Florida for a four (4) year term commencing on May 21, 2026 and ending on May 21, 2030, as described, and attached hereto in "Attachment A."

SECTION 2: The City Clerk shall notify and provide the reappointed Board Member with information regarding the Code of Ethics for Public Officers and Employees, Part III of Chapter 112, Florida Statutes.

SECTION 3: This Resolution shall take effect upon its adoption and pursuant to the term dates described above.

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ___ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

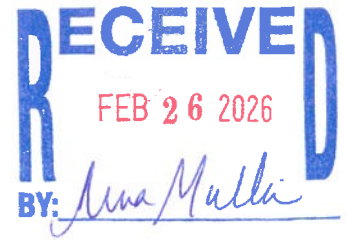
APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

STUART HOUSING AUTHORITY BOARD OF COMMISSIONERS

NAME	Current Term	Expiration	Future Terms	05/11/2026 Ratification
Jennie Davis	4 years	2022-2026	2026-2030	4 - Year Term, 2026-2030
Deborah Langston	4 years	2023-2027	2027-2031	
Joseph Cooper (Barbara Dotson)	4 years	2023-2027	2027-2031	
Martha Mosley	4 years	2024-2028	2028-2032	
Lilly Williams	4 years	2024-2028	2028-2032	
Jeffrey Dougherty	4 years	2025-2029	2029-2033	

Housing Authority
of the City of Stuart, Florida



February 24, 2026

The Honorable Christopher Collins, Mayor
City of Stuart, Florida
121 SW Flagler Avenue
Stuart, Florida 34994

**Re: Housing Authority of the City of Stuart, Florida (SHA)
Board of Commissioner Reappointment**

Dear Mayor Collins:

It has come to my attention that my present term as a SHA Commissioner expires on May 21, 2026. It is the intent of this correspondence to request reappointment to the position for another term, which I understand is a four (4) year term.

I would be grateful for the opportunity as I believe the Housing Authority has been and is successful in providing decent, safe and affordable housing options to the constituents of the City of Stuart. I have thoroughly enjoyed my experiences on the Board and would welcome the honor of serving my community in the same capacity, if you so desire me to.

I appreciate your consideration of this request and I am happy to answer any questions you might have concerning such.

Thank you.

Sincerely,

Jennie m Davis

Jennie Davis
Board of Commissioners

cc: Rosetta Washington, Executive Director
Rhonda Corrodus, Deputy Executive Director
Mary Kindel, City Clerk

611 SE Church Street, Stuart, Florida 34994
(772) 287-0496 • (772) 287-4084 Fax
7-1-1 or (800) 955-8771 TDD

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Nina Mullin

Title of Item:

FACSIMILE SIGNATURE BANK UPDATE (RC):

RESOLUTION No. 38-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE USE OF FACSIMILE SIGNATURES ON CHECKS ISSUED BY THE CITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Christopher Collins submitted his resignation from the Stuart City Commission on April 30, 2026. The Facsimile Signature Bank must be updated to reflect the new Mayor's signature.

Funding Source:

N/A

Recommended Action:

Approve Resolution 38-2026.

ATTACHMENTS:

1. R38-2026 Facsimile Signature Bank
2. Watermarked Signatures 4-2026



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

RESOLUTION NUMBER 38-2026

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF STUART, FLORIDA AUTHORIZING
THE USE OF FACSIMILE SIGNATURES ON
CHECKS ISSUED BY THE CITY; PROVIDING AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

* * * * *

WHEREAS, it is expedient that the City utilize a facsimile signature of the Mayor and City Clerk on checks issued by the City and drawn upon funds of the City on deposit with the Seacoast National Bank and Trust.

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

SECTION 1: The City Commission hereby adopts the following facsimile signatures for the Mayor and City Clerk for use as authorized signatures on all checks issued by the City and drawn upon funds of the City on deposit at the Bank and all other institutions having on deposit funds of the City, and as attached hereto as “Exhibit A”.

SECTION 2: A certified copy of this resolution shall be sent by the City Clerk via electronic mail to the Bank and to all other institutions having on deposit funds of the City.

SECTION 3: This Resolution shall remain in effect and may be relied upon by the Bank and all other institutions having on deposit funds of the City until notice of its recession by the City Commission has been communicated to such bank and other institutions via electronic mail by the City Clerk.

SECTION 4: This resolution shall take effect upon adoption.

Resolution No. 38-2026; Facsimile Signatures

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ___ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

[Handwritten signature]
COPY

Mary R. Hindle
COPY

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Vince Felicione

Title of Item:

FIRE RESCUE INTERLOCAL AGREEMENT (RC):

RESOLUTION No. 37-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

Amended Interlocal Agreement between the City of Stuart and Martin County for Fire Rescue Services

Funding Source:

N/A

Recommended Action:

Approve Resoltuion 37-2026

ATTACHMENTS:

1. R37-2026 Resolution Interlocal Fire_Rescue
2. R37-2026 MCFR SFR ILA 2026
3. R37-2026 Exhibit A -MCFR SFR LOU 2026
4. R37-2026 Exhibit 1 Map



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

RESOLUTION NUMBER 37-2026

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART (“CITY”) AND MARTIN COUNTY (“COUNTY”) FOR FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to the Florida Interlocal Cooperation Act of 1969, the County and the City have the power and authority to enter into an interlocal agreement for the purposes of delineating policies, procedures, and actions with respect to Fire Suppression and Emergency Medical Services; and

WHEREAS, the City and the County each provide Fire Suppression and Emergency Medical Services within their respective jurisdictional boundaries; and

WHEREAS, the County provides the 911 Communications Center for Fire Suppression and Emergency Services for the City’s Fire Rescue Department; and

WHEREAS, both parties recognize the fiscal and health/safety value of providing mutual and automatic aid and cooperation to their respective jurisdictions; and

WHEREAS, the parties agree that continuation of automatic aid and mutual aid for Fire Suppression and Emergency Medical Services is beneficial to both parties and ensures the safety of the public is paramount; and

WHEREAS, Special Operations, Dispatch, Haz-Mat, and Aeromedical transport services are provided throughout Martin County by Martin County Fire Rescue, including municipalities within its boundaries; and

WHEREAS, the parties agree that working together to provide a geographic distribution of calls and responding units regardless of jurisdictional boundaries is beneficial for both entities providing for the overall public safety of our community; and

WHEREAS, Martin County and the City of Stuart entered into an Interlocal Agreement (ILA) for Fire Suppression and Emergency Medical Services on October 15, 2021 to provide automatic and mutual aid assistance within Martin County, and its contracted areas, and the City of Stuart, and its contracted areas, is hereby amended.

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

SECTION 1: The Mayor is hereby authorized and directed to enter into this the Interlocal Agreement (ILA) between the City of Stuart and Martin County for Fire Suppression and Emergency Medical Services. In addition, the City Manager is authorized to sign the Letter of Understanding (LOU) for the ILA for Fire Suppression and Emergency Medical Services.

SECTION 2: This resolution shall take effect on adoption.

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:

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

YES	NO	ABSENT	ABSTAIN

ADOPTED this ___ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

**INTERLOCAL AGREEMENT FOR FIRE SUPPRESSION
AND EMERGENCY MEDICAL SERVICES**

This Interlocal Agreement entered into this --- day of May, 2026, is made between Martin County, a political subdivision of the State of Florida (“County”), and the City of Stuart, a municipal corporation of the State of Florida (“City”), for Fire Suppression and Emergency Medical Services.

WHEREAS, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to the Florida Interlocal Cooperation Act of 1969, the County and the City have the power and authority to enter into an interlocal agreement for the purposes of delineating policies, procedures, and actions with respect to Fire Suppression and Emergency Medical Services; and

WHEREAS, the City and the County each provide Fire Suppression and Emergency Medical Services within their respective jurisdictional boundaries; and

WHEREAS, the County provides the 911 Communications Center for Fire Suppression and Emergency Services for the City’s Fire Rescue Department; and

WHEREAS, both parties recognize the fiscal and health/safety value of providing mutual and automatic aid and cooperation to their respective jurisdictions; and

WHEREAS, the parties agree that continuation of automatic aid and mutual aid for Fire Suppression and Emergency Medical Services is beneficial to both parties and ensures the safety of the public is paramount; and

WHEREAS, Special Operations, Dispatch, Haz-Mat, and Aeromedical transport services are provided throughout Martin County by Martin County Fire Rescue, including municipalities within its boundaries; and

WHEREAS, in recognition of the true automatic aid partnership established by this Agreement, the parties desire that all inter-agency fees and billing associated with automatic aid and mutual aid responses be eliminated. Neither MCFR nor SFR shall invoice the other department for any emergency response dispatched through the Martin County 911 Communications Center; and

WHEREAS, the parties agree that working together to provide a geographic distribution of calls and responding units regardless of municipal boundaries is beneficial for both entities providing for the overall public safety of our community.

NOW, THEREFORE, the parties agree as follows:

1. **TERMS OF AGREEMENT**: The County and the City agree to provide Mutual Aid Response and Automatic Aid Response as defined in paragraph 2 of this Agreement for all Fire Suppression and Emergency Services within each party’s jurisdictional boundaries including any future additional land and/or parcel annexation by the City. The parties will provide these services according to the agreed upon response guidelines and dispatch protocols as more particularly described in paragraph 3 of this Agreement. The County and the City acknowledge that the City currently provides Fire Suppression and Emergency Medical Services to the Town of Sewall’s Point (“Town”) through an Interlocal Agreement. Such Interlocal Agreement recognizes that the County may provide services to the Town on behalf of the City. Provision of services by the County to the Town shall be governed solely by this Agreement.

2. **DEFINITIONS**:

A. Mutual Aid Response – Providing emergency response aid to another jurisdiction when requested.

B. Automatic Aid Response – Providing automatic emergency response to another jurisdiction when needed as determined by the dispatch protocols.

3. **SCOPE OF SERVICES**: The parties agree to provide Fire Suppression and Emergency Medical Services within each other’s jurisdictional boundaries, through Mutual Aid Response and Automatic Aid Response. The parties understand and agree that it is not the intention of the parties to subsidize the normal day-to-day operations or shortages in staffing or equipment of the other party and that the mutual assistance/automatic aid provided herein is intended to be mutual in nature.

A. The parties have developed response guidelines, including dispatch protocols, response jurisdictions, and service details, for their respective jurisdictions and coverage areas in a Letter of Understanding (“LOU”), attached as Exhibit A. This LOU shall be agreed to and executed by each party’s authorized representative and Fire Rescue Fire Chief. The LOU shall be reviewed annually and modified in writing as needed by both departments in collaboration with the County Administrator and the City Manager. The terms of this ILA shall supersede any conflicting language or terms in the LOU.

B. Martin County dispatch center will dispatch the closest available unit—regardless of jurisdictional boundary—to all calls within the City’s Primary Response Jurisdiction as identified on the map contained in the LOU, using the CAD Unit Locator (AVL/GPS) to determine geographic proximity in real time. Unit selection shall prioritize proximity and availability over jurisdictional assignment. The on-duty Stuart Fire Rescue Battalion Chief shall be notified of any Martin County unit dispatched into the City’s Primary Response Jurisdiction.

C. If Stuart Fire Rescue requests the response of Martin County Fire Rescue units to be a part of a response or Martin County Fire Rescue requests the response of the Stuart Fire

Rescue units to be a part of a response, then if available, the dispatch center will send the appropriate units to fulfill the request.

4. **FEES**: The City shall pay the County annually for utilization of the First Due Suite pre-fire planning software program an amount set forth in the Letter of Understanding.

5. **ISO TRAINING**: As part of the automatic aid between the parties under this Agreement, each party shall endeavor to provide the other party with at least three hours of training opportunities, for at least one engine company, per quarter that meet ISO requirements for automatic aid training. The provision of training opportunities under this paragraph shall not be mandatory; however, training opportunities that are provided from one party to another are intended to be mutual and reciprocated by the other party with training opportunities that provide a substantially similar amount of training that meets ISO Automatic aid training criteria. In the mutual interest of promoting ISO training, each party agrees that it shall not require or request from the other party's on-duty personnel any type of release, indemnification or assumption of risk agreement, acknowledgment or other statement, relating to the ISO training provided under this paragraph, provided that such employee is identified and scheduled by the employing party to attend the training on-duty as a part of his or her official duties with said employing party.

6. **COMMAND STRUCTURE**: In all cases, the jurisdiction providing aid will participate in a unified command structure to support the tactical and strategic plans for the incident. When sharing resources, command and accountability are the responsibility of the jurisdiction in charge of the scene. Any officers, agents and employees of Martin County shall be subject to the control of the Martin County Administrator or designee, whether they perform the respective functions within or outside the unincorporated areas of Martin County, pursuant to the provisions of this Interlocal Agreement. Any officers, agents and employees of the City of Stuart shall be subject to the control of the City Manager or designee whether they perform the respective functions within or outside the boundaries of the City of Stuart, pursuant to the provisions of this Interlocal Agreement.

7. **TERM AND RENEWAL**: This Agreement shall be in full effect as of 12:01 a.m. local time, on the first day of the month following the approval and full execution of this Agreement. This Agreement shall run in perpetuity until cancelled by either party after having given a minimum ninety (90) days' notice. Any notice to cancel shall be in writing between the County Administrator and City Manager.

8. **EMS TRUST FUND AWARD GRANT**: The County agrees to include the City of Stuart as an EMS provider when determining distribution of the annual EMS Trust Fund County Award

Grant. Distribution shall be proportionately allocated based on the number of Countywide EMS emergency calls handled by the City of Stuart in the preceding calendar year as compared to the total countywide calls.

9. BALANCE OF SERVICE REVIEW: True automatic aid is built on equitable give and take. While closest-unit response is expected to balance naturally over time, no agency should bear a disproportionate operational burden resulting from this Agreement. If, during any rolling 12-month period, a measurable imbalance is identified in which one agency's units are responding into the other agency's primary service area at a rate that exceeds ten percent (10%) of that mutual agency's total emergency dispatches, a threshold that signals meaningful impact on that agency's normal operational capacity and resource availability, the Fire Chiefs of both MCFR and SFR shall convene within thirty (30) days to evaluate the cause, assess the operational impact, and negotiate modifications to this Agreement ("Balance of Service Review").

The purpose of the Balance of Service Review is not punitive but collaborative to identify solutions that restore equitable operational balance while preserving the public safety benefits of closest-unit response. Adjustments may include but, are not limited to revision of CAD determinants, station coverage protocols, unit deployment strategies, or modifications to the geographic boundaries of closest-unit dispatch zones.

Independent of the threshold above, either Fire Chief may request a Balance of Service Review at any time if operational impacts are observed that may affect either department's ability to serve its primary jurisdiction. Upon such a request, both Fire Chiefs shall convene within thirty (30) days to evaluate the concern and agree upon any necessary adjustments. Both parties agree to track and share quarterly dispatch data to support ongoing monitoring of response balance.

10. ANNUAL REVIEW: The Fire Chiefs of MCFR and SFR shall meet no less than annually to review the operational performance of this Agreement, including response time data, unit deployment patterns, CAD determinant effectiveness, and any changes in station resources or service area demands. Either party may initiate a review at any time upon 30 days written notice.

11. DEFAULT AND OPPORTUNITY TO CURE: If either party is in default of any of its material obligations under the Agreement, the non-defaulting party shall provide written notice of default to the party in default and afford such party a period of ninety (90) days to cure such default. If the defaulting party is in default beyond the expiration of the applicable cure period stated, then the other party shall have the option to terminate this Agreement upon ten (10) days' written notice.

12. ASSIGNMENT OF RIGHTS: The parties agree that neither party may assign, delegate, or otherwise transfer its rights and obligations as set forth in the Agreement without the prior written consent of the other.

13. **RECORDS RETENTION**: The County and the City shall maintain records associated with the Agreement, including, but not limited to, all accounts, financial and technical records, research or reports in accordance with Florida law. The parties shall comply with the provisions of Chapter 119, Florida Statutes (Public Records Law) in connection with this Agreement. Failure to comply shall be deemed a material default subject to termination as provided herein. To the extent that disclosure of information is required by law or regulation or applicable legal or regulatory process, either party shall give notice as is practicable to the other that such disclosure is required. If either party asserts any exemptions to disclosure pursuant to Florida's public record laws, that party has the burden of establishing and defending the exemption.

14. **AMENDMENTS**: The terms of the Agreement may only be amended, supplemented, waived, or changed in a written document signed by the authorized representative of the parties and filed in the Official Records of the Martin County Clerk of Court.

15. **FORCE MAJEURE**: Except as otherwise provided in the Agreement, neither party shall be deemed in default or in breach of the Agreement to the extent it shall be unable to perform due to an event of Force Majeure. For the purpose of the Agreement, Force Majeure shall mean and include any act of God, accident, fire, lockout, strike or other labor dispute, riot or civil commotion, act of a public enemy, failure of transportation facilities, enactment, rule, order, or act of government or governmental instrumentality (whether domestic or international and whether federal, state or local, or the international equivalent thereof), failure of technical facilities, or any other cause of any nature whatsoever beyond the control of either party which was not avoidable in the exercise of reasonable care and foresight.

16. **FILING**: This Interlocal Agreement shall be filed in the Official Records of the Martin County Clerk of the Circuit Court.

17. **NOTICE**: All notices required to be given under this Agreement shall be in writing, and deemed sufficient to each party when sent by United States Mail, postage prepaid, to the following:

As to the County:
County Administrator
Martin County
2401 SE Monterey Road
Stuart, FL 34996

With a Copy to:
Martin County Attorney
2401 SE Monterey Road
Stuart, FL 34996

As to the City:

With a Copy to:

City Manager
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

City Attorney
City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994

18. **REMEDIES**: This Agreement shall be construed by and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Martin County, Florida. No provision of this Agreement is intended to, and shall not be construed to, create any third-party beneficiary or to provide any rights to any person or entity not a party to this Agreement.

19. **CONFLICT RESOLUTION**: Disputes under this Agreement may be resolved by the County's Authorized Representatives and the City's Authorized Representatives. Notwithstanding the provisions of Chapter 164, Florida Statutes, the parties agree that if such Authorized Representatives are unable to reach a resolution, the parties shall first select a mutually acceptable mediator to conduct a mediation of the issues involved. The parties agree to be responsible for the mediator's fees and costs in equal amounts.

20. **JOINT PREPARATION**: The preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not, solely as a matter of judicial constraint, be construed more severely against one of the parties than the other.

21. **CAPTIONS**: The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

22. **SEVERABILITY**: In the event that any section, paragraph, sentence, clause, or provision of this Agreement is held invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.

23. **APPROPRIATIONS**: Each party's performance and obligations under this Agreement are contingent upon annual budgetary appropriations by its respective governing body. This Agreement does not obligate future appropriations for the obligations created herein.

24. **ENTIRETY OF AGREEMENT**: This Agreement represents the entire understanding between the parties pertaining to the subject matter of this Agreement, and supersedes all other negotiations, representations, or agreements, written or oral, relating to this Agreement. This Agreement shall inure to the benefit of and shall be binding upon the parties, their respective

assigns and successors in interest.

25. E-VERIFY: Each party warrants and represents that it is in compliance with section 448.095, Florida Statutes, as may be amended. Each party has registered with and uses, and shall continue to use, the E-Verify System (E-Verify.gov), to electronically verify the employment eligibility of all newly hired employees. If either party has a good faith belief that the other party has knowingly violated Section 448.09(1), Florida Statutes, as may be amended, said party shall terminate this Agreement with the violating party.

IN WITNESS WHEREOF, the parties, through their duly authorized representatives, have executed this Agreement on the date first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

ELYSSE A. ELDER
COUNTY ATTORNEY

ATTEST:

CITY OF STUART, FLORIDA

MARY KINDEL
CITY CLERK

CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM AND
CORRECTNESS:

LEE BAGGETT
CITY ATTORNEY

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

Letter of Understanding for
Interlocal Agreement for Fire Suppression and Emergency Medical Services

Martin County and the City of Stuart entered into an Interlocal Agreement for Fire Suppression and Emergency Medical Services (ILA) on _____, 2026 to provide automatic and mutual aid assistance within Martin County, and its contracted areas, and the City of Stuart, and its contracted areas. The parties desire to establish a mutual aid and automatic aid partnership built on closest-unit response principles and equitable operational balance between Martin County Fire Rescue (MCFR) and City of Stuart Fire Rescue (SFR).

Dispatching

Martin County provides the 911 Communications Center (Dispatch) for both Martin County Fire Rescue (MCFR) and City of Stuart Fire Rescue (SFR). Dispatch's Computer Assisted Dispatch (CAD) system utilizes Emergency Medical and Emergency Fire Dispatching for call prioritization, classification, unit assignments and prearrival instructions for 911 calls. Martin County will continue to use a recognized system for classifying calls and assigning units. Both parties agree that for all emergency dispatch categories, the CAD system shall assign the closest available unit regardless of jurisdictional boundary using the CAD Unit Locator (AVL/GPS) to determine geographic proximity in real time. Unit selection shall prioritize proximity and availability over jurisdictional assignment. The on-duty Stuart Fire Rescue Battalion Chief shall be notified of any Martin County unit dispatched into the City's Primary Response Jurisdiction. The on-duty Martin County Fire Rescue Battalion Chief shall be notified of any City of Stuart unit dispatched into the County's Primary Response Jurisdiction.

Department-specific response criteria (CAD determinants) shall be maintained for the system's call types. The response criteria will be updated as needed to keep the CAD current. Prior to any changes to a department's response criteria (CAD determinants), 14 days written notice of the proposed change must be provided to the Fire Chief of the other department.

Emergency Obstetric (OB) Interfacility Transport for Cleveland Clinic Martin North: In the event an obstetric patient presents at the Cleveland Clinic Martin North Emergency Department and is determined by the attending physician to require immediate or emergent transport to a hospital with obstetric (labor and delivery) capabilities, the following shall apply:

1. Primary Response Assignment: MCFR shall be designated as the primary responding and transport agency for this specific call type.
2. Dispatch Protocol: Requests for service shall be initiated through the 911 Communications Center. Dispatch shall assign MCFR units as the primary transport resource consistent with established CAD determinants and this agreement.
3. Support Response: SFR units may respond in a support role as needed, consistent with automatic and mutual aid practices, or closest unit response when applicable.

4. Transport Destination: MCFR personnel shall transport the patient to the most appropriate receiving facility with obstetric capabilities, in accordance with established medical protocols and patient condition.

Applicability: This provision applies solely to emergent obstetric transport requests originating from the Emergency Department and shall not apply to non-emergent, scheduled, or routine interfacility transports.

Closest Unit Response — All-Hazards

Pursuant to the requirements of the ILA, closest unit response (CUR) shall apply universally to all emergency dispatch types, including but not limited to: fire suppression, emergency medical services, technical rescue, hazardous materials support, and all other emergency call types dispatched through the Martin County 911 Communications Center.

Unit availability and geographic position—as tracked in real time by the CAD Unit Locator—shall be the sole criteria for initial unit assignment. Both MCFR and SFR commit to maintaining accurate AVL/GPS unit positioning data within the CAD system to ensure proper closest-unit identification. The responding unit shall follow its own department’s policies, procedures, and operational standards once dispatched.

Jurisdictions

The Primary Response Areas for MCFR and SFR for the provision of Fire Suppression and Emergency Medical Services are designated in the Primary Response Jurisdictions Map, attached as Exhibit 1. The jurisdictional map shall continue to serve as a reference for administrative, investigative, and Authority Having Jurisdiction (AHJ) purposes. Jurisdictional boundaries shall not restrict emergency unit deployment; the CAD system’s closest-unit logic shall govern all emergency dispatch assignments.

Special Operations/Hazmat and Aeromedical transport services are provided by MCFR throughout the County, including municipalities within its boundaries.

For the purposes of fire investigations and inspections, the geopolitical boundaries are to be observed for purposes of law enforcement actions and authority having jurisdiction (AHJ) responsibilities.

Fees for First Due Suite

The City shall pay to the County \$6,000 annually for utilization of the First Due Suite pre-fire planning software program shall remain in effect unless otherwise mutually agreed upon in writing by both Fire Chiefs.

This Letter of Understanding is agreed upon by the parties through their duly authorized representatives this _____ day of _____, 2026.

CITY OF STUART

MARTIN COUNTY, FLORIDA

By: _____

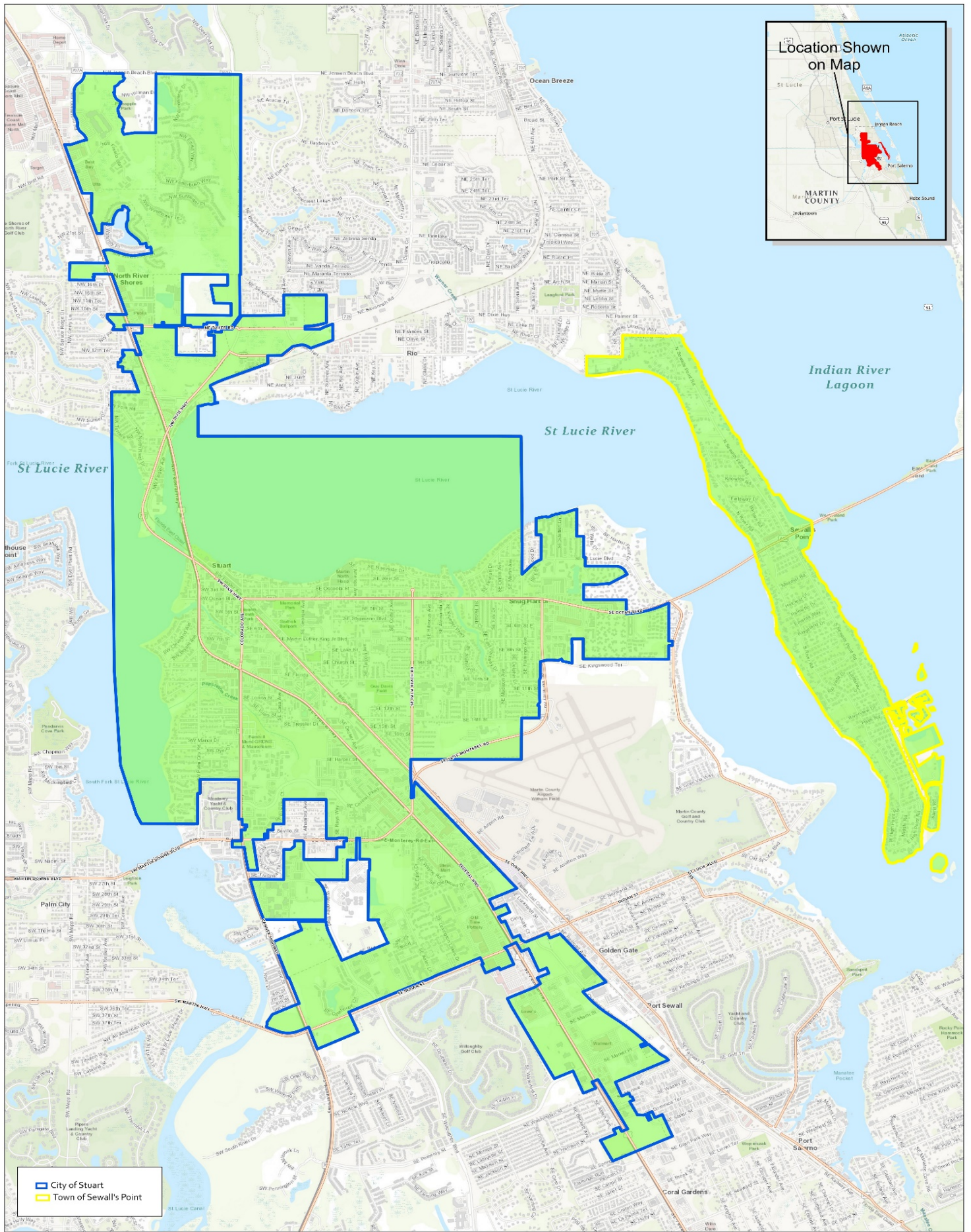
Michael Giardino
City Manager

By: _____

Don G. Donaldson, PE
County Administrator

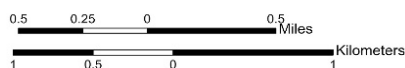
Vincent Felicione
Fire Chief
City of Stuart Fire Rescue

Chad Michael Cianciulli
Fire Chief
Martin County Fire Rescue



■ City of Stuart
■ Town of Sewall's Point

Martin County and City of Stuart Primary Response Areas



This Geographic Information Systems product, from the City of Stuart, is provided to the public as a courtesy and public record. It should not be relied upon or used as final determinations of images, boundaries, zoning, or other land use or development restrictions, designations, or allowable uses. The City 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 City in terms of its correctness, accuracy, reliability, timeliness, or otherwise. If you need current or complete zoning, development or land use information or designations, you should consult with a professional and separately request an official zoning verification from the City.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Mechelle Arbuzow

Title of Item:

(CONTINUED TO A DATE CERTAIN OF MAY 26, 2026 - CITY COMMISSION MEETING)
WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT
AMENDMENT (QUASI-JUDICIAL):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

CONTINUED TO A DATE CERTAIN OF MAY 26, 2026 CCM.

Funding Source:

N/A

Recommended Action:

Staff find that the proposed updates to the existing signs are consistent with the Land Development Code; however, staff do not support increasing the square footage of the previously approved signage.

Staff do find the proposed monument signs face change as well as the new canopy on the previously approved addition to be consistent with the City's Land Development Regulations and Comprehensive Plan.

The request for the new Pickup banner on the existing light pole in the parking lot is not a permitted sign in the City's Land Development Code and was not recommended by the LPA Board. The applicant has since pulled that request from the list and is based off of Commission approval; staff did not recommend approval of the additional sign.

The request to repaint the Wal-Mart building in a predominantly gray color does not comply with Section 6.05.07.C. of the City's Land Development Code, which requires all building and structure wall colors to be limited to muted pastel or earth-tone shades; staff is not recommending approval.

The item was presented to the Local Planning Agency (LPA) on March 12, 2026. The Board recommended approval of the following:

- Approval of the proposed canopy
- Approval of the Monument signs changes
- Approval of the wall signs with the condition that the signs have to stay within the 607.58 square-feet of signage space.

The LPA did not recommend the pick-up banner proposed in the parking lot as well as the proposed color

scheme. The LPA Board recommended that the color scheme be a lighter shade that meets the Stuart Code Requirements. For example, different shades for the trim and shutter awnings to show the architectural features of the building.

ATTACHMENTS:

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Lee Baggett

Title of Item:

CHARTER AMENDMENT- SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE (RC):

ORDINANCE No. 2553-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The City Commission requested City Staff to bring back an ordinance requiring that the voters pre-approve via referendum any sale or long term lease of city-owned property containing recreational ballfields.

Funding Source:

Recommended Action:

Approve and move Ord. 2553-2026 to Second Reading.

ATTACHMENTS:

1. Ordinance 2553-2026 Saifish Ball Park Referendum
2. COS Business Impact Estimate Recreational Ballfields



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

ORDINANCE NUMBER 2553-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE AUGUST 18, 2026 PRIMARY ELECTION SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LONG-TERM LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; FOR OTHER PURPOSES.

* * * * *

WHEREAS, pursuant to Section 9.05 of the City of Stuart Charter and Florida Statutes § 166.031, the City Commission may, by ordinance, submit to the electors of the City of Stuart a proposed amendment to the City Charter at the next Primary Election which is on August 18, 2026; and

WHEREAS, there are two city-owned parks located within the City containing recreational ballfields, Guy Davis Park and Sailfish Ballpark; and

WHEREAS, the City Commission wishes to amend the City Charter to require a public vote via referendum on any sale or long-term lease of City-owned parks containing recreational ballfields; and

WHEREAS, the City Commission believes that it is in the public's interest that the proposed amendment to the Charter be adopted.

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

SECTION 1: The Supervisor of Elections for Martin County is directed to place the following ballot question on the City's Primary Election to be held on August 18, 2026

STUART CITY CHARTER AMENDMENT

SALE OR LONG TERM LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE

Shall the City Charter of the City of Stuart, Florida be amended to add the following provision:

The City Commission shall not sell, convey or lease for more than 10 years, including any renewal options, any City-owned real property containing recreational ballfields unless first approved by the voters through a public referendum held under Charter Section 9.04 procedures for vacating public streets or abandoning right-of-way. This restriction does not apply to leases reasonably necessary to support sports, recreation, or concession uses serving the property.

_____ **Yes for Approval**

_____ **No for Rejection**

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: If any section, sentence, clause, phrase or word of this ordinance is for any reason declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance and the remaining portions shall be deemed and held to be valid.

SECTION 4: The provisions of Section 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon its adoption. However, the provisions of Section 1 shall not take effect without the affirmative vote of approval of a majority of the city electors, as provided herein.

First read on the ____ day of _____, 2026.

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

SEAN REED, MAYOR
VACANT, VICE MAYOR
EULA CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this ____ day of _____, 2026.

ATTEST:

MARY R. KINDEL, MMC
CITY CLERK

SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ
CITY ATTORNEY



Business Impact Estimate

Proposed ordinance's title/reference:

Sale or Long Term Lease of City Property Containing Recreational Ballfields must be approved by Referendum Vote

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Stuart is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Stuart hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The City of Stuart finds that amending the City Charter to include a requirement that the City not sell or lease for more than 10 years any city-owned property containing recreational ballfields unless first approved by voters via a referendum is in the public's best interest.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City including:

- (a) An estimate of direct compliance costs that businesses may reasonably incur.**
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and**
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**

Staff does not opine that this ordinance would have any direct economic impact on private, for-profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

4. Additional information the governing body deems useful:

The ordinance impacts City-owned property only.

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 5/11/2026

Prepared by: Susej Meleqi

Title of Item:

GROUP III COMMISSIONER VACANCY DISCUSSION

Summary Explanation/Background Information on Agenda Request:

Pursuant to section 7.09 of the City Charter **Sec. 7.09. - Mayor.**

(a) *Selection.* At the regular meeting of the city commission held on the second Monday in December of each year the city commission shall select from its membership a mayor and vice-mayor.

(b) *Duties.* The mayor shall preside at meetings of the commission and shall be recognized as head of the city government for service of process, ceremonial matters, and execution of contracts, deeds, and other documents. The mayor shall have no administrative duties other than those necessary to accomplish these duties or any other duties provided by Florida law.

(c) *Absences.* The vice-mayor shall act as mayor during the absence or disability of the mayor and if a vacancy occurs or exists in the office of mayor the vice-mayor shall become mayor for the completion of the unexpired mayoral term. In the temporary absence of the mayor and vice-mayor the remaining commissioners shall select a mayor pro tempore. In the event that there is neither a mayor nor a vice-mayor sitting on the commission, then the commission shall select a mayor to serve in that capacity until the next annual mayoral selection. A mayor or vice-mayor designate may refuse such office or once in office may resign from such office and otherwise continue his public duties as a commissioner.

Sec. 7.10. - Vacancies in office.

(a) *Vacancies.* The office of a commissioner shall become vacant in accordance with general law or if a commissioner is absent from four (4) consecutive regular commission meetings without being excused by the commission for the fourth consecutive unexcused absence.

(b) *Filling of vacancies.* A vacancy of the commission shall be filled by a majority vote of the remaining members of the commission or by special election to be called, either to be accomplished within one hundred and twenty (120) days of said vacancy. Any person appointed by the commission or elected to fill a vacancy shall hold office for the remaining term of that office. If at any time the membership of the commission is reduced to less than a quorum, the remaining member or members may by majority vote appoint additional pro tempore members in conformity with this section or the remaining members shall call for a special election to be held within one hundred and twenty (120) days from the date of the vacancy which reduced the commission to less than a quorum.

Funding Source:

N/A

Recommended Action:

ATTACHMENTS: