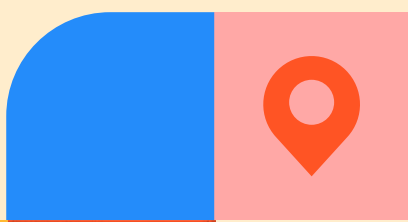




# 100 YEARS OF COMMUNITY

Threads of the Past,  
Pathways to the Future



Martin County Community  
Redevelopment Agency



FY 2025

# THREADS OF THE PAST, PATHWAYS TO THE FUTURE.



## MESSAGE FROM THE CHAIR

A legislative act in August of 1925 created Martin County and the statewide land boom of the 1920s began to shape its development. One hundred years later, the Martin County CRA is experiencing another boom, that of smart redevelopment. Carefully guided and nurtured, this revitalization is a result of an updated form-based code, new architectural design standards, and focused economic development programs. These elements along with a strong and coordinated Capital Improvement Plan increase investment in our urban centers in a smart and thoughtful way, improving the quality of life for all our citizens. This report honors our history and portrays our current status demonstrating how our past informs our present and inspires our future.

Some notes on Martin County's Centennial. One hundred years ago, trains were the dominant form of transportation. Today we are building a train station plaza giving new life to the historic **Hobe Sound** Train Depot. Hard working **Port Salerno** fisherman, making a living at the commercial fishing docks today, look very similar in their boots and pants to their families before them. And the beloved waterways, while evolving, are critical to our livelihood and ever present. Back then, **Old Palm City** was its own municipality sporting a 3-story hotel and a Post Office. Today, it is again a destination with the revitalization of Mapp Road and the award-winning Palm City Place and Patio. **Rio** is now experiencing the rejuvenation of its town center with the construction of Rio Marine Village and a new Civic Center. The stunning recent restoration of the **Golden Gate** Building, built in 1925, brought the installation of water and sewer, newly paved roadways and the construction of El Camino. Thanks to this neighborhood and the completion of Dixie Highway, **Jensen Beach**, Martin County's first CRA area, became a tourist magnet then, and remains such today.

None of this work happens in a vacuum so I will take a moment to thank the amazing volunteers that populate our Neighborhood Advisory Committees and our CRA Board. I am grateful for the steadfast support of the Board of County Commissioners, our private sector partners and our dedicated county staff. We are forever connected to our past, and that connection brings inspiration to the present and generates anticipation in what's to come. We are truly Preserving our Past for our Future and doing everything in between along the way!

**ROBERT KREBS**  
**CHAIR**  
Community  
Redevelopment  
Agency

# MISSION

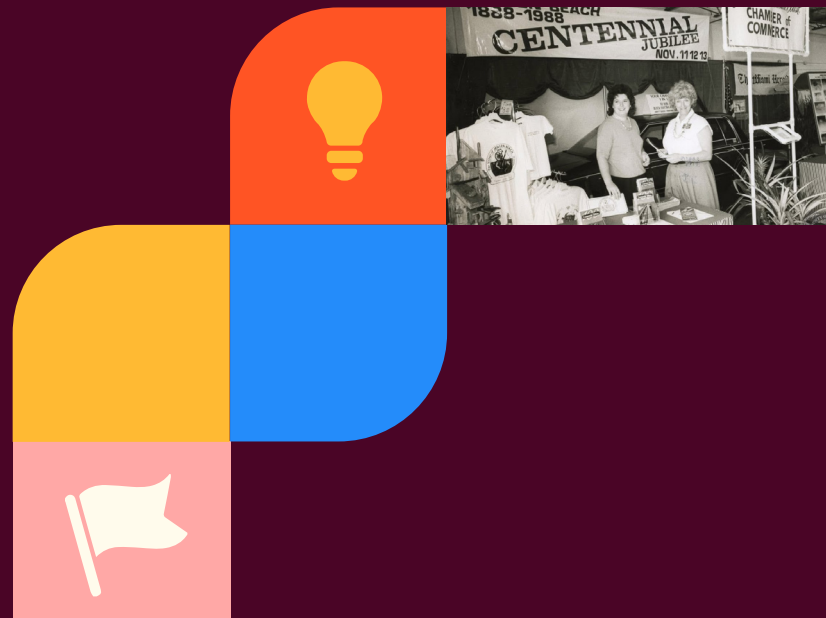
The Martin County Community Redevelopment Agency (CRA) is revitalizing and restoring the neighborhoods and town centers of the Martin County CRA areas. We are dedicated to maintaining the unique character of our communities by encouraging sustainable economic investments, promoting walkability and livability, and working collaboratively with the Neighborhood Advisory Committees and Martin County Board of County Commissioners to advance the future health and success of our communities.

# VISION

We envision economically and environmentally sound CRA areas with safe, healthy neighborhoods and vibrant town centers; a network of well-planned, interconnected parks, public open spaces, and complete streets; a full spectrum of high-quality housing that accommodates all walks of life; well-designed community infrastructure; and successful redevelopment that celebrates the distinctive identity and community character of each area and contributes to the overall sustainability of Martin County.

# VALUES

- INNOVATION
- COLLABORATION
- CONSISTENCY
- SUSTAINABILITY
- STEWARDSHIP



It was this group of determined men and women, in 1925, who succeeded in forming Martin County from parts of St. Lucie County to the north and Palm Beach County to the south, during the 1925 session of the Florida Legislature.



It is the following groups of determined men and women, in 2025, who operate and manage the Martin County Community Redevelopment Agency made up of six CRA areas.



A professional staff utilize the Community Redevelopment Plans that direct the projects and activities to be undertaken by the CRA in each area. Plans for the implementation of those projects and activities are brought to the following committees and boards for input, recommendation and approval.

**The Neighborhood Advisory Committees (NAC)** guide each community redevelopment area. Comprised of five-nine involved, local individuals, these committees provide advice and recommendations on identified projects, goals and objectives to the Community Redevelopment Agency (CRA) Board.



**The seven-member CRA Board** reviews the recommendations of the NACs, adopts redevelopment plans and budgets, provides direction to staff and makes recommendations to the Board of County Commissioners.

It starts and ends with the **Martin County Board of County Commissioners (BOCC)**. Martin County's five elected commissioners are responsible for providing general government services, overseeing the development of infrastructure and determining the regulations regarding zoning and land use.

This body is also responsible for the appointment of eligible, knowledgeable and engaged community members to serve as volunteers on the Community Redevelopment Agency Board and on the Neighborhood Advisory Committees each of which represents one of the six CRA areas in Martin County.





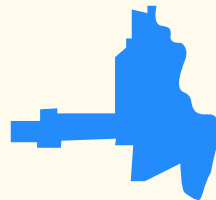
### GOLDEN GATE

TOTAL ACREAGE 379  
ESTABLISHED-SUNSET 2002-2042

The Golden Gate CRA is a pedestrian and bicycle-friendly enclave that celebrates its rich history and multicultural vibrancy.

#### NEIGHBORHOOD ADVISORY COMMITTEE

John Gonzales – Chair  
Jeff Gregory  
Alicia Hill  
Brad Tanzer  
Saadia Tsafarides  
Stephan Mark Capps



### OLD PALM CITY

TOTAL ACREAGE 609  
ESTABLISHED-SUNSET 2003-2043

The Old Palm City CRA is reminiscent of an old Florida landscape with greenways that seamlessly connect a modern town center with family-owned farmland, well-worn horse trails, friendly neighborhoods and thriving businesses.

#### NEIGHBORHOOD ADVISORY COMMITTEE

Rex Sentell – Chair  
Chris Pinkston  
Oscar Torres  
Jane Landrum  
Colleen Pachowicz  
Chuck Smith  
Douglas Legler  
Mike Searle  
Robert Corbett



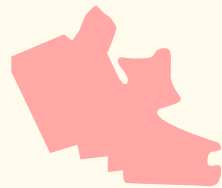
### HOBE SOUND

TOTAL ACREAGE 1,024  
ESTABLISHED-SUNSET 2000-2040

The Hobe Sound CRA offers an intimate main street and connected neighborhoods with that small town community feel against a backdrop of sweeping banyan trees and beautiful beaches.

#### NEIGHBORHOOD ADVISORY COMMITTEE

Robert Krebs – Chair  
Emily Thorsen  
Mitchell Miller  
Mike Banas  
Robin Sexner-Cole  
Mary Gavin  
Susan Butler



### PORT SALERNO

TOTAL ACREAGE 869  
ESTABLISHED-SUNSET 2000-2040

The Port Salerno CRA is a unique historic fishing village that connects community identity with smart economic and socially conscious investments focusing on neighborhoods and local businesses.

#### NEIGHBORHOOD ADVISORY COMMITTEE

Jaime Rolle Taylor – Chair  
Edward Olsen, Jr.  
Karen Worden  
Ellen Asselin  
Cathy Harvey  
Leonard Lee  
Jim Peck  
Casey Cass  
Christina Ardigo  
George Gottuso



### JENSEN BEACH

TOTAL ACREAGE 67  
ESTABLISHED-SUNSET 2002-2042

Bustling downtown Jensen creates a casual, yet dynamic, atmosphere complemented by authentic architecture, a lively arts community and beautiful waterfront vistas.

#### NEIGHBORHOOD ADVISORY COMMITTEE

Cindy Hall – Chair  
Ron Rose  
Rob Wire  
Ann Kagdis  
Jerry Compton



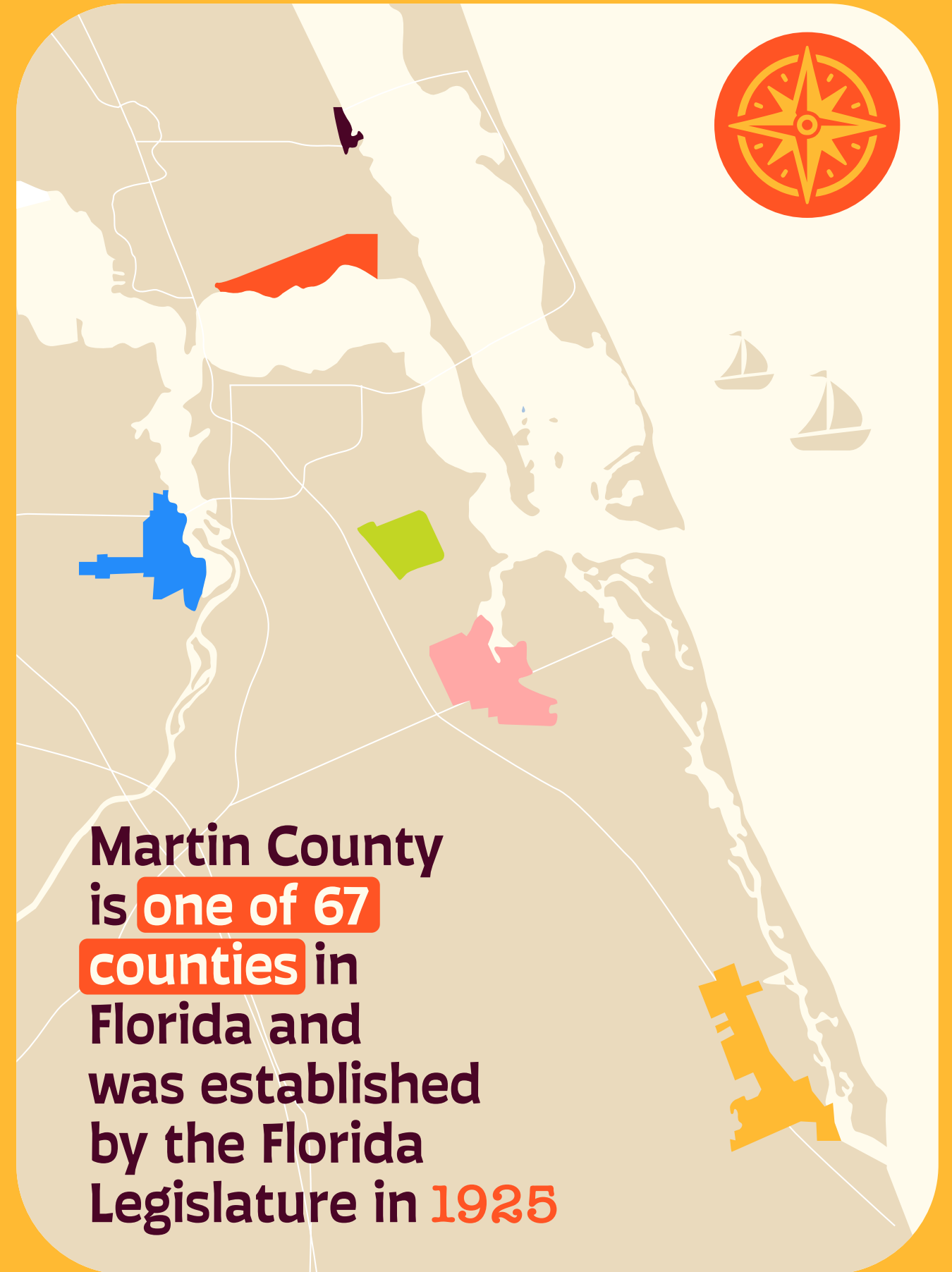
### RIO

TOTAL ACREAGE 542  
ESTABLISHED-SUNSET 2001-2041

A unique coastal setting full of art elements that reveal the local history complemented by an emerging, contemporary, mixed-use village center.

#### NEIGHBORHOOD ADVISORY COMMITTEE

Adam Guzi – Chair  
Debra Harsh  
Susan Jones  
Jamie Newhart  
Michael Readling  
Richard Kennedy  
Hannah Martel  
Travis Waddell



**Martin County is one of 67 counties in Florida and was established by the Florida Legislature in 1925**

# GOLDEN GATE

In the midst of the Land Boom of the 1920's, developers planned a 200-block, modern community called Golden Gate. But instead of sales, there were devastating hurricanes and economic trouble and the community dubbed "Florida's Riviera" never happened.

Golden Gate became a small working-class residential neighborhood with modest homes built throughout the 1940s-1970s. By the late 20th century, this now older neighborhood had crumbling infrastructure, aging housing, limited economic activity, and no civic buildings ultimately preventing private investment.

Golden Gate needed new infrastructure, streetscape improvements, housing reinvestment, community facilities and quality of life projects.

## GOLDEN GATE BUILDING

This unique structure is the Golden Gate building, constructed in 1925, as the sales office for this supposed large residential development. Over the ensuing decades, the building sat dormant and neglected between stints as a post office, the Church of God, and local artist residence.

Martin County purchased it in 2002 and completed its restoration in 2017, preserving one of the last visible reminders of the 1920's land boom that shaped the Treasure Coast. It reopened as the Golden Gate Center for Enrichment serving the community with free educational programming.



THE GOLDEN GATE BUILDING ISN'T SQUARE, IT'S A PARALLELOGRAM! NONE OF THE WALLS MEET AT A PERFECT 90 DEGREE ANGLE.

## EL CAMINO

"The Walk" or El Camino is the game changing, quality-of-life project in the Golden Gate CRA.

This .5 mile, 10-foot-wide, multimodal trail bisecting the community from east to west will promote healthy living, link green spaces, create new play areas and provide a safe route for pedestrians and bicyclists. With community gardens, picnic areas, fitness stations, a multipurpose field, beautiful bioswales and public art, it will change the way residents view and interact with their surroundings, resulting in a model of redevelopment in underserved neighborhoods.



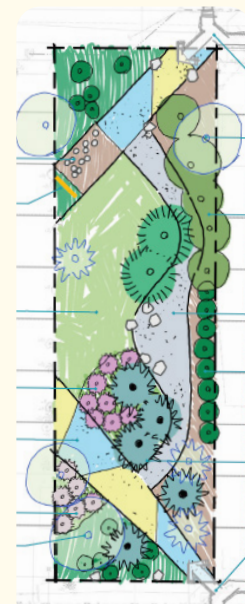
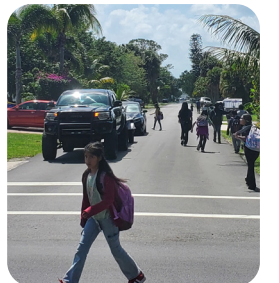
## MULTIMODAL CORRIDOR DRAINAGE RESILIENCE PROJECT

To address long-standing infrastructure deficiencies affecting safety, accessibility, roadway reliability and local economic vitality, the CRA is advancing an aggressive and comprehensive multimodal infrastructure program throughout the entire Golden Gate CRA area. Design began in 2025 to take advantage of the federal grants program called **Better Utilizing Investments to Leverage Development (BUILD)**.

The project consists of connecting fragmented swales through curb and gutter reconstruction, underground conveyance, bioswales, and includes the installation of sidewalks, traffic calming, lighting and transit stop improvements. This award would cover final design and pre-construction activities leading to a permit-ready, bid ready construction package.



Residents, especially children, currently must walk in the street

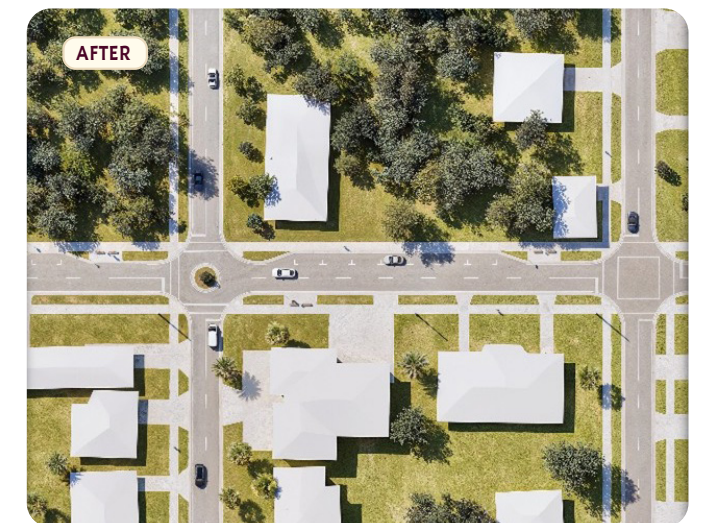


## LANDSCAPE VISION PLAN

As we continue to "grow" our neighborhood, the CRA is instituting a landscape vision pilot project to showcase Golden Gate's potential to be a lush, welcoming, flowering neighborhood, using native plantings and encouraging natural landscapes. Focusing on connection, this project aims to re-establish landscaping in the medians on Dixie Highway, and on Bonita, Clayton and Delmar Streets culminating in a beautifully landscaped pocket park on Birch Avenue.



Community engagement provided direction on the plant palette, hardscape materials, play features and public art!





# HOBE SOUND

in the 1920's Hobe Sound was renamed "Picture City". Silent-film investors and entertainment entrepreneurs purchased land in Hobe Sound hoping to create a major East Coast film industry hub to rival Hollywood. The Zeus Park neighborhood was born and streets were named after Greek and Roman gods. The historic Apollo School was constructed to support the expected population boom, and new lighting designed especially for the streets of this new film production mecca.

## HOBE SOUND HISTORIC TRAIN STATION

Thanks to the efforts of the Hobe Sound Historical Society this important piece of Hobe Sound history has come full circle, back on Dixie Hwy.

As part of the Dixie Highway Stormwater & Streetscape project, this placemaking restoration - a newly refurbished station - will shine on its own special plaza, transporting the last century into this one. Built in the late 1800's this station has survived moves, hurricanes, reuse, years of limbo and is one of the oldest, original Flagler FEC stations still standing.



WEALTHY INVESTORS TRAVELED SOUTH ON LUXURY TRAIN LIKE THE 'ORANGE BLOSSOM SPECIAL', FUELING FLORIDA'S 1920S LANDBOOM.



## THE APOLLO SCHOOL

Thanks to the Apollo School Foundation, Inc., the building has been lovingly restored and serves as a magnet for community events and historical information.



## STREET LIGHTS

These unique street lights, designed and installed 100 years ago, have made their comeback as well!



## DIXIE HIGHWAY STORMWATER & STREETScape PROJECT

This streetscape project will encompass 13.4 acres and includes Dixie Highway, a N/S primary thoroughfare and Post Office Alley, a N/S 25-foot parallel street, both which serve commercial and residential uses. Project elements are: improved drainage and stormwater appurtenances, redefined pedestrian spaces with lighting and landscaping and includes the seven E/W side streets connecting the two with additional on street parking.



## PETTWAY VILLAGE

As we come together as a community to celebrate and protect our shared history, its essential to remember those who came before us. Mr. Robert Pettway stands very close to our ongoing affordable housing project in partnership with Habitat for Humanity of Martin County. It is named Pettway Village in honor of a family important to this community then and now.



## CRA INVESTMENT PROGRAM

The CRA Investment Program which facilitates successful redevelopment, assisted a property owner on Bridge Road by removing blight, not just with paint, but with a beautiful new mural entitled "Spoonbills at Sunrise".



## THE DIAMOND GARAGE

Standing on the corner of SE Dixie Highway and Bridge Road for the last 90 years is a landmark in the community. Also utilizing the CRA Investment program, and restoring doors and windows with their modern but historic looking counterparts, this building and business continues its proud place in the community.



## HOBE SOUND MURAL

The Hobe Sound community honors its past by celebrating arts, history and its beautiful natural landscape. A local arts organization, Landmark Arts has been the curator and creator of 29 murals that showcase its achievements and milestones.

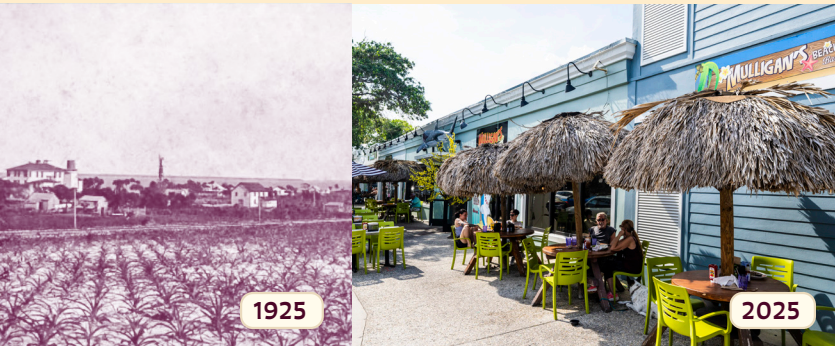
The Hobe Sound Community Presbyterian Church celebrated its centennial with a gorgeous mural depicting each decade of its 100 years of service to the community.



# JENSEN BEACH

In the 1920s, Jensen Beach, a pineapple-farming settlement founded by Danish settler John Jensen, was known as the “Pineapple Capital of the World.” At its peak, over one million pineapples per year were harvested. However, a hard freeze and two fires early in the 20th century destroyed most of Jensen Beach and its pineapple industry.

Today the pineapple remains a symbol of hospitality and local heritage celebrated through festivals, art and local culture. Walk its quaint, vibrant downtown and count the pineapples along the way!



## PINEAPPLE PASSAGE

Using the pineapple as its muse, Pineapple Passage is the creative restoration and reuse of a former bank building, complete with vault!

It offers the community an array of small eateries and a variety of retail shops all adjacent to a public outdoor space designed for walking, sitting, listening to music and enjoying an ice cream cone. A perfect complement to the laid-back vibe of this coastal downtown.



The old Wells Fargo bank building



## JENSEN BEACH CHRISTIAN CHURCH

This historic non-denominational church is, of course, located on NE Church Street. Completed in 1912 on land donated by the Ricou family, it serves as a key landmark in the community’s religious and cultural heritage. It reflects simple yet enduring architecture, featuring a rock foundation and concrete blocks designed to mimic stone with gothic-style windows. The sanctuary retains its original pews and organ, donated by railroad magnate Henry Morrison Flagler. In 2018, the structure received a Certificate of Historic Designation affirming its significance to local history and ensuring preservation for future generations.

## CHURCH STREET IMPROVEMENTS

This “complete street” offers improved pedestrian and vehicular safety, new sidewalks, and new lighting and landscaping on both sides of the street thanks to the generous donation of land by our property owner to the north. Other elements include undergrounding utilities and on-street parking to better serve businesses and residents and increase sustainability, walkability and community connection.



## MAPLE AVENUE DRAINAGE IMPROVEMENTS

On Maple Avenue you can find a tangle or pastel colored, Key West inspired cottages converted into artist studios and galleries and walk to several landmark restaurants.

You may also get your feet wet trying to avoid the flooding and constant standing water found there as well! The current Maple Avenue Drainage Improvement project aims to correct that by adding a new outfall, inlets and trenches to connect to the existing stormwater system.

ENJOY A CUP O’JOE AT THE BUNK HOUSE COFFEE BAR, AN ORIGINAL CAMP MURPHY BARRACKS BUILDING THAT USED TO HOUSE SOLDIERS IN WORLD WAR II.



## JENSEN BEACH COMMUNITY CENTER

Jensen Beach is serious about preserving its heritage for the benefit of present and future generations. Housed in the Jensen Beach Community Center, the History Museum of Jensen Beach exhibits early Jensen Beach artifacts, photos and documents.

The original building, constructed in 1908 and demolished by a hurricane in 2004, is now a gorgeous Key West style two-story complimenting the surrounding architecture and home to yet, yes you guessed it, another pineapple!

# OLD PALM CITY

Palm City began to flourish from 1913-1919 when the three-story Palm Villa Hotel was constructed, a post office established and a bridge built to span the river to Stuart.

The St. Lucie River functioned as an early transportation highway for this agricultural community that produced citrus, pineapples, vegetables and flowers.

Early settlers of this low-lying riverfront community believed that a canal from Lake Okeechobee would resolve their drainage issues, however they soon realized this had little positive effect and was detrimental to the environment of Martin County's delicate estuaries.



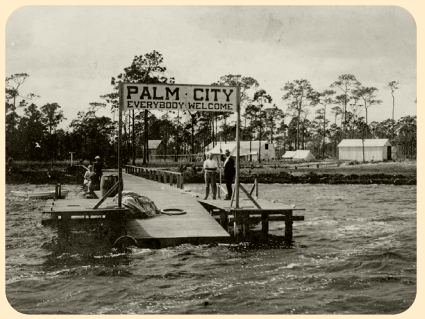
IN 1910, THE PALM LAND COMPANY DIVIDED 12,000 ACRES INTO 10-ACRE FARMS WITH A FREE 1-ACRE TOWN PARCEL FOR BUYERS.



## CHARLIE LEIGHTON PARK

This neighborhood amenity is getting a large-scale facelift! Charlie Leighton, a 4-acre riverfront park with stunning views of the south fork of the St. Lucie River, sits on a shallow lagoon making it a perfect spot for rowing, kayaking and paddle boarding.

Designed to increase capacity and enhance water access for boaters and visitors, project elements include additional docks, riverfront pedestrian walkways, and additional green space with a gazebo and picnic facilities.



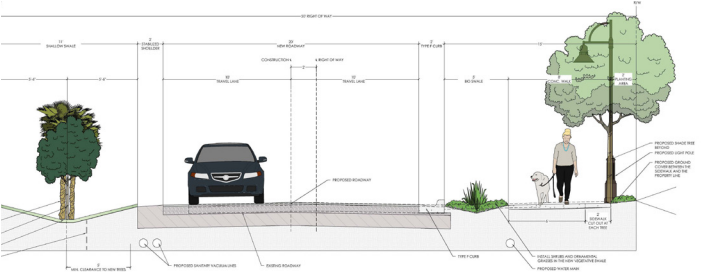
For the last 100 years, in addition to boating recreation and transportation, this spot has been a favorite for fishing and enjoying the gorgeous sunrise over the water, 100 years ago and today!



## SW CORNELL AVENUE IMPROVEMENT

It's still all about the water! SW Cornell Avenue, the first and closest N/S roadway to the river that connects Martin Highway and Martin Downs Blvd. This narrow, well-used roadway suffers from poor drainage, and constant standing water creating unsafe conditions for pedestrian and vehicular traffic.

The improvements designed will reduce drainage and water quality issues, widen sidewalks to accommodate safe passage for pedestrians and bicyclists, and add street trees for traffic calming and beautification.



## PALM CITY PLACE & PATIO

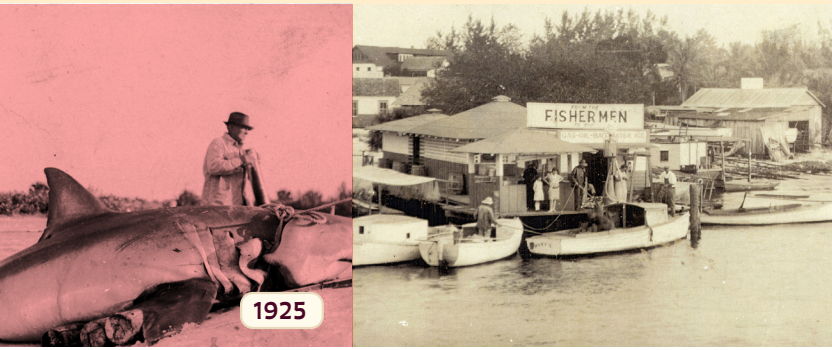
In 1921, Palm City life centered around the Bible Union Congregational Church. Today residents flock to Palm City Place & Patio, a multi-functional outdoor space providing a central hub where residents can gather, connect and enjoy the balance of the rural lifestyle with that of a new downtown.



# PORT SALERNO

100 years ago, Port Salerno began as a small fishing settlement, a tiny cluster of humble homes, local businesses and fishing docks along Manatee Pocket on the southern shore of the St. Lucie River.

Locally pronounced “Rye-oh”, it features the historic 1926 Stuart Welcome Arch, the scenic Rio Nature Park and Mrs. Peters Smokehouse.



2025

## PARK DRIVE

Park Drive, home to the Port Salerno Dock Authority and the commercial fishing docks, is being reconstructed to include sewer installation, stormwater upgrades, repaved streets, crosswalks, improved parking and lighting for the residents.

The project is under construction with goals for completion in early summer 2026.

## NEIGHBORHOOD CONNECTIVITY

We believe reinvestment in historically significant neighborhoods strengthens equity and community pride. Efforts are underway throughout New Monrovia to complete paved roads, and install sidewalks, to boost safety, walkability and neighborhood connection.

These three projects began design in FY 2025 and will be bid and constructed in FY 2026 and FY 2027.

1. **Dixie Park Neighborhood Enhancement:** Elements include sidewalks and a multimodal pathway.

2. **New Monrovia Neighborhood Improvements:** Elements include traffic calming, lighting, sidewalks

3. **Unpaved Roadways:** Elements include a new roadway connection from SE Field St. to SE 43rd Ave. and paving 43rd Ave. to intersect with SE Murray St.

1. **2017 Salerno Road Sewer Enhancement:** A new lift station was installed enabling existing businesses to utilize their full potential.

This station set the stage for the residential sewer expansion to come.

2. **2022 Water Installation:** This project provided water to 647 properties.

3. **2026 Septic to Sewer:** 952 conversions to sewer to be available to the Port Salerno/ New Monrovia area within the next two years.

## INFRASTRUCTURE

A century ago, there was little in the way of infrastructure or public buildings — throughout the Port Salerno CRA area.

A key priority in recent years has been the correction of 100 years of infrastructure gap, providing central sewer, connecting water lines, increasing drainage and water quality while revitalizing parks and building sidewalks in underserved residential and commercial areas.

These transformative investments are essential elements for future growth and redevelopment.

## THE SALERNO COLORED SCHOOLHOUSE

The Port Salerno community was small and tight knit. Nearby New Monrovia, an early African American settlement, had its own rich history along with a one-room schoolhouse that operated through much of the early-to-mid 20th century.

Renovated and now open to the public, it is believed to be the only surviving one-room schoolhouse on the Treasure Coast and is part of the Martin County Historic Register.



MRS. COSTELLA WILLIAMS DEDICATED 50 YEARS TO EDUCATING GENERATIONS OF HER COMMUNITY IN THE ONE-ROOM SCHOOLHOUSE. SHE EARNED HER BS FROM FLORIDA A&M AND LATER HER MASTER'S DEGREE FROM TESKEGEE INSTITUTE.

## NEW MONROVIA PARK

The renovation of this well-loved park, adjacent to the Salerno Schoolhouse, will begin this spring. Elements will include a new basketball court, picnic facilities, shade structures, ADA accessible pathways, benches, and irrigation, enhancing recreational space for families and community gatherings. Mrs. Williams would have been proud to see this beautiful, refurbished park next to her schoolhouse!



2025



Rio, the Spanish word for river, came from the community's proximity to the both the Indian and St. Lucie rivers. Early on, it was also known as Rio St. Lucie.

Locally pronounced as "Rye-Oh", it features the historic 1926 Stuart Welcome Arch, the scenic Rio Nature Park and the iconic Mrs. Peters Smokehouse. Call it what you will, riverfront living, boating and fishing drew people then and continues to define this community today.



### SR 707 STREETScape ENHANCEMENTS

Local history, connection and tradition are important values in the Rio community. They support projects that balance those values while looking to the future, as is evident in their robust public participation.

NE Dixie Highway, also known as State Road 707 bisects the entire Rio CRA, east to west. Only 1/4 of the 1.8 miles of SR 707 has been redeveloped with lighting, landscaping, parking and sidewalk. This project completes the remaining 1.4 miles, establishing that community connection throughout the CRA.



We hope to create what the locals call Dixie Highway, **A Little Bit O' Heaven on 707!**

### RIO MARINE VILLAGE AND THE PRESERVE

The community continues to fulfill its goal to display their rich history complemented by a contemporary, mixed-use village. Rio Marine Village and The Preserve is a large multiuse project encompassing 33.5 acres with prime riverfront and a marina, stretching both north and south of SR 707, right in the center of town.

This private investment project offers a generous amount of public access to the waterfront as well as residential, retail, restaurant and business uses.



**THE SEMINOLE INDIANS WERE THE FIRST SETTLERS OF THIS CRA**



### BENCHES AND BIKE RACKS

Rio uses art to tell their story. While you meander down the revitalized SR 707, make sure to admire the history inspired artwork in the form of mosaic benches and matching artistic bike racks all along the corridor.

There are 16 pairs, created and installed by talented local artist Mia Lindberg, each with their own visual depiction of something Rio-centric - Peacocks, Rio Skate Park, Sailing, Dolphins – just to name a few.

**SIX MORE IN THE DESIGN PHASE!**

### TOWN CENTER REDEVELOPMENT

The Rio Town Center Redevelopment project will return the Rio Civic Center to its original glory.

Built in 1950, this building and the Rio Civic Club have been the beating heart of Rio for 75 years.

With a few key property acquisition investments, the CRA is designing a brand-new building surrounded by public green space, gathering space, and additional parking.



# PROJECTS STARTED

The Martin County CRA has embarked on a new project, CRA Open Space Plans, as directed by the Comprehensive Plan, *Policy 18.5A.1*.

Every plan, one for each CRA area, will indicate the locations of current green space, current open space and specify the potential opportunities for additional pedestrian and cyclist connectivity throughout the neighborhood.

Port Salerno CRA will be the first, followed by the Golden Gate CRA and then the Hobe Sound CRA in FY 2026.

## PROJECTS UNDER CONSTRUCTION

PARK DRIVE **BUDGET: \$525,450**

EL CAMINO **BUDGET: \$3,579,323**

PETTWAY VILLAGE **BUDGET: \$65,000**  
Affordable Housing

## PORT SALERNO

DIXIE PARK **DESIGN**

UNPAVED ROADS **DESIGN**

NEW MONROVIA  
NEIGHBORHOOD IMPROVEMENTS **DESIGN**

## GOLDEN GATE

LANDSCAPE VISION PLAN **DESIGN**

UNPAVED ROADS **DESIGN**

MULTIMODAL CORRIDOR  
& DRAINAGE RESILIENCE **GRANT PREPARATION**

## HOBE SOUND

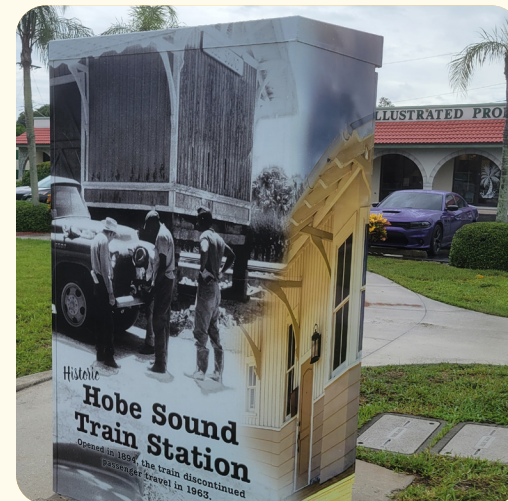
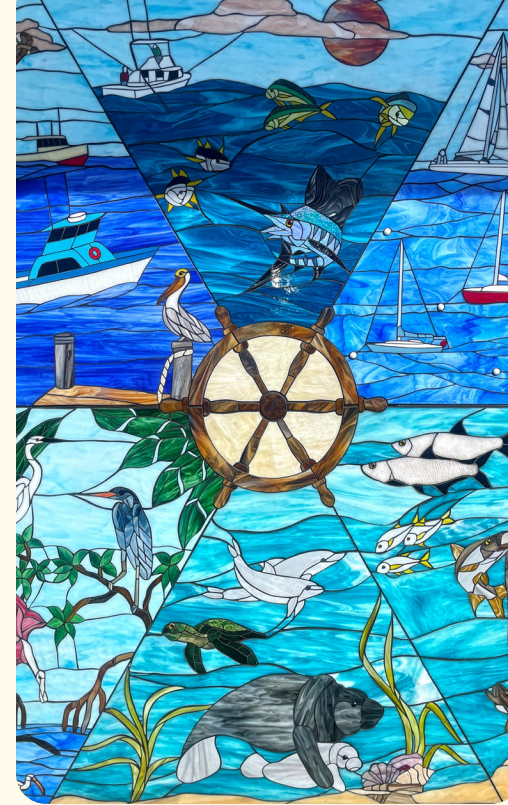
UNPAVED ROADS **DESIGN**

SE Hammond Street  
SE Elenor Avenue

## RIO

INFILL SEWER **DESIGN & EASEMENTS**

NE Oak Lane Drive



# PROJECTS COMPLETED

## HOBE SOUND

CRA INVESTMENT PROGRAM **58,740**

Hobe Sound Beach Shop  
9014-9054 SE Bridge Road  
Diamond Garage

CREATIVE PLACEMAKING **\$7,962**

Community Presbyterian Church mural  
Utility Box Wrap

## RIO

INFILL SEWER & WATER **\$259,893**

NE Banyan Tree Drive, NE Ixora Drive, NE Orange Avenue

## GOLDEN GATE

CRA INVESTMENT PROGRAM **\$20,000**

Bob's Barber Shop

## PORT SALERNO

NEIGHBORHOOD ENHANCEMENTS **\$480**

"Navigating Martin Waters" glass mosaic and planters

# ARCHITECTURAL DESIGN STANDARDS

Florida has a rich architectural history. By implementing and following these standards, we can ensure that our communities thrive while maintaining their distinctive character and charm!

In FY 2025, the CRA updated and codified the Architectural Design Standards for our six CRA areas providing greater flexibility, clarity and predictability of use by architects, builders, property owners and staff.

Each CRA area was studied to uncover the prevalent styles, and existing design elements as described in the Design Standards Reference Guide.

The palette of design possibilities was expanded from six to eleven possible styles. Each style is then presented with detailed descriptions, representative images from local neighborhoods, required elements and recommended features.



ARCHITECTURAL DESIGN STANDARDS



DESIGN STANDARDS REFERENCE GUIDE

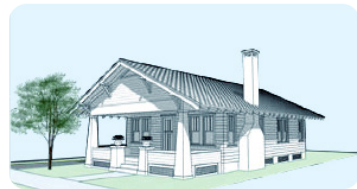
## Mediterranean Revival



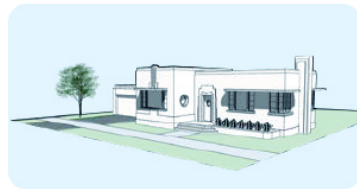
## Anglo-Caribbean



## Bungalow



## Art Deco



## Mid-Century Modern



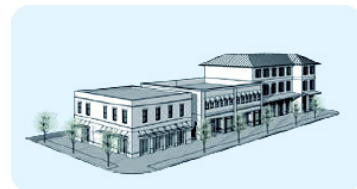
## Mission



## Ranch



## Main Street Vernacular



## Classical Traditional



## Contemporary



## Florida Vernacular



# ARCHITECTURAL DESIGN IN ACTION!



The Bubble Houses were conceptualized by Eliot Noyes and completed in 1952. They were created using the innovative airform monolithic dome system, which involved pouring reinforced concrete over an inflated balloon.



Good or interesting design never goes away, sometimes it just morphs into something new!



Martin County even has its own Log Cabin!

Built in 1936 as a meeting place for local events, it now resides at Langford Park and serves as a senior center for the community.

## MARTIN COUNTY'S RICH ARCHITECTURAL HISTORY CAN BE SEEN EVERYWHERE.

Can you guess the style and where it's located?

Answers listed below.



ANSWERS:  
A. Main Street Vernacular, Jensen Beach | B. Mission style, Golden Gate  
C. Mediterranean Revival, Stuart | D. Contemporary, Stuart | E. Bungalow, Palm City

# FINANCES

General Fund Taxes  
\$5,827,612



Parks and Recreation Unincorporated Taxes  
\$130,916

Stormwater and Roads Unincorporated Taxes  
\$233,321

District MSTUs  
\$50,327

Fire Rescue Unincorporated Taxes  
\$2,342,627

## CRA TAXABLE VALUE INCREASE BASE YEAR TO 2025

CRA	Base Year	Base Taxable Value	10/31/25 Taxable Value	2025 Final County Taxable Value	% Percent Change
Golden Gate	2002	51,415,512	342,766,605	210,540,707	309%
Hobe Sound	2000	93,126,222	740,194,804	458,001,647	392%
Jensen Beach	1999	9,454,379	85,624,361	74,558,554	689%
Old Palm City	2002	93,653,780	497,782,963	304,692,373	225%
Port Salerno	1999	77,238,908	598,506,614	360,885,583	367%
Rio	2000	91,321,557	580,858,470	373,940,785	309%

**Total Revenues: \$8,859,690M**

of Tax Increment Financing (TIF) to the Martin County CRA for FY 2025 (65%)

Link to most recent, complete CRA financial statements FY 2024: <https://bit.ly/CRAFinancials>

## MARTIN COUNTY CRA

Managed **\$2,198,500** million in grant funds in FY 2025



### GOLDEN GATE CRA

Assets: \$3,307,848.59  
Liabilities: \$130,052.92  
Expenditures: \$1,201,546.08



### HOBE SOUND CRA

Assets: \$6,750,776.08  
Liabilities: \$220.83  
Expenditures: \$45,830.35



### JENSEN BEACH CRA

Assets: \$2,213,059.34  
Liabilities: \$389.82  
Expenditures: \$6,639.32



### OLD PALM CITY CRA

Assets: \$781,522.90  
Liabilities: \$18,132.50  
Expenditures: \$58,193.28



### PORT SALERNO CRA

Assets: \$5863,409.00  
Liabilities: \$241,213.85  
Expenditures: \$420,740.98



### RIO CRA

Assets: \$5,192,871.78  
Liabilities: \$14,241.13  
Expenditures: \$477,588.32

# AWARDS



FLORIDA REDEVELOPMENT ASSOCIATION

## INFRASTRUCTURE/ STREETScape

PALM CITY PLACE & PATIO



FLORIDA REDEVELOPMENT ASSOCIATION

## FY2024 ANNUAL REPORT

"LIVE! FROM MARTIN COUNTY: IT'S FY2024"



FLORIDA REDEVELOPMENT ASSOCIATION

## PRESIDENT'S CHOICE AWARD

PALM CITY PLACE & PATIO



PEOPLE'S CHOICE AWARD

## GREAT PLACES IN FLORIDA

PALM CITY PLACE & PATIO

## CONTACT US

MARTIN COUNTY OFFICE  
OF COMMUNITY DEVELOPMENT

2401 SE MONTEREY ROAD  
STUART, FL 34996

MARTIN.FL.US/CRA

772-463-3253

# FY2025 ANNUAL REPORT

## Threads of the Past, Pathways to the Future



The Martin County Community Redevelopment Agency Fiscal Year 2024 Annual Report addresses activities from October 1, 2023 to September 30, 2024 as required by Florida Statute Section 163.356(3)(c) and Martin County Code 39.3.B.5. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at [www.martin.fl.us/accessibility-feedback](http://www.martin.fl.us/accessibility-feedback).