



AGENDA

SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION ZONING IN PROGRESS WORKSHOP

JANUARY 5, 2023

AT 4:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

CITY COMMISSION

Mayor Troy McDonald

Vice Mayor Becky Bruner

Commissioner Eula R. Clarke

Commissioner Christopher Collins

Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

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.

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.

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. FUTURE LAND USES

APPROVAL OF AGENDA

COMMENTS BY CITY COMMISSIONERS

COMMENTS BY CITY MANAGER

DISCUSSION AND DELIBERATION

2. AFFORDABLE HOUSING STUDY AND INCLUSIONARY HOUSING
3. DISCUSSION OF PROPOSED TEXT AMENDMENTS ARISING FROM RESOLUTION No. 93-2022 ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT IN THE LAND DEVELOPMENT CODE AND POLICY 1.A7.2 OF THE FUTURE LAND USE ELEMENT IN THE COMPREHENSIVE PLAN.

ADJOURNMENT

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

Meeting Date: 1/5/2023

Prepared by:

Title of Item:

FUTURE LAND USES

Summary Explanation/Background Information on Agenda Request:

A presentation demonstrating the current Future Land Use Map for the City of Stuart as well as the inventory of vacant future land uses pursuant to Florida Statute 163.3177(1)(f)(3).

Funding Source:

N/A

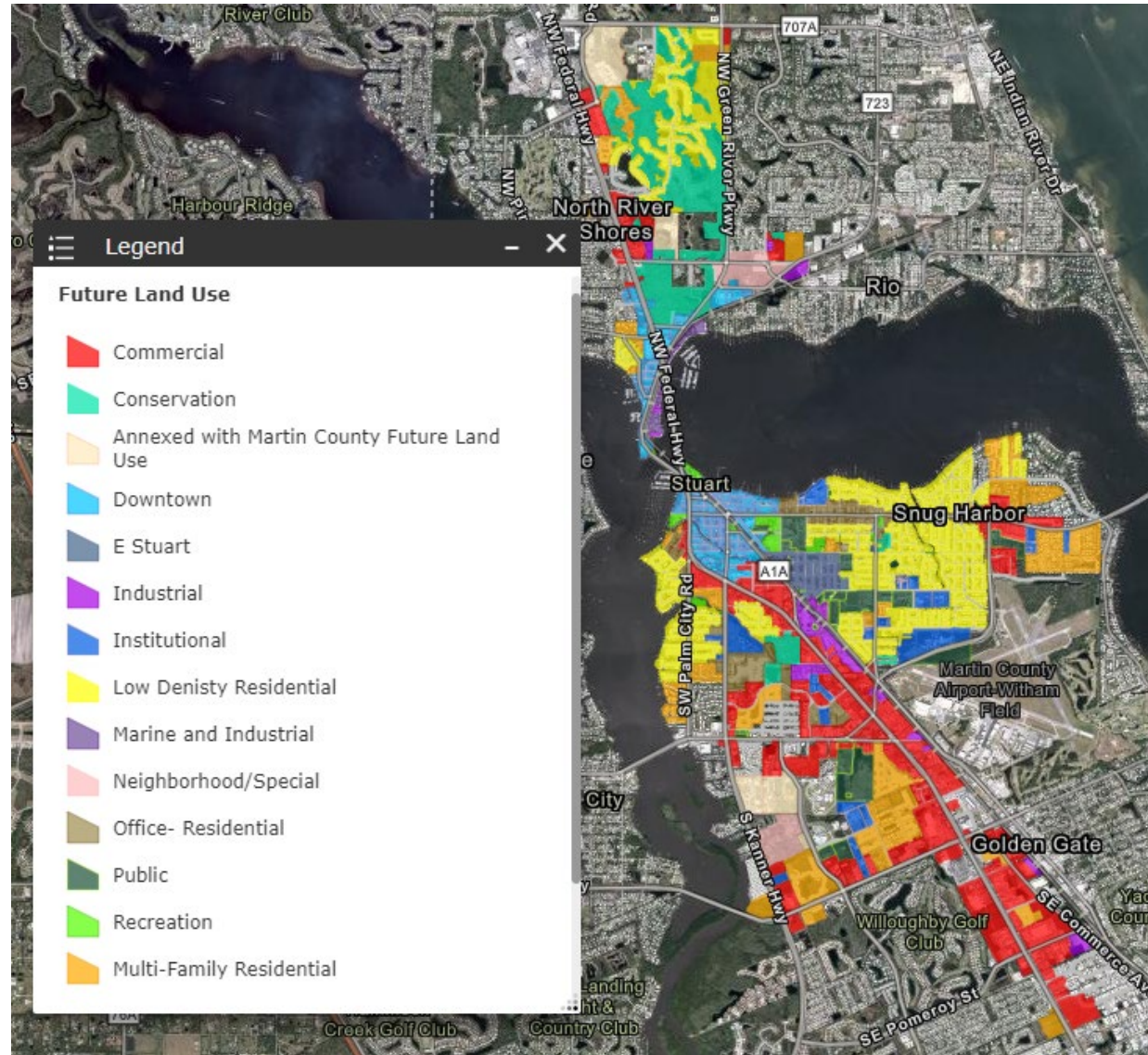
Recommended Action:

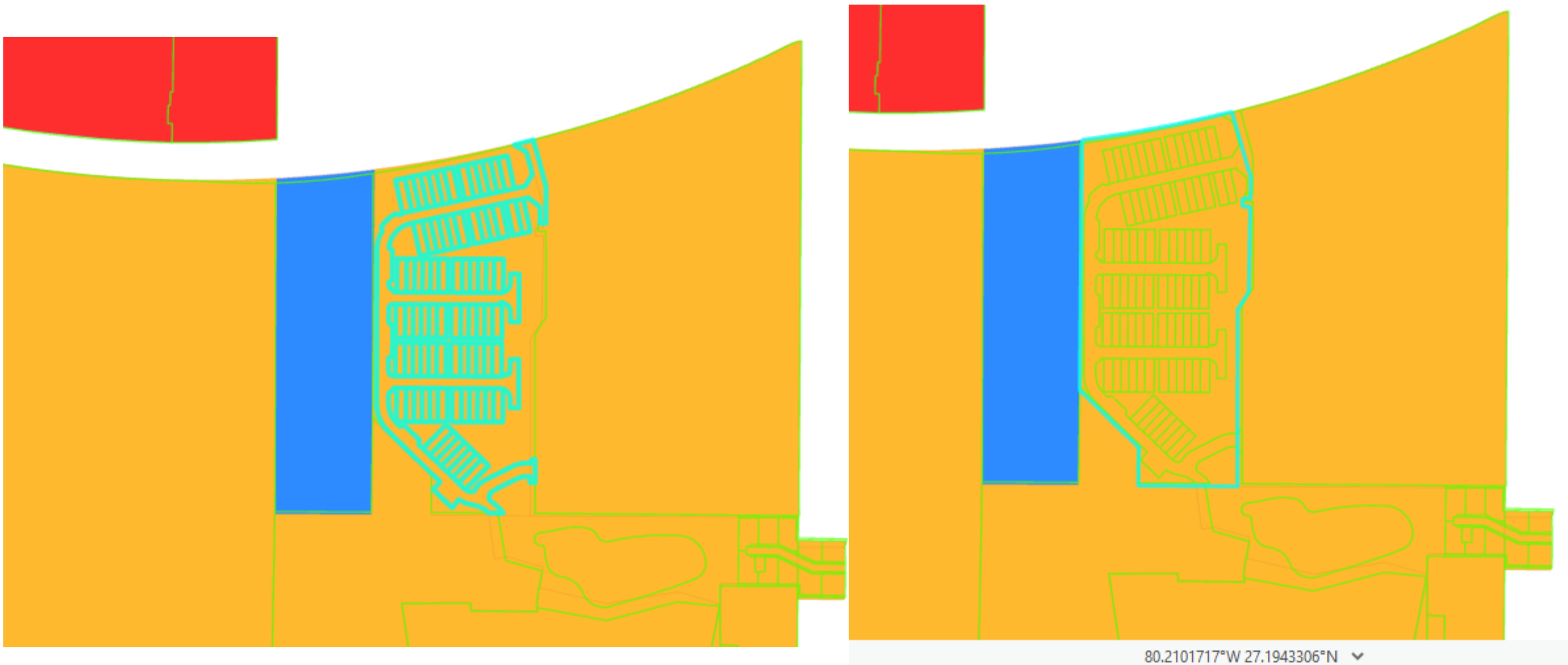
N/A

ATTACHMENTS:

1. FLU Evaluation

Future Land Use Evaluation





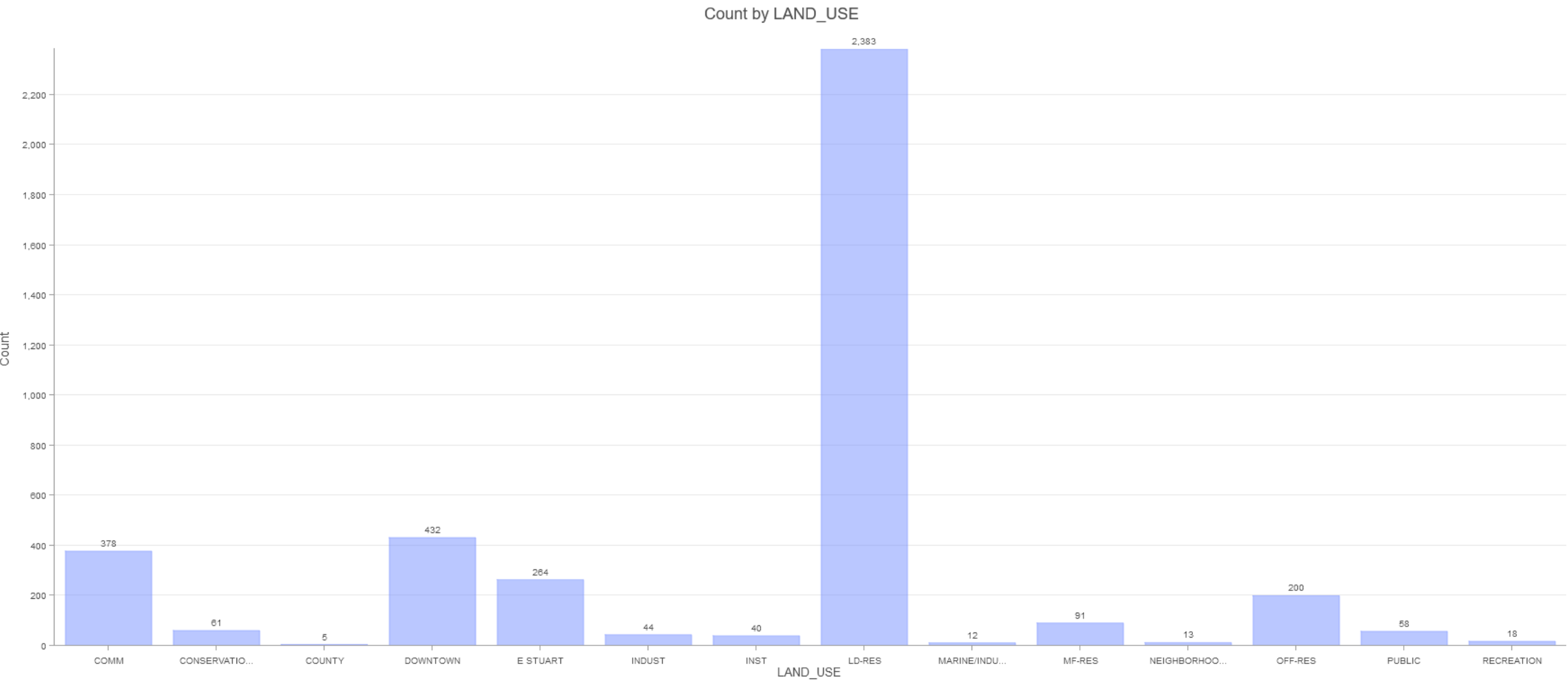
	Total without ROW	Vacant
PCN Parcel	9,197	594
Land Use Parcel	3994	212*

*FLU Parcels that I know have approved project was removed

Total Parcels

Bar chart

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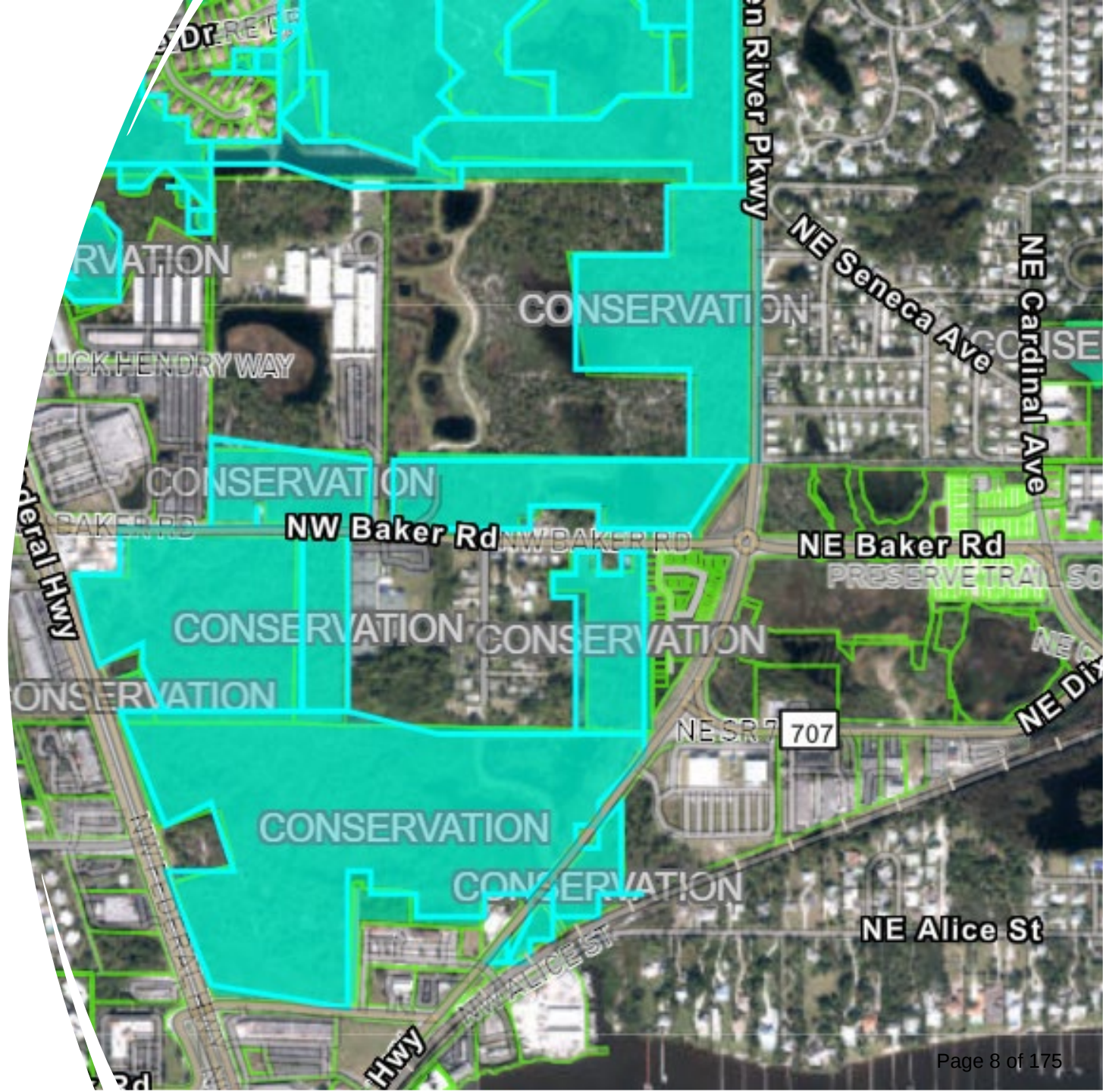


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Future Land Use Conservation

- Total Parcels – 61
- Total Acres - 423



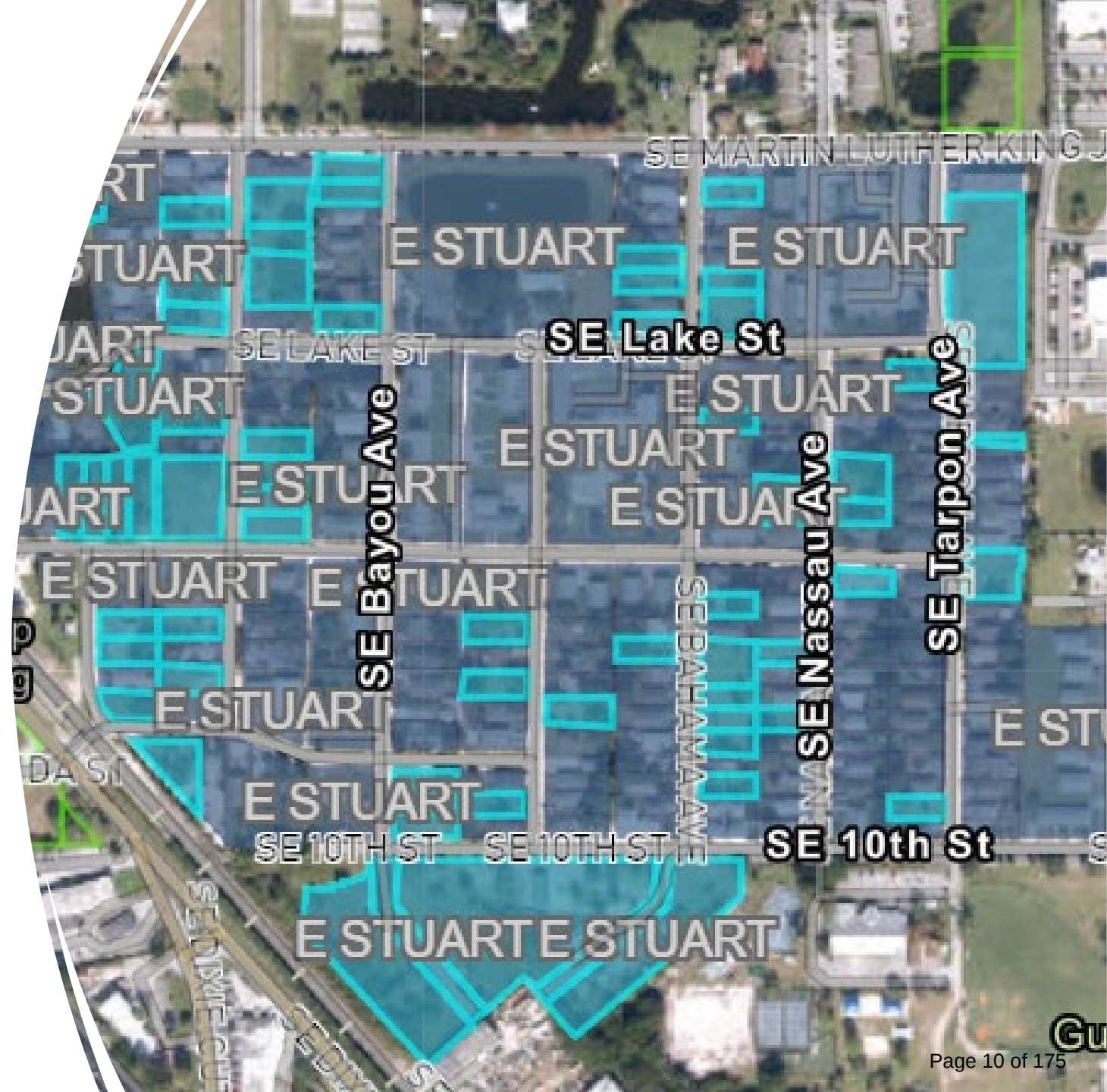
Future Land Use Downtown

- Total Parcels – 432
- Total Acres - 223
- Vacant Parcels – 32
- Vacant Acres – 22



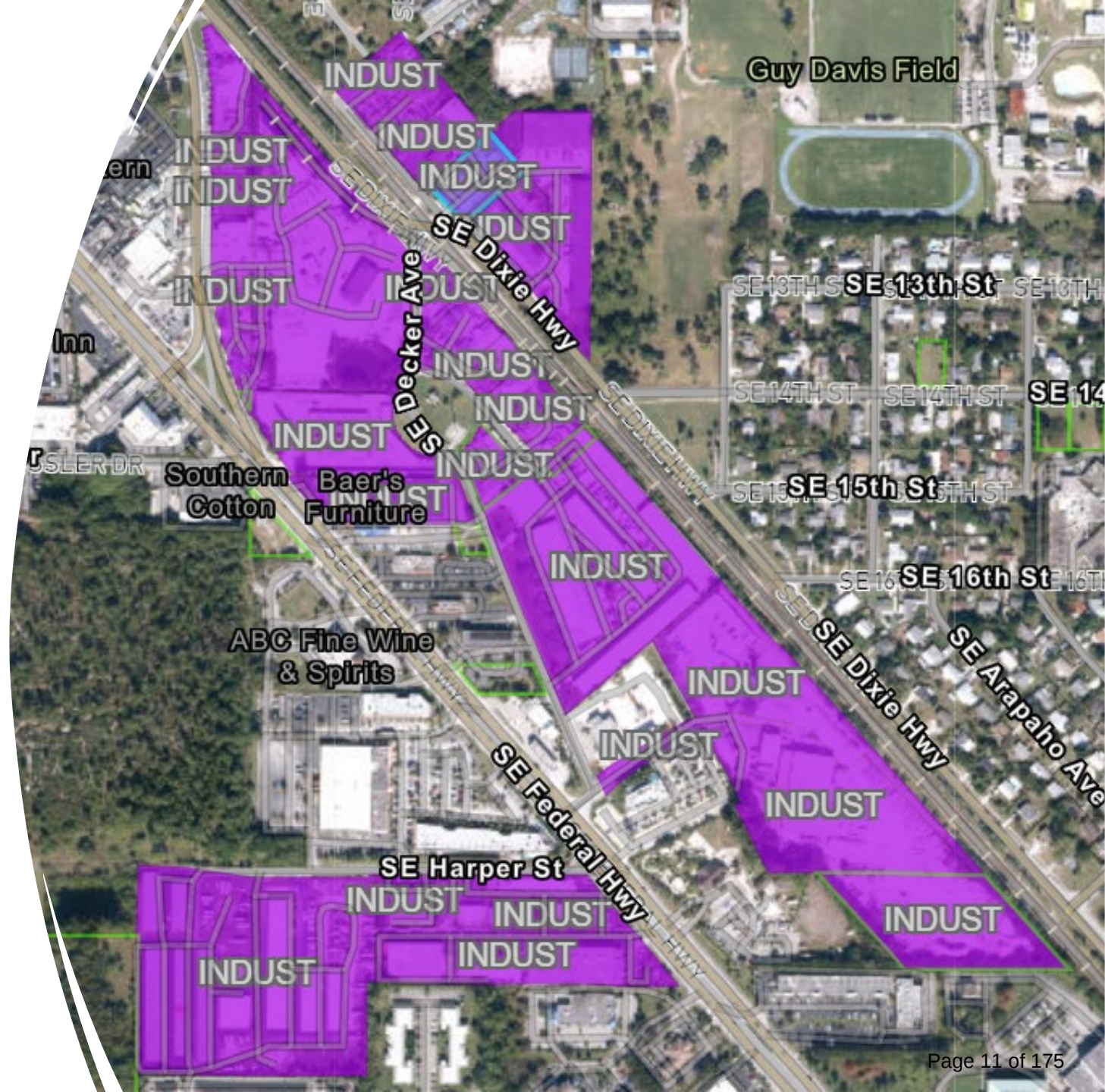
Future Land Use E Stuart

- Total Parcels – 264
- Total Acres - 56
- Vacant Parcels – 82
- Vacant Acres – 16.86



Future Land Use Industrial

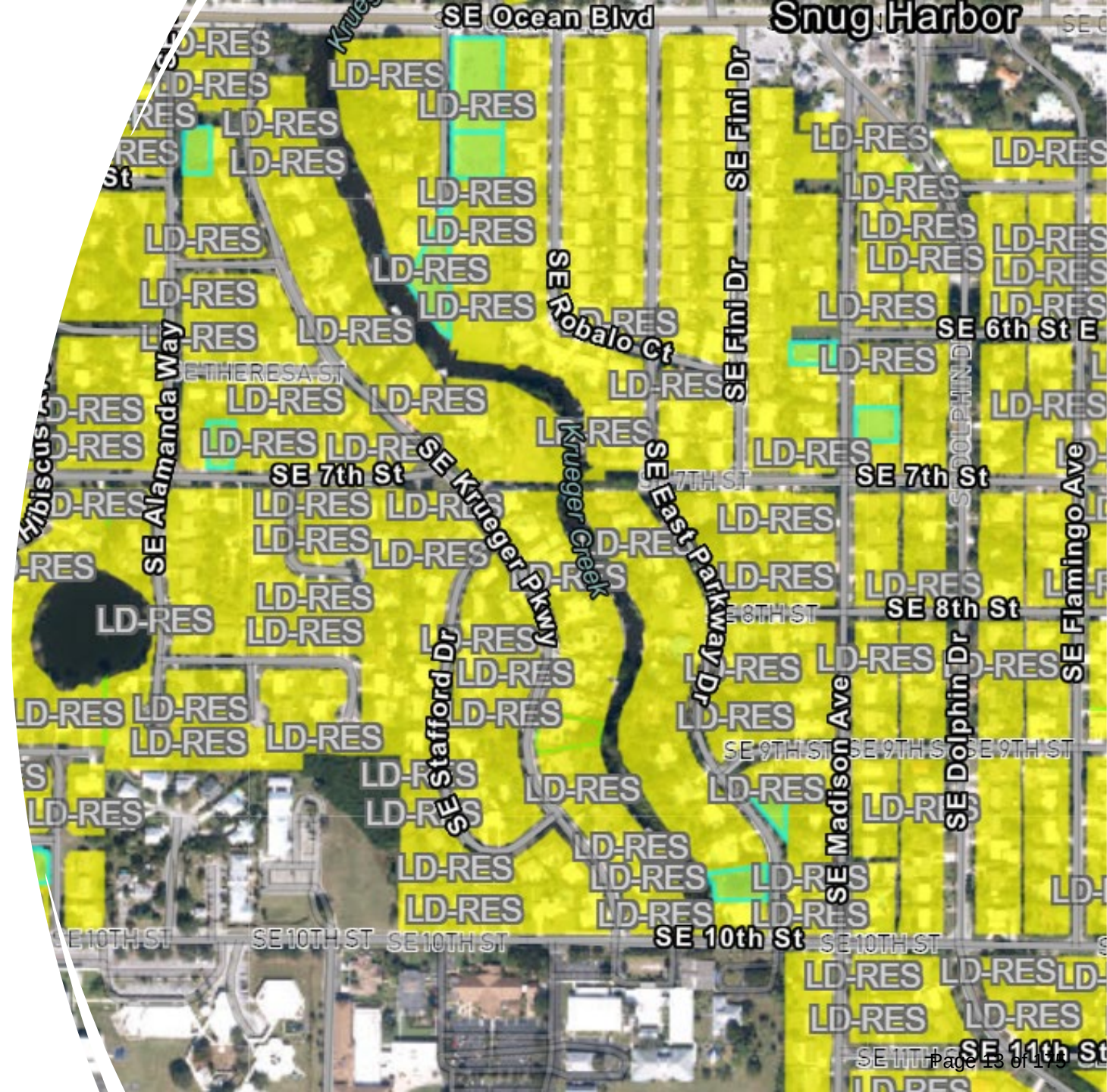
- Total Parcels – 44
- Total Acres - 103
- Vacant Parcels – 2
- Vacant Acres – 2.61



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Future Land Use LD Residential

- Total Parcels – 2383
- Total Acres – 755.8
- Vacant Parcels – 48
- Vacant Acres – 15.69



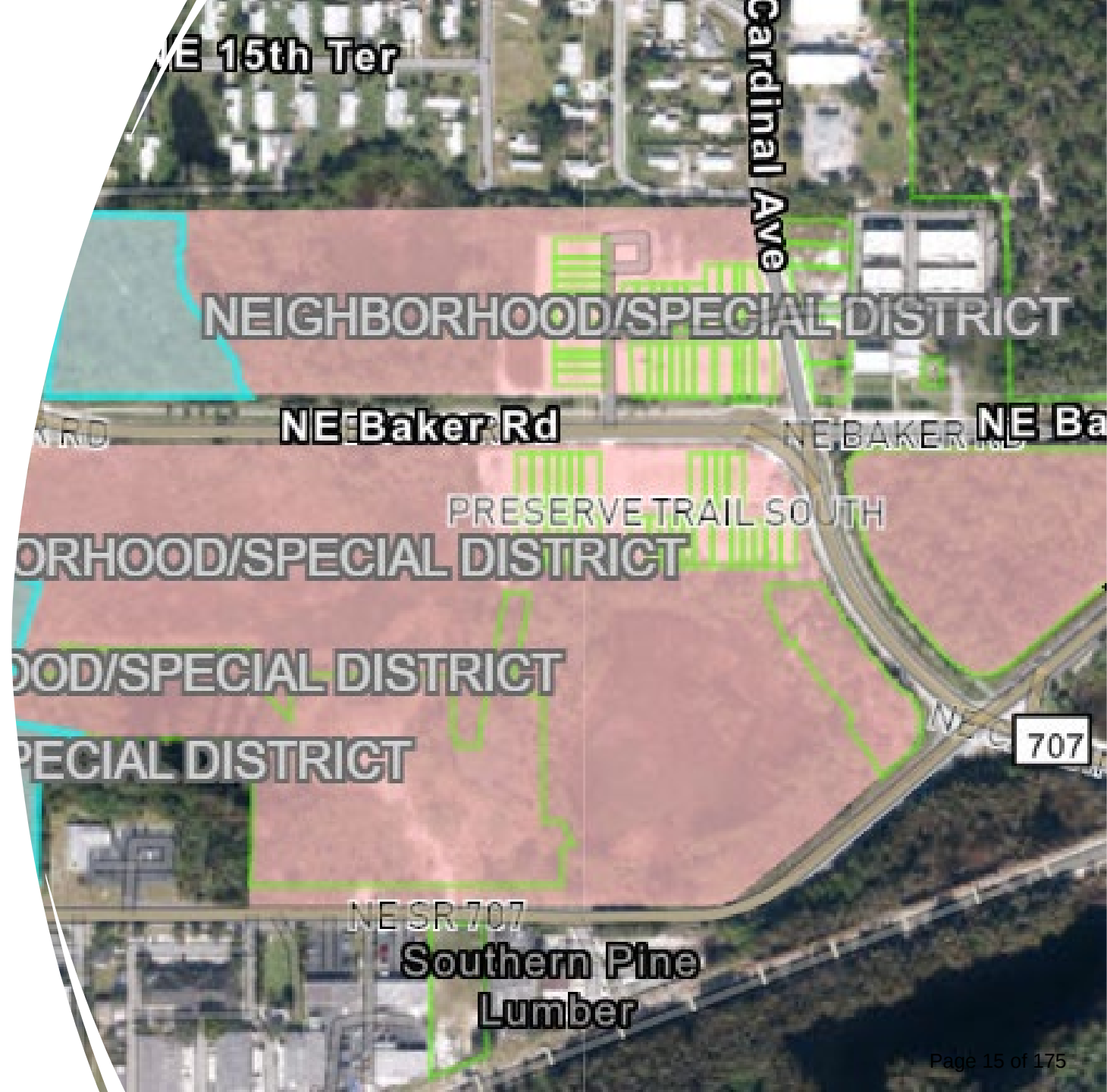
Future Land Use Marine Industrial

- Total Parcels – 12
- Total Acres – 18.5
- Vacant Parcels – 0
- Vacant Acres – 0



Future Land Use Neighborhood Special District

- Total Parcels – 13
- Total Acres - 96
- Vacant Parcels – 3
- Vacant Acres – 4



Future Land Use Office Residential

- Total Parcels – 200
- Total Acres – 140.5
- Vacant Parcels – 5
- Vacant Acres – 6.52



Future Land Use Public

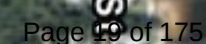
- Total Parcels – 58
- Total Acres – 208.7



Future Land Use Recreational

- Total Parcels – 18
- Total Acres – 39.5





CITY OF STUART, FLORIDA AGENDA ITEM REQUEST City Commission

Meeting Date: 1/5/2023

Prepared by: David Dyess

Title of Item:

AFFORDABLE HOUSING STUDY AND INCLUSIONARY HOUSING

Summary Explanation/Background Information on Agenda Request:

At the last ZIP workshop, I said that I would get some information on the inclusionary housing law and look into the study on housing affordability that HSC talked about at the meeting.

Attached is a good brief on inclusionary housing. When the law first came out, we found it very difficult to determine the offsetting cost to make the developer whole on the cost of building the affordable units. Even today, after the law has been in place for a bit, it is still hard to measure. What does extra density equal in dollars to a developer or, for that matter, what value is any incentive that is not actual money towards the project mean for the developer?

Below is information on the study, where the estimated cost is **\$50,000** and would take 5 to 8 months. The primary thing that caught my eye is that they can assist with designing an inclusionary housing ordinance.

Here are questions posed to them and their answers in red:

We are finding that the population suffering the most in our county and the surrounding counties are those in the 30-80% of our AMI (which is currently \$84,000 AMI up from \$59,500 just over 3 years ago). These full-time working individuals and families are facing and experiencing homelessness for the first (and hopefully the last) time in their lives. Our local workforce is being displaced as more and more digital nomads move into our area making significantly higher income than our locals do.

- Can we specify the study or emphasize the 30 - 80% household income range?
 1. Yes, the study can focus on whatever income range the City/County would like to focus on.
- What is the approximate range in fees to have this assessment conducted for a medium county (approximately 160,000 residents in 2020 according to the census)? Low end to high end--I'm sure it varies with all we include in the study--but we're looking for a ball park.
 1. Depending on how many items the City/County would like us to cover, fees have ranged from \$10,000-\$75,000. Reasonably, I could see this in the range of **\$50,000** for the first six items I listed below.
- Is there an option for the City of Stuart to have a study separately if the city commissioners are open to this and the county commissioners are not? The City of Stuart is the County Seat.
 1. Yes, we are open to working with any City or County that has the motivation to address its affordable housing needs.
- The city's population is approximately 18,000 (as of 2020 census)?

Here is a bulleted list of what a Housing Needs Assessment could provide depending on what the City/County is looking for:

- Analysis of best available housing data for Martin County with a focus on housing affordable and available to households at or below 120% of the Area Median Income.

- Review of housing plans and policy documents for all incentive and subsidy programs.
- Review of the comprehensive plan and land development code for provisions that restrict the development of affordable housing.
- Analysis of Martin County resources and opportunities to address affordable development.
- Interviews with market rate and affordable housing developers, major employers, and other private and public sector housing professionals in Martin County on housing affordability needs.
- Interviews with County staff in regard to implementation of existing laws and proposed policies.

We also provide implementation assistance if requested that could include the following:

- Provide recommendations on land use reforms that could encourage and facilitate affordable housing development.
- **Assist in designing an inclusionary housing ordinance.**
- Provide best practices on how the County can use publicly-owned land for affordable housing.
- Assist in designed locally-sourced financial subsidy programs for affordable development or individual assistance.

In the past several years, we have provided this type of in-depth work on a contract basis to Pensacola, Sarasota County & the City of Sarasota, Gainesville, Marion County, Ocala, Winter Haven, Collier County, and others.

Funding Source:

If the Commission votes to move forward, a budget amendment would be scheduled to appropriate from fund balance prior to moving forward.

Recommended Action:

It is the manager's recommendation not to proceed with the study due to the cost of the study and the limited developable land left within the city.

ATTACHMENTS:

1. Inclusionary-Zoning-Compliance-with-HB-7103
2. Inclusionary Housing Statutes

Inclusionary Zoning Compliance with HB 7103

BY: KODY GLAZER

House Bill 7103, which became law on July 1, 2019 and addressed Florida Statute 125.01055 for counties and FS 166.04151 for municipalities, amends the express authorization for mandatory inclusionary zoning to provide a requirement that developers be kept economically whole in exchange for providing affordable housing. The news coverage about the amended law has created some confusion and the Florida Housing Coalition has been responding to local government questions over the last several months. This article offers an overview of HB 7103 and provides guidance for compliance with the amended law.

Inclusionary Zoning (IZ) is a local land use planning tool that requires a housing developer under certain circumstances to include a percentage or specified number of affordable housing units within a market-rate development. The IZ ordinance typically allows an alternative of contributing to a housing fund or development of off-site units in lieu of producing the affordable units on-site. The law now requires local governments to provide incentives to “fully offset all costs” to the developer as a result of the affordable housing requirement.

For example, in exchange for requiring a developer to provide affordable units as part of a development, the local government must provide incentives such as a density or intensity bonus, reducing or waiving fees, or by granting other incentives, to offset all costs. Local governments will need to calculate the costs of providing the affordable units as well as the value of various incentives to determine whether the requirement for affordable units is fully offset by benefits provided to the developer.

In the months after HB 7103’s passage, communities across the state are working to comply with the new statutory language. These communities, whether they are analyzing their existing IZ ordinances or considering enacting new ones, must implement policies to keep housing developers economically whole in exchange for the development of affordable units. Although this task may appear daunting from a local government perspective, the new statutory language provides more clarity and perhaps a level of comfort that should facilitate the adoption and implementation of inclusionary housing policies.

“In the months after HB 7103’s passage, communities across the state are working to comply with the new statutory language. These communities, whether they are analyzing their existing IZ ordinances or considering enacting new ones, must implement policies to keep housing developers economically whole in exchange for the development of affordable units. Although this task may appear daunting from a local government perspective, the new statutory language provides more clarity and perhaps a level of comfort that should facilitate the adoption and implementation of inclusionary housing policies.”

What Costs Must Be Offset?

Inclusionary zoning requires market-rate developers building a certain size of development to build affordable homes along with the market rate homes. What exactly are the costs that a local government must offset?

To determine which costs to offset, the local government must understand all costs of development that are able to be impacted by local government action. Local government should identify a staff member with development experience to lead this analysis. If in-house staff does not have the time or expertise for this task, the Florida Housing Coalition can assist. These are some development costs for local government to consider:

Construction Costs	Construction Material, Labor, General Contractor Overhead
Land Costs	Per Acre, Total Cost, Cost per Unit
Parking Space Costs	Required Parking
Soft Costs	Impact Fees, Architectural & Engineering Costs, Planning Approval Fees, Environmental Clearance, Building Permit Fees, Legal & Insurance Fees
Other Development Costs	Required Landscaping, Outdoor & Common Area Amenities, Meeting Setback & Other Structural Standards

Sample development costs for a typical affordable housing project

The Florida Housing Coalition recommends each local government create a formula for how to assess these costs in conjunction with an inclusionary zoning ordinance. For example, if a developer is required to build 30 affordable units as part of a 200-unit complex, the local government should be able to use the formula to estimate the cost of development for the 30 units. Then, the expected revenue from the affordable units will be calculated. The expense to build the units minus the revenue gained from the disposition of the affordable units will be the total value that the local government will need to offset.

Expense to build AH Units – Revenue from Sale/Rental of AH Unit = Cost to Offset

What Incentives Can Be Provided to Offset the Costs?

To effectively comply with the new Inclusionary Zoning law, communities should target development costs directly related to the local government's land use authority. Local governments can relax certain zoning and development requirements as incentives to offset the costs of an inclusionary zoning ordinance. Here are some of the key incentives to offer that relate directly to land use regulations:

Key Incentives

 Density/Intensity Bonuses	Provide greater density than otherwise allowed. Allow for greater building heights.
 Fees	Waive or reduce impact fees. Expedite and lower the costs of various permitting procedures.
 Parking Requirements	Lower the cost of parking construction by reducing or altering the number of required spots.
 Lot Configuration	Allow flexible lot configurations for developers to build more units on a given lot.

How Will This Work in Practice?

Once a local government identifies the costs of an affordable housing contribution and the incentives it can offer, it must then calculate the value of the incentives granted and how those incentives offset the costs of the IZ requirements. This will depend on local costs of development and the local housing market. The Florida Housing Coalition can assist in calculating these costs and help local governments comply with HB 7103. As a rule, we recommend that local governments err on the side of making the development more profitable than it was prior to the inclusionary requirement rather than just breaking even from the offsets provided.

One county in Florida, in the course of amending its existing inclusionary zoning ordinance, found that density bonuses alone more than offset the cost of compliance with IZ requirements. This county found that by allowing market-rate developers to build more units than otherwise stated in the zoning code, they could comply with HB 7103. If density bonuses alone will not offset the costs of a particular development, localities can reduce parking requirements, reduce fees, and provide other incentives to comply with state law.

Land Value Capture from Rezoning and Government Action

Land value capture (LVC) is a concept that enables communities to recover and reinvest increases in land value that result from public investment and other government action when local government uses its land use authority to increase the value of private land, it should capture a reasonable increment of that value for public benefit. For example, the act of rezoning a parcel of land from an agricultural use to a residential use substantially increases the parcel's value. Under LVC principles, a local government would recover some of this increase in value for public benefit.¹

Inclusionary zoning can be a vital tool for reinvesting property value increases created by government action. A local government could link IZ directly with local rezoning decisions. A locality could require the inclusion of affordable housing whenever it increases the value of land from actions such as rezoning agricultural land to residential, for example. This strategy can be particularly effective in rural and agricultural parts of the state that are prime for large-scale development due to development patterns and the planning for new roads. Land value capture should be included in the economic analysis for compliance with HB 7103. Local government should use the increase in land value due to rezoning and other land use decisions or government actions that increase the value of the property as part of the calculation to "fully offset all costs" associated with IZ requirements. In areas with low allowable densities and intensities, a rezoning to a more intense use, which would allow the developer to build more units, could cover the costs of an affordable housing contribution without the need for additional incentives.

Conclusion

Affordable housing development requires a healthy partnership between the public and private sector. By requiring local governments to "fully offset all costs" associated with a developer's affordable housing contribution, HB 7103 provides comfort and clarity for communities to adopt and implement inclusionary housing ordinances. Developers will have their costs fully offset and the community will see an increase in affordable housing production.

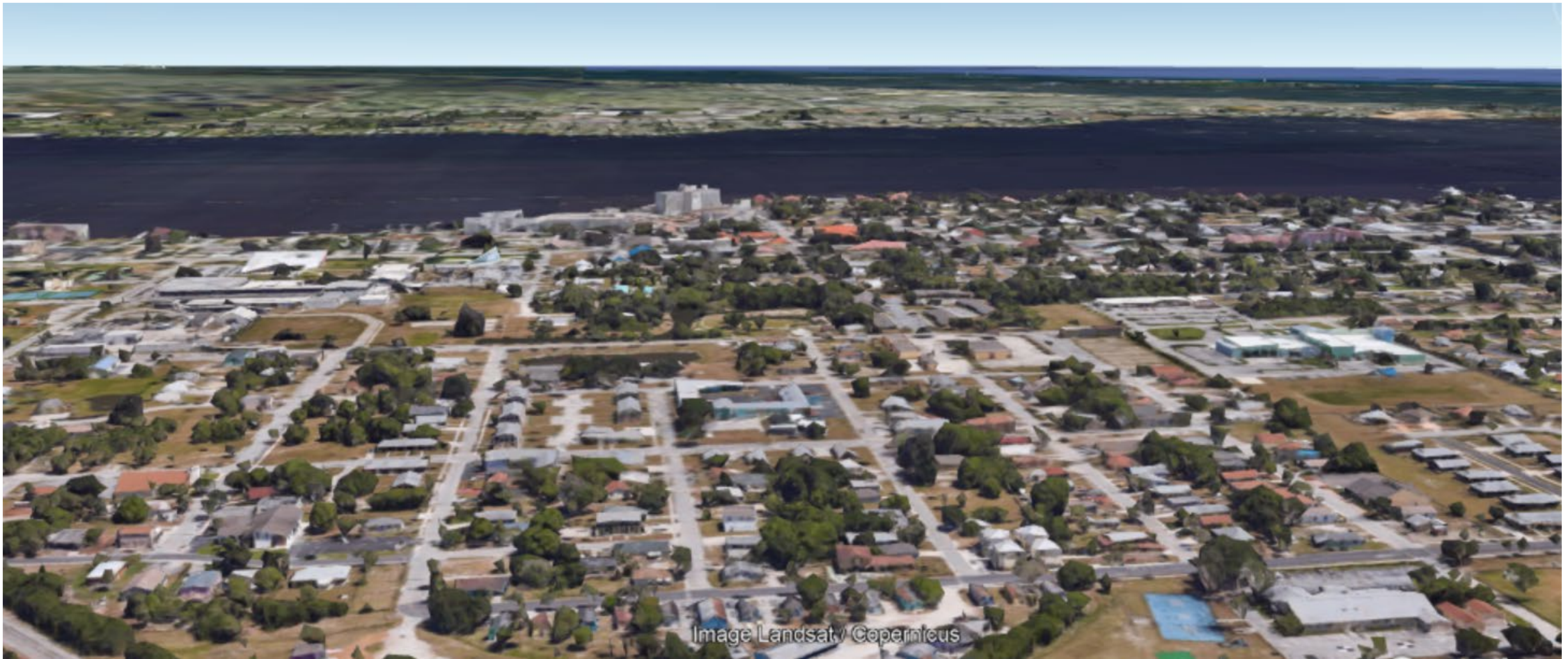
With over twenty years of inclusionary housing expertise, the Florida Housing Coalition is pleased to provide education to local governments and community stakeholders and assist in drafting and revamping inclusionary ordinances to comply with the new statutory framework.

¹ For more information on land value capture as a tool for financing affordable housing, read [Inclusionary Housing, Incentives, and Land Value Recapture](http://ebho.org/wp-content/uploads/2011/09/Calavita_and_Mallach_Inclusionary_Housing_Incentives_and_Land_Value_Recapture_2009.pdf) by Nico Calavita and Alan Mallach: http://ebho.org/wp-content/uploads/2011/09/Calavita_and_Mallach_Inclusionary_Housing_Incentives_and_Land_Value_Recapture_2009.pdf and [Land Value Capture: Tools to Finance Our Urban Future](https://www.lincolnst.edu/sites/default/files/pubfiles/land-value-capture-policy-brief.pdf) by Lourdes German and Allison Ehrich Bernstein: <https://www.lincolnst.edu/sites/default/files/pubfiles/land-value-capture-policy-brief.pdf>



KODY GLAZER

Kody Glazer is the Legal Director with the Florida Housing Coalition, specializing in local and state governmental affairs, fair housing, land use, and environmental law. He graduated Magna Cum Laude from the Florida State University College of Law, where he served concurrently on the Law Review and the Journal of Land Use & Environmental Law.



Florida Statute 125.01055 (Effective July 1, 2019)

INCLUSIONARY HOUSING ORDINANCE



Changes adopted in 2019

- Affordable Housing – Sections 125.01055 and 166.04151
- Development Review – Sections 125.022 & 166.033
- Comprehensive Plan restrictions – Section 163.3167
- Impact Fees – Section 163.31801
- Private Provider Building Inspections – Section 553.791

Inclusionary Housing Ordinance

Sections 125.01055 and 166.04151

- A municipality may adopt an Inclusionary Housing Ordinance.
- Provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units.
 - This requires **the adoption of a formal ordinance** outlining the requirements.
- In exchange, a city must provide incentives to fully offset all costs to the developer of its affordable housing contribution.

Inclusionary Housing Ordinance Continued

- INCENTIVES TO FULLY OFFSET ALL COSTS TO THE DEVELOPER OF ITS AFFORDABLE HOUSING CONTRIBUTION.
 - Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning.
 - Reducing or waiving fees, such as impact fees or water and sewer charges.
 - Granting other incentives.
 - “FULLY OFFSET” has not been tested in the Courts and remains subjective at this time.

Development Review

125.022 & 166.033, Florida Statutes

- Local Government must review the application for completeness and provide a letter that specifies the deficiencies or Request for Additional Information (RAI) .
 - If RAI is issued, developer has 30 days to respond.
- Once application is complete Government has 120 days to either approve, approve with conditions or deny the application.
- The amendments seem to now affirmatively requires a quasi judicial body to set forth its decision making reasoning and the facts it relies on to reach such a decision.
 - It looks like it requires formal “findings of fact” to support the decision.

Comprehensive Plans

F.S. 163.3167

- Any comprehensive plan or land development regulation adopted from 2019 forward must incorporate each development order existing before the comprehensive plan's effective date.
- Must also not impair the completion of the previously granted development order and must affirmatively vest the density and intensity of the approved development order.
- If you hold a valid development permit or order that was issued prior to the adoption of comprehensive plan or land use code amendments, not only does your permit remain valid, so does your allocation of density.
 - Provides safe guards to earlier development orders.
 - This will encourage local governments to include expiration dates in development orders.

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

Meeting Date: 1/5/2023

Prepared by: Jodi Nentwick

Title of Item:

DISCUSSION OF PROPOSED TEXT AMENDMENTS ARISING FROM RESOLUTION No. 93-2022 ADDRESSING SECTION 2.07.00(I), DENSITY AND PARKING CALCULATION WITHIN AN URBAN PLANNED UNIT DEVELOPMENT IN THE LAND DEVELOPMENT CODE AND POLICY 1.A7.2 OF THE FUTURE LAND USE ELEMENT IN THE COMPREHENSIVE PLAN.

Summary Explanation/Background Information on Agenda Request:

Discuss the proposed text amendments drafted by staff based upon the consensus and direction given at the previous ZIP Workshop. Determine if there are further changes necessary or receive direction from the Commission for staff to prepare an ordinance incorporating the text amendments for adoption during a regular meeting.

Commissioner Collins has asked to go through a PowerPoint (attached) to kick off the discussion.

Funding Source:

N/A

Recommended Action:

Discuss and deliberate proposed text amendments and other direction from the Commission.

ATTACHMENTS:

1. Staff Summary
2. Comm Collins Discussion
3. Draft Comprehensive Plan - Future Land Use (1)
4. Draft LDC Ordinance
5. Backup Material 11-2-22 Workshop Minutes
6. Backup Material Ord 2423-2020
7. Backup Material 5-18-2018 City of Stuart Housing Report
8. Backup Material 5-19-2017 Economic Development Strategy



TO: Mayor and City Commissioners

MEETING DATE: January 5, 2023 – 2nd Zoning In Progress Workshop

PREPARED BY: Jodi Nentwick-Kugler, Development Director

TITLE OF ITEM: Amendment to LDC Section 2.07.00(I) – Density and Parking Requirements

BACKGROUND INFORMATION:

On January 27, 2020, the City of Stuart City Commissioners adopted by Ordinance Number 2423-2020, amending the existing Section 2.07.00(I) of Chapter II entitled “*Urban Planned Unit Development (UPUD) Districts*” to add a methodology for residential density calculation and add a minimum residential car parking requirement.

On October 10, 2022, the City of Stuart City Commissioners adopted by Resolution Number 93-2022, declared a “zoning in progress” declared that no plans, permits, licenses, or other development order of any kind shall be issued for any applications received after the effective date of the zoning in progress and directed staff to prepare an ordinance to adopt a text amendment to the land development regulations addressing Section 2.07.00(I), density and parking calculation within an Urban Planned Unit Development.

On November 2, 2022, the City of Stuart City Commissioner held a Public Workshop to discuss the next steps. City Manager, David Dyess summarized the Commission discussion to bring back the following for the next Workshop:

- Bring back an inventory
- Have a needs assessment done
- Continue discussions - leave half density but change sizing parameters
- Parking pertaining to half density
- Not to change current Planned Unit Developments in general

SEE ATTACHED DOCUMENTS

- Draft Text Amendment Ordinance
- Approved November 2, 2022, Workshop Minutes
- Adopted Ordinance 2423-2020
- 5/19/2017 Economic Development Strategy
- 5/18/2018 City of Stuart Housing Report



ZIP WORKSHOP

1.4.23

OSCEOLA AVE STUART, FLA. S-195



Responsible Growth Plan

Goals

- Accomplish meaningful change
- Prove to residents we are listening
- Practical solutions we can all support
- Signal a new direction to developers



Major Objections

- Anti-development, No-Growth
- Miss out on good development opportunities
- Protect true affordable housing (HUD) projects
- Maintain PUD process
- Property rights, Bert J. Harris Act
- State statutes limiting home rule



Recommendations

1. Fair share parking
2. Remove ½ unit amendment
3. Develop maximum build-out



1. Fair Share Parking

- Enforce LDR minimum parking requirements but offer the option to pay per space toward garage in lieu of parking
- Developer pays their fair share to park their project
- Protects taxpayers from having to foot the bill
- Update Comprehensive Plan with clause, something like...
- *"Any reduction in parking as set forth by minimums in LDR's must be concurrent with infrastructure element by paying into a trust fund...City shall update cost of parking every 24 months..."*
- **Development pays for itself**

Responsible
Growth
Plan



Element 3 – Housing

3.A1. – Managed Growth

“...providing the necessary infrastructure **concurrent with planned growth** as specified by the Comprehensive Plan”



Element 8A - Capital Improvement

- Promote a desirable pattern of development
- **Provide a degree of certainty to the land development process**
- Maintain and enhance Stuart's quality of life, natural beauty and small-town waterfront character, its stable residential neighborhoods, and its status as the commercial/institutional hub for greater Martin County



VERSION: OCT 11, 2022 (CURRENT) ▼

EXPAND

LAND DEVELOPMENT CODE CITY OF
STUART, FLORIDA

Special Recognition

SUPPLEMENT HISTORY TABLE **modified**

Chapter I - GENERAL PROVISIONS

Chapter II - ZONING DISTRICTS USES
ALLOWED, DENSITY, INTENSITY

Chapter III - SPECIAL ZONING CODES

Chapter IV - CONCURRENCY
DETERMINATIONSChapter V - RESOURCE PROTECTION
RELATED DEVELOPMENT STANDARDSChapter VI - ON-SITE AND OFF-SITE
DEVELOPMENT STANDARDS

6.00.00. - GENERAL PROVISIONS

6.01.00. - TRANSPORTATION SYSTEMS

Sec. 6.01.01. - General provisions.

Land Use Type	Number of Spaces RequiredResidential Uses:
Single-family dwelling unit	2 per unit; garages count towards required off-street parking
Duplex dwelling unit	2 per unit; garages count towards required off-street parking
Multi-family dwelling units (studios or 1 bedroom)	1.5 per unit; garages count towards required off-street parking
Multi-family dwelling units (2 or more bedrooms)	2 per unit; garages count towards required off-street parking
Residential units combined with non-residential uses	2 per unit plus the applicable parking requirements for the non-residential use; garages count towards required off-street parking
Assisted living facility (ACLF)	1 per 4 living units, plus 1 space per employee during maximum shift
Adult day care center	1 space for each 200 square feet of floor area. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Bed and breakfast inn	1 per room or unit, plus 2 spaces for owner/manager
Community residential home or group home	1 per 4 beds, plus 1 space per employee
Family day care home	2 per dwelling unit
Hotel and motel	1 per rental room, plus 2 spaces per 3 employees
Manufactured home park/RV park	2 spaces per unit

Element 8A - Capital Improvement

- 8.A1.3. The City shall promote traffic-calming measures on local, residential streets.
- 8.A1.4. To maintain the City's small town character, the City shall limit the width of roadway corridors throughout the City to no more than six through lanes
- 8.A1.9 The City shall ensure adequate facility capacity is available to serve development for which final development orders were issued by the City prior to the adoption of the Comprehensive Plan.



Chapter 4 – Concurrency

Sec. 4.05.06. – Proportionate share transportation program.

B.1. "An applicant may choose to satisfy all transportation concurrency requirements **by contributing or paying proportionate share mitigation** if transportation facilities...are specifically identified for funding in the five-year schedule of capital improvements..."

Responsible
Growth
Plan



2. Remove ½ Unit Amendment

- Truly, a backdoor tool to achieve 60 units/acre
- We now know, more units doesn't mean more affordable
- Stuart is not Jacksonville or Ft. Lauderdale
- State does not allow rent control
- Encourage true affordable private sector HUD opportunities
- Ex. Gary or Taylor parcels that would serve residents



3. Develop Maximum Build-out

- State legislature 2011 growth management changes
- We need to develop max. population for our infrastructure
- Current census data + new residents following completion of currently approved projects
- A plan based on the ability to evacuate 25k, 30k safely?
- Traffic concurrency data



Element 2 – Transportation

2.A1. [Roadway system levels of service]

“The City shall provide a safe, convenient and efficient roadway system by maintaining adopted levels of service on all roadways within the City throughout the planning period.”



Element 2 – Transportation

- 2.A1.2. Establish an annual traffic count program with the purchase of traffic counting equipment to monitor peak direction/peak hour/peak season and off season traffic...The use of peak hour traffic counts shall be used to benchmark conditions.
- 2.A1.3. The City shall continue to monitor traffic counts on City roadways.
- 2.A1.4. Except as specified in policies 2.A1.2, 15.1 and 15.2, **the City adopts the following level of service (LOS) for all arterial roadways: LOS E at peak hour.**

Responsible
Growth
Plan



Table B-5
CMP Level of Service Criteria for Arterials^a Based on
Volume-to-Capacity Ratios

Level of Service	Description	V/C ^b
A	Free-flow conditions with unimpeded maneuverability. Stopped delay at signalized intersection is minimal.	0.00 to 0.60
B	Reasonably unimpeded operations with slightly restricted maneuverability. Stopped delays are not bothersome.	0.61 to 0.70
C	Stable operations with somewhat more restrictions in making mid-block lane changes than LOS B. Motorists will experience appreciable tension while driving.	0.71 to 0.80
D	Approaching unstable operations where small increases in volume produce substantial increases in delay and decreases in speed.	0.81 to 0.90
E	Operations with significant intersection approach delays and low average speeds.	0.91 to 1.00
F	Operations with extremely low speeds caused by intersection congestion, high delay, and adverse signal progression.	Greater Than 1.00

Table B-6
Intersection Level of Service Definitions

Level of Service	Interpretation	V/C Ratio
A	Uncongested operations; all queues clear in a single signal cycle.	Less Than 0.60
B	Very light congestion; an occasional approach phase is fully utilized.	0.60 to 0.69
C	Light congestion; occasional backups on critical approaches.	0.70 to 0.79
D	Significant congestion on critical approaches, but intersection functional. Cars required to wait through more than one cycle during short peaks. No long-standing queues formed.	0.80 to 0.89
E	Severe congestion with some long-standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersections(s) upstream of critical approach(es).	0.90 to 0.99
F	Total breakdown, stop-and-go operation.	1.00 and Greater

Element 2 - Transportation

2.A5. - [Width of roadway corridors.]

...the City shall maintain it's small-town character by limiting the width of roadway corridors throughout the City to no more than six through lanes and implement Complete Streets policies where feasible."



Recommendations

1. Fair share parking
2. Remove ½ unit amendment
3. Develop maximum build-out





Discussion

Thank you for your attention!

Objective 1.A7. Future land use categories.

The future land use categories defined below provide general descriptions intended to encompass all present and future land uses in the City of Stuart. The "Table of Land Use Densities and Intensities" provides specific density and intensity measures that shall establish the maximum density and intensity allowed in each land use category. The Future Land Use Map establishes the optimum, overall distribution of land uses as well as can be established on a City-wide basis. Neither these policies nor the Future Land Use Map shall be construed to mean that every parcel in a designated area is suitable for the designated use. Other plan objectives and policies will be applied to ensure that any proposed development will be suitable for the particular site. Similarly, the Future Land Use Map does not assure the landowner the right to the most intense use allowable under the designated future land use category. The City shall have the discretion to decide that the permitted land use shall be more limited than the maximum allowable under the future land use category; provided, that the City shall approve some development that is consistent with the City's plan.

Policy 1.A7.1. The City of Stuart has designated the following land use categories and allowed uses for all land within the City of Stuart:

- A. *Low Density Residential:* One or two dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, foster homes, adult congregate living facilities of four or fewer unrelated residents, and zero-lot-line residences. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.
- B. *Multi-Family Residential:* One to three or more dwelling units per building. Includes single family detached, duplex, townhomes, patio homes, garden homes, apartments, condominiums, foster homes, group homes of four or fewer unrelated residents, and adult congregate living facilities (ACLF) of five or fewer unrelated residents. A limited amount of Commercial is allowed. Stealth communication towers are allowed. Also, public facilities, churches, day care centers, schools and electric distribution substations are allowed.
- C. *Commercial:* Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses are allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.
- D. *Office/Residential:* This mixed-use category allows offices and living residential quarters in the same building or in adjacent buildings. Zoning controls the compatibility of these buildings with adjacent land uses. Commercial uses are allowed. Also, public facilities and electric distribution substations are allowed.
- E. *Industrial:* Land uses and activities predominantly connected with manufacturing, assembly, processing, packaging, research, or storage of products. Additional permitted uses in such areas include warehousing, wholesale activity, machine repair, and limited indoor retail sales and professional and other offices. Also, public facilities and electric distribution substations are allowed.
- F. *Public:* Public facilities and uses such as schools, government offices, recreation, cellular telephone towers, utilities, historic structures with public or private uses therein, and City sponsored or approved economic development or redevelopment projects. Additionally, uses which are determined to contribute to the overall community welfare such as vending or entertainment uses directly in support of the primary public use associated with a park, plaza, or community center, or City sponsored or approved community festival, fair, concert, parade, exhibition, farmers or craft market, or similar events

COMPREHENSIVE PLAN – FUTURE LAND USE ELEMENT

are allowed. "Public" uses shall include those uses that are permitted in the "Recreation" and "Conservation" land use categories. Also, electric distribution substations are allowed.

- G. *Institutional*: Private facilities that fulfill a public or quasi-public purpose or that are similar in nature or function to public facilities, and including public facilities. These include schools, nursing homes, hospitals, churches, cemeteries, utilities, transmission towers, clubs, day care centers, and adult congregate living facilities. Also, electric distribution substations are allowed.
- H. *Recreation*: Lands and public facilities, including public recreational uses that are both "active" and "passive" in nature. These include, but not limited to, neighborhood and community parks, golf courses, and spectator sport facilities, and open space areas. Additionally, vending or entertainment uses directly in support of the primary recreational use are allowed. Cellular telephone towers are allowed. "Recreation" uses shall include those uses that are permitted in the "Conservation" and "Public" land use categories. Also, electric distribution substations are allowed.
- I. *Downtown Redevelopment*: Includes the land area within the Stuart Community Redevelopment Agency. General uses permitted include low density residential, multi-family residential, office, commercial, recreation, lodging, public facilities, conservation, and mixed-use projects. Individual projects and sites may consist of single uses. However, a mix of residential uses and non-residential uses shall be required within this designation as a whole. Also, electric distribution substations are allowed.
- J. *Neighborhood/Special District*: Mixed-use category allowing residential, commercial, and recreation land uses such that a functional vertical or horizontal mix of uses is achieved. Developments shall include a mix of residential and commercial or office. Uses may be mixed within a single building and on a single site provided that impacts from differing uses are mitigated through urban design techniques. Also, public facilities and electric distribution substations are allowed.
- K. *East Stuart District*: General uses permitted include low density residential, multi-family residential, office, commercial, recreation and mixed-use projects. Also, public facilities and electric distribution substations are allowed.
- L. *Conservation*: The purpose[s] of the conservation category include: to conserve and protect natural resources including wetlands, floodplains, unique native vegetation, and habitat of listed species; to provide flood control; and to provide a general open space amenity. Uses allowed include passive recreation support facilities and other public facilities and utilities which do not conflict with the purpose of this land use category.
- M. *Marine/Industrial*: Waterfront district which permits continuation of industrial/marine uses while encouraging mixed use development including multi-family residential; commercial; office; lodging; marinas; and civic uses. Also, public facilities and electric distribution substations are allowed.

Policy 1.A7.2. Gross densities, gross intensities and proportional use amounts for each land use category are established in the "Table of Land Use Densities and Intensities" that is adopted as part of this element. In order to promote the efficient use of land and to provide an affordable housing stock (Policy 3.A2.6. Housing opportunities), the City's Land Development code shall provide adjustment, through the urban planned unit development process, to accommodate smaller residential units and allow smaller housing units to be calculated at 0.5 density in accordance to the Land Development Code, Chapter II, Section 2.07.00 – Table 2.07.A. UPUD Unit Density and Parking Space Calculation. per unit for units less than 900 sq. ft and 0.75 density per units for units less than 1,100 sq. ft.

TABLE OF LAND USE DENSITIES AND INTENSITIES

		Residential			Non-Residential				
			UPUD, RPUD or Major UCE ²						
Land Use Category	In/Out CRA ¹	General	Not ALF ⁴	ALF	% Residential	General	>2.0 FAR ³	% Non-residential	
Low Density Residential	NA	<8.72 du/ac to 11.62 du/ac ⁵	<8.72 du/ac to 11.62 du/ac ⁵	none	95-100%	<0.75 FAR		0—5%	
Multi-Family Residential	In	<15 du/ac	<30 du/ac	<30 du/ac	70—100%	<3.0 FAR	<20 ac	0—30%	
	Out		<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	70—100%	<0.5 FAR		0—30%
Commercial	In	<15 du/ac	<15	<30 du/ac	0—15%	<3.0 FAR	<50 ac	85—100%	
	Out		<10 du/ac	<10	<30 du/ac	0—15%	<1.5 FAR		85—100%
Office/Residential	In	<15 du/ac	<30 du/ac	<30 du/ac	0—25%	<3.0 FAR	<10 ac	75—100%	
	Out		<10 du/ac to 11.62 du/ac ⁹	<30 du/ac	<30 du/ac	0—25%	<1.5 FAR		75—100%
Industrial	In	None			0%	<3.0 FAR	<10 ac	100%	
	Out		None			0%	<1.0 FAR		100%
Public		None			0%	<1.0 FAR		100%	
Institutional		<10 du/ac	<30 du/ac	<30 du/ac	0%	<0.75 FAR		100%	
Recreation		None				<0.5 FAR		100%	
Downtown Redevelopment		<15 du/ac ⁸	<30 du/ac	<30 du/ac	0—70%	<4.0 FAR	<50 ac	0—70% ⁶	
Neighborhood/Special District	In	<15 du/ac		<30 du/ac	30—90%	<3.0 FAR	<10 ac	10—70%	

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(Supp. No. 10)

		Out	<15 du/ac		<30 du/ac	30—90%	<2.0 FAR		10—70%
East Stuart	NA	<17 du/ac	<30 du/ac	<30 du/ac	70—100%	<1.5 FAR		0—30%	
Conservation		None			0%	<10% ISR		100%	
Marine/Industrial		<15 du/ac	<15 du/ac	NA	0—25%	<3.0 FAR	<5 ac	0—75%	

¹ CRA = Community Redevelopment Agency. A delineated area.

² RPUD = Residential Planned Unit Development; Major UCCU = Major Urban Code Conditional Use.

³ The total number of acres in developments approved and constructed after the policy effective date that exceed 2.0 FAR shall not exceed the specified amount.

⁴ ALF = Assisted Living Facility

⁵ This designation is intended for parcels that are suited for single family attached and detached and duplex development ranging in density from 8.72 for single family units to 11.62 for duplex units.

⁶ Recreation uses shall not exceed 25 percent of the land area.

⁷ ISR = Impervious surface ratio. Not to exceed 10,000 square feet for any contiguous parcel.

⁸ Shall be interpreted on an Urban Subdistrict basis within the CRA (including Urban Neighborhood, Urban General, Urban Center, Urban Waterfront, and Urban Highway).

⁹ This designation is intended for parcels that are suited for single family attached and detached, duplex and multi-family development ranging in density from 10 for single family units to 11.62 for multi-family and duplex units.

Note: Throughout the City, properties located in the Coastal High Hazard Area (CHHA), as identified on the future land use map in the Coastal Element of the Comprehensive Plan, are limited to 15 dwelling units per acre unless the applicant can demonstrate to comply with Florida Statute 163.3178 (9)(a)1,2 and 3. ALFs shall continue to be prohibited within the Coastal High Hazard Area.

Policy 1.A7.3. The term "mixed use project" means one which allows for a mix of residential, non-residential and recreational land uses such that a functional vertical or horizontal mix of uses is achieved. These uses may be mixed within a single building or on a single site, providing that any impacts are mitigated through urban design techniques.

Policy 1.A7.4. The City will establish and monitor land use tracking and monitoring procedures to ensure that the specified proportions and acreage limitations are not exceeded and that plan amendments will be adopted in a timely manner if development does not occur as expected and desired.

Policy 1.A7.5. Properties that are annexed into the City shall be given a City land use designation as soon as possible after the annexation is finalized.

Policy 1.A7.6. It is the policy of the City of Stuart that neither the provisions of this Comprehensive Plan nor the Land Development Code shall deprive a property owner of all reasonable economic use of a parcel of real property, unless it is the intent of the City to exercise its eminent domain authority. Accordingly, the City recognizes the effectiveness of F.S. § 70.001 (Bert J. Harris, Jr. Act), in assuring that any potential total "taking" of property rights by the City of Stuart is properly identified and that all total private property rights takings are given an opportunity for adequate compensation, if required by law and requested by the property owner.

The relief to which an owner may be entitled shall be any one or more of the following:

- a) Granting of a permit for development;
- b) Clustering, or allowing development rights to be transferred to other properties within the City;
- c) Government purchase of all or a portion of the lots or parcels upon which all beneficial use is prohibited;
- d) Such other relief as the City may deem appropriate and adequate.
- e) Any relief granted by a court of competent jurisdiction.

Development approved pursuant to the protections in F.S. § 70.001 shall be the minimum necessary to avoid a "taking" of the property under state and federal law, and shall be consistent with all other objectives and policies of the Comprehensive Plan and the Land Development Code.

Policy 1.A7.7. [Reserved.]

Policy 1.A7.8. The development of a public school site shall be permitted in any future land use category in the City of Stuart without need for future land use map amendment. Consistency with the City of Stuart Comprehensive Plan shall be determined pursuant to the terms of the School Siting Interlocal Agreement between the City of Stuart, Martin County Board of County Commissioners, and the Martin County School Board. Per the terms of this agreement, the selection of a potential school site must include a standardized process for identifying potential sites and objectively ranking potential sites which evaluates, at a minimum:

- a) The proximity of potential sites to existing population centers;
- b) The availability of public facilities for transportation, including bicycle and pedestrian facilities, stormwater drainage, potable water and wastewater facilities;
- c) The proximity of complementary uses and facilities;
- d) The potential for negative impacts to native upland and wetland habitats;
- e) The functional hydrology of the proposed site, including an evaluation of the predevelopment and post development runoff, wetland management, flood protection, water quality, design standards for stormwater storage and conveyance facilities, positive legal outfall, and maintenance;
- f) The ability to redevelop existing underutilized sites; and

-
- g) The ability to maintain the diversity of the student population at existing schools and the proposed school which reflects the demographic composition of the Martin County student population as a whole.

Policy 1.A7.9. The City's Future Land Use Map series shall consist of the following:

- a) 2030 Future Land Use Map
- b) 2030 Planned Wells
- c) 2030 Flood Zones Map
- d) 2030 Wetlands Map
- e) 2030 Soils Map
- f) 2030 Land Cover Map

(Ord. No. 1867-02, 10-14-2002; Ord. No. 1974-04, § 1, 12-13-2004; Ord. No. 2205-2010, § 1(Exh. I), 9-27-2010; Ord. No. 2342-2017, § 1(Exh. A), 8-28-2017; Ord. No. 2473-2021, § 2(Exh. B), 12-13-2021; Ord. No. 2442-2020, § 1(Att. B), 12-14-2020)

Chapter II - ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

2.07.00. DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

2.07.00. DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

- A. *Purpose.* The purpose of this section 2.07.00 is to provide an alternative means of residential, commercial, public service and industrial land development and an alternative zoning procedure that may be used to establish residential, commercial, public service and industrial planned unit development zoning districts at appropriate locations and in accordance with the planning and development objectives of the city.

A planned unit development (PUD) established according to the provisions of this section may depart from the strict application of use, setback, parking requirements, and other requirements of standard zoning districts. A PUD shall be consistent with the overall planning and development goals and objectives of the city as reflected by the City of Stuart Comprehensive Plan. A primary purpose of this section is to provide a set of zoning requirements as a starting point from which such flexibility may be accomplished while maintaining and protecting the public health, safety, and welfare of the citizens.

A second purpose of this section is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PUD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economical development and the protection of adjacent existing and future development. Therefore, the PUD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts.

To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

- B. *PUD defined.* A PUD may be an residential planned unit development (RPUD), an commercial planned unit development (CPUD), an mixed-use planned unit development (MXPUD), an industrial planned unit development (IPUD), an urban planned unit development (UPUD), or an public service planned unit development (PSPUD). A PUD shall consist of land under unified control which may be planned and developed as a whole as a single development operation or as an approved programmed series of development operations by multiple developers. A typical PUD will include principal and accessory uses and structures substantially related to the character of the development itself and to the surrounding area of which it is a part.

As used above, "unified control" means that all land to be included within a PUD shall be owned or otherwise under the legal control of the person or legal entity which has applied for PUD district zoning. Such person or entity shall be legally capable of providing a commitment to the city that the PUD development will comply with all PUD documents, plans, standards, and conditions ultimately approved by the city.

A PUD district shall consist of the approved PUD classification and the regulations thereof set forth in this section 2.07.00, and as well as any other documents specifically included within the PUD ordinance adopted by the city commission. The ordinance approving a PUD shall be deemed a zoning ordinance. The provisions of the PUD zoning ordinance shall replace all conflicting development regulations set forth in this Code which would otherwise apply to the development site. The PUD ordinance shall be recorded in the public records of Martin County. The PUD applicant shall also execute a PUD agreement that incorporates the terms and conditions that are set forth in the PUD ordinance.

The applicant may proceed with development only after a plat, if required by the city commission, is recorded in the Martin County public records and after certification by the city development director that the construction plans and other required documents substantially conform to all documents approved as part of the PUD ordinance. The applicant must produce evidence that would bind his successors in title to any commitments made upon approval of PUD.

Chapter II - ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

2.07.00. DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

- C. *PUD district to be shown on official zoning map of the city.* The boundaries of land zoned PUD by ordinance of the city commission shall be indicated as such on the official zoning map of the city.
- I. *Urban planned unit development (UPUD) districts.*
- a. *Location.* A UPUD may be located only within the defined community redevelopment area of the city.
- b. *Density.*
- i. A UPUD shall not exceed the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation as defined and described "low-density residential," "office/residential," "multi-family residential," "commercial," "industrial," "institutional," "marine-industrial," "recreation," "downtown redevelopment," or "public," by the future land use element of the City of Stuart Comprehensive Plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.
- ii. The table 2.07.A shall be used for the purpose of residential density and parking space calculation within a UPUD.

Table 2.07.A. UPUD Unit Density and Parking Space Calculation

Maximum Unit Size	Maximum Bedrooms	Unit Density	Parking Space per Unit
900 500 sq. ft.	1	0.5	1.25- 1
1,100 700 sq. ft.	2	0.75	1.4 1
No maximum	No maximum	1	1.5

- c. *Uses.* Uses permitted in a UPUD district. The uses of buildings, structures, land or water within a UPUD district are subject to the permitted uses outlined in subsection 3.01.03.F.2 urban code district uses.
- d. *Development standards.* UPUD development standards shall be benchmarked against one of the urban districts as defined in section 3.01.00 urban code having regard to building placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards, and the urban district design objectives. UPUD standards regarding circulation, parking, utilities, drainage, open space, density, and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted UPUD ordinance.
- J. *Planned unit development (PUD) amenity.* All PUD applications are encouraged to incorporate one or a combination of PUD amenities that demonstrate that the subject application meets the purpose of the Land Development Code in providing enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. Guidance as to what may be considered to be a PUD Amenity is contained within the city's Planned Unit Development Amenity Guidelines, hereby adopted by reference, which may be revised from time to time.
1. *Definition.*

PUD amenity means a feature or facility that is added to a PUD development project that enhances the project beyond those required under the city's standard zoning regulations and which demonstrates the application of enlightened and imaginative approaches to one or more of the following:

- a. Community planning,
- b. Stormwater management,
- c. Environmental stewardship,
- d. Sustainable living,

Chapter II - ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

2.07.00. DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

- e. Architectural and/or property design,
- f. Historic preservation.

(Ord. No. 1711-00, 2-14-00; Ord. No. 1777-01, § 1, 4-9-01; Ord. No. 1865-02, § 1, 6-24-02; Ord. No. 1877-02, §§ 1, 2, 7-22-02; Ord. No. 2054-05, § 1, 11-28-05; Ord. No. 2077-06, § 2, 7-10-06; Ord. No. 2332-2016, § 1, 10-10-2016; Ord. No. 2332-2017, § 1, 8-28-17; Ord. No. 2401-2019, § 1, 4-8-19; Ord. No. 2423-2020, § 1, 1-27-20; Ord. No. 2446-2020, § 1, 9-28-20)

DRAFT

**MINUTES
SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
ZONING IN PROGRESS
NOVEMBER 2, 2022
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Troy McDonald
Commissioner Becky Bruner
Commissioner Eula R. Clarke
Commissioner Christopher Collins
Commissioner Campbell Rich**

ADMINISTRATIVE

**City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel**

ROLL CALL

4:00 PM

PRESENT: Mayor McDonald, Commissioner Bruner, Commissioner Clarke, Commissioner Collins, Commissioner Rich

PLEDGE OF ALLEGIANCE

Mayor McDonald announced that the Consent Agenda item would be moved to the first item on the agenda. He also noted that this meeting was advertised from 4 p.m. to 7 p.m. and requested the preference of the Commission, whether to stop the meeting at 7 p.m. or continue until complete. All agreed to end the meeting by 7:00 p.m.

APPROVAL OF AGENDA

4:02 PM MOTION: Approval (of Agenda moving Consent Calendar to the first item on the Agenda.)

MOVED BY: Christopher Collins

SECONDED BY: Becky Bruner

Motion approved unanimously.

CONSENT CALENDAR

3. CHRISTMAS PARADE ROAD CLOSURE (RC):

RESOLUTION No. 103-2022; A RESOLUTION OF THE CITY COMMISSION OF

THE CITY OF STUART, FLORIDA, APPROVING A ROAD CLOSURE FOR THE ANNUAL VISITING NURSE ASSOCIATION'S STUART CHRISTMAS PARADE ON FRIDAY, DECEMBER 2, 2022, BEGINNING AT S. E. MONTEREY ROAD TRAVELING WEST ON S.E. OCEAN BLVD. TO CONFUSION CORNER INTERSECTION; AUTHORIZING THE CITY MANAGER OF THE CITY OF STUART TO SIGN THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMIT FOR THE TEMPORARY CLOSING OF A STATE ROAD; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

4:02 PM MOTION: Approve
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

PRESENTATIONS

4:03 PM

1. FLORIDA STATUTES COUNTY AND MUNICIPAL PLANNING; LAND DEVELOPMENT REGULATION

City Attorney, Mike Mortell presented the legal aspects of Zoning In Progress, the codes, and regulations. In the presentation, he reviewed the meaning of quasi-judicial, the commission's job in deciding policy, legislative action and the guidelines for Comprehensive Plans in Florida Statutes, including a review of sprawl/urban sprawl. The City Commission will be working on the City's Land Development Code which shall contain specific provisions in the Comp Plan. Mortell concluded that the City is performing a legislative function and by majority, the Board will adopt the policies and procedures that will be used by future commissions and land owners to address the estimated 4,000 acres of the City.

2. DEVELOPMENT DEPARTMENT: COMMUNITY PLANNING

4:22 PM

Jodi Nentwick-Kugler, Development Director, presented on Zoning In Progress, an overview of the Development Department's responsibilities, and its future plans. She discussed Community Planning, the Comprehensive Plan and Land Development Code. Ms. Nentwick-Kugler continued the second portion of her presentation to address the density allowed by right within the approval of a Planned Unit Development (PUD).

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

Prior to Public Comment, Commissioner Clark requested to make an announcement: Commissioner Clarke publicly thanked the Stuart Fire Department as she recently experienced a personal emergency in which their services were needed and complimented them on the professional job they did.

Commissioner Collins requested to make an announcement: Commissioner Collins

commented on a misunderstanding in the community, noting a personal advertisement he posted of this Zoning In Progress Meeting with a photo of Zippy the Chimp from the Ed Sullivan Show and found it was offensive to some residents. He apologized to those offended and explained that was not his intention, he would like the focus to be on the future development of the neighborhoods and working together.

1. Douglas Ashley - NE Dixie Hwy.; Commented on his background in development and the number of units built recently in the CRA, surprised and concerned with the growth.
2. Helen McBride - Flamingo Ave.; Complaint about the City microphones and that the Commissioners need to speak into theirs better.
3. Jackie Vitale - Seminole St.; Commented on fractional density and thanked the City for the ZIP conversation, feels a vision should be created for all residents to thrive and would like to see more conversations.
4. Jerry Gore - Lake St.; In favor of the planning but feels disturbed by the flyer/picture posted by a Commissioner, but is forgiving and hopes it doesn't stop the progress.
5. Micah Hartowsky - 5th St.; Commented on the difficulty in purchasing home locally, density, and feels we should do more with less.
6. Jimmy Smith - Apache Ave.; Thanked the Commission (Collins) for the apology and noted the good relationship, believing in God, and loving one another. NAACP fights for all people and all equal rights.
7. Robin Cartwright - Hibiscus Ave.; Echoed Mr. Ashley's comments and encouraged to look at everything as a whole; provided questions for the deliberation; will there be an annexation review?, protection vs mitigation, specifically for the wetlands?, and will you be looking at the cars? Noted example of LiftJax, affordable housing in Jacksonville.
8. Althea Wiley Stoudimire - Dianna Terr.; Commented that she is glad to hear the apology, we are humans first and a title comes second.
9. Joseph Cooper - 9th St.; Commented on the ZIP process, his history in Martin County, housing costs and wants responsible growth.
10. Earl Hall - Tarpon Ave.; Commented on the photo posted by a Commissioner and as a Martin County resident his whole life, feels character counts and everyone should be considered.
11. Bonnie Moser - 10th St.; Commented on knowing what we don't want but the vision should be what we do want.
12. Bob Ernst - Feels community character is important for planners and spoke specifically on existing vegetation and locations in Stuart.
13. Robert Raneri - Flagler Ave; Encouraged the Commission to base discussion about housing on facts and not fear; would like to see the comments about turning into Ft. Lauderdale and other large cities stop and to keep the conversations moving forward.
14. Madeline Greenwood - Letha Cir.; Housing Solutions Council wants to base their assessment on facts, asks to bring the Florida Housing Coalition in to do a study on community needs and training for commissioners and staff.
15. Carol Ann Leonard - Jackson St.; Commented that not only single family homes are needed in Stuart and many are on single household incomes.
16. Laura Giobbi - Ocean Blvd.; Commented that Stuart residents are concerned about its future and feels the Commission needs to be more demanding with developers.
17. Joan Goodrich - Business Development Board; Reminder that housing is connected to the economy and they are available to provide support to the City as needed.
18. Mechelle McFadden - Bigonia Way; Commented on the photo posted and how she is

trying to teach her son the rights and wrongs of how to treat people and on affordable housing.

19. Lucie McGuire - Claremont St., PSL; Stated she is a local, born and raised and is told that is rare, feels it should not be rare. Cannot afford to live in Martin County, quoted real estate averages.
20. Linda Kay Richards - Cabana Pt.; Commented on the need for affordable housing and knows the Commission cannot demand this from developers, noted the high density developments on the borders of the City.
21. Jimmy Wilson - Tarpon Ave.; Commented as a non-homeowner, non-businessowner, gives back to his community by coaching football to the youth, in favor of affordable housing so good people in the community can stay.
22. Nik Schroth - Palm St.; Owns 6 businesses, employs over 100 people, and stated the salary range of their staffs, with the zoning changes, consider the housing changes, architected guidelines, Conversation is about supply and demand.
23. Annette McSwain - Tarpon Ave.; Feels she is stuck in government housing and in favor of affordable housing.
24. Amber Strand - 15th Terr.; Commented in favor of the need for affordable housing; interested in more information on housing needs assessment, asks for protection of trees and water, infilling, reuse Rolf commercial spaces.
25. Marcela Cambor - Sewalls Point - ZOOM; Commented on the codes and what they are geared to and design matters, feels the focus should be more on design; concerned about the policy regarding buildings that have not been built yet.
26. Gwendolyn Hall Brinkley - Port St. Lucie, ZOOM; In favor of low income housing, has lived in PSL because she could not afford to live in Stuart. Does not feel the apology by a Commissioner was genuine.

DISCUSSION AND DELIBERATION

5:39 PM

4. DISCUSS THE TOPICS FROM THE PRESENTATIONS AND DELIBERATE THE POLICIES THAT THE COMMISSION WANT TO SEE IMPLEMENTED.

Mayor McDonald noted that a second workshop is suggested after all comments are reviewed and their discussion takes place. The Commissioners began the discussion.

Commissioner Clarke commented on the vision and to get more input from residents, work with the strategic plan on how developers can participate in the housing process and a possible loan system. Would like to work with the various developers and organizations on what we can do versus what we cannot do to try and develop a plan.

Commissioner Rich reported his thoughts on the public comments on the affordable housing discussion, reviewed and read 3.a2 from an Ordinance, stating the policy supports the objective. He stated the Elizabeth was allowed to be built with densities specifically coming out of the affordable housing section and there was no requirement, feels there is an opportunity to be very specific in our vision.

Commissioner Collins commented that he would like to take time so they are not reactive; reviewed some commonly asked questions about traffic and affordability and Comp Plan regulation. He would not like to see over restrictive regulations, but does not want to see

what has been happening over the past 4 years. Feels one of the largest problems is the urban, 4-story buildings that do not match Stuart's character on the fringes and destroy the green space. Presented potential solutions: Reviewed some municipalities up north who have done downzoning to their density and long-term plan for what we want the City to look like.

Commissioner Bruner commented that she feels Stuart is a nice little City and agrees that some designs are not as attractive as they could be, City could put holds for various sets of time on development, but she cares about the CRA and feels the communication with the community is good in the City.

Mayor McDonald reported that he had done research of Florida Statutes and in the City's Comp Plan, it refers to 2020 and needs to be updated. Would like to get the Beiber Data for projections through 2030 and include it in the Plan. Would like to lock down needs, what the affordable rate is per statute, housing needs analysis, inventory, and industrial properties. Would rather see a criteria that offers a density bonus for smaller units and keep densities.

City Manager David Dyess, noted what the Commission has done in the past pertaining to affordable housing, stated back in 2018/2019 there was a request for developers to have a percentage of their developments be considered affordable, which was successful with two apartment complexes until the State created a law against it. To currently address the affordable housing issue, he feels government intervention or tax credits are a solution and evaluating the law in place on inclusionary housing and determining what the City can do with it is an option to consider. Dyess summarized the Commission discussion to bring back the following for the next Workshop:

- Bring back an inventory
- Have a needs assessment done
- Continue discussions - leave half density but change sizing parameters
- Parking pertaining to half density
- Not to change current PUD's in general

Commissioners continued the discussion to include the upcoming review/adoption of Form Base Code, identifying neighborhood planning, performance based zoning, and state statutes. Commissioner Collins sought clarity on Florida Statute 163.3177. Mayor McDonald and Attorney Mortell responded,

The next Zoning In Progress Workshop will be scheduled in January 2023.

Commissioner Clarke concluded with a suggestion of a possible 6-week workshop to understand the code and work with the Local Planning Agency (LPA) to get policies through to the Commission. She also commented on the photo posted on ZIP and noted to review the Code of Conduct, see if anything was violated, and keep moving forward, make them all better Commissioners and move on. She reminded the public that there is a public complaint process.

ADJOURNMENT

6:50 PM

Mary R. Kindel, City Clerk

Troy McDonald, Mayor

Minutes to be approved at the Regular Commission
Meeting this 14th day of November, 2022.

18.

CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 1/13/2020Prepared by: Kev FreemanTitle of Item:

AMENDMENT TO THE LAND DEVELOPMENT CODE UPUD DENSITY AND PARKING (RC):

ORDINANCE No. 2423-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS" TO ADD A METHODOLOGY FOR RESIDENTIAL DENSITY CALCULATION AND ADD MINIMUM RESIDENTIAL CAR PARKING REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

This proposed land development code amendment promotes the objectives and policies of the City's Comprehensive Plan through the Urban Planned Unit Development (UPUD) process, relevant extracts are below:

Objective A2. - Affordable housing. The City will address the affordable housing needs of very-low-income to moderate-income residents by continuing to promote affordable housing in the East Stuart Planning District and other areas through revised minimum lot size requirements and special financing made available through the SHIP program, Farmers Home Administration and other funding mechanisms.

Policy A2.1. Adoption of HUD standards and definitions. The following U.S. Housing and Urban Development Department definitions and standards for affordable housing and income categories shall be used by the City in its housing programs:

"Affordable housing" means healthy and safe housing that people with moderate to very low incomes can live in without paying more than 30 percent of their household income (not including utility payments).

"Very low income" means an income falling below 50 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

"Low income" means an income falling between 50 percent and 80 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

"Moderate income" means an income falling between 80 percent and 120 percent of the Stuart median income, as measured by the U.S. Bureau of the Census.

"Workforce housing" means housing that is affordable to persons or families whose total household income does not exceed 140 percent of the area median income, adjusted for household size.

Policy A2.6. Housing opportunities. In order to expand the number and types of opportunities for affordable housing, the City will encourage new construction through density bonuses and other provisions provided through the land development regulations as well as through grants and special programs administered by the City.

Objective A7. In order to provide affordable housing to City residents, the City will continue to apply design and other development incentives contained in the Urban Code and East Stuart Overlay Zone Code.

Policy A7.1. The City will continue to provide a density bonus system and will work with developers to implement such programs.

Policy A5.4. City land development regulations and housing programs should support the provision of housing

for very-low-income to moderate-income residents.

Objective B1. - Compact urban form. Discourage urban sprawl by facilitating urban redevelopment and infill development of properties and planning for urban infill and redevelopment of lands located within Stuart in order to achieve a compact urban form.

The Situation

There is a demonstrated need for a supply of a range of housing in the City (City of Stuart Housing Study).

The inventory of required housing units ranges from "very-low income" to "workforce housing". Recent housing and economic development studies have confirmed the demand and have recommended that action be taken to reduce the deficit. The City of Stuart Economic Development Strategy 2016-2017, states:

'Objective 2: Focus the development of new housing in areas adjacent to employment centers & transportation options.

Tactic 1: Determine which housing types and mixed-use concepts should be adjacent to major employment centers.

Tactic 2: Partner with housing developers to promote investment and redevelopment in these designated areas.

Tactic 3: Create incentive programs to ensure that any new developments in these areas provide housing that is attainable for area employees.'

The Issues

This proposal looks at two individually considered development parameters that are linked together and affect the affordability and supply of housing units in the City. Both parameters, density and parking, can be regulated through the Planned Unit Development Process. The amendments are considered to be appropriate within an urban area, as such they are proposed to be limited to the Community Redevelopment Area through the Urban Planned Unit Development process.

Density

The current Comprehensive Plan and Land Development Code provide a baseline maximum density of 15 units per acre. The Planned Unit Development process provides for a maximum density of 30 units per acre (most recent developments have achieved 20-22 units per acre). The additional density is granted by the City Commission.

Example: Under present methodology a one-bedroom dwelling unit is considered to have the same density as a three-bedroom unit. Therefore, as an example, a building having the same footprint could accommodate 6 one-bedroom 800 sq.ft units (Density = 6) or 2 three-bedroom 2,400 sq.ft units (Density = 2).

The Land Development Code already has a density bonus available. The Mixed-Use PUD allows for a residential unit variety bonus. Where not less than 50 percent of the total residential units on site are smaller than 1,500 square feet in size, then at the sole discretion of the city commission, a residential unit variety density bonus may be awarded. This methodology has not proven to be attractive to developers in the main because it does not offer a parking reduction for residential units.

Parking

The baseline parking code for residential units located the urban districts is set out in the urban code, which does not differentiate between unit sizes, any size residential unit requires 1.5 spaces. Using the example mentioned above, the 6 one-bedroom 800 sq.ft units would require 9 parking spaces total, whereas the 2 three-bedroom 2,400 sq.ft units would require 3 parking spaces total. Therefore, the required parking spaces are disproportionate to the amount of living space.

Build cost

The cost of building is passed onto the consumer. A study "Parking Requirement Impact on Housing Affordability", Victoria Transport Policy Institute, September 2019, found that adding one off street parking space adds about 6% to the unit cost through land costs, construction and maintenance. The same study found that by increasing the land needed for parking less housing could be developed.

In our example the 6 one-bedroom units would require approximately 2,700 sq.ft of surface parking area, whereas the 2 three-bedroom 2,400 sq.ft units would only require 900 sq.ft of surface parking area, significantly reducing required land and associated costs.

The proposed code is therefore designed to address each of these issues.

Local Planning Agency:

This item was presented to the December 12th 2019 Local Planning Agency (LPA). The LPA recommended that the number of bathrooms for each unit should be restricted and that reference to the provision of attainable housing should be incorporated into the code.

Staff Comment:

The proposed code has been amended to include reference to State Housing Initiatives Partnership Program (SHIP) and the U.S. Department of Housing and Urban Development (HUD) measures for attainable rental and fee-simple housing units. The requirement for such limits are based on achieving a minimum number of units within each development. The limitation of bathrooms per unit is not seen as a proven methodology to restrict number of occupants, therefore that amendment is not included or recommended by staff.

Funding Source:

N/A

Recommended Action:

Motion to approve Ordinance No. 2423-2020.

ATTACHMENTS:

	Description	Upload Date	Type
▯	Ord 2423 - 2020 UPUD Density and Parking	12/27/2019	DRAFT ORDINANCE
▯	City of Stuart Housing Report Final 5252018	12/2/2019	Attachment

 **8:53 PM MOTION:** Motion that Item #17 be continued to January 27, 2020.

Moved by: Vice Mayor Clarke

Seconded by: Commissioner Matheson

Motion passed unanimously.

18. AMENDMENT TO THE LAND DEVELOPMENT CODE UPUD DENSITY AND PARKING:

ORDINANCE No. 2423-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 2.07.00.I OF CHAPTER II ENTITLED "URBAN PLANNED UNIT DEVELOPMENT (UPUD) DISTRICTS" TO ADD A METHODOLOGY FOR RESIDENTIAL DENSITY CALCULATION AND ADD MINIMUM RESIDENTIAL CAR PARKING REQUIREMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Kevin Freeman, Development Director presented, and the staff recommendation was to approve the proposed Ordinance as is with the removal of the incorporation of inclusionary housing requirement, Section (e).

 **9:03 PM MOTION:** Motion to approve.

Moved by: Commissioner Glass Leighton

Seconded by: Vice Mayor Clarke

Motion passed unanimously.  **9:15 PM**

Commission discussed the CRA-wide vs. urban center.

Public Comment:

- 1) John Leighton – (No Request to Speak Card) Questioned why City is limiting this to downtown when other areas may need this.**

19. AMENDMENT TO THE LAND DEVELOPMENT CODE REVIEW PROCEDURES FOR PUD APPLICATIONS:

ORDINANCE No. 2424-2020; AN ORDINANCE OF THE CITY OF STUART, FLORIDA, AMENDING THE EXISTING SECTION 11.01.00 OF CHAPTER XI ENTITLED "PROCESSING OF PLAN APPLICATIONS" TO AMEND THE REVIEW BOARD PROCEDURES FOR PROPOSALS THAT INVOLVE URBAN PLANNED UNIT DEVELOPMENT LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Kevin Freeman presented and staff recommended the CRB should review board only instances of the amendment to previously approved urban planned unit development applications located within the Community Redevelopment Area.



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

ORDINANCE NUMBER 2423-2020

**AN ORDINANCE OF THE CITY OF STUART, FLORIDA,
AMENDING THE EXISTING SECTION 2.07.00.I OF
CHAPTER II ENTITLED "URBAN PLANNED UNIT
DEVELOPMENT (UPUD) DISTRICTS" TO ADD A
METHODOLOGY FOR RESIDENTIAL DENSITY
CALCULATION AND ADD MINIMUM RESIDENTIAL CAR
PARKING REQUIREMENTS; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION; AND
PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER
PURPOSES.**

* * * * *

WHEREAS, the purpose of this Land Development Code amendment is to support the objectives of the City's Comprehensive Plan to initiate land development code to provide for a variety of housing units; and

WHEREAS, the purpose of this Land Development Code amendment is to support the objectives of the City's Comprehensive Plan to initiate land development code; and

WHEREAS, the Land Planning Agency reviewed the proposed amendments to the Land Development Code at a public hearing on 12th December 2020 and

WHEREAS, the City Commission duly scheduled, advertised, and held a public hearing on January 13th, 2020, to consider this ordinance and provide for full public participation in the Land Development Code amendment process.

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

SECTION 1: The Stuart Land Development Code is hereby amended as follows:

Chapter II - ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

- I. *Urban planned unit development (UPUD) districts.*
 - a. *Location.* An UPUD may be located only within the defined community redevelopment area of the city.
 - b. *Density.*
 - i. A UPUD shall not exceed the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation as defined and described "low-density residential," "office/residential," "multi-family residential," "commercial," "industrial," "institutional," "marine-industrial," "recreation," "downtown redevelopment," or "public," by the future land use element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.
 - ii. The table 2.07.A shall be used for the purpose of residential density and parking space calculation within a UPUD.

Table 2.07.A. UPUD Unit Density and Parking Space Calculation

Maximum Unit Size	Maximum Bedrooms	Unit Density	Parking Space per Unit
900 sq.ft	1	0.5	1.25
1100 sq ft	2	0.75	1.4
No Maximum	No Maximum	1	1.5

- c. *Uses.* Uses permitted in an UPUD district. The uses of buildings, structures, land or water within a UPUD district are subject to the permitted uses outlined in section 3.01.03.F.2 urban code district uses.
- d. *Development standards.* UPUD development standards shall be benchmarked against one of the urban districts as defined in section 3.01.00 urban code having regard to building placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district design objectives. UPUD standards regarding circulation, parking, utilities, drainage, open space, density and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted UPUD ordinance.

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

SECTION 3: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 4: The provision of Sections 1 of this ordinance shall be codified.

SECTION 5: This ordinance shall take effect upon adoption

Ordinance No. 2423-2020- LDC Amendment UPUD Density Calculations

Passed on first reading the 13th day of January, 2020

Commissioner GLASS LEIGHTON offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner CLARKE and upon being put to a roll call vote, the vote was as follows:

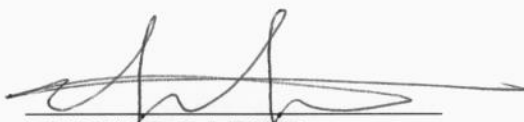
MICHAEL J. MEIER, MAYOR
EULA R. CLARKE, VICE MAYOR
BECKY BRUNER, COMMISSIONER
KELLI GLASS LEIGHTON, COMMISSIONER
MERRITT MATHESON, COMMISSIONER

YES	NO	ABSENT	ABSTAIN
Y			
Y			
Y			
Y			
Y			

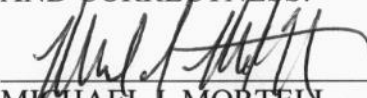
ADOPTED on second and final reading this 27TH day of January, 2020.

ATTEST:


MARY R. KINDEL
CITY CLERK


MICHAEL J. MEIER
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:


MICHAEL J. MORTELL
CITY ATTORNEY





City of Stuart Housing Report

Suzanne Cabrera Consulting
May 15, 2018

Background

The City of Stuart received the Department of Economic Opportunity (DEO) Competitive Florida Partnership Grant, which is a two-year program that provides technical assistance and support from the DEO to improve the communities through an asset-based economic development strategy.

One portion of that grant requires development of an affordable action housing plan recognizing the inextricable link between housing and economic development. Without a sufficient supply of affordable housing, employers can be at a competitive disadvantage because of their subsequent difficulty attracting and retaining workers. Housing costs are among the top five factors affecting where households choose to live and work.

The cost of housing in most urban areas in the U.S. has increased at a significantly faster rate than incomes in the last few decades. This trend has created a jobs/housing mismatch that is a big concern for business considering relocation to the area or in some cases away from the area if the expanded workforce cannot be adequately housed. The jobs/housing mismatch has more severe consequences for low-wage employees, who may be forced to choose either substandard housing or face long commute times which affects their quality of life.

To help curb this problem, business and housing groups need to work together to plan for adequate housing. Local, state, and federal policies should also advocate for housing policies that facilitate the development of housing units serving their workforce. This report will detail best practices and recommend strategies that will further the goal of supporting economic growth and development while providing housing that is appropriate, affordable and sustainable for its workforce.

Defining the Issue

Defining the population covered by “affordable” or “workforce” housing is important to understanding the issue. The term “affordable” housing carries the connotation of public or Section 8 housing. Many low wage earners fit in this category and have access to resources for housing through a public housing authority development/voucher or be able to qualify for a LIHTC (Low Income Housing Tax Credit) development. The “workforce” category more broadly covers wage earners who may not have access to any type of assistance or subsidy, but are often cost burdened. The term “attainable” housing has come into favor because it covers all housing types and simply refers to the notion that an “attainable” home is one where people spend no more than 30% of their income on housing. The chart below defines the most commonly used definitions and income levels for various categories.

Martin County AMI (Area Median Income) for 2018 is \$ 60,500*

Income Category	Top AMI %	1 person	Top Price	Family of 4	Top Price
Extremely Low Income	30% AMI	\$ 12,750	\$ 38,250	\$ 25,100	\$ 75,300
Very Low Income	50% AMI	\$ 21,200	\$ 63,600	\$ 30,250	\$ 90,750
Low Income	80% AMI	\$ 33,900	\$ 101,700	\$ 48,400	\$ 145,200
Moderate	120% AMI	\$ 50,880	\$ 152,640	\$ 72,600	\$ 217,800
Workforce	140% AMI	\$ 59,360	\$ 178,080	\$ 84,700	\$ 254,100

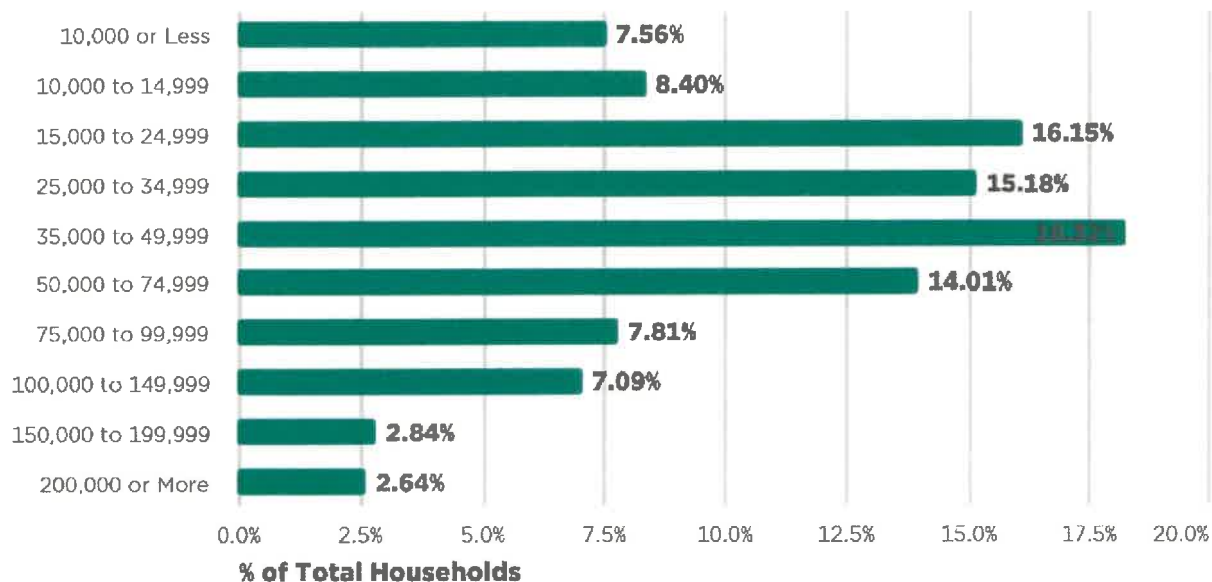
The average home price in Martin County in March of 2018 was \$370,000 and for Stuart it was \$221,657. The standard guideline for housing costs is 3 times your annual salary although some sources say this is not accurate for Florida due to insurance costs. This means the average home in Martin County is unaffordable to the workforce and the average home in Stuart is barely affordable to the highest workforce category. Even when the City attempts to attract high wage jobs, the housing costs make relocating to the area a challenge. The essential workforce needed to support those jobs (teachers, childcare workers, retail, etc.) are extremely cost burdened and effectively priced out of the homeownership market and struggle in the rental market.

*As calculated by HUD for median family income (reference HUD Data Sets 2018)

Homeownership Affordability Challenges

Like many municipalities in South Florida, Stuart has a lack of housing that is affordable to those making the average household income, usually well below the median income, which is currently \$36,500 for the City.

Household Income



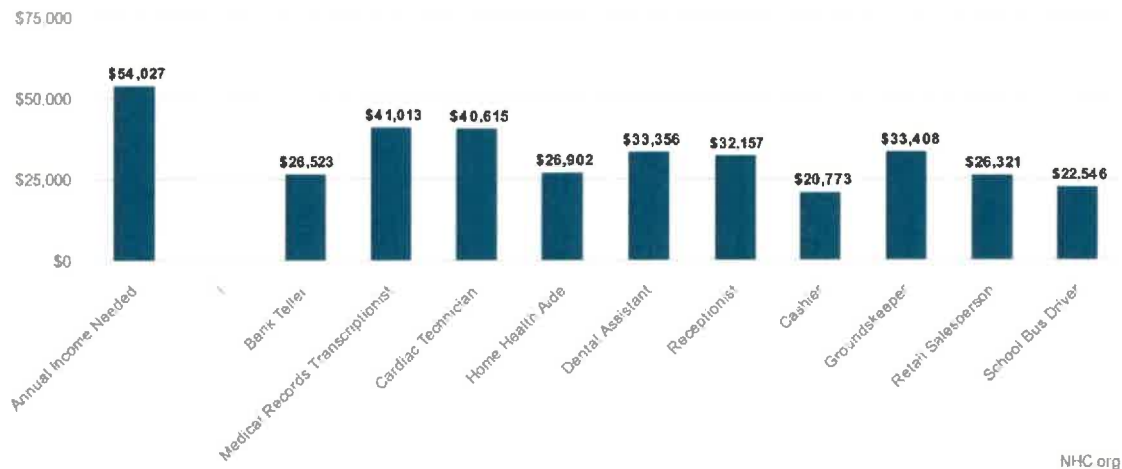
■ Stuart, FL

mySidewalk.com US Census 2013 2015 ACS

Homeownership is out of reach for the average family which needs approximately \$54,000 to afford even a modestly priced home in the City. The problem is compounded by the fact that Stuart is surrounded by wealthy communities such as Palm City and Sewalls Point which makes the Area Median Income (AMI) much higher. This is important to Stuart households because many of the down payment assistance (DPA) and subsidy programs are based on the county's AMI, not average wages.

A survey of occupations show that leading categories are priced out of the homeownership market. Allied health professionals make up a large percentage of the jobs in the city but with the exception of doctors and nurses, most of these occupations are priced out of the market.

Homeownership Affordability Chart



Existing Housing Stock

There are opportunities to buy “attainable” older homes in areas of the City but those present challenges. The existing housing stock is older with 78 percent of the stock being built prior to 1989 meaning the average home is more than 30 years old. Many of the homes require rehabilitation and renovation. They also require hardening to meet updated codes. Building codes changed significantly in 1992 and have been continually updated to meet the severity of storms impacting the area.

Building Age of Housing Units

Stuart



mySidewalk.com US Census 2011-2015 ACS

Lending Challenges

Lenders will not typically approve a loan on home unless they meet a minimal standard. Buying an older home almost ensures that significant renovations will be required before the lender will offer a conventional loan at competitive prices. A specialty lending product, such as FHA 203K loan, is required to be able to purchase a home that needs even moderate renovation. Becoming a new homeowner is challenging but the added complication of undertaking purchase rehab is almost impossible for buyers of modest means or first time buyers at any income level. They will typically have to pay rent and the mortgage while the home is under renovation increasing their housing costs for a period of time. There are lending products that offer a combined mortgage/renovation loan such as Fannie Mae's *Homestyle* loan which also offers a loan based on the value of the fully renovated home. These products also offer one closing and less fees making purchase/renovation possible but a survey of banks showed that no local lenders currently offer this type of product. Some lenders indicated they would look into offering these products if there is enough demand.

Rental Affordability Challenges

Affordable rental housing presents a special challenge to Stuart residents because of the method in which rent is calculated. Rent levels are typically based on the Area Median Income for the geographic area or MSA (Metropolitan Statistical Area). Stuart is in the middle of some very wealthy areas, such as Palm City, where the household income is over \$107,000. This has the effect of keeping rents weighted on the higher side even for subsidized units. The cost for a two bedroom apartment, even in a tax credit subsidized apartment, will be \$1,360 per month. The cost for a market rate apartment will be substantially higher. Once again many of the average employees are cost burdened in the rental market paying well beyond the recommended 30% of their income.

Rent Limits for SHIP Program

County (Metro)	Percentage Category	Rent Limit by Number of Bedrooms in Unit					
		0	1	2	3	4	5
Martin County (PSL MSA)	30%	318	365	519	681	843	968
	50%	530	567	681	786	877	968
	80%	847	908	1,090	1,258	1,403	1,549
Median: 60,500	120%	1,272	1,362	1,635	1,888	2,106	2,325
	140%	1,484	1,589	1,907	2,203	2,457	2,712

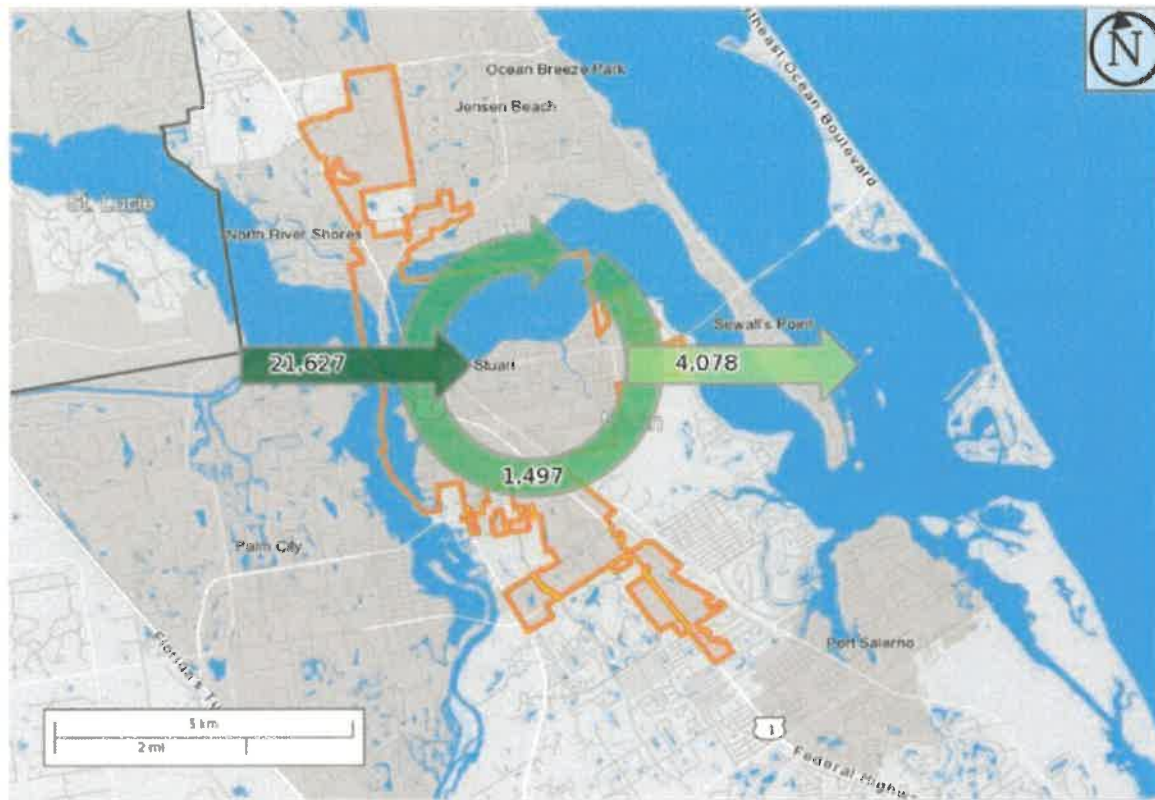
Rent limit chart from the Florida Housing Finance Corporation

Rental units are particularly important in attracting new business and their employees. Residents who are new to the area will typically rent as a first step in relocating to the area. New, high quality units are important in attracting residents to the community. The rental market is also challenging for many of the leading occupations in the City. An average salary of \$41,360 is required to afford a two bedroom unit. The average rent for a 2-bedroom unit in 2018 is \$1,363 per month.

Housing and Transportation

By taking into account the cost of housing as well as the cost of transportation, H+T calculation provides a more comprehensive understanding of the affordability of an area. This is important for the City of Stuart because a majority of workers commute to jobs within the City.

Inflow/Outflow Counts of Primary Jobs for Selection Area in 2014 All Workers



Map Legend

Selection Areas

- Analysis Selection

Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



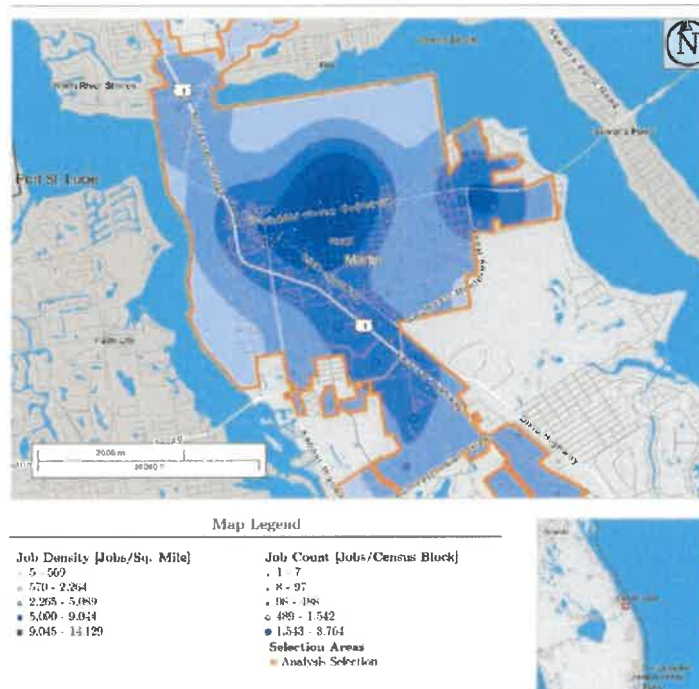
Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs, are largely a function of the characteristics of the neighborhood in which a household chooses to live. Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

While housing alone is traditionally deemed affordable when consuming no more than 30% of income, the H+T Index incorporates transportation costs—usually a household’s second-largest expense—to show that location-efficient places can be more livable and affordable.

Martin County Housing and Transportation Index

Costs	Percent of Income
Housing Costs as a Percent of Income	38% of Total Income
Transportation Costs as a Percent of Income	27% of Total Income
Housing + Transportation as a Percent of Income	64% of Total Income

Counts and Density of Primary Jobs in Work Selection Area in 2014
All Workers



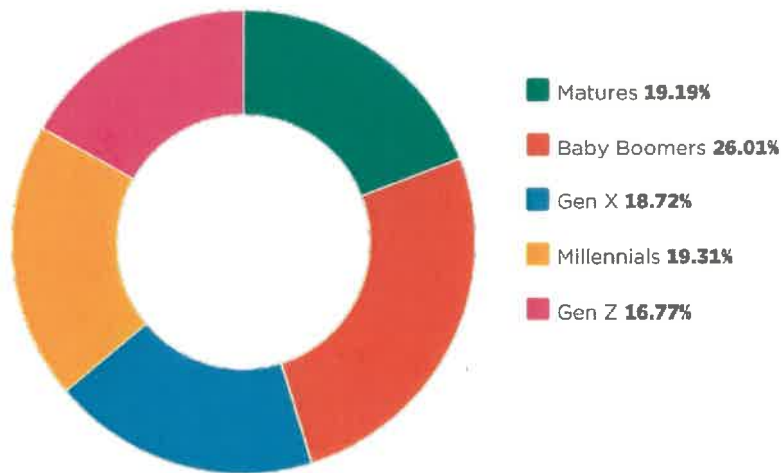
Characteristics of Target Populations

The median age of Stuart’s population is 45.7, several years younger than Martin County’s overall median age of 50.7, but still older than Florida’s overall median age of 41.4. This suggests that Stuart’s urban lifestyle is more appealing to younger residents. Over 45% of Stuart’s residents belong to either the Baby Boomer or Mature generations.

As these generations age, Stuart will need to attract prime working age professionals in order to maintain its economic vitality. In order to attract this younger demographic, affordable and varied housing options will be required.

Generations

Stuart



mySidewalk.com US Census 2011 2015 ACS

Recommendations

Recommendations were driven by the factors listed above in this report and also take into account feedback from City Commissioners, City and County Staff, the Business Community, non-profits, and residents.

1. Education: Elected officials are expected to be experts on a wide variety of topics but are also challenged with limited time for training and research. The amount of information on housing issues can be overwhelming but critical to making informed decisions about housing policy. A focused training with community experts would be a way for elected officials to learn about the role and legal responsibilities in addressing affordable housing. Issues that could be highlighted include:

- Why affordable/workforce housing is critical to the community and economic development
- The continuum of affordable/workforce housing options
- Federal, state and local funding sources that can be used to fund a housing strategy
- NIMBYism (Not in My Backyard) and how to combat it
- Tools that can be used to create greater affordable housing opportunities

A great example of an educational program for elected officials was a program conducted by the Institute for Good Government. The Treasure Coast Regional Planning Council (TCRPC) and the SFRPC (South Florida Regional Planning Council) are interested in bringing this type of program to the Treasure Coast area. A full agenda and more information on the program is included as an exhibit.

2. Housing Symposium: In conducting interviews for this report many people expressed an interest in learning about new ideas and concepts in housing in order to be able to offer diverse housing choices that appeal to a wide range of incomes, ages, culture and lifestyles. It would also be an opportunity to educate and garner interest/support among the community including residents, employers and housing stakeholder (Realtors, Housing Counselors, Lenders, etc.) Surrounding communities have done similar events and have offered assistance with recruiting speakers for an event of this type. Martin County staff members have also expressed interest in an event of this type so it could be a regional effort. Information on similar events is included as an exhibit.
3. Workforce Housing Survey: This will help quantify the needs of the workforce in the community. A survey of top employers should be undertaken to determine housing needs for current and future employees. A survey of housing preferences (rental, for-sale, amenities, and tradeoffs) should also be conducted among current and potential employees of existing and target businesses. The results of a thorough study will help inform housing policy. A sample proposal for funding is included as an exhibit.
4. Loan Pool for Buyer Assistance/Renovation: Renovation and redevelopment of infill housing offers the best opportunity for enhancing housing options since the City is approaching buildout. Unfortunately the traditional lending products used for these types of activities such as the 203k loan are not offered by many lenders. Local lenders should be approached about creating a loan pool to provide funding for down payment assistance and renovation. If created, this loan pool should generate enough income to become self-sustaining. In the meantime an effort should be made to encourage lenders to offer products like FHA's 203K or Fannie Mae's Homestyle product which are not ideal for first time homebuyers but still can be used for renovation loans. Information on specialty renovation/purchase products is included as an exhibit.

5. TOD – Transit Oriented Development: A focus on the development of new housing in areas adjacent to employment centers & transportation options will help build walkable, urban living environment to which millennials and young professionals are attracted. Research into what types of housing and mixed use projects thrive in similar environments should be conducted. The Workforce Housing Survey, if conducted, would provide critical input into what current and future employees desire in terms of housing and amenities. Incentive programs should be developed to encourage the type of development desired and to promote the inclusion of workforce units.
6. Consider Underlying Multifamily Residential Zoning of Commercial Property: The demise of the “big box” store or 1970’s era strip center continues to be an issue. The city could amend their comprehensive land use plans and zoning codes to assign property in each commercial category a multifamily residential zoning overlay (i.e., allowing for redevelopment without a comprehensive land use plan change or rezoning), but only if a predesignated percentage of those units will be used for attainable housing, preferably creating a mixed income scenario. This same concept should be explored for other nonresidential zoning categories. Information on the conversion of “strip malls” is included as an exhibit.
7. Model Affordable / Workforce Housing Codes: Instead of dealing with affordable/ workforce issues on a piecemeal basis, municipalities should address their concerns on a comprehensive basis and adopt comprehensive housing codes. For example, density could be offered as an incentive for developers who are willing to include a percentage of below market rate units as part of their residential projects. In this manner, the City could design a code that would support the types of housing policy the City wants to promote. A model code is included as an exhibit.

8. Continued Support of CRA Redevelopment Activities: Redevelopment plays a critical role in the economic development opportunities for the City. Tax increment revenues are a source of funding for these efforts which were discussed and supported in previous economic development workshops:

- Increasing variety of housing options available
- Focusing on street level neighborhood improvements
- Expand and better market existing housing rehabilitation programs such as the CRA paint up and façade improvement programs, in order to ensure that the City's housing stock remains viable for its future as well as current residents.
- Continue to offer grants and loans for historic façade restoration through the CRA

9. Preservation/Creation of Affordable Housing Assets: A continued focus on the improvement and preservation of existing affordable housing assets will provide housing options for the service economy that supports economic development. Housing for workers making 30 percent or less of AMI (\$25,100 for a family of four) is critical to providing essential services to the community. This includes occupations such as childcare workers, health aides, retail and hospitality, landscaping, etc. Strategies for this recommendation include:

- Workshop/Collaboration with the Stuart Housing Authority which provides an important source of affordable rentals for low wage professions.
- Continue to partner with Habitat for Humanity to build new affordable homes and create new opportunities for homeownership in the City of Stuart.
- Partnership with the Housing Solutions Taskforce, a nonprofit planning to undertake affordable housing development.

10. Funding to Coordinate Housing Efforts: The City of Stuart recognizes that housing and neighborhood renewal play an important role in maintaining and enhancing the economic health and vibrancy of the overall community. Given this recognition, resources should be committed to a coordinated housing effort. The current staff will not have the capacity/time to implement recommendations so the last recommendation that either a staff person be hired or and an RFP be created to hire a consultant to coordinate housing activities.

Regional Housing Collaboration

Regionalism is important to the housing discussion. Shared investment and responsibility has to be the hallmark of regional cooperation ensuring housing costs will not be a barrier to retention and recruitment of business. Costs have been increasing in areas that have traditionally provided workforce housing such as Port St. Lucie. Emerging areas such as Indiantown may provide some units but not all potential employers will want to commute to a “bedroom community” and gas prices always effect the willingness to commute. Workforce housing must be a shared responsibility in order to ensure the economic viability of Stuart and all of Martin County. A list of Guiding Principles & Actions for regional housing efforts is included as an attachment.

Research and Input

The plan had a very tight timeframe due to staff turnover and difficulty in locating a consultant to complete the work in a short time frame. In creating this Housing Report, comprehensive review of the relevant reports and data was conducted. Stakeholder engagement was limited due to time constraints. Due to the limited timeframe the consultant had a phone interview with all City Commissioners. Meeting were held with city staff and county staff, several non-profits, two developers and several city residents. Existing documents and studies were reviewed to incorporate previous research and stakeholder input.

Documents Reviewed include:

- City of Stuart Economic Development Strategy Plan
- DEO Data Mapping
- Martin County LHAP (Local Affordable Housing Plan)
- SHIP Brochure
- City of Stuart Comprehensive Plan –Housing Element
- City of Stuart Strategic Goals

Report Submitted by:

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Exhibits

Exhibit #	Title
1	Martin County Board of Realtors Monthly Market Summary March 2018
2	ALICE Report (Asset Limited Income Constrained Employed) Martin
3	Housing & Transportation Report Summary
4	Good Government Training (Article and Agenda for Housing)
5	Housing Summit (Program for May 31, 2017 Event)
6	Housing Preference Survey Proposal
7	Renovation/Rehab Loan Products (203K and HomeStyle)
8	Key Guidelines for Developing Adaptive-Reuse Projects
9	Strip Mall Redevelopment
10	Workforce Housing: Barriers, Solutions, and Model Programs
11	Housing Incentive Strategy Report
12	Guiding Principles and Actions for Regional Efforts



5/19/2017



Economic Development Strategy



Competitive Florida Partnership: City of Stuart
2016-2017

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Acknowledgements

The development of this Economic Development Strategy was a collaborative process that drew on the abilities and knowledge of many people. City of Stuart staff, along with staff from the Florida Department of Economic Opportunity formed the project team for the City of Stuart Economic Development Strategy. Our thanks go to those who participated in determining the direction and content of the strategy during work sessions, public meetings, focus groups, and to all that gave their time and support in the interest of building a better community.

We'd especially like to thank the following:

City of Stuart City Commission

Troy McDonald, Mayor

Kelli Glass Leighton, Vice Mayor

Jeff Krauskopf

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Economic Development Strategy

Residents and visitors to Stuart have long enjoyed an exceptional quality of life with the community's scenic natural resources, charming historic character, and quality amenities. Recognizing the need to develop a long-term economic development strategy to maintain this thriving, vibrant character, in 2016-2017 the City of Stuart applied for and was designated as a Competitive Florida Partnership community. The objective of participating in this partnership is to develop a unique community supported strategy that capitalizes on the city's assets and partnerships. Just as important, this plan will include prioritized, actionable projects and a timeline for implementation.

The Vision

To build and maintain a sustainable, resilient city based on a community-wide quality of life enriched by nature, health, education, sports and the arts and supported by a robust and diverse economic base.

The Mission

To attract people and businesses with a welcoming, business-friendly environment while protecting and enhancing the unique character of the City.

History

Long known as *The Sailfish Capital of the World*, Stuart, Florida was recently recognized as *America's Happiest Seaside Town*. The recognition came as no surprise to residents of this quaint community of nearly 17,000. Stuart is widely recognized for its welcoming atmosphere and Old Florida charm.



Haney Circle, Downtown Stuart

Once home to pineapple plantations and flower farms, Stuart was first settled in 1870, incorporated in 1914, and chartered in 1925. Today Stuart occupies just over 6 square miles along the St. Lucie River in Martin County on the East Coast of Florida. The city is the center of governmental, medical, legal, financial, and social activity in Martin County. Just 45 minutes north of Palm Beach International Airport, Stuart is also served by Witham Field Airport.

The City includes attractive residential neighborhoods, active townhome and condominium communities, and a vibrant historic downtown. Pristine, landscaped streets and skyscraper-free views helped Stuart earn the title, *America's Most Beautiful City* in 2008, while the City's 'flip-flop chic' style sets a casual vibe for residents and visitors alike.

City residents attend J.D. Parker Elementary School, Stuart Middle School, and Martin County High School or a variety of private educational facilities. The Chastain Campus of Indian River State College offers a variety of post-secondary training and degree programs.

The City's first economic boom came with the Florida East Coast Railway, which still runs through downtown. Growth remained strong through the early 1900's until the collapse of the Florida land boom, demise of the pineapple industry, and onset of the Great Depression in the 1920's. Tourism offset some of these economic losses, sustaining the community until the return of land development after World War II. Since the 1980's the City of Stuart Community

Redevelopment Agency has been a driving force for redevelopment in the downtown area and surrounding neighborhoods and a key component in the development of underutilized properties.

Today the U.S. 1 corridor houses major retailers and restaurants, while smaller business and cultural districts host unique independent businesses, boutiques, galleries, and gourmet eateries. Walkable and bicycle friendly, Stuart also offers golf-cart friendly neighborhoods. An electric-powered fleet of trams provides complementary service throughout the downtown and adjacent neighborhoods, connecting residents to Martin County public transportation.

A pleasant climate with an average temperature of 72° and availability of large amounts of sheltered, inland waterfront land, gives residents and visitors ample opportunities to enjoy a variety of outdoor activities, including fresh water and sport fishing, boating, and recreation in the city's multitude of neighborhood and anchor parks including the newly redesigned Memorial Park, waterfront Flagler Park, and the unique barrier-free playground at Kiwanis Park. Nearby, miles of Atlantic beaches, golf courses and nature preserves offer recreation from hiking and golfing to boating and paddle boarding.

Another favorite recreation spot is the Riverwalk boardwalk running along the St. Lucie River from south of the Roosevelt Bridge to East of Colorado Avenue. Incorporating a floating public dock and a fishing area under the Roosevelt Bridge, the Riverwalk is a popular place to stroll, fish, or enjoy the scenic waterfront. It is also home to the Riverwalk Stage and a multitude of events – including over 50 free outdoor concerts every year.

Martin Health System provides healthcare for city residents and the surrounding community. Martin Health System is also one of the leading employers, along with other healthcare providers, county government, and the Martin County School District.

The City runs its own Police and Fire Departments, trash collection, and operates a Water Utility program that is recognized year after year for the best tasting water in the state by the Florida Rural Water Association's Annual Conference.

Current Economic Conditions

Stuart is a growing community of 6.25 sq. miles and newly annexed properties north and south of the city. The recently expanded Community Redevelopment Agency oversees revitalization projects in the downtown and adjacent historic neighborhoods and in East Stuart as well as in neighborhoods south of the historic core and North of the Roosevelt Bridge.

The following economic and demographic characteristics outlined below are current as of the Census Data 2013:

Employment and Jobs:

The City of Stuart currently provides over 25,000 jobs (see *Figure 1*), which is approximately 41.9% of all jobs in Martin County and considerably more than the city's current population can fill. The number of jobs peaked in 2007 prior to the recession. Jobs have now recovered to levels near the 2007 high. The primary employment industries (see *Figure 2*) are Health Care and Social Assistance, Educational Services, Retail, Accommodation and Food Services, and Public Administration. Professional, Technology, and Scientific Services also make up a large section of the economy. Compared to surrounding areas, Stuart has a high concentration of jobs. The highest job density is centered around the hospital, the courthouse, Downtown Stuart, the Martin County Administrative Center, and the U.S. 1 corridor (see *Figure 3*). Due to the high concentration of jobs within the city, a significant number of employees commute into the city from other areas of Martin County, as well as neighboring counties.

Figure 1.

Number of Jobs

Stuart

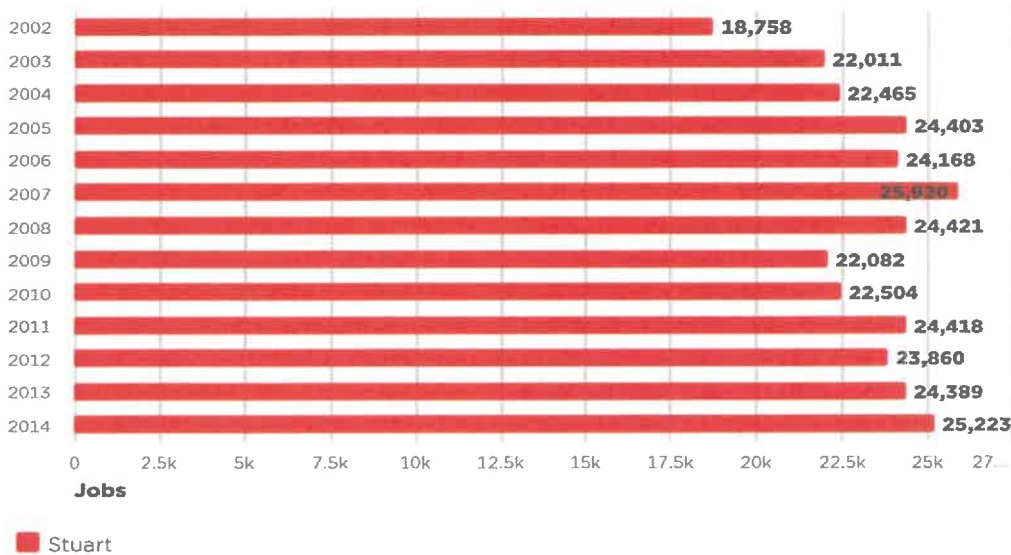
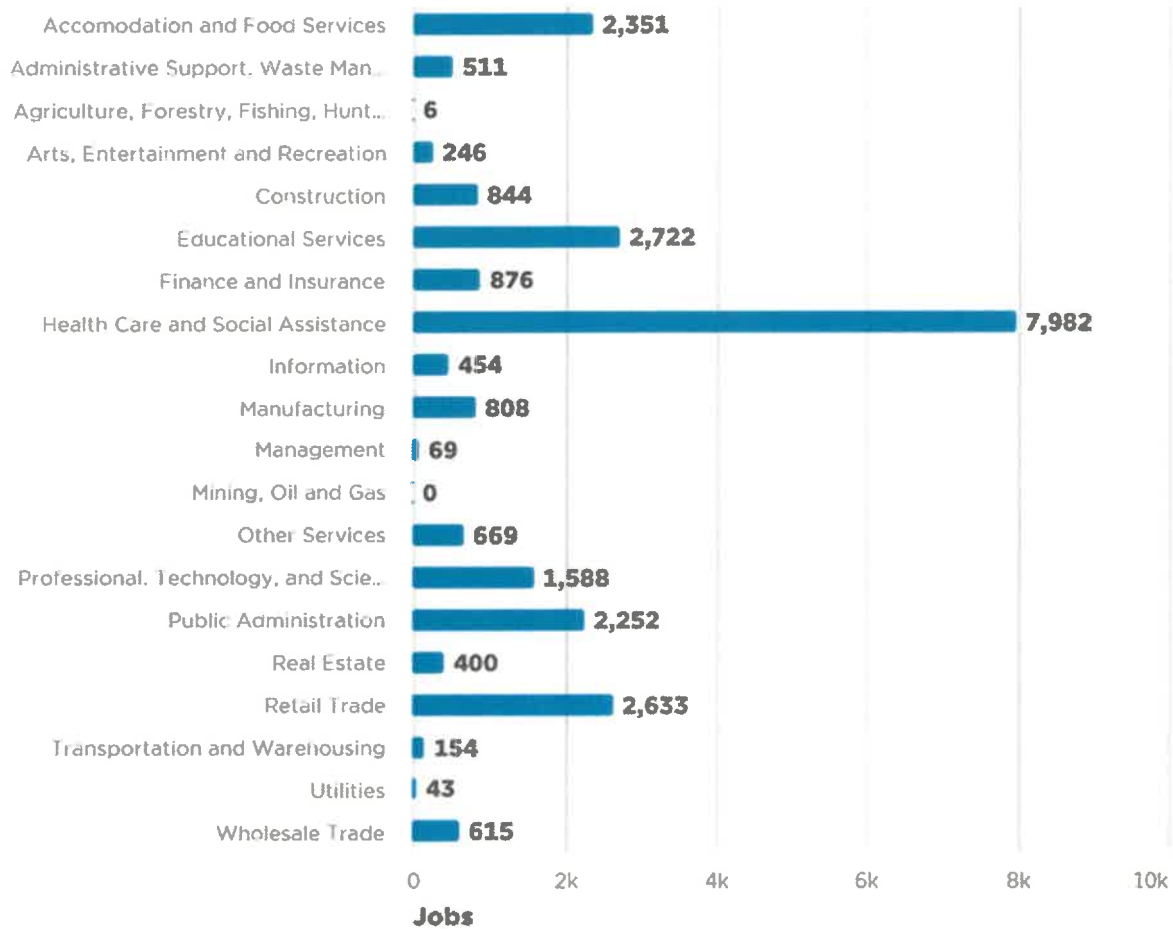


Figure 2.

Employment Industry by Job Location 2014

Stuart

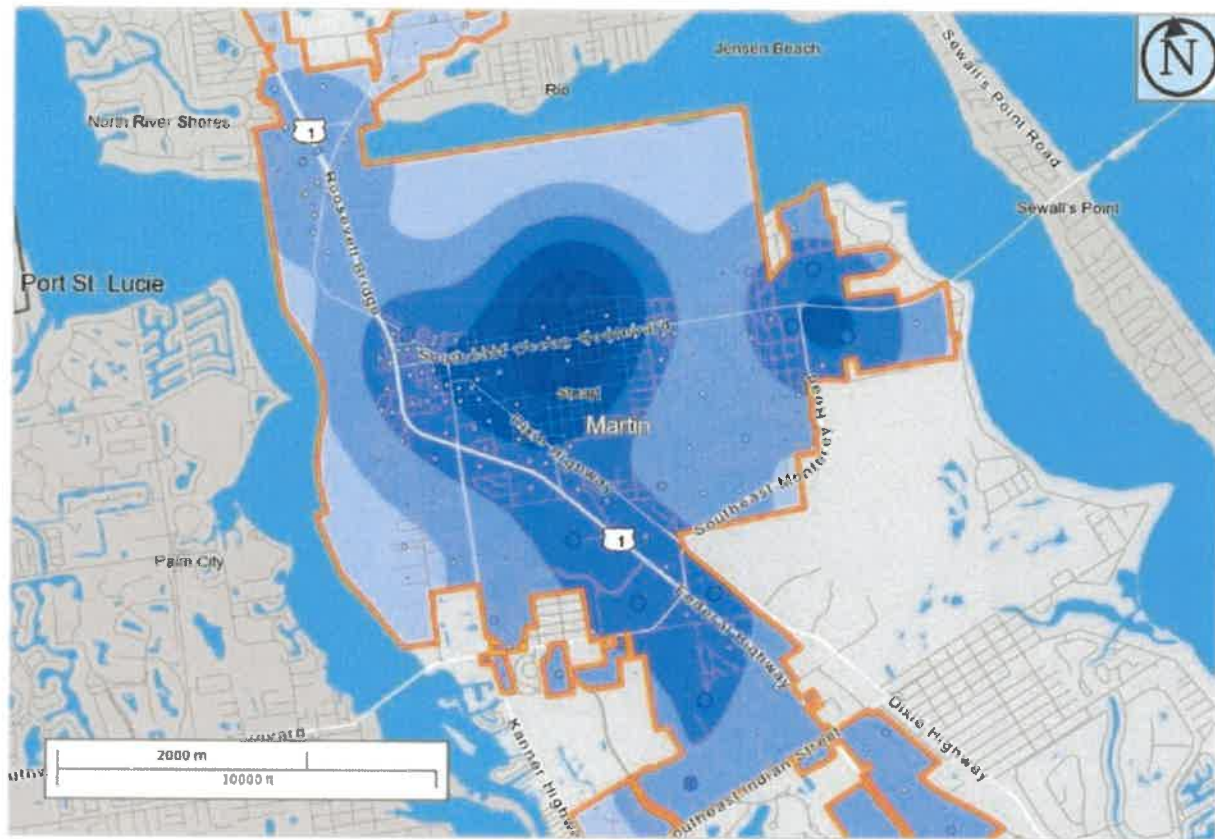


■ Stuart

mySidewalk.com | US Census LEHD | LODS | QCEW

Figure 3.

Counts and Density of Primary Jobs in Work Selection Area in 2014
All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 569
- 570 - 2,264
- 2,265 - 5,089
- 5,090 - 9,044
- 9,045 - 14,129

Job Count [Jobs/Census Block]

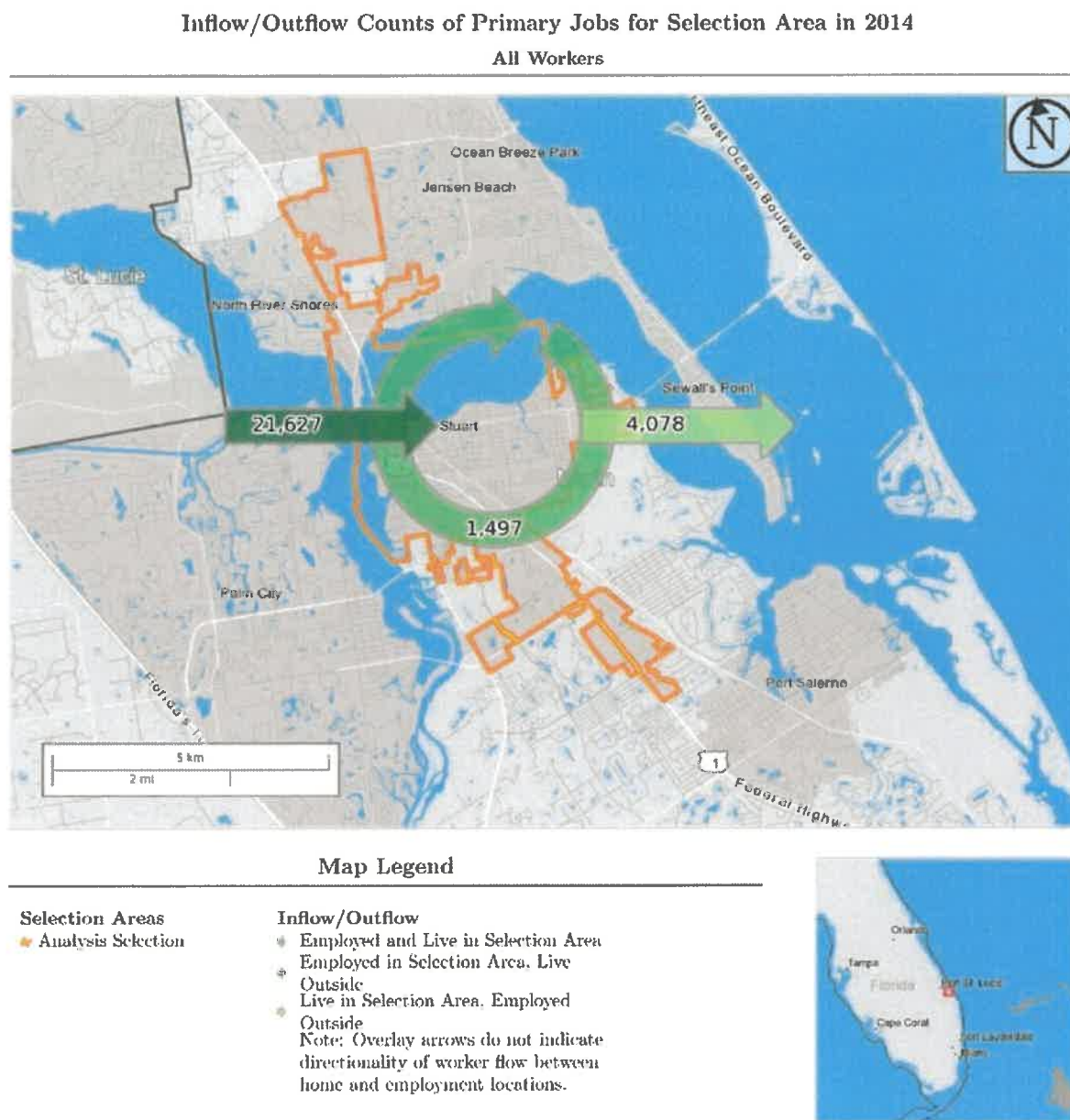
- 1 - 7
- 8 - 97
- 98 - 488
- 489 - 1,542
- 1,543 - 3,764

Selection Areas

- Analysis Selection



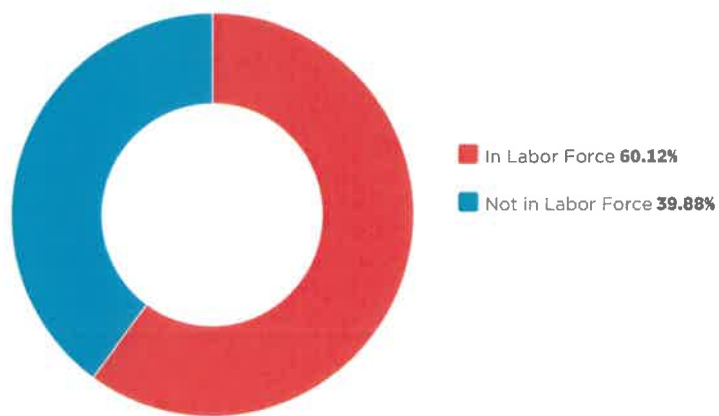
Figure 4.



Due to the high retirement age population, only 60% of Stuart residents are in the labor force (Figure 5). Martin County as a whole has a strong employment market, with the Bureau of Labor Statistics reporting that as of April 2017 the county had an unemployment rate of 3.9%. Current unemployment rates for the City of Stuart specifically are harder to find. The U.S. Census 2011-2015 American Community Survey puts the unemployment rate for Stuart at just over 12% (see Figure 6). However, given the improvements to Martin County's overall unemployment rate during the period following the study, we do not believe the current Stuart unemployment rate is that high. Additional study in this area is needed.

Figure 5.

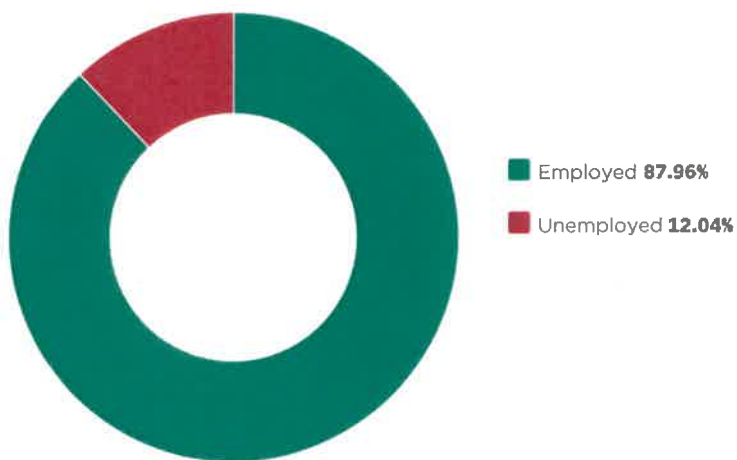
Participation in Labor Force
Stuart



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Figure 6.

Employment Status
Stuart



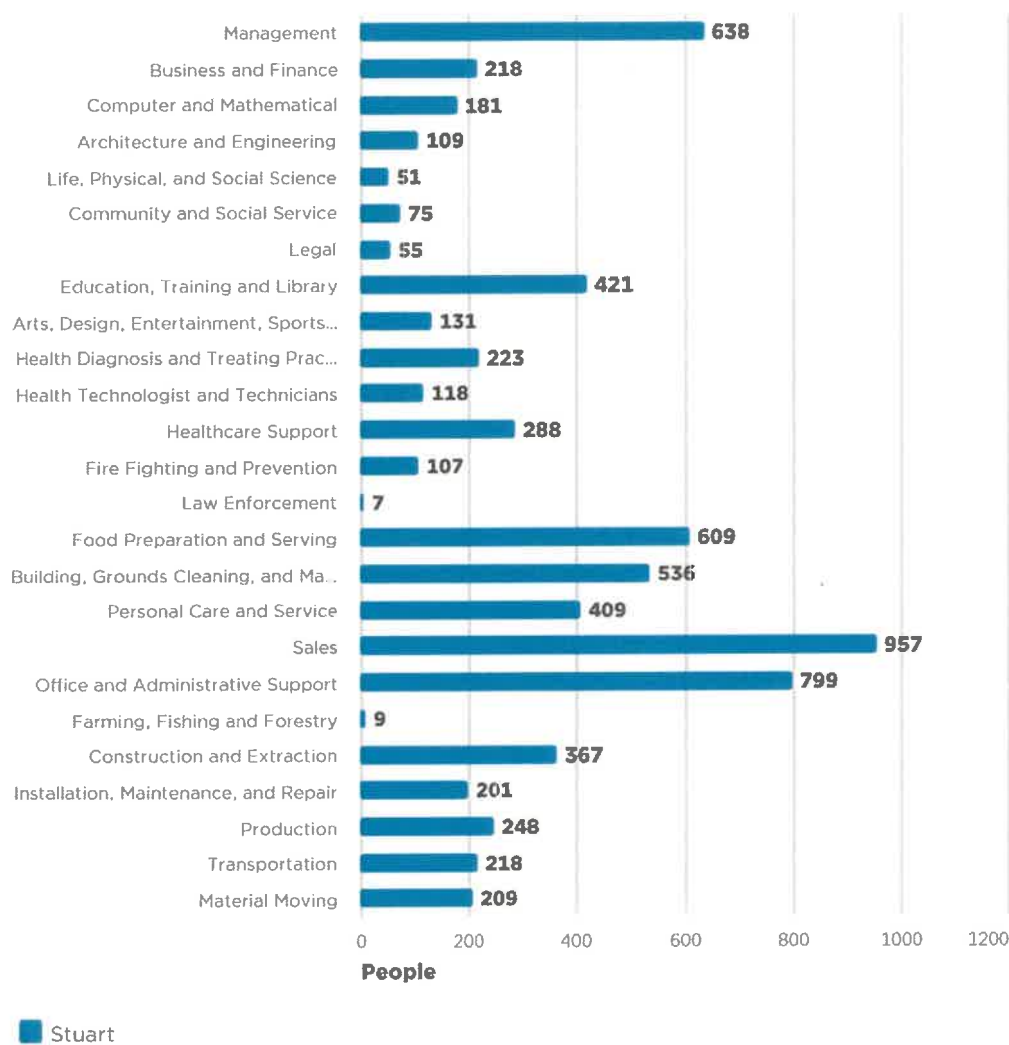
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Residents are primarily employed in Sales, Office and Administrative Support, Management, Food Preparation and Serving, Building, Grounds Cleaning, and Maintenance, and Education, Training, and Library occupations (Figure 7).

Figure 7.

Civilian Employment by Occupation

Stuart



Demographics and Education

The City of Stuart educational attainment is lower than other areas of Martin County, with only 18.1% of the population holding a Bachelor's Degree or higher, compared to 24% of Martin County residents overall (see Figure 8). Of those City residents who have obtained Bachelor's Degrees, their studies have focused chiefly on Education, Business, Science and Engineering (see Figure 9).

Figure 8.

Educational Attainment

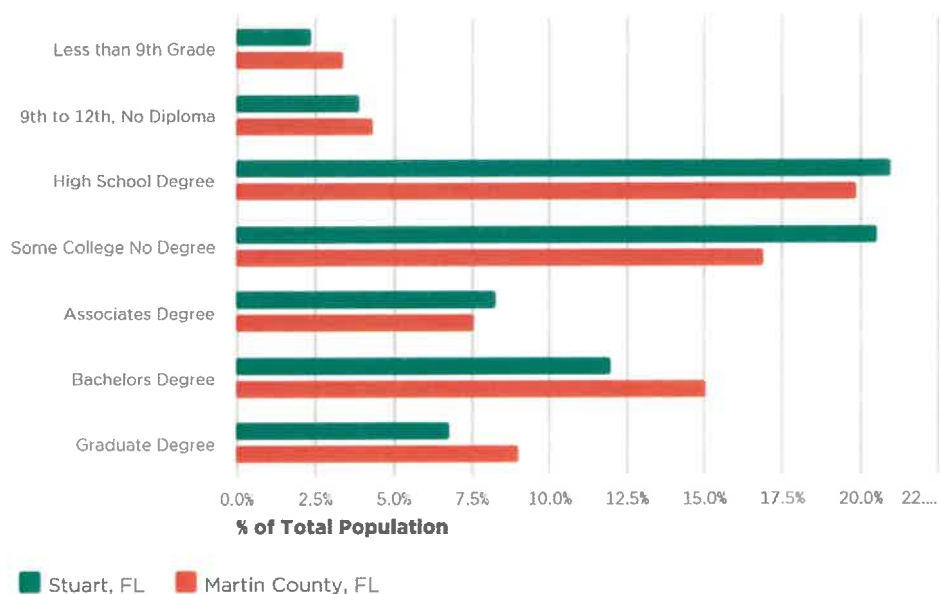
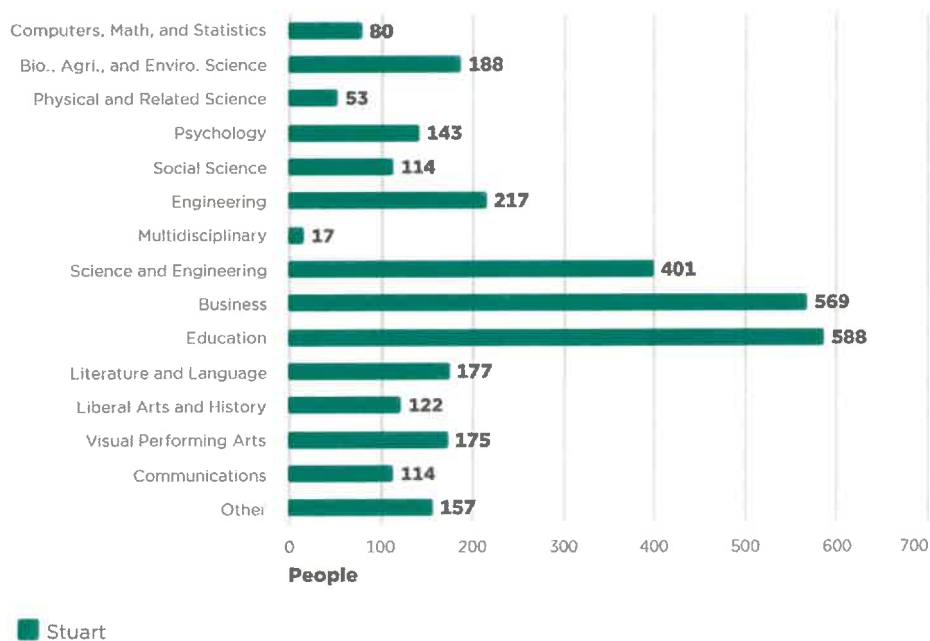


Figure 9.

Bachelor's Degrees Received

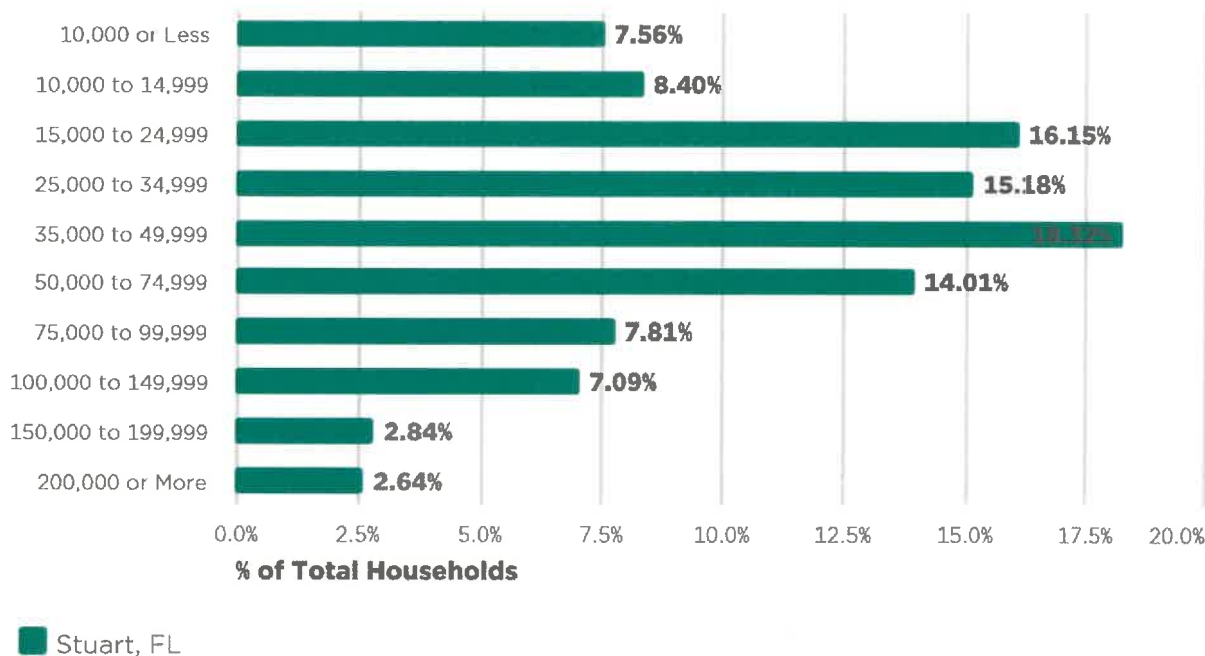
Stuart



Stuart residents have a Median Household Income of \$36,514, which is significantly lower than Martin County's overall Median Household Income of \$51,593. The low Median Household Income is even more concerning when you compare Stuart to its neighbors, Palm City and Sewall's Point, whose Median Household Incomes are \$73,400 and \$107,813, respectively. Indeed, with the exceptions of Ocean Breeze Park and Indiantown, Stuart has the lowest Median Household Income of any community in Martin County.

Figure 10.

Household Income



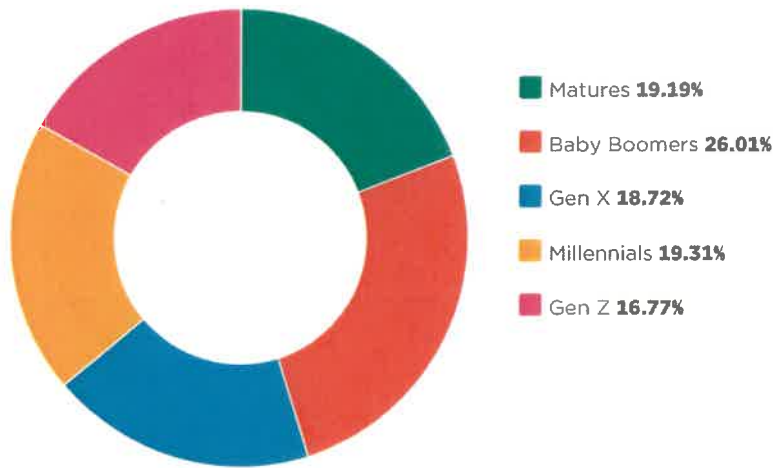
mySidewalk.com: US Census 2011-2015 ACS

The median age of Stuart's population is 45.7, several years younger than Martin County's overall median age of 50.7, but still older than Florida's overall median age of 41.4. This suggests that Stuart's urban lifestyle is more appealing to younger residents. However, as you can see from *Figure 11*, over 45% of Stuart's residents belong to either the Baby Boomer or Mature generations. As these generations age, Stuart will need to attract prime working age professionals in order to maintain its economic vitality.

Figure 11.

Generations

Stuart

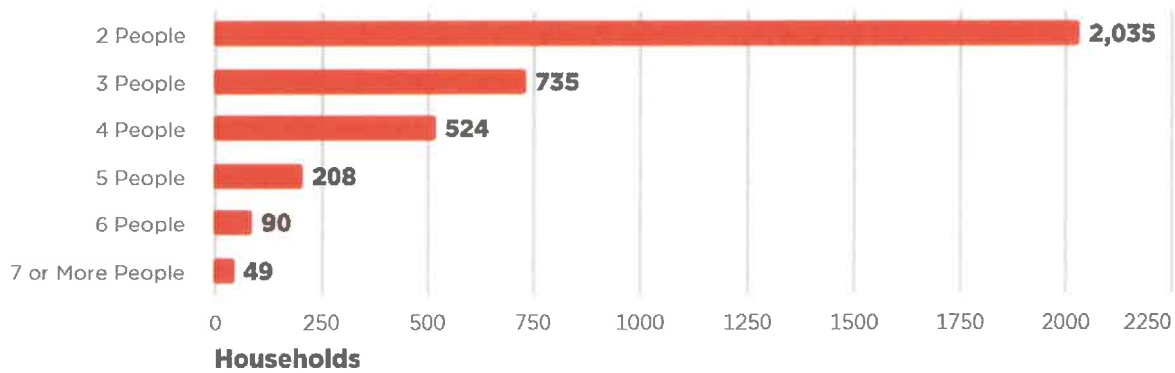


mydatawalk.com | US Census (2013) 2018 ACS

Figure 12.

Family Household Size - 2010

Stuart



■ Stuart

mydatawalk.com | US Census 2010

Housing and Transportation

Stuart has the lowest Median Home Value when compared to other areas in Martin County (see Figure 13). The housing stock is aging, with the majority of homes being built between 1970 and 1989. With the exception of Rio, Stuart has the oldest median housing age of any Martin County area (see Figure 15). Less than 13% of homes were built in the 21st century (see Figure 14). Slightly more than half of homes are owner-occupied. While many parts of Stuart are walkable, the city is primarily an automobile-oriented community and most people commute to work using their personal vehicle. However, commutes are generally short and rarely more than 25 minutes (see Figure 18).

Figure 13.

<u>Median Home Value</u>	Usd	% Diff*
Stuart	\$113,100	
Hobe Sound	\$133,500	18.04%
Jensen Beach	\$175,500	55.17%
Palm City	\$272,400	140.85%
Sewall's Point	\$605,000	434.92%
Rio	\$194,400	71.88%

*% Diff. shows the percentage increase or decrease as compared to the original geography.

Figure 14.

Building Age of Housing Units

Stuart



■ Stuart

Source: US Census Bureau, 2010 Census

Figure 15.

<u>Building Age - Median</u>	Year
Stuart, FL	1979
Hobe Sound, FL	1983
Jensen Beach, FL	1980
Palm City, FL	1990
Sewall's Point, FL	1984
Rio, FL	1974

Figure 16.

Owner vs Renter Occupied

Stuart

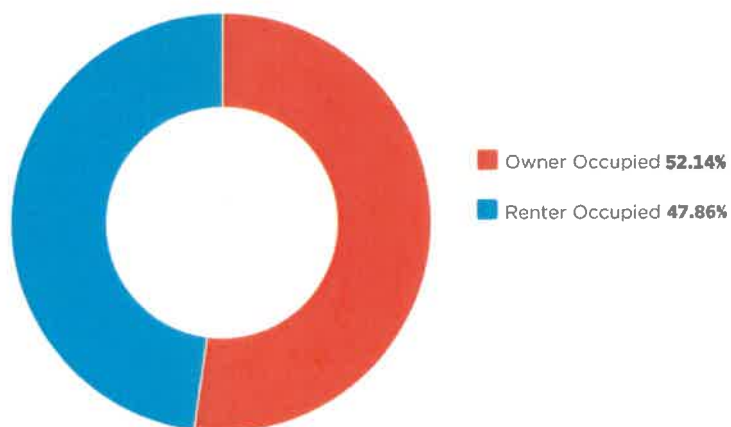
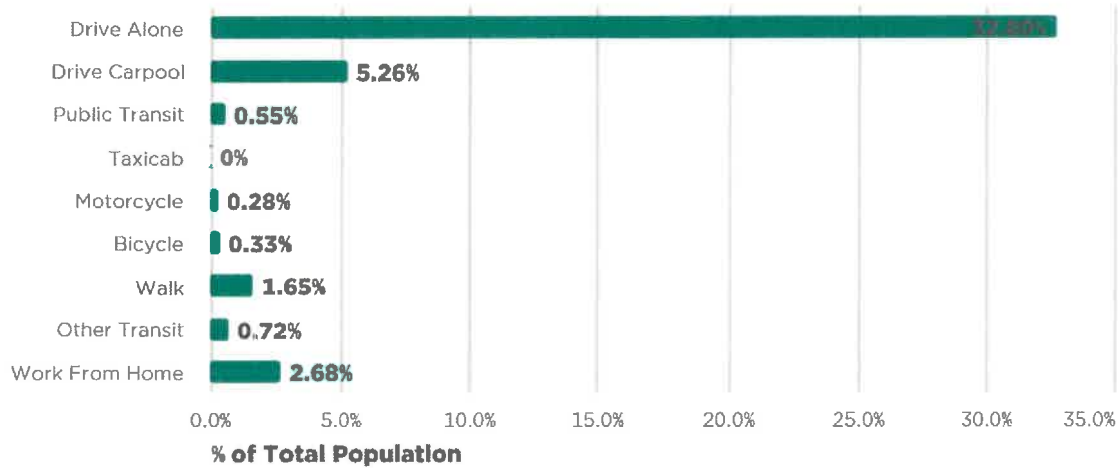


Figure 17.

Commute Type

Stuart



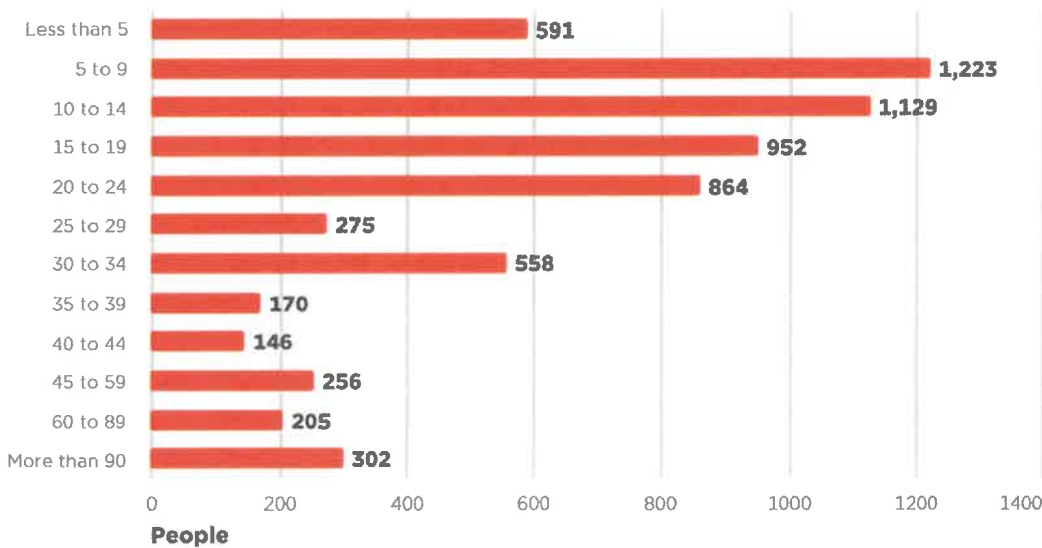
■ Stuart

trySidewalk.com US Census 2010-2019 ACS

Figure 18.

Travel Time to Work

Stuart



■ Stuart

trySidewalk.com US Census 2010-2019 ACS

Plan Development Process

In creating this Economic Development Plan the City of Stuart underwent a comprehensive research, data review, and stakeholder engagement process ensuring a community-appropriate strategy with maximum community buy-in.

Components of the process included:

- Identifying key stakeholder groups and developing a comprehensive stakeholder engagement strategy.
- Hosting a Competitive Florida kickoff meeting and Department of Economic Opportunity (DEO) “Data Conversation,” allowing key staff and community leaders to interact with preliminary data identified by the DEO.
- Reviewing existing City planning documents and policy initiatives including:
 - o City of Stuart Capital Improvement Program (CIP)
 - o City of Stuart 2015 Strategic Goals Report
 - o City of Stuart 2010 Community Redevelopment Plan
 - o City of Stuart 2017 Growth Manager Plan Economic Development Element
 - o City of Stuart RMA Economic Development Recommendations Memo
- Identifying and prioritizing the City’s top economic development priority areas:
 - o Housing
 - o Redevelopment
 - o Business Expansion
 - o Data Analysis
- Creating an inventory of City economic development assets and completing an asset mapping exercise.
- Hosting several Community Conversations with stakeholder groups, allowing community leaders to weigh-in on the identified priority areas.

Upon completion of the Draft Economic Development Plan, the City will move to the next phase of this process; developing and prioritizing a list of implementable economic development action tasks.

Community Involvement & Stakeholder Outreach

Utilizing the Stakeholder Strategy Report, the City has held community conversations around three of the four economic development priorities initially identified. A fourth priority, Business Expansion, has not yet been explored with stakeholders. Below, please find a brief synopsis of the Stakeholder Strategy Report. Further documentation of public input and stakeholder outreach is included in the Appendix beginning on page 35.

HOUSING PRIORITY FINDINGS

Following its stakeholder strategy, the City has held one-on-one interviews with City Commissioners, a roundtable discussion with its planning staff, and a focus group with Leaders United and Martin Health System employees.

- *There is a need for education on housing policy and trends.*
- *Data on housing is lacking and is a barrier to establishing sound planning policy.*

- *Planners cite challenges to housing as limited developable lands, aversion to density increases and slow pace of residential redevelopment.*
- *Leaders United focus group on housing identified weak job market and the high cost of land as challenges to moving to Stuart; however they do want to live here.*
- *Martin Health focus group identified schools as a key factor in their housing decisions. Quality of life; location to shopping, highways etc. Some perceptions of Stuart were that it is expensive to live here; we have an extra tax, an older and limited housing stock.*
- *While most stakeholders support increasing the availability and variety of housing options, there is not much support for “affordable housing”.*

REDEVELOPMENT PRIORITY FINDINGS

The City of Stuart Community Redevelopment Agency held two public workshops in February of 2017 to help identify projects and programs for the CRA Expansion Area. These findings are incorporated in this plan because redevelopment plays a critical role in the economic development opportunities for the City. Tax increment revenues are a source of funding that through catalyst projects will be part of the City’s economic development efforts.

Both workshops identified redevelopment strategies supported by the public as represented by attendees, including:

- *Redevelopment along some major corridors including US1*
- *Adopting a complete streets strategy on all city roadways*
- *Increasing variety of housing options available*
- *Focusing on street level neighborhood improvements*

DATA ANALYSIS PRIORITY FINDINGS

As part of the stakeholder engagement strategy, staff reached out to the following community stakeholders to identify what data they are collecting, analyzing and utilizing for economic development purposes. The following stakeholders were contacted: Economic Council of Martin County, Stuart/Martin County Chamber of Commerce, Small Business Development Center, Business Development Board, Martin County Tourism Office, and Treasure Coast Regional Planning Council.

Our conclusion was:

- Data collection by the entities stated above is limited. Good data that is applicable to the City of Stuart is necessary for the implementation of a successful economic development strategy.
- Since typical community stakeholders do not collect data, there is a need for ALL stakeholders to participate in a more in-depth data analysis of the economic climate in the City of Stuart.

BUSINESS EXPANSION PRIORITY

Although this priority was identified by staff as important. Staff did not have enough dedicated time to pursue this priority to develop it as the other priorities for this exercise.

However, it is imperative that the City engages in business expansion and retention; especially with our top employers.

ASSET MAPPING EXERCISE

Through community conversations and internal staff assessment, the City of Stuart identified and grouped key economic assets in the city into five categories. A daylong asset mapping exercise with stakeholders and DEO team members further developed this list and opportunities for stewardship and development.

The following is a direct result of the day long community asset mapping exercise that was programmed by the Department of Economic Opportunity. The daylong event included 45 or so members of the public, including DEO “experts.”

These groups were established through a collaboration of City staff and the Department of Economic Opportunity; however the “utilization strategy” is a direct result of community and stakeholder participation at the Asset Mapping Exercise.



Above: Attendees of the March 28, 2017, City of Stuart Community Asset Mapping Exercise.

ASSET GROUP: Education, Healthcare, and Jobs

The City of Stuart is served by the Martin County School District, which is consistently ranked as one of the top districts in the State of Florida. Within the city, the school district operates J.D. Parker School of Technology, Stuart Middle School, and Spectrum Junior Senior High School. The School Board is also one of the City’s top employers, providing over 2500 jobs.

The City’s higher education needs are met by the Chastain Campus of Indian River State College (IRSC), located just outside the city limits. IRSC offers 2 and 4 year degree programs in a variety of study areas and is also home to the Small Business Development Center (SBDC), providing business consulting and training.

Martin Health System is based in Stuart and comprises three hospitals, one MediCenter, a free-standing emergency center, and numerous outpatient centers and clinics. The largest hospital with 244 beds, Martin Medical Center is located on the waterfront in Downtown Stuart. In addition to providing for the community’s healthcare needs, Martin Health System is Stuart’s largest employer, with over 2800 employees.

Healthcare is Stuart’s largest employment sector, followed by Public Administration, Accommodation and Food Services, Professional, Scientific, and Technical Services, Retail, and Construction. Together they provide a median household income of \$35,954, and a median family income of \$47,736. Overall the City enjoys a low unemployment rate and access to labor can be a challenge in some industries, particularly those competing with higher-paying employers to the south. Attracting high wage jobs and retaining talent are ongoing challenges for the City.

Utilization Strategy:

- *Create opportunities to keep young professionals living and working in Stuart. Increase jobs, offer internships and other engagement opportunities. Establish an entrepreneurship development program and a tech corridor. Host a job summit to showcase existing jobs in the city with unique employers and/or traditional jobs.*

ASSET GROUP: Recreational, Natural, and Historic Resources

New residents and tourists often site Stuart's charming waterfront and historic downtown as the reason for choosing the city. Marked by a unique mile-long Riverwalk running along the St. Lucie River from Sunset Bay Marina to Colorado Avenue, the waterfront is home to a pier and public dock, public seating, and a small stage hosting frequent concerts and community events. Across the Old Roosevelt Bridge, marinas and yacht clubs dominate the waterfront.

Stuart's recreational opportunities extend beyond the waterfront to include parks and recreational facilities including over a dozen ballfields, fitness trails, and dog parks, plus neighborhood parklets and open space contributing to neighborhood character and quality of life.

Stuart also takes great pride in its history and has several examples of successful private and public preservation projects benefitting the community, including the Stuart Feed Store, Woodman Hall, the Flagler Recreation Center Building, the Arcade Building and the Lyric Theatre. The city engages with community partners such as Stuart Main Street and the Stuart Heritage Museum on preservation efforts to revitalize blighted communities, preserve unique heritage, and draw tourists.



Utilization Strategies:

- *Connect the waterfront park and boardwalk to surrounding neighborhoods with biking and walking trails.*
- *Engage owners of unused properties in East Stuart with revitalization incentives. Increase business development and property sales. Revitalize Martin Luther King Jr. Blvd. with local art in a streetscape concept. Create working artist space to encourage participation. Consider art district designation.*
- *Establish a historic district and apply for historic preservation grants, particularly for East Stuart. Provide interpretation of current landmarks with signs and historic photos, a walking tour and other attractions. Apply for historic designation to protect the heritage and obtain funding. Conduct a comprehensive survey to identify historic properties and understand their backgrounds.*

ASSET GROUP: Transportation

726-acre² Witham Field Airport is a small, public-use airport surrounded by the City of Stuart, with a small portion inside city boundaries. Controlled and operated by the Martin County Board of County Commissioners, the airport does not

offer scheduled commercial airline service. However, the facility maintains an operational air traffic control tower and is home to two fixed-base operators and more than 200 private aircraft related businesses, and is poised to attract additional aeronautic businesses and aviation dependent industries.

The Florida East Coast Railway (FEC), a key force in the establishment of the City, is an ongoing challenge to continued development. FEC tracks cross the City affecting traffic patterns. A proposed light rail service, and accompanying double tracking, may further impact the downtown area.

In addition the electric Downtown Tram provides free service in the Downtown area, mitigating seasonal parking demands.

Utilization Strategies:

- *Reduce downtown traffic by developing bike/pedestrian infrastructure. Create a path to cross the railway and provide amenities such as benches, public restrooms, bike racks/parking, bike repair stations and a community bike share program. Encourage walking/biking to school with bike shares in residential areas. Insert kiosks for small businesses along streets downtown.*
- *Strategically place a parking garage to encourage smart, urban development. Increase density of affordable housing and encourage use of existing downtown parking spaces. Consider charging for parking spaces via a parking mobile application with a city subsidized convenience fee.*
- *Increase downtown connection to East Stuart with bike lanes and sidewalks. Promote public use of Uber for further connectivity. Improve signage along the roadways/sidewalks. Establish a manager to specifically focus on Colorado Avenue and East Stuart.*

ASSET GROUP: Underutilized Property

Careful land acquisition by the City of Stuart and the Community Redevelopment Agency has led to several key properties either under lease negotiations or successfully redeveloped. Other City owned properties await assessment of their highest and best use. Additional underutilized properties exist throughout the City including aging strip malls, outdated industrial areas, aging commercial and residential properties, and outdated hotels and motels.

Utilization Strategy:

- *Convert under-used properties to increase affordable housing availability for young families and professionals. Construct mixed-use buildings and ensure housing is owned by the residents. Provide tax credits for developers or offer incentive for transforming older homes into duplexes. Ensure housing is energy efficient, sustainable, with power for housing and electric vehicles.*



At Left: Mayer Campenni and Development Director Terry O'Neil meet with local developers and community members during the Community Asset Mapping Exercise.

ASSET GROUP: Community Organizations

Several community groups are actively engaged in the City of Stuart and could be excellent economic development partners:

- Stuart Main Street (SMS) has been the leading preservation and redevelopment group in Downtown Stuart for over 30 years.
- The Downtown Business Association (DBA) is the voice of downtown merchants and acts as the pulse of the Downtown economy.
- The Joint DBA-SMS Promotion Committee is responsible for promoting Downtown Stuart with advertising and special events.
- The East Stuart Partnership grew out of the East Stuart Main Street program and focuses on revitalizing the historically African American East Stuart Community.
- Young Professionals of Martin County and United Way Leaders United bring together active civic-minded residents and professionals.

Utilization Strategy:

- *Revitalize East Stuart through community engagement—host block parties and informal community conversations to brainstorm. Identify community leaders and business development opportunities. Create a sense of place.*

The above is a result of the Asset Mapping exercise with the community stakeholders, staff and state experts. This exercise demonstrated public and commission interest in developing a sound economic development strategy.

Goals and Implementation Tactics

Goals and implementation tactics are designed to provide a clear path to success for the City. These goals and objectives were a direct result of the asset mapping exercises and the cumulative conglomeration of information gathered from the Competitive Florida Partnership process. These goals and objective will allow the City of Stuart – if it decides to fully implement this plan, to create realistic action items that will be pursued with Commission action.

Goal 1: Data and Communications

Data collection affects policy and future decision-making processes. Regardless of the field of study or preference for defining data (quantitative, qualitative), accurate data collection is essential to maintaining the integrity of research.

- **Objective 1** – Conduct a more in-depth data analysis of the economic climate in the City of Stuart.
 - **Tactic 1:** Continue subscribing to mySidewalk data repository.
 - **Tactic 2:** Identify data; Select issues and set goals; Plan an approach and methods.
 - **Tactic 3:** Collect, analyze and interpret data for the purpose of enabling the City of Stuart to utilize the data for sound economic development policy decisions.
- **Objective 2** – Establish a web-based inventory of data that conveys that Stuart is a place open for business.
 - **Tactic 1:** Focus on building relationships with industry trade associations, commercial real estate brokers, and state-level economic development organizations.
 - **Tactic 2:** Establish a digital catalog of information that is readily available for investors and new businesses that includes demographics, maps, available sites, economic and business conditions, zoning information and incentives. ¹
 - **Tactic 3:** Update City website to include the web-based inventory of data.
 - **Tactic 4:** Add Economic Development Welcome Package to the webpage: www.stuartlife.us
 - **Tactic 5:** Develop a user-friendly Stuart-specific map of potential development opportunities that provides all necessary information for potential developers.
 - **Tactic 6:** Promote the City’s business friendly initiatives on a monthly basis via the City website, press releases, email blasts, and social media.

¹This Objective is consistent with the Redevelopment Management Associates report in 2014.

Goal 2: Housing and Community Redevelopment

The City of Stuart recognizes that housing and neighborhood renewal play an important role in maintaining and enhancing the economic health and vibrancy of the overall community. The City of Stuart is limited in developable green space; therefore much of the development pattern of the City is infill.

- **Objective 1:** Support the development of diverse housing choices that appeal to a wide range of household incomes, ages, and lifestyles¹

¹ This Objective is consistent with the Residential Strategy outlines in the 2010 Community Redevelopment Plan.

- **Tactic 1:** Seek out experts in the fields of redevelopment of mix-used projects such as, Incremental Development Alliance, to provide information, education and analysis on feasible housing policies.
 - **Tactic 2:** Work closely with top employers to determine their workforce housing needs; and complete the Employee Housing Survey.
 - **Tactic 3:** Support the development of attainable housing, multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.²
 - **Tactic 4:** Provide density bonuses to developers who set aside a certain percentage of their residential units for below market rate housing.³
 - **Tactic 5:** Continue to partner with Habitat for Humanity to build new affordable homes and create new opportunities for homeownership in the City of Stuart.⁴
 - **Tactic 6:** Review Land Development Code to that support the types of housing policy the City wants to embrace and promote.
- **Objective 2:** Focus the development of new housing in areas adjacent to employment centers & transportation options.
- **Tactic 1:** Determine which housing types and mixed-use concepts should be adjacent to major employment centers.
 - **Tactic 2:** Partner with housing developers to promote investment and redevelopment in these designated areas.
 - **Tactic 3:** Create incentive programs to ensure that any new developments in these areas provide housing that is attainable for area employees.
- **Objective 3:** Encourage investment in residential areas by maintaining and improving the physical quality of neighborhoods.
- **Tactic 1:** Expand and better market existing housing rehabilitation programs such as the CRA paint up and façade improvement programs, in order to ensure that the City's housing stock remains viable for its future as well as current residents.
 - **Tactic 2:** Increase the use of code compliance, partnered with an active community education program, in dilapidated neighborhoods in order to ensure proper maintenance.
 - **Tactic 3:** Continue to collaborate with Habitat for Humanity on their Neighborhood Revitalization initiatives which assist existing homeowners within identified communities who are unable to complete necessary repairs on their own homes.⁵
 - **Tactic 4:** Promote neighborhood improvement projects that emphasize beautification and neighborhood signage and branding.
- **Objective 4:** Use historic preservation to protect and enhance Stuart's unique heritage, combat and eliminate blight, and encourage economic development in Stuart's historic neighborhoods.⁶
- **Tactic 1:** Update and maintain the current survey of historic structures.

² This tactic grew out of an idea generated at the March 28 Asset Mapping Exercise.

³ This tactic is consistent with Policy A2.6 Housing Opportunities in the Housing Element of the City of Stuart Comprehensive Plan.

⁴ As of April 6, 2017, the City has signed an agreement with Habitat for Humanity for a \$100,000 grant which will go towards constructing affordable homes in East Stuart. This is a grant that should be repeated in the future.

⁵ As of March 27, 2017, the Community Redevelopment Agency has entered into an agreement with Habitat for Humanity that gives \$40,000 for residential improvements within the CRA district.

⁶ The following tactics come from ideas generated during the March 28 Asset Mapping Exercise.

- **Tactic 2:** Provide interpretation of historical structures and landmarks through signage. Develop brochures and other tourism materials that showcase and map historical landmarks.
 - **Tactic 3:** Work with Martin County to develop an African American Heritage Trail showcasing key landmarks in historically black communities.
 - **Tactic 4:** Continue to offer grants and loans for historic façade restoration through the CRA.
- **Objective 5:** Strengthen and revitalize neighborhoods through innovative and creative community engagement efforts.⁷
- **Tactic 1:** Encourage and support citizen-initiated formation of community organizations and initiatives.
 - **Tactic 2:** Encourage neighborhood-based social and community events and programming such as community gardens, beautification of public areas, tactical urbanism projects, block parties, cultural events, and holiday events that appeal to a wide range of local residents and families.
 - **Tactic 3:** Improve two way communications between neighborhood and City government on issues such as code compliance, crime watch programs, and other neighborhood priorities.
 - **Tactic 4:** Expand the city's Art in Public Places program to include areas outside of the traditional downtown core. Incorporate creative placemaking principles into neighborhood revitalization efforts in order to enhance our neighborhoods' sense of place and use work from local artists in neighborhood improvement and public space projects.⁸
 - **Tactic 5:** Promote innovative community policing efforts.
- **Objective 6:** Commercial revitalization of the East Stuart/Martin Luther King, Jr. Blvd. corridor.
- **Tactic 1:** The City should actively engage the residents and property owners, via East Stuart Partnership, to work collectively toward a clean and safe program.
 - **Tactic 2:** Adopt Build a Better Block initiatives and programs to improve the commercial corridor.
 - **Tactic 3:** Improve connectivity along MLK between Colorado Avenue and Palm Beach Road by implement the City of Stuart CRA Plan Martin Luther King, Jr. Blvd. streetscape project.
 - **Tactic 4:** Include public art from local artist in the Martin Luther King, Jr. Blvd. streetscape project.
 - **Tactic 5:** Finish, adopt, and determine the feasibility of the 10th St Community Center Master Plan.

⁷ The following tactics are drawn heavily from the 2015 City of Stuart Strategic Goals, "Neighborhoods" Goal.

⁸ This tactic grew out of several ideas generated in the March 28 Asset Mapping Exercise.

Goal 3: Business & Workforce Development

To stimulate economic growth, the City of Stuart will advance a robust business development program that works hand-in-hand with our top employers while also pursuing new businesses in target industries in order to achieve sustainable economic growth and an increase in high wage jobs. In order to attract the necessary high wage jobs required for a thriving City of Stuart, we must also work to build a talented and creative workforce. This will require close cooperation between the business, education and economic development communities.

- **Objective 1:** Encourage the growth and expansion of business in the City by providing high quality economic development assistance.
 - **Tactic 1:** Hire or assign a current staff member to serve as the City of Stuart Business & Economic Development Manager on at least a part-time basis.⁹ This position would be solely dedicated to promoting the business and economic development interests within the community. Sample duties could include:
 - Maintains, updates and implements the economic development strategy
 - Functions as a liaison for various state, county, and local economic development agencies and organizations (i.e. Florida DEO, Martin County BDB, Chamber of Commerce, DBA, Stuart Main Street, East Stuart Partnership, etc.)
 - Meets with potential investors and developers to secure their participation in redevelopment projects
 - Develops and maintains a database of vacant or underutilized commercial, office and industrial land and tenant spaces
 - Works with property owners and prospective tenants and developers to match available properties with desired commercial business activities
 - Works with various city departments to ensure that all new development projects are progressing in a timely manner
 - Formulates and implements marketing and business attraction strategies
 - Creates close ties with existing businesses to assess the current business climate, determine business needs and interests, and share information about economic development programs, including business expansion and professional development programs
 - Focus on the revitalization of East Stuart (manager). (*City of Stuart Strategic Plan 2015*)
 - **Tactic 2:** The City will develop an Economic Development Welcome Package, available online and in print, with crucial information necessary for those who are looking to open or expand a business, make an investment, or buy and/or develop property in the City. Information should include demographics, maps, available sites, economic and business conditions, zoning information, and information about business incentives and economic development programs.¹⁰
 - **Tactic 3:** The City will collaborate with the CRA to develop a “one stop shop” online resource portal that identifies local, State and Federal funding sources that may provide grant assistance to new and existing businesses.
- **Objective 2:** Retain existing businesses and encourage business expansion.

⁹ This tactic is supported by ideas generated in the March 28 Asset Mapping Exercise as well as strategies included in the 2015 City of Stuart Strategic Goals document. Currently, while there is a Legislative & Economic Strategies division in the Department of Community Services, there is no staff member who is dedicated to promoting economic development or business recruitment. Given the scope of work outlined in this plan, it is crucial to have a dedicated staff member responsible for implementing these strategies.

¹⁰ This tactic comes directly from the 2014 Redevelopment Management Associates Economic Development Recommendations

- **Tactic 1:** The City will conduct stakeholder outreach and focus groups with existing small businesses, entrepreneurs looking to open a new business, and business development organizations in order to assess small business needs.¹¹
 - **Tactic 2:** Explore partnership opportunities with IRSC's Entrepreneurship Development Institute, especially in regards to the SBDC Consulting and Pioneer Incubator programs.
- **Objective 3:** Attract new businesses in target industries that will create high paying jobs and contribute to the city's economic vitality.
- **Tactic 1:** Conduct focus groups with representatives of key industries to determine the best strategy for attracting and retaining high-wage employers.¹²
 - **Tactic 2:** Build upon existing hubs such as medical services, government administration, legal and banking services, marine industries, aeronautic industries, hospitality and recreation/entertainment, office and commercial retail
 - **Tactic 3:** Determine if there are any additional target industries and create specific economic incentives to attract them.
 - **Tactic 4:** Prioritize the development of underutilized sites with high visibility for targeted industries and other uses that encourage job creation.¹³
- **Objective 4:** Promote tourism as a primary economic driver.
- **Tactic 1:** Continue to have Commissioners serve on the Tourism Development Council.
 - **Tactic 2:** Collaborate with the Downtown Business Associate, Mainstreet, and other local organization to promote Stuart as a tourist destination.
 - **Tactic 3:** Improve the city's visitor relations by improving staff coverage at the Downtown Tourism Office and developing maps, guides, and other promotional materials for visitors.
- **Objective 5:** Create more opportunities to keep young professionals living and working in Stuart.¹⁴
- **Tactic 1:** Reach out to IRSC students and young professionals (either via focus groups or surveys) to determine employment needs.
 - **Tactic 2:** Establish a jobs-first approach to economic development that incentivizes high wage job creation and establish a strategy for attracting and retaining high wage jobs to the area.
 - **Tactic 3:** Sponsor and encourage high-school and college-level internship and mentorship programs with major employers (hospital, the school board, and public administration) that will expose young people to a variety of local employment options, foster relationships, teach tangible real-world skills, and create ongoing opportunities for meaningful work experience.
 - **Tactic 4:** Host and/or sponsor a job summit that showcases existing jobs in the City with unique employers.

¹¹ Due to time constraints, the City did not have time to conduct the necessary business community outreach during the plan development process. Before proceeding further with Business Expansion related projects and policies, it is necessary to complete this stakeholder engagement.

¹² See above footnote.

¹³ This strategy is consistent with Policy A1.2 of the Economic Development Element of the Comprehensive Plan.

¹⁴ This objective and the following tactics came out of ideas generated at the March 28 Asset Mapping Exercise. The lack of well-paying jobs was also a concern voiced in the housing focus groups.

Goal 4: Transportation.

The City of Stuart will develop a multi-modal transportation network that encourages active transportation and non-motorized alternatives, builds upon the City's existing infrastructure and develops solutions to transportation needs. Infrastructure that welcomes walking and biking as modes of transportation contributes to an environment that is ultimately safer for those traveling by bicycle or on foot.

- **Objective 1:** Develop bike/pedestrian Master Plan to reduce traffic in the downtown area and promote connectivity within the city.
 - **Tactic 1:** Determine where gaps exist in sidewalks and bike routes and develop and Biking and Pedestrian Master Plan that will address this gaps in service.
 - **Tactic 2:** Provide public amenities such as benches, public restrooms, bike racks/parking, bike repair stations, and other services that would encourage biking and walking as modes of transportation.
 - **Tactic 3:** Develop a community bike share program.
 - **Tactic 4:** Collaborate with Martin County School Board and Martin County Metropolitan Planning Organization to encourage parents to let their kids walk/bike to school and implement a Safe Routes to School program if necessary.
- **Objective 2** - Develop biking and off-road greenway program in and around downtown Stuart.
 - **Tactic 1:** Connect the waterfront area along the St. Lucie River and boardwalk with biking paths linked to surrounding neighborhoods.
 - **Tactic 2:** Partner with Florida Department of Transportation and Martin County MPO to enhance and connect the Florida East Coast Greenway.
- **Objective 3:** Improve access to convenient parking spaces near Downtown Stuart. While there is already a considerable amount of parking within Downtown Stuart, residents, visitors, and business owners alike have consistently advocated for additional parking. However, while parking spaces in the Downtown core are often full, spaces that are within easy walking distance are consistently under-utilized.
 - **Tactic 1:** Complete a Parking Analysis Study of the Downtown and surrounding areas.
 - **Tactic 2:** Encourage the use of existing parking outside of the core commercial district through better signage and communications. Implement a Walk Your City sign pilot program to encourage walking. Better advertise available parking options online.
 - **Tactic 3:** Promote the use of the tram for transport to and from existing parking locations through better signage and marketing.
 - **Tactic 4:** Expand and promote the use of existing valet programs.
 - **Tactic 5:** Partner with the owners of private parking lots to allow the use of these parking lots for downtown outside of normal operating hours. Explore the possibility of converting existing private lots into paid lots.
 - **Tactic 6:** Explore the possibility of creating a Parking Benefit District within the downtown core. The Parking Benefit District would charge for parking on the most in-demand Downtown Streets and lots and use the resulting revenues to fund streetscaping projects, public safety initiatives, and additional public amenities. Consider a system that enables a resident discount program. The City should conduct a feasibility study to provide detailed cost and revenue estimates.
 - **Tactic 7:** Encourage the use of ride-sharing by creating Uber/Lyft pick-up and drop-off zones in prominent Downtown locations.

Implementation & Action Plan

Strategy	Action Project	Description	Department to Lead Implementation	Timeline
Current & Ongoing Projects				
1.1.1	MySidewalk	Continue MySidewalk subscription, train staff to use resource, and incorporate MySidewalk data into overall data plan.	Various	Ongoing. Current subscription goes through [May 2018].
2.1.5	Habitat for Humanity Partnerships	Continue to partner with Habitat for Humanity to create homeownership opportunities.	City Manager's Office (CRA)	Ongoing
2.3.2	Code Compliance	Continue active use of code compliance, partnered with an active community education program	Police	Ongoing
2.3.3	Habitat for Humanity Collaboration	Continue to collaborate with Habitat on their Neighborhood Revitalization initiatives.	City Manager Office	Ongoing
2.5.2	Community Programming	Encourage neighborhood-based social and community events and programming	Community Services, Public Works, City Manager Office, Police	Ongoing
2.5.3	Neighborhood Communications	Improve two-way communications between neighborhood and city government	Police, PIO	Ongoing
2.5.5	Community Policing	Expand and promote innovative community policing initiatives	Police	Ongoing
Year 1 Priority Projects				
1.1.2 and 1.1.3	Data Analysis & Collection	Analyze current available data and determine additional data needs. Create a strategy for using data in ongoing decision making process.	City Manager Staff / Economic Development Division	July 2017- December 2017
2.3.4	Neighborhood Beautification & Branding	Promote neighborhood improvement projects that emphasize beautifications and neighborhood signage & branding	City Manager Office, Public Works, Development, Community Services	July 2017 – July 2020

2.6.2	Build a Better Block	Investigate Build a Better Block initiatives for consideration of adopting policies and programs to improve the commercial corridor of MLK Blvd	City Manager Office (CRA)	July 2017-Dec 2017
2.6.3 & 2.6.4	Martin Luther King, Jr Blvd Streetscaping project	Implement the CRA's planned MLK Blvd streetscaping project and incorporate public art into it	City Manager Office (CRA)	July 2017 – Dec 2018
3.1.1	Hire an Economic Development Manager	Hire (or assign a current staff member) to serve as an Economic Development Manager (part-time)	Community Services – Economic Development division	July 2017
4.3.1	Parking Analysis Study	Conduct a Parking Analysis study of the Downtown and surrounding areas	City Manager Office	RFQ in progress, July 2017-Dec 2017
4.3.2	Pedestrian Signage	Encourage use of existing parking outside of the core commercial district through better signage and communications, including a Walk Your City sign pilot program	Public Works	Sept 2017 – Dec 2017
4.3.3	Tram Promotion	Promote use of tram through better signage and marketing	Public Works / Community Services	July 2017 - Ongoing

Longer Term Projects

1.2.2 and 1.2.3	Web Based Data	Create a digital catalog of economic and business related data and update the website (or www.stuartlife.us) to include this information	Community Services/ IT	Jan 2018 – July 2018
1.2.4, 1.2.5 and 1.2.6	Business Friendly Website and Communications	Create an Economic Development Welcome Package for the website, create a Stuart development opportunities map, and better promote City's business friendly initiatives on a monthly basis.	Community Services / IT	Jan 2018- July 2018
2.1.1	Housing Policy Expertise	Seek out experts or consultants to provide information and education on feasible housing policies and best practices	City Manager Office / Development	Jan 2018 – July 2018
2.1.6	Review Land Development Codes & Regulations	Review codes and regulations and revise to reflect City's desired housing policies	Development	Jan 2018 – Dec 2018
2.5.4	Public Art &	Expand Art in Public Places and	Community Services	Jan 2018 – Jan

	Creative Placemaking	creative placemaking initiatives	/ City Manager Office / CRA	2019
3.1.2	Economic Development Welcome Package	Develop an Economic Development Welcome package with crucial information for recruiting new businesses to Stuart	Economic Development Manager	Jan 2018
3.2.1 and 3.3.1	Stakeholder Outreach	Conduct focus groups with key industry leaders, small business owners, entrepreneurs, and other business groups and assess their needs	Economic Development Manager	Jan 2018 – July 2018 (ongoing as needed)
3.5.1	Student & young professional outreach	Reach out to IRSC students and young professionals to determine employment needs	Economic Development Manager	Jan 2018 – July 2018
4.1	Biking & Pedestrian Master Plan	Develop a Biking & Pedestrian Master Plan	Public Works	Jan 2018 – July 2018
2.4.1	Historic Structure Survey	Review the current survey of historic structures, update, and review to see which if any could qualify for National Historic Register	Development	July 2018-July 2019
3.3.3	Target Industries	Determine which target industries the city should pursue and develop specific economic incentives to attract them	Economic Development Manager	July 2018 – Dec 2018

Ongoing Plan Maintenance

The Economic Development Strategy Plan should be reviewed annually, consistent with budget preparations, to develop the work plan for the following fiscal year. An annual work plan should be developed with the appropriate staff leading the selected action items per the Economic Development Strategy Plan. The Stuart City Commission should accept the work plan and allocated appropriate budgets when necessary.

Every three to five years the plan should be updated. The plan updated should be led by City staff, Economic Development Team or as assigned by the City Manager. The update should require conversations with City Commissioners, stakeholders, City staff and the Department of Economic Opportunity. These conversations should engage members to analyze the 2017 Economic Development Strategy Plan objectively; accomplishments are the action items still appropriate, are the objectives necessary, has the economic environment changed since adopted, current available data, pitfalls of the plans and lessons learned. The plan should then be updated accordingly.

This plan should not be considered “Final” nor should it be “shelved and forgotten”. With dedicated staff time this plan should be utilized consistently as action items are being implemented. It is a document that at any time could be amended or tweaked. Implementing such plan usually lead to lessons learned that may require changing strategies; and this one is no different. It is encouraged that the City utilizes this plan consistently and fine tune as necessary.

Regional Collaboration

Regionalism is important to the success of any community. For the City of Stuart to ensure economic development success partnering with our regional partners is necessary. Working together with the Treasure Coast Regional Planning Council, Florida League of Cities, Martin County Board of County Commissioners, Martin County Metropolitan Planning Organization, Business Development Board, Chamber of Commerce, Economic Council, Indian River State College, Career Resource and other community groups will ensure that we think regionally!

Appendix: Public Input Documentation

Public input was sought in several ways throughout the process of writing the Economic Development Strategy. City of Stuart staff utilized the Stakeholder Engagement Strategy and concentrated their community outreach around the three priority areas: Data, Housing, and Community Redevelopment. Due to limited time and resources, City staff was unable to focus on the fourth priority area, Business Expansion & Retention. It is our intention that this community outreach will be an ongoing process and that the new Economic Development Manager will be able to continue this vital work in the future, serving as a liaison between the City and the Business community.

Data Analysis

Key local and regional economic development organizations were contacted to determine the type of economic data available for the City of Stuart.

Questions asked of the data stakeholders:

1. What type of data do you collect?
2. Do you collect data specific to the City of Stuart?
3. Would you be willing to share this data with the City of Stuart?

In terms of implementing the strategy for the data priority, the following Community Stakeholders were contacted per the strategy, and with the following result(s):

- Economic Council of Martin County – Does NOT collect any data

- Chamber of Commerce – No final response, assumption is that limited data is collected
- Small Business Development Center/IRSC – A PowerPoint presentation was received by the City of Stuart, “SBDC@IRSC – Impact 2015” identified local businesses that went through the Entrepreneurial training offered by the SBDC.
- City of Stuart – Collected the Business License applications and the types of questions asked of new businesses. Plan on analyzing the application to identify opportunities for improvement so the City can collect the most data at this opportunity.
- Business Development Board – Non responsive.
- MCBOCC Tourism- Received County data regarding the following: FL Taxable Spending, Rental data, and Stuart Lifestyle Reports. Conversation has developed on costs associated with providing detailed City of Stuart data.
- TC Regional Planning Council – No formal responsive, however Tom Lanahan, Assistant Director of TCRPC did attend the Community Asset Exercise as an “expert” and has been open to have further conversations on the topic.

Housing

To determine the city’s housing needs, staff conducted in-depth interviews with each of the City Commissioners, as well as a roundtable discussion with key staff in the Development Department. In addition, the City conducted two focus groups with community members. The first took place with Leaders United, a group of civic minded young professionals. The second took place with staff of Martin Health, the city’s largest employer. Below, you will find notes and documentation from these meetings.

Commissioner Interviews

Questions Asked:

1. What do you think are the primary benefits of living within Stuart? Do you see any potential drawbacks to living in Stuart?
2. Ideally, what kinds of residents do you want to attract to Stuart?
3. How do you see population growth as fitting into our economic development plan?
4. With an increasing population, how do you think Stuart should adapt to increased density and what are the main challenges you foresee with this?
5. How should the city of Stuart encourage the development of more multifamily housing?
6. How can the city work with the Martin County Public School System to improve and better market Stuart’s schools to young families?
7. What sorts of housing policy initiatives would you like to see the City implement?
8. Would you been interested in expanding existing CRA programs to improve housing, such as the Paint-Up program or the façade improvement program?
9. How should affordable housing be addressed? Would you support policies designed to increase the availability of affordable housing in Stuart?
10. How do you see housing fitting into the overall economic development plan?
11. What sort of housing data and data analysis would help you in making decisions about housing policy?

Key Takeaways:

Barriers to Living in Stuart

- Poor quality housing
- High cost of housing
- Lack of appropriate housing for professional workforce
- Lack of affordable housing for persons making less than \$50k

Desired New Residents

- Young families
- Young professionals
- Skilled workers (many of whom may already work in Stuart)
- Retirees with second homes and disposable income
- Diversity – need all income levels to make a real City of Stuart

Population Growth

- Nearly all commissioners recognized population growth as a driving factor of economic development and identified it as a major priority
- Two commissioners were in favor of doubling the city's population within the next 20 years
- Another commissioner noted that population growth must be balanced with job growth and diversity and that the goal should be to increase home ownership

Density & Mixed Use/Multifamily Dwellings

- The commissioners are very divided with regards to increasing the density
- Several commissioners seemed in favor of increasing density, one was adamantly opposed
- Several commissioners warned that any increase in density must be done slowly and warned that large scale or quick changes would not sit well with existing residents – adapting for density should not come at the expense of our sense of place. Any work done to increase density must be tied closely to the neighborhood and create “buy in” from current neighbors and property owners.
- A few commissioners expressed support for additional mixed use and/or multifamily housing. One commissioner expressed a strong support for increased variety in housing types. Another said we should encourage more private partnerships like the Triangle project.

Schools

- Anecdotal evidence suggests that the perception of poor school quality is driving current and potential Stuart residents into other communities (such as Palm City), but most commissioners were very uncertain about how to approach the issue of school quality.
- One commissioner suggested inviting the school board reps to meet with city staff and present at monthly meetings to share information and build a better working relationship and to work with the school board to provide information about city services and amenities

Housing Policy Initiatives

- One thing that became clear through the commissioner interviews is that most of the commissioners are not well informed about either the housing market or housing policy. While they agree that housing is crucial for economic development, they lack the understanding and knowledge to suggest any specific policies or housing initiatives.
- They seem very divided on what role the city should play in housing development, with at least one commissioner saying that the focus should be on annexation and commercial development, not housing at all
- The commissioners were pretty evenly split in their support for continuing existing CRA façade improvement programs
- One commissioner mentioned that they supported reducing parking requirements and additional street diets
- Commissioners are much divided on affordable housing. Some do not want any additional affordable housing located in Stuart. One even said they wanted to gentrify the entire city – essentially pushing all affordable housing out completely. Other commissioners were more willing to discuss affordable housing options – smaller housing units, housing credits, public/private partnerships, working with Habitat for Humanity and the Housing authority were all brought up as possibilities for addressing affordable housing
- Several commissioners drew the distinction between “affordable” housing and “workforce” housing, saying that we needed to focus on housing that was appropriate to the city’s workforce. One commissioner suggested working with major employers such as the Martin Health to encourage the development of workforce housing.

April 4 Focus Group: Leaders United

➤ Attendees

- Staff
 - Teresa Lamar-Sarno
 - Nicole King
 - Annelies van Vonno
 - Mayor Tom Campenni
- Leaders United
 - Debi McKay

- Ronnie Kirchman
- Amy Bottegale
- Kimberly Perrin
- Elisabeth Glynn
- Lindsey Concanna
- Natalie Dismangles
- Steven Shultz

➤ KEY TAKEAWAYS

- Most attendees do not live in Stuart, though several of them would like to
- Things People Like About Stuart
 - Location on the river and the waterfront
 - Friendly community
 - Quaint, charming old Florida, small town feel
 - Everything is close together – walkable, has the tram
- Things People Don't Like About Stuart
 - Housing is too expensive and there's not much available, what is available needs renovations
 - Lack of career opportunities and low pay
 - Bad dating scene
 - Shops and restaurants close too early, no nightlife
 - Lack of diversity
 - Too many old people
 - Not enough parking

➤ Housing Discussion

- Where do you currently live? How close is your home to work? Were commute time and public transportation options factors in where you chose to live?
 - Debi
 - Lives in Port St Lucie
 - 9 miles commute
 - Bought house as second home before moving to the area. Moved down here after finding local job

- Has been trying to move to Martin for 2 years, but the type of house she wants doesn't exist in Martin County
 - Looking for 2b/2b townhouse in younger community - doesn't want to be the youngest in the neighborhood
- Ronnie
 - Lives in Palm City
 - 5 miles commute to work
- Amy
 - Lives in Port St Lucie
 - 10 mile commute
- Kimberly
 - Lives in Jensen Beach
 - 3.5 mile commute
- Elisabeth
 - Lives in Palm City
 - 1.5 mile commute
- Lindsey
 - Lives in Stuart
 - Has two offices – commute is 1 mile for Stuart office and 9 miles for PSL office
 - Location and nearness of work was important to housing choice
- Natalie
 - Lives in Tradition in Port St Lucie
 - 45 minute commute to work in Stuart, approximately 15 miles
- Steven
 - Lives in Stuart
 - 5 mile commute
- All – For the most part, commute time was not factor in housing choice. Primary factors were housing cost, school system, and community factors
- Why did you choose to live there?
 - Debi – Bought house in PSL for great price 7 years ago, has been looking for homes in Martin County

- Ronnie – Grew up in Martin County and wanted to live here. Initially, he couldn't afford to buy a house in Martin County, so he lived in PSL before building his own home in Martin County. Strong factor was the desire to send his kids to Martin County schools.
 - Amy – Single mother who raised her daughter in Jensen for schools system. Bought cute house in PSL near US1 and Sam's Club. House is affordable and very accessible to Martin County. Loves Martin County and wants to be close by but says there's nowhere in Martin County where she could pay under \$1000 a month. As a single woman, one of her complaints is that there are no young available men in this town.
 - Kimberly – Grew up in Orlando and has lived in PSL and in the Keys. Loves the Stuart area and the water and boating lifestyle. Lives in the Falls neighborhood near the mall because she wanted a new house.
 - Elisabeth – Grew up in Baltimore and initially moved to Pompano for husband's job. Husband's sister and parents lived in Palm City. After visiting frequently for family holidays over the course of 5-6 years, family moved to Martin in 2014. Loves the nice, kind, warm people, and has noticed a major difference in friendliness level of Palm City compared to Ft Lauderdale. Loves the school system and the quirky, fun community in Old Palm City. She notes that their house value has doubled since they've moved here.
 - Lindsey – Had worked in Martin County for 10 years. Used to live in PSL/Ft Pierce, but boyfriend lived in West Palm. When they moved in together, they initially looked in West Palm, but decided to get a place in Stuart because the price was a little cheaper and they could be close to Downtown Stuart. No kids yet, young couple that wants to have fun!
 - Natalie – Lives in Tradition. Had been living in Ft Lauderdale and thinking of buying a condo, but realized she could buy a house with yard in PSL for the same price. Loves living in Tradition and has a lot of friends in the community. The neighborhood has lots of diverse people around her age – she says it's a melting pot. There are lots of things to do and businesses stay open later than in Martin County. The school system is bad and she considered buying or renting house in Martin County for access to the school system, but it was cheaper to just pay tuition for private school
 - Debi – Encourages us to look up P St City near Atlanta for good ideas
 - Steven – Grew up in Ft Pierce and used to live on island near Jensen Beach. After he married and had kids, he moved to Martin County for the school system. He likes everything about Martin County, and while he could have found something cheaper in PSL, he chose to spend more to live in Martin.
- What do you like about where you live?
- Debi – House is already paid off. Does not like the community or area
 - Ronnie – House is not in a gated community. They have a nice yard and pool. They are close to i95 and turnpike. It's easy to get to work, and they have lots of friends nearby.
 - Amy – She likes the friendly neighborhood and community. She likes her house, but wishes it was in Martin. She's on a nice quiet street and close to everything.

- Kimberly – Likes the neighborhood, but would prefer to live in Sewell's Point. She wants to be closer to Downtown Stuart.
- Elisabeth – She likes Old Palm City because it's not a cookie cutter neighborhood and she can get to either bridge easily. It's easy for her to get to downtown quickly and also easy for her husband to get to I-95 for his commute to work in Pompano. They are close to Palm City Elementary. She wishes there was well paying work for husband in Martin county, since her husband's commute makes taking care of kids harder.
- Debi – Debi thinks that the lack of career opportunities is a huge issue. She moved to the area for the small-town charm, knowing that doing so would mean a loss of salary and career opportunities.
- Lindsey – She loves where she lives and thinks it's perfect for this part of her life. She wasn't ready to buy yet and wanted to be in Martin. She likes being close to 95, downtown, and the water. She has friends in the neighborhood. She also says that most houses in area too pricy for her and complains that there are no opportunities to move up career-wise.
- Natalie – Likes her fun neighborhood. She is close to 95, St Lucie West, and Ft Pierce. She loves working in Stuart but does not come down here to socialize very often since things close so early.
- Steven – He loves his location in Bay Colony near Britt Road and North River Shores. His commute is easy and the school system in good. He loves being near Total Wine.
- What don't you like about where you live?
 - Debi – Her neighborhood has 2 houses in foreclosure which are eyesores. St Lucie does not regulate homes and rentals – no code enforcement.
 - Ronnie – He doesn't like next door neighbor very much. He would also like a larger property with more privacy.
 - Amy – She wants to be close to walkable downtown
 - Kimberly – The ingress/egress of neighborhood is the mall entrance which makes for terrible traffic.
 - Elisabeth – She wants more property and privacy. She says the neighbors can be a little intrusive. She would prefer to be on sewer rather than septic.
 - Lindsey – She now wants to own, and would like to have additional parking spaces
 - Natalie – She doesn't like that she has to ask the HOA for permission to fix up or change anything on her home
 - Steven – He doesn't like being on well water. He would like to have a waterfront house.

➤ Stuart

- What do you like about Stuart?
 - Debi – She likes the river and the waterfront. She thinks Stuart has the nicest people in the world.
 - Ronnie – Loves the water and boardwalks. Would love to see boardwalks extended

- Amy – She thinks Stuart is beautiful and she likes the community feel. She thinks downtown Stuart is super cute and would love to live there.
 - Kimberly – Loves the quaintness of downtown and the old Florida feel
 - Elisabeth – Stuart is quaint, charming, and full of unique mom and pop stores
 - Lindsey – Stuart is quaint, charming, and full of unique mom and pop stores. She loves that it's easy to get around, but thinks we need more parking. She loves the tram and uses it frequently.
 - Natalie – She likes working here, but has no intention of moving here.
 - Steven – Loves the water and waterfront.
- What don't you like about Stuart?
 - Debi – perception that its for old people
 - Ronnie – shuts down too early, no affordable housing
 - Amy – wants more young people, more single men, better jobs, better pay
 - Kimberly – train is terrible, inconvenient, and noisy
 - Lindsey- hard to start a family because it's too expensive, no good men, not enough parking
 - Natalie – no diversity, no African American community, large separation between poor black people and the rest of community
 - Steven – no nightlife
 - Elisabeth – not a lot she doesn't like, parking can be an issue
 - Are you willing to fix up a home?
 - Kimberly – Would be willing if the house was on the water. Speaking as an interior designer, she says that most houses in Stuart need major remodeling
 - Lindsey – would be willing, but it would depend on location and price
 - Debi – She says it's not about money, but rather about finding the right home in the right community. Complains that most of the communities she likes in Stuart have an elderly population.

In addition to the notes taken at the meeting, City staff also asked the Focus Group Participants to fill out a brief survey about their housing preferences. The survey results are as follows:

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under ~~\$40,000-\$60,000~~ \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+
3. Tell us the company you work for and your job title:
Edward Jones - Colorado Avenue
4. Tell us your residential zip code: 34984
5. How long have you lived there? 4 years - Owned 7 years
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? Own
7. What type of housing do you live in (choose one):
 Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 1800

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+
3. Tell us the company you work for and your job title:
Kirchman Construction Co.
4. Tell us your residential zip code: 34990
5. How long have you lived there?
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? Own
7. What type of housing do you live in (choose one):
 Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 2800 sqft

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+
3. Tell us the company you work for and your job title:
Resort at Home Interior Design / owner
4. Tell us your residential zip code: 34957
5. How long have you lived there?
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? own
7. What type of housing do you live in (choose one):
Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 2800

ECONOMIC DEVELOPMENT FOCUS GROUP

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1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,000+
3. Tell us the company you work for and your job title:
Centersstate Bank - Registered Sales Assistant
4. Tell us your residential zip code: 34952
5. How long have you lived there? 8 yrs
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? own
7. What type of housing do you live in (choose one):
Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 1700 Sq ft under a/c

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,000+
3. Tell us the company you work for and your job title:
Edward Jones Investments (Financial Advisor)
4. Tell us your residential zip code: 34994
5. How long have you lived there?
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? own
7. What type of housing do you live in (choose one):
Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 2000

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+
3. Tell us the company you work for and your job title:
Treasure Coast Urgent & Family Care Marketing Director
4. Tell us your residential zip code: 34994
5. How long have you lived there?
Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? Rent
7. What type of housing do you live in (choose one):
 Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 1,200

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
 18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
 \$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+
3. Tell us the company you work for and your job title:
Center State Bank
4. Tell us your residential zip code: 21967
5. How long have you lived there?
 Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? own
7. What type of housing do you live in (choose one):
Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 3100

ECONOMIC DEVELOPMENT FOCUS GROUP

4/3/17 at 8am at City Hall Commission Chambers

1. How old are you? (circle one)
18-29 years old 30-39 years old 40-49 years old 50+ years old
2. What is your family household income? (circle one)
\$40,000 and under \$40,000-\$60,000 \$61,000-\$80,000 \$81,000-\$100,000 \$100,00+ Zincomer
3. Tell us the company you work for and your job title:
United Way of Martin County, Director of Resource Development
4. Tell us your residential zip code: 34990
5. How long have you lived there?
Less than a year 1-5 years 5-10 years 15-20 years 20+ years
6. Do you rent or own? own
7. What type of housing do you live in (choose one):
Single family residential apartment/condo townhome duplex/triplex/other
8. What is the approximate square footage of your current home? 2300

May 4 Focus Group: Martin Health

Pre Focus Group Housing Survey

11 Responses

Key Takeaways

- older, wealthier group, majority Martin county residents
- Most live in single family residential in small households of 2-4 people
- Over half live within 10 miles of work, but all drive – no one walks or bikes

1. Where do you currently live?

- a. County – 4 St Lucie, 7 Martin
- b. City – 3 Port St. Lucie, 1 Veranda Gardens, 2 Stuart, 3 Palm City, 1 Hobe Sound, 1 Rocky Point
- c. Zip codes – 34983, 34983, 34997, 34997, 34997, 34952, 34990, 34990, 34990, 33455, 34984

2. How long have you lived there?

- a. 1-5 years – 27%
- b. 5-10 years – 27%
- c. 15-20 years – 18%
- d. 20+ years – 27%

3. What type of housing?

- a. Single family residential – 80%
- b. Townhome – 10%
- c. Apt/Condo – 10%

4. Rent or own?

- a. Rent – 18%
- b. Own – 82%

5. Number in household?

- a. All live in households with 4 or fewer people
- b. Only 1 recipient lived alone
- c. 1/3 of recipients lived in a household of 2, another 1/3 lived in a household of 4

6. Home square footage?

- a. Ranged from 1200 – 3800
- b. The median is 1800
- c. The average is 1950
- d. 73% lived in homes under 2000 sq ft

7. Commute distance
 - a. 1-5 mi – 18%
 - b. 6-10 mi – 45%
 - c. 10-15 mi – 18%
 - d. 16-20 mi – 9%
 - e. 20-25 mi – 9%
 - f. No one drove more than 25 miles to work
8. 100% of respondents commute with personal vehicle.
9. Age
 - a. 40-49 – 27%
 - b. 50+ – 73%
10. Household income
 - a. 41-60k – 18%
 - b. 61-80k – 27%
 - c. 81-100k – 9%
 - d. 100k or more – 45%

Focus Group Notes

KEY TAKEAWAYS:

Group Likes: Martin County's convenience and central location, laid back lifestyle, proximity to water and recreational opportunities, great school system, great weather, nice people

Group Dislikes: public transportation, roundabouts, growing traffic problems, limited housing options in Stuart, older housing in need of renovations, too hot to walk

Interesting points

- A few people mentioned they thought that living in Stuart required an extra tax
- People did see a need for public transportation for the elderly and poorer populations (i.e. cleaning staff) who do not own cars. Another mentioned the difficulty of kids walking long distances to school in unsafe/scary conditions.
- Uncertainty over high speed train line is causing stress for some hospital staff. They worry ambulances might be diverted due to train traffic and decrease admissions.
- None of the participants live within city boundaries and nearly all are happy with where they currently live

MEETING NOTES:

1. Introductions
2. Purpose of today's focus group: Provide Insight and perspective on housing and redevelopment (Economic Development Priorities)

3. Housing Discussion

a. What factors are most important to you when choosing where to live?

- i. Marcia – Cites area and location as important factors. Relates that she is originally from New Jersey and owned land in PSL.
- ii. Renee – Lists schools as the deciding factor of where to live. Has been in Palm City since 1989.
- iii. Sue – Lives in single family home in Hobe Sound. Has been in the area for 18 years. Used to live in Miami, both husband and her liked Stuart and Hobe Sound. They found a builder in Hobe Sound they liked. They didn't want golf community. She wanted easy commute to Stuart where they worked.
- iv. Jolie – Lives in PSL off of US1. Chose area because of available rental. Family wanted to rent before they decided to buy. It was easier to find single family home in PSL. They just purchased home in Martin County for easy commute and good schools. They now live near Tropical Farms.
- v. Valerie – Currently lives in Palm City, but used to live in PSL in the early 1990s. She didn't like the fast growth pace, which caused her son to change schools frequently. They moved to Martin for school system and stability. Also worked in Martin County, so made for an easy commute.
- vi. Kay – Moved to Florida from Virginia in 2014. She only had 30 days to find housing and she needed a rental to start with. First lived in Stuart in apartment rental. She liked location due to good school system. Daughter was still in high school when they first moved. Later, they moved to PSL to rental for transition for son, husband, and dogs to join. New home was in the St James area. They needed extra storage for furniture. They recently bought home in Veranda Gardens off Becker. Main attractions for new house were location, security, convenience, proximity to stores. She has a 22 minute commute and her husband has a 25 minute commute. Teresa asks for clarification on finding a rental. Kay responds that she had difficulties finding a rental and looking for their home. In Stuart, the housing was smaller than they needed. Her husband wanted gated but not golfing community. Homes in Stuart were older and needed more input and repairs. They had just flipped their house up north and did not want to have to put a lot of repairs in a new home. They could not find what they wanted in Stuart.
- vii. Marta – Currently lives in Rocky Point, but grew up in PSL. When she moved to Martin, her kids were still in school and her husband worked in West Palm. She picked Martin County for school system. Her husband drives to Boynton for his job now.
- viii. Julie – Originally moved down here in 1988. Her parents were already down here. Her parents had looked further south, but decided on Martin for school districts. She has moved 9 times in 19 years, but all within Martin County. She is currently in Palm City and there to stay. Lives in single family home west of turnpike with a little land. Stayed in Martin for schools system.
- ix. Tom – Tom is originally from this area but spent 20 years in the northeast. He is a cancer survivor and his neuropathy did not do well in cold weather, so he moved back down here. His children are grown. He used to live off Becker in rental. He has now moved to Tradition. He works at all three hospitals currently and so has a longer commute. He notes that he wants to avoid confusion corner and train related traffic. He notes that he can get more house for less up north. Cites fishing and boating as part of his choice to live here.

- x. Dave – Moved to Martin in 1993 for ministry and he chose to stay. His children went to South Fork. He worked at different organization throughout the area. His denomination has moved him around a lot, but he came back to the area because this is where he wants to live here when he retires. Currently has a townhouse in Port Salerno. Factors he likes about the area: warm weather, plenty of shopping and entertainment, in a community band, very convenient to go to shows at the Kravitz, likes slower pace of life. Did not actively look for townhome. He wife already owned one.
- xi. Lyn – She used to own a single family home in PSL, but downsized and now lives in smaller rental in Martin County. She says she was lucky to find it. It's a condo. She mentions it was hard to find, but she likes being closer to work. She wanted to find place in Stuart but couldn't.
- xii. Sharon – Moved to area in 1986 with husband. Her husband's family was in Stuart and in Bahamas, so this was perfect location. They live in PSL. Main factors in chose to live there were the easy commute. She notes that now with all the development it takes much longer and the commute is worse (complaints about roundabouts from group). Did not look at school system when deciding where to move. Family looked into moving, but instead expanded house and bought the lot behind house.

b. What amenities do you look for in a home? Neighborhood?

- i. Kay – Her family loves tennis and wanted tennis courts. Also wanted security of gated community. The neighborhood has smaller homes and they aren't placed too close together. She likes the open floor plan house and builder Devosta. Convenience & location were key factors.
- ii. Valerie – Location and access to 95. Liked single family home in gated community. Enjoys going to clubhouse for dinner and drinks. Pool. Close to work.
- iii. Jolie – She and family wanted larger piece of property. They didn't want HOA
- iv. Sue – She wanted single family home in a smaller community. Lives in the Arbors in Hobe Sound. Neighborhood is very quiet, with sidewalks and bikelanes, lakes, seating areas. It's easy to go to Stuart or Palm Beach Gardens. There are lots of nice places to eat.
- v. Renee – She used to live in country and she wanted to be away from city but close enough to get to work quickly. She wanted area that was kept up and comfortable.
- vi. Marcia – She built her home in PSL when it was less developed. Now it's like a city. She liked being able to get so much for her money. Her kids liked the schools. She loves the area. She looked for jobs in Ft Pierce. She doesn't mind the commute. Commute is 25-30 minutes, though longer going home.
- vii. Marta – They live close to the water. The house is older and small. There's not much room to grow in that area, but they like being close to water and beach. They like having a pool. Her husband wanted space, but overall they like the Rocky point area. They have a boat. She likes being close to good shopping at the Gardens Mall. It's a very central location.
- viii. Julie – She likes Palm City for proximity to family and good schools, and easy access to I95 and turnpike. They wanted single family on bigger piece of land with pool. Wanted a larger home because they thought their in-laws would move in (they didn't). Like the area.

- ix. Tom – He was in downsize mode. Likes area because of water, ocean, and river. He lived in Philly for 20 years and he likes the quiet and slower pace of live. Likes being close to turnpike and 95. Easy to visit daughters in Gainesville and Talahassee. Likes being so close to Sunrise, Orlando, and more. Describes the area as being “close to big cities, but not in a big city.”
 - x. Dave – He likes townhouse living and notes that he has a very reasonable HOA. Enjoys having a pool, tennis courts, squash, racks for kayaks, all in his community. Likes being near the river and outdoor sports. Townhouse is good size - big enough for two but easy to clean and keep up. It’s rated for cat5 hurricane, has shutters, and is 18ft above sea level (murmurs of approval from group).
 - xi. Lyn – She likes the security of gated communities, but doesn’t like HOAs. Enjoys easy access to water and 95. Likes the smaller town vibe - not sprawling like PSL
 - xii. Sharon – Her family didn’t want a gated community and they wanted to have boat in their yard. Also wanted a fireplace and 3 bedrooms on same side of house. Interested in a family-oriented community with block parties, close proximity to magnate schools, nearby churches, ballfields, and access to boat ramps.
- c. Anyone who would live in another residence and why?
- i. Kay – She has a new home and is very happy with home and location. She used to live in mountains up north, but her ultimate goal was to move to Florida. Now she wakes up and feels like she’s on vacation.
 - ii. Dave – He would like to move to single level ranch house. He is getting older and his wife is starting to worry about climbing the stairs as they age. But that’s the only reason he’d move.
 - iii. Julie – She likes her neighborhood, but would downsize home.
 - iv. Renee – She currently lives in townhouse and is getting ready to renovate. She’d like a ranch style home.
 - v. Sharon – Her husband wants flying community for plane.

4. Transportation

- a. Do you like living in a car-dependent community and driving everywhere?
- i. General comments
 - 1. Roads are not built for biking
 - 2. Too far to walk
 - 3. Community does not have infrastructure
 - 4. Too hot to walk
 - 5. Just walking to the car is enough to get you drenched in sweat
 - ii. Kay – One problem when they first moved here was the busing to public schools for kids. She was shocked there was not enough buses. Her 16 year old daughter had to walk 1.9 miles to school, down Monterey and across Kanner. She was scared to cross street and walk alone. The school was near the jail and her daughter was scared to walk. She does not want to walk everywhere.

- iii. Valerie- She grew up in a small town and misses being able to walk to town. Everything down here is highway driving. She misses smaller, more walking friendly community.
 - iv. Marta – She doesn't care for public transit. She doesn't like to wait. Notes that a lots of people in Rocky Point drive golf carts. She would drive golf cart to work if possible – they are easy to use, battery operated, easy to park, no emissions. She doesn't like to wait for public transit. Even if she lived within walking distance, she would still drive to work for convenience.
 - v. Valerie – She thinks that elderly people drive longer than they normally would because of the lack of alternative transit options. Some people have no business on the road but lack an alternative. (people mention how scary it is for the elderly to be driving, hard to drive at night, horrible)
- b. Would you use public transportation more if workable options were available in Stuart?
- i. Julie – She likes driving, even though traffic sometimes drives her crazy, but she thinks certain people would use it (older populations)
 - ii. Sue – She works at difference sites and different times and needs flexibility. Would use public transportation if it was available and she worked at the same place and same times every day.
 - iii. Dave – He works on call for all the hospitals, so he needs car to travel between sites at various times.
 - iv. Other people mentioned the stress of working at multiple sites, and the need for the flexibility of a personal vehicle.

5. Stuart

- a. What reasons do you come to Stuart? Work? Shopping? Entertainment? Business?
- i. Kay – She works here. Also like the downtown setup. Confusion corner shocked her and caused a lot of confusion at first. "Roundabout thingies" were new to her and she was worried about getting killed. Mentioned she was almost in several accidents (general murmuring from group about roundabout woes). She likes the quaint homey feeling, nice people, friendly community, block parties, age range from young couple to retirees. She shops in Stuart sometimes, but her neighborhood has everything she needs.
 - ii. Asked for show of hands for why people come to Stuart. Most people come for work, entertainment, courthouse, a few come for shopping.
- b. How often do you go to downtown to eat/shop?
- i. Most say they come to Downtown Stuart about 1-2 times a week.
 - ii. One person mentions Kilwins Chocolate.
- c. What do you like/don't like about Stuart?
- i. Confusion corner and roundabouts not liked
 - ii. Don't like congestion on Colorado
 - iii. Tom - Uncertainty of more trains coming through, more traffic, high speed rail from Miami to Orlando. Trains cause traffic to back up. What happens to ambulances? Will they be diverted? Will hospital have less people due to ambulances avoiding the area's train-related traffic? Trains

are the X Factor. (some discussion of train impact on trauma centers and possibility of train overpass easing congestion)

- iv. Kay – likes convenient health system, likes that it's a not for profit system
- v. Marta – likes the proximity of everything, Martin county is super convenient, never more than 15 minutes away from anything

d. What is your perception of housing in Stuart?

- i. Jolie – expensive
- ii. Julie – thinks there's an extra tax, doesn't know if its true or not, but that's her perception
- iii. Marta – limited
- iv. Jolie – limited supply, took two years to find a place
- v. Marta – young people can't afford it, very expensive
- vi. Jolie – didn't want to have house needing renovations, but had to buy home with smaller square footage and lots of renovations, not desirable area, paid more than what she thinks her home is worth (does not live in Stuart)
- vii. Marta – older, undesirable, not a lot of available housing

6. Other thoughts/issues

- a. Renee – She works in housekeeping. She thinks local public transportation would be helpful as lots of housekeeping associates ride bikes and often have to find a ride in the rain. She says that some people lost their jobs because they couldn't get to work without a car.

Community Redevelopment

Concurrent with the development of the Economic Development Strategy, the City of Stuart is also pursuing an update to its 201 Community Redevelopment Plan. Since one of the primary components of the Economic Development Strategy is infill, community redevelopment, and neighborhood improvement, the City decided to utilize some of the previously scheduled Community Development Plan meetings as public engagement opportunities for the Economic Development Strategy.

The City of Stuart Community Redevelopment Agency held two public workshops that addressed redevelopment. The first public workshop on February 9th was attended by approximately 45 City residents. The workshop began with a presentation regarding redevelopment concepts and background.

Live polling was utilized to help identify topics that wanted to address as part of the CRA's redevelopment efforts. Our second workshop was held on February 27th and incorporated the results of the February 9th public workshop. This meeting was attended by members of the public, Commission, Community Redevelopment Agency and Community Redevelopment Board members; however, a sign in sheet is not available. Both workshops identified important redevelopment issues. The public seemed to favor redevelopment of a mix use type along some major corridors; such as US1, Palm Beach Road and East Ocean. Some strategies identified by attendees were to adopt a complete streets strategy, address the US1 Corridor, explore a variety of housing options and focus on street level neighborhood improvements. The redevelopment of the US 1 corridor was identified as a priority project for the stakeholders.

Supporting documentation for these events is below.

Supporting Documentation



Attention Property Owner/Resident:

The City of Stuart Community Redevelopment Agency is requesting your input! We want to hear from you!

Join us at our Community Workshops for the City of Stuart Community Redevelopment Agency 2015 Expansion Area. The purpose for these workshops is to hear from the community on potential capital projects for the area.

City of Stuart CRA Expansion Area Community Workshop #1
Thursday, February 9, 2017 at 6pm

City Hall, City Hall Chambers at 121 SE Flagler Avenue, Stuart

City of Stuart CRA Expansion Area Community Workshop #2
Monday, February 27, 2017 at 4:30pm

City Hall, City Hall Chambers at 121 SE Flagler Avenue, Stuart

We also encourage you to take our survey online for additional opportunities to allow your voice to be heard, go to this link <https://www.surveymonkey.com/r/stuartcra> or go to the City of Stuart website, under Current Events to find the survey.

If you have additional questions please contact Teresa Lamar-Sarno, at 772.283.2532 City Manager's Office

City of Stuart Website – www.cityofstuart.us

Treasure Coast Newspapers

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Email: CWHITE@CI.STUART.FL.US

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Phone: (772) 288-5300

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February 9, 2017

monica

WELCOME... THANKS FOR ATTENDING!
CITY OF STUART
CRA EXPANSION COMMUNITY WORKSHOP



NAME (please print)	EMAIL	ADDRESS	PHONE CONTACT
PETER GUARDINE	peterguardine@gmail.com	835 SE 6 th ST	772-253-8752
WILLIAM GUARDINE	williamguardine@gmail.com	414 E. 9th ST	
KEVIN GUARDINE	kevin@lucal.com	1500 Apple Ave	246 21720
DEL HAY	rvh816@gmail.com	1900 S Kanner	
Sandra Newman	rsbani@bellsouth.net	902 SE Lake St	772-341-7503
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Carla Zeigler	849 SE 6 th St.	Stuart	carla.zeigler@yahoo.com 419 721-4294
Danile Zeigler	" " "	" " "	" "
Bob Tanning		1305 SE Battleground Ave.	772-485-4292
LEANE MOORE	708 SE PA OAK	STUART	772 287-9638
DEBRA L KEIR	greenmansion@comcast.net	-608 E 5 th ST, STA, FL 34994	
LOUISE			
LIVIANA ALVAR	633 SE SHIPMAN BLVD		772-530 2362
SCOTT SODE	477 Riverside		772-210-1455

February 9, 2017

WELCOME... THANKS FOR ATTENDING!
CITY OF STUART
CRA EXPANSION COMMUNITY WORKSHOP



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UAC - ST-14			
Dessie Lewis	708 Burkman Ave	772-341-4936	Dessie.lewis42@att.net
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Toni Leighon	213 SE Coconut Ave	772-263-0500	jleighoniii@bellsouth.net
Ray Scott	scott96@comcast.net	906 SE Lake St. Stuart	772-634-5000
Roderick Peterson	1721 SE Central Ave		772-634-5274
Sandra Peterson	721 SE Central Ave		772-634-5880
Joseph T. Merritt	Merritt11@comcast.net	535 S. 10th St. Merrittmerrison@gmail.com	772-223-8400
Johnnie Wilkerson	909 SE Hall St		772-287-0152
Charles Seary	chuckseary@yahoo.com	275 E. Ocean Blvd	772-288-4357
Elizabeth Dunn	lizsdunn@gmail.com	475 SE Riverside Dr. Stuart	772-260-1487
Clinton Rutecki	clintonrutecki@gmail.com	831 SE Harbor Ave	561-541-2555

February 9, 2017

WELCOME... THANKS FOR ATTENDING!
CITY OF STUART
CRA EXPANSION COMMUNITY WORKSHOP



NAME (please print)	EMAIL	ADDRESS	PHONE CONTACT
Philip W. Harvey	p.harvey57@yahoo.com		772-445-9568
Moscella Williams	moscellawilliams@yahoo.com	810 S.E. 15th St Stuart	803-847-7319
Albert Cooper	albertcooper@comcast.net	8302 E. Palm Ave. Stuart	888-984-9779
John Church		725 SE Strymon Road Florio Lemon 9901	561-202-3502
Tracie Staudenme		710 SE Central Ave	(772) 475-5696
Jackie Gane		828 SE Nassau Ave Stuart	
Becky Bruner		625 Alameda Way Stuart	34996
Karen Sweet		607 SE 1st St Stuart	34554 252-495 1312
George Quist Fuller		471 SE Riverside R Stuart	34594 772-283-8063
Connie Mainwaring		705 SE Strymon Ave	772-221-3309
Katie Hilbert		909 S.E. WALL STREET Stuart, FL	34994 772-708-8534
David Shickel		909 S.E. WALL ST STUART, FL	34554 772-626-7843
Ginger Crosby		920 SE TARDON BLVD. Stuart, FL	34994
Hud Roy Hamilton		907 SE Hall St Stuart, FL	34994

WELCOME... THANKS FOR ATTENDING!
CITY OF STUART
CRA EXPANSION COMMUNITY WORKSHOP



Alfred Brickley	815 Cedar Rd	772-485-4584
Ruben Davis	909 SE 83rd Ave	772-634-9484

***City of Stuart Community Redevelopment Agency Community
Workshop #1
Meeting Agenda***

February 9, 2017

6pm

Type of Meeting: Community workshop meeting with presentation, live polling and gathering input from the public on the Community Redevelopment Area expansion.

Meeting Facilitator: Teresa Lamar-Sarno and Marcela Cambor

Invitees: Public

1.Call to order

1. Introductions of staff and dignitaries

2.New business

- a) CRA Objective with Community Workshop
- b) Presentation and live polling by Marcela Cambor, Principle, Marcela Cambor and Associates, Inc.
- c) Q & A

Adjournment

Asset Mapping Exercise

The City of Stuart, along with the Florida Department of Economic Opportunity, host a Community Asset Mapping Exercise on March 29, 2017. Please see the documentation below. The Competitive Florida Asset Mapping Report which begins on the following page was completed by the Florida Department of Economic Opportunity.

WHAT

The Department of Economic Opportunity has awarded the City of Stuart a Competitive Florida Partnership grant.

This grant provides the City of Stuart an opportunity to create asset based economic development planning and implementation.

THE ASSET MAPPING EXERCISE WILL ENGAGE A DIVERSE GROUP OF LOCAL AND STATE PROFESSIONALS TO EXPLORE HOW TO UNLOCK THE ECONOMIC POTENTIAL OF OUR COMMUNITY ASSETS.

Pre-Meeting Cocktail Reception*
Monday March 27th | 6:30-8:30 PM

*Please RSVP for Monday's cocktail reception to Robin at rlemay@ci.stuart.fl.us

Asset Mapping Exercise
Tuesday March 28th | 8:00 AM

Flagler Place
201 SW Flagler Ave.
Stuart, FL



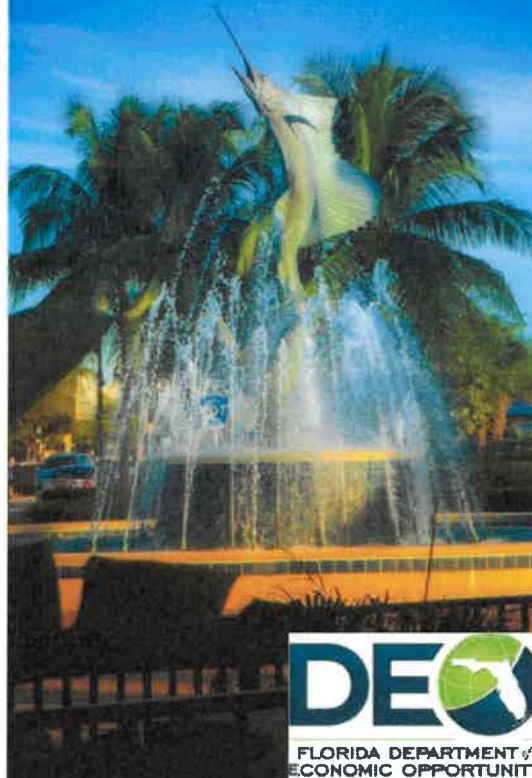
Phone: 772-283-2532
E-mail: tsarno@ci.stuart.fl.us
Teresa Lamar-Sarno, AICP

City of Stuart Competitive Florida Partnership Asset Mapping Exercise

Invited Asset Representatives include:

- Entrepreneurs
- CEOs and CFOs of Organizations
- Education Organizations
- Economic Development Organizations
- City Staff and Commission
- Community Organizations
- Citizens of the City of Stuart
- DEO Officials and other State Experts

WHO SHOULD ATTEND



CITY OF STUART

COMPETITIVE FLORIDA ASSET MAPPING REPORT

Florida Department of Economic Opportunity

2017



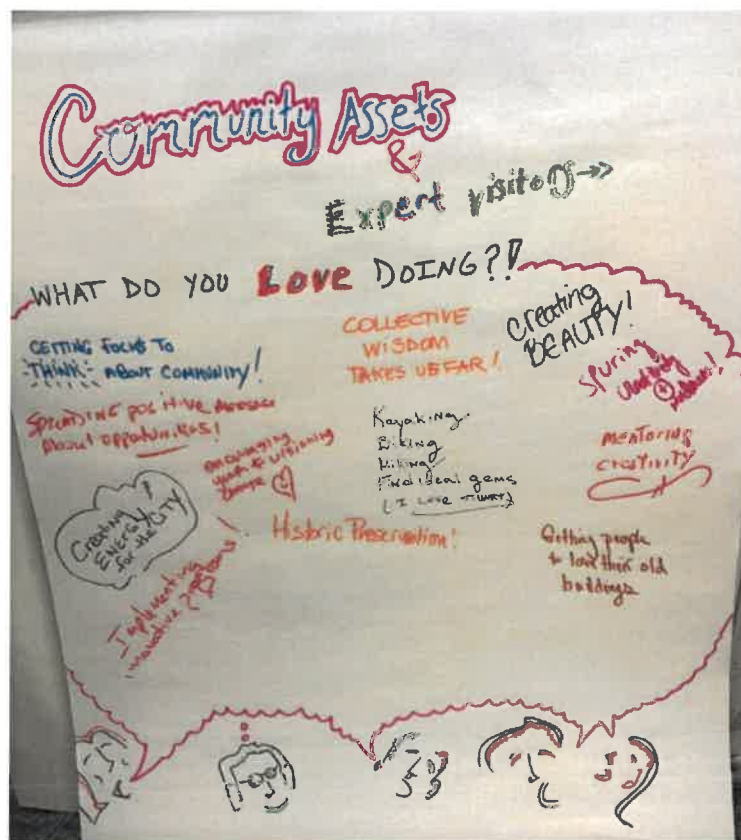
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About the Report

The recommendations in this report are meant to provide a snapshot of the community by individuals with an outside perspective. Those who know the City of Stuart best may find some recommendations more feasible or appropriate for the community than others, but the hope is to provide thoughts to help guide those closest to the community in the creation of a local economic development action plan.

Economic development planning can generally be defined as policymakers' actions that promote the economic and social well-being of a specific area. These are the plans and actions that a community can adopt to improve the well-being of its current and future residents and businesses. This report was prepared by The Florida Department of Economic Opportunity's in collaboration with numerous partners involved with the economic development opportunities of the community.



Introduction

Stuart is a partner community in DEO's Competitive Florida Partnership Program. Competitive Florida helps communities map their strengths and identify what makes them unique. Communities then target economic development opportunities and community improvements that fit within their character. The recommendations included in this report were developed through an asset mapping exercise, an integral part of the Competitive Florida Partnership. On March 28, 2017, a team of experts from



Figure 1: St. Lucie River Boardwalk. Downtown Stuart

state and regional agencies partnered with community leaders to visit the unique assets in Stuart. In addition, the teams brainstormed potential opportunities to expand upon the assets in ways that may further economic and community development.

This asset mapping report documents and builds off of ideas generated during the asset mapping exercise. Communities are encouraged to review the proposed ideas and decide whether they can become strategies in



their economic development plan. Figure 2: Various scenes of Asset Mapping, Stuart

The City of Stuart - Assets and Ideas

The City of Stuart and its stakeholders identified 24 assets to highlight during the exercise. These assets were grouped into the following categories: Education and Jobs; Recreation/Natural and Historic Resources; Transportation; Community Organizations; Properties and Opportunities. The assets explored are as follows:

Healthcare

- Martin Health System

City Owned Properties for Lease

- Northpoint Property
- Two acre parcel

Public Schools

- Spectrum Junior Senior High School
- J.D. Parker School of Technology
- Stuart Middle School
- Martin County School Board

Parks and Ballfields

- Sailfish Ballpark
- Stuart 10th Street Center

Witham Field Airport

- Airport
- Triumph Aerostructures-Vought

- Stuart Jet Center
- Treasure Coast Flight Training
- Precision Jet Services
- Premier Jet Training

Hotels/Motels

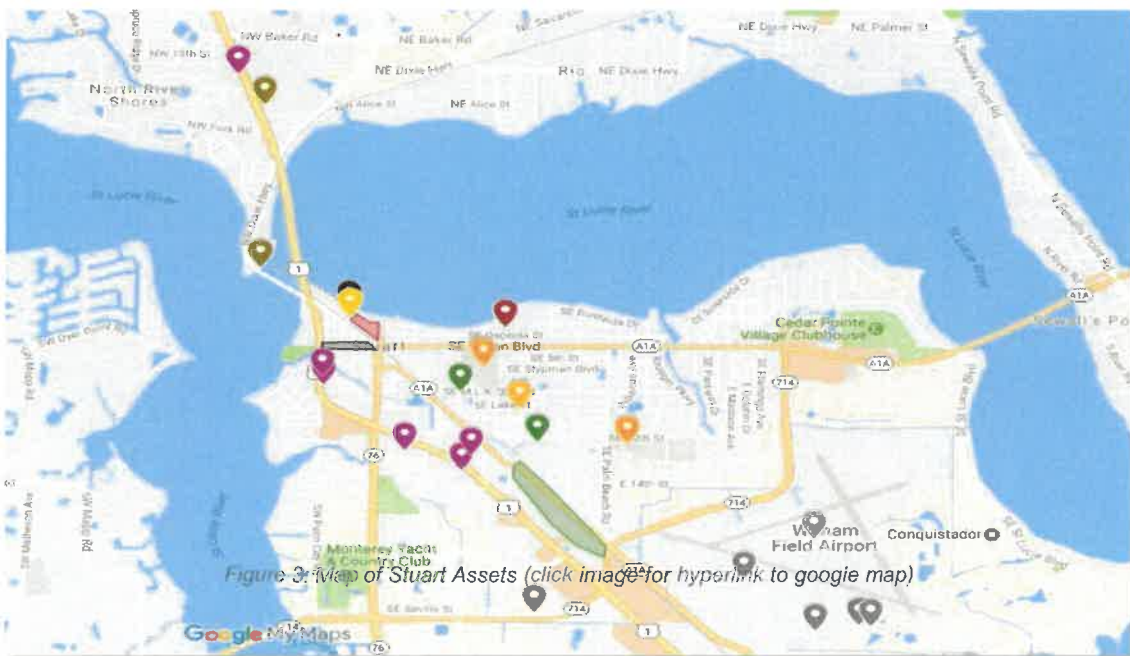
- Clarion Inn
- Best Western Downtown Stuart
- Royal Palms Motel
- Southwind Motel
- Hampton Inn & Suites Stuart-North

Under Utilized/Redevelopment Properties

- West Ocean Commercial area
- Industrial mixed use area

Community Organizations

- Area vastly represented by DBA
- Stuart Main Street Office (City Hall)



Ideas

The following section presents ideas that arose during the staff-facilitated brainstorming activities. The left column provides the asset(s) in question, the middle provides ideas generated by participants, and the right column provides other information that could assist in the idea's implementation.



Figure 4: Various scenes of afternoon brainstorming, Stuart



Existing under-used properties	Convert existing under-used properties into affordable housing developments. Construct mixed-use buildings and ensure that housing is owned by the residents. Also, provide tax credits for developers or offer incentive for transforming older homes into duplexes to increase affordable housing availability for young families and young professionals. Ensure that housing is energy efficient, powering both housing and electric vehicles—sustainable buildings.	The Incremental Development Alliance is an advocacy group who have experience around the country promoting redevelopment. Consider contacting Florida League of Cities/Florida Redevelopment Association regarding the variety of redevelopment tips and activities at Stuart's disposal: Carol Westmoreland cwestmoreland@flcities.com 850.701.3608 Ensure that current Community Services Block Grant opportunities are maximized for energy efficiency in Stuart: Martin County served by St. Lucie County Department of Human Services 77.2462.1777
Sailfish Park / East Stuart	Implement a strategic plan to redevelop the Sailfish Park area by constructing a complex called, "Field of Dreams" to encourage visitors and revitalize East Stuart. Invite regional and national sports tournaments to use the venue.	Bureau of Community Planning and Growth Technical Assistance Grants could potentially support a park planning and redesign effort. Sherry Spiers Regional Planning Administrator, DEO 850.717.8499 Consider learning more about Sarasota's Nathan Benderson Park for take-aways about sports-complex planning. 941.358.7275 info@sanca.us

Here's the asset or group of assets

Here's the idea

Here's where you can turn to learn more or pursue it

Streets and FEC Railway	Develop bike/pedestrian infrastructure to reduce traffic in the downtown area. Create a path to cross the railway and provide amenities such as benches, public restrooms, bike racks/parking, bike repair stations and a community bike share program. Encourage parents to let their kids walk/bike to school using readily available bikes in residential areas. Insert kiosks for small businesses along streets downtown.	Gerry O'Reilly FDOT District 4 866.336.8435 FDOT District 4 Contacts Page FDOT State Grants Program Mary O'Brien Coordinator Mary.Obrien@dot.state.fl.us FDOT Statewide Bicycle Pedestrian Laura Regalado Program Specialist FDOT Rail Crossing Opening and Closure 850.414.4528 The MEMFix program has encouraged innovative placemaking efforts on City of Memphis Streets. MySidewalk app can be utilized for data-driven decisions in a variety of topics, including transportation.
Martin Luther King Jr. Blvd. / property owners	Engage owners of unused properties in East Stuart by creating incentive for revitalization, increase business development and property sales. Revitalize Martin Luther King Jr. Blvd. by displaying art from local artists in a streetscape concept. Create working artist space to encourage participation. Consider designating an art district, in this area.	Reach out to Carol Westmoreland regarding info on how CRA's across the state have successfully leveraged incentives for redevelopment from uncooperative property owners. DEO Technical Assistance grant – Stakeholder identification and information planning study. See contact for Sherry Spiers, above.

Here's the asset or group of assets

Here's the idea

Here's where you can turn to learn more or pursue it

Flagler Park / downtown Stuart	Construct a wide waterfront boardwalk on Flagler Park property with attractions that complement downtown Stuart. Create an opportunity for a recreational waterpark with a nearby amphitheater and/or improve existing amphitheater.	Consider the work of Project for Public Spaces on Waterfronts as the City plans for increased visibility and access. The Apalachicola National Estuarine Research Reserve has a strong handle on environmental education and recreation in the North Florida region and could help fold that into Stuart's waterfront. Anita Grove Coastal Training Program Coordinator 850.670.7708 Anita.Grove@dep.state.fl.us
Downtown Stuart / waterfront	Develop biking and walking trails in and around downtown Stuart. Connect the waterfront park and boardwalk with biking paths, linked to surrounding neighborhoods.	Christine Small Coordinator, Greenways & Trails Christine.Small@dep.state.fl.us 850.245.2939 DEP Greenways and Trails Page FDOT's SUN Trail Program could figure into Stuart's connectivity to the greater state trail network. Robin Birdsong FDOT SUN Trail 850.414.4922
Waterfront area	Create an iconic waterfront destination. Construct a large auditorium for public use and provide boat/kayak tie-ups and a designated canoe/kayak launch area. Attract more businesses along the waterfront, including sailboat/kayak rental company.	St. Pete's Downtown Waterfront Master Plan identifies numerous improvements that could be scaled or re-worked to apply to Stuart. See the Project for Public Spaces Waterfronts link, above. Georgia Katz is a Planner at St. John's County with extensive waterfront planning and development experience.

Here's the asset or group of assets

Here's the idea

Here's where you can turn to learn more or pursue it

Hotels & Motels, Housing in downtown Stuart	Offer incentives for the development of hotels and apartments. Provide opportunities to rent/buy residential multi-family units in the downtown area and along the waterfront.	Aside from Carol Westmoreland as a statewide expert, Roxanne Manning manages the Tallahassee CRA, which has attracted a hotel and multi-family developers to the area. Consider encouragement of resident driven accommodations through a regulated, vacation-rental-by-owner situation in the downtown area. Consider working with the Mayor to convene a private developer charrette that does a deep dive into the full downtown real estate redevelopment environment. See contact for Tim Hernandez, New Urban Communities, below.
City Hall building	Relocate City Hall to provide new space for development. Repurpose the property and transform the existing building into a mixed-use, boutique hotel. Look into historic tax credits for this project.	Hendry County recently secured Department of State Historic Preservation Grants for the LaBelle Courthouse. Consider contacting her for tips and insights. Janet Papinaw Hendry County 863.517.4509 jpapinaw@hendryfla.net Consider contacting Martha Kohen at University of Florida School of Architecture to discuss a conceptual plan for the new City Hall. UF Architecture publication Architrave Martha Kohen UF School of Architecture mkohen@ufl.edu 352.294.1475

Here's the asset or group of assets

Here's the idea

Here's where you can turn to learn more or pursue it

Colorado Ave. / East Stuart / public transportation options	Increase downtown connection to East Stuart by integrating bike lanes and sidewalks. Promote public use of Uber for further connectivity and improve signage along the roadways/sidewalks. Establish a manager to specifically focus on Colorado Ave. and East Stuart.	Consider a People for Bikes grant project to pursue bike facilities. Alongside MySidewalk (discussed above) a second software package assisting with data-driven decision making: Tableau software FDOT Statewide Bicycle Pedestrian Program Mary O'Brien Coordinator, FDOT Bike/Ped Mary.Obrien@dot.state.fl.us Contact DEO Planner for assistance folding changes into the Comprehensive Plan: Dan Pennington 850.717.8524 Dan.Pennington@deo.myflorida.com
FEC Railway	Construct above-ground rail crossings at major arterial roads. Use these crossings as space for public art projects. Increase safety of railroad crossings by adding more signs and indicators. Unify and integrate communities from both sides of the tracks.	Contact FDOT Office of Work Program and Budget to discuss project feasibility and costs. Consider a Public Private Partnership for a low-toll option for the design-build-operation of said bridges.
East Stuart	Apply for historic preservation grants, particularly for East Stuart. Provide interpretation of current landmarks with signs and historic photos and establish a historic district, with a walking tour and other attractions. Apply for historic designation to protect the heritage and obtain funding. Conduct a comprehensive survey to identify historic properties and understand their backgrounds.	Historic Preservation Grants Program Alissa Lotane FL Department of State Historic Preservation Alissa.Lotane@dos.myflorida.com 850.245.6310

Here's the asset or group of assets

Here's the idea

Here's where you can turn to learn more or pursue it

Young Professionals / Witham Airport / Martin Health System	Create opportunities to keep young professionals living and working in Stuart. Increase jobs, offer internships and other engagement opportunities. Establish an entrepreneurship development program and a tech corridor. Host a job summit to showcase existing jobs in the city with unique employers such as FBOs at the airport and/or traditional jobs with the school district or the hospital.	Marcelo Dossantos CareerSource Research Coast 866.482.4473 (x603) Martin County CareerSource 710 SE Central Parkway Stuart, FL 34994 866.482.4473 (x111) Michael Bernard IRSC SBDC mbernard@irsc.edu 772.419.5694 Various reading about branding, financial incentives about attracting people 18-30 to cities: Governing Magazine Review of Enrico Moretti's New Geography of Jobs
East Stuart	Revitalize East Stuart through community engagement —host block parties and informal community conversations to brainstorm. Identify community leaders and business development opportunities. Create a sense of place in East Stuart.	See the Tactical Urbanism Guidebook for ideas on creative community engagement and bringing plans to life. Build A Better Block have done similarly creative revitalization work. Potentially reach out to Street Plans , or a similar planning and design firm to learn more about the many community engagement projects at the cutting edge in Florida. Tony Garcia tony@streetplans.org
Downtown Stuart / East Stuart	Encourage mixed-use development to spark a variety of amenities, including affordable housing and parking garages. Increase density limits downtown and build up to the current height regulation to maximize space and create potential for urban development. Provide an expedited permitting process to speed development and bring existing buildings up to code instead of demolishing them.	Public Square , The Congress for New Urbanism's publication, features many ideas from around the world of new urbanism (including mixed use). This resource explores the role of "missing middle" type housing in Chattanooga, TN.

Here's the asset or group of assets

Here's the idea

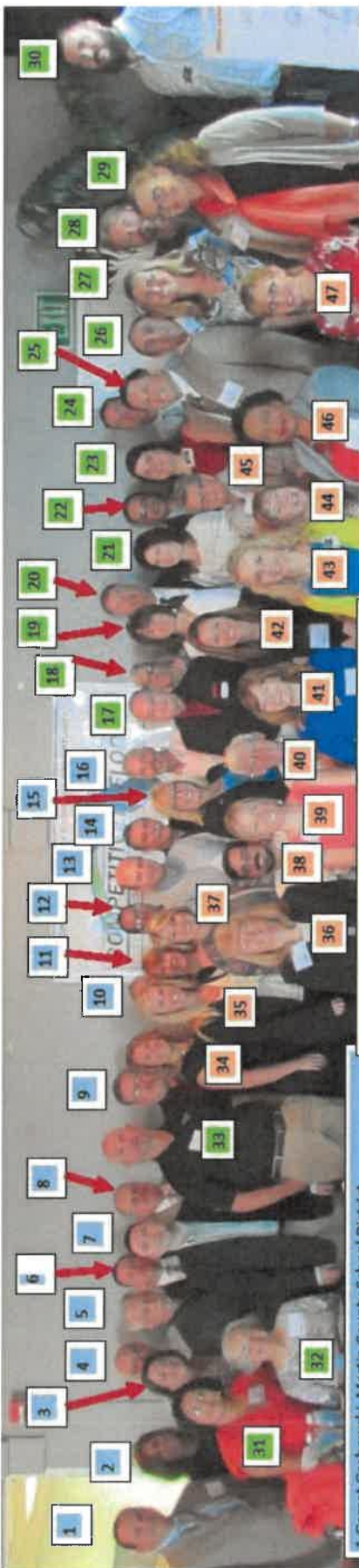
Here's where you can turn to learn more or pursue it

Martin Health System	Relocate Martin Health System to property adjacent to Indian River State College. Then, develop the waterfront property where the hospital currently exists. Construct hotel / resort with adjacent affordable housing on the current site. Connect this development to downtown via taxi or trolley.	ULI Case Studies—for potential contacts based on transformative projects: https://casestudies.uli.org/ Assist Martin County Health in exploration of new property identification and assembly and with associated transportation planning needs at a new site. Pursue a TA grant from DEO to further these items. See contact for Dan Pennington, DEO, above.
St. Lucie River	Create a “gateway” to the cross-Florida canal. Allow kayaks to access this waterway connector, which is the only waterway in Florida that runs east to west. Promote development of hotels, restaurants and tourist attractions along the waterway, especially in Stuart, the east-most portion of the waterway.	Coordinate with FDEP Office of Greenways and Trails and statewide paddling trails Christine Small Christine.Small@dep.state.fl.us 850.245.2939
Downtown Stuart	Construct a parking garage strategically placed to encourage smart, urban development. Increase density of affordable housing and encourage the use of existing downtown parking spaces. Consider charging for parking spaces via public access to a parking mobile application-city subsidizes convenience fee.	Consider the work of Donald Shoup in planning for parking. See City of Hollywood Parking Management Master Plan. Web Urbanist Article surveying a variety of parking related treatments. Consider the development of smartphone applications that address parking: Review of Apps Contact other cities that have developed or are planning to develop, downtown parking such as Winter Park or Pompano Beach: Pier Parking Garage Pompano Beach

In addition to the connections provided via this section, Competitive Florida invites the community to explore the event participants section for potential contacts related to the above ideas.

Participants

This section features contact information for all participants, including reference to the numbered photo. The green, blue and tan text boxes are only to promote ease-of-reading.



1 Garret Grabowski, Martin County School District	17 Michael Bernard – IRSC Small Business Development Center	34 Beth Gaskin – Provost, Indian River State College
2 Robin LeMay, City of Stuart	18 Christine Small, FL Dept. of Environmental Protection	35 Elisabeth Glynn, United Way of Martin County
3 Thondra Lanese, Stuart Main Street	19 Patty O'Connell – Owner, Gumbo Limbo	36 Angie Metcalf, Martin Health System
4 Tom Reetz, City of Stuart Planning Department	20 Bill Dean, Realtor Association of Martin County	37 Jessica Cecere - CEO, Nonprofits First
5 Samuel Amerson – Director, City of Stuart Public Works	21 Nancy Clark, University of Florida	38 Ruben Acosta, Florida Department of State
6 Thomas Lanahan, Treasure Coast Regional Planning Council	22 Marcelo Dos Santos, CareerSource	39 Kelli Glass-Leighton – City Commissioner, City of Stuart
7 Ben Hogarth, City of Stuart	23 Erin Schaefer, Florida Dept. of Economic Opportunity	40 Dan Pennington, Florida Department of Economic Opportunity
8 Paul Nicoletti, City of Stuart	24 Tim Doughier – Director, Business Dev. Board Martin Co.	41 Annelies VanVonne, City of Stuart
9 Terry O'Neil, City of Stuart	25 Chris Jones – Principal, J.D. Parker School of Technology	42 Amber Ducote, Kaleido Minds
10 Edward Miller, City of Madison	26 Terry McCarthy, Attorney	43 Alissa Lotane, FL Dept. of State, Historic Preservation
11 Helen Miller, City of Madison	27 Dr. Kim Zgonc, Indian River State College	44 Carol Westmoreland, FL League of Cities & FL Redevelopment Association
12 Tim Hernandez, New Urban Communities	28 Jim Chrusliski, City of Stuart, Community Services	45 Gloria Fike, Stuart Heritage Museum
13 Troy McDonald – Vice Mayor, City of Stuart	29 Martha Cohen, University of Florida	46 Eula Clarke – City Commissioner, City of Stuart
14 Tom Campenni – Mayor, City of Stuart	30 Jeremy Upchurch, Florida Department of Transportation	47 Beth Beltran, Martin Metropolitan Planning Organization
15 Kim Capen, Stuart Main Street	31 Teresa Lamar-Sarno, City of Stuart	
16 Michael Houston – HJA Design; President, Stuart Main St.	32 Julie Prestat, RIO Civic Club, Stuart Main Street	
	33 Bill Moore, Kilwin's Chocolate and Ice Cream	
		Not Pictured: Kim Delaney, Phil Harvey, Mary Jones, Nicole King, Brent Kettler, Mike Mortell, Ruben Acosta

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Draft Report Presentation to the Commissioners

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CITY OF STUART, FLORIDA AGENDA ITEM REQUEST CITY COMMISSION

Meeting Date: 5/22/2017

Prepared by: Teresa Lamar-Sarno, AICP

Title of Item:

PRESENTATION AND UPDATE OF THE CITY OF STUART COMPETITIVE FLORIDA PARTNERSHIP PROGRAM.

Summary Explanation/Background Information on Agenda Request:

The City of Stuart was awarded a Competitive Florida grant by the Department of Economic Opportunity. In the application process the City of Stuart described the following goals we wanted to achieve via this grant:

1. Develop clear direction for strong economic development strategy;
2. Use actionable projects, identified in the economic development strategy, to build upon strong community support, and to re-build the local economy;
3. Build a strong economic development strategy to position the City as a vibrant and thriving community;
4. Create economic sustainability while maintaining Stuart's "Old Florida" charm.

The City Manager's office, via the Special Assistant to the City Manager, has directed most of the work involved toward accomplishing the seven deliverables per the DEO contract for the implementation of the grant, and reimbursable of \$40,000 to the City of Stuart.

The presentation today will provide an update on the process, the draft plan, sample of findings and future steps in accomplishing the goals of the grant.

CITY MANAGER'S NOTE: A copy of the presentation will be sent out on Friday to the City Commissioners. At the June 12th Regular Meeting, the City Commission will be asked to approve a Final Draft and Economic Development Plan.

Funding Source:

Department of Economic Opportunity Grant: \$40,000

Recommended Action:

n/a