



brightline

BRIGHTLINE RFP RESPONSE

MARTIN COUNTY/CITY OF STUART



DECEMBER 20, 2023

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A JOINT RESPONSE FROM

MARTIN COUNTY & CITY OF STUART



COUNTY COMMISSION

DOUG SMITH, DISTRICT 1
STACEY HETHERINGTON, DISTRICT 2
HAROLD E. JENKINS II, DISTRICT 3
SARAH HEARD, DISTRICT 4
EDWARD V. CIAMPI, DISTRICT 5

COUNTY STAFF

DON DONALDSON, COUNTY ADMINISTRATOR
GEORGE STOKUS, ASSISTANT COUNTY ADMINISTRATOR



CITY COMMISSION

BECKY BRUNER, MAYOR
CAMPBELL RICH, VICE MAYOR
CHRISTOPHER COLLINS, COMMISSIONER
TROY MCDONALD, COMMISSIONER
EULA CLARKE, COMMISSIONER

CITY STAFF

MICHAEL J. MORTELL, CITY MANAGER



TAB 1 LETTER OF INTENT





City of Stuart
121 SW Flagler Avenue
Stuart, FL 34994



Martin County
2401 SE Monterey Road
Stuart, FL 34994

December 12, 2023

Brian Kronberg, Vice President of Development
Brightline Trains Florida LLC
350 NW 1st Avenue, Suite 200
Miami, FL 33136

Dear Mr. Kronberg:

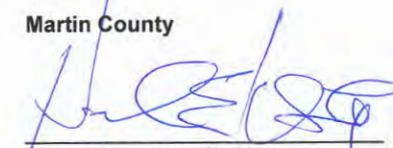
The City of Stuart and Martin County are proud to present the enclosed response to Brightline's Treasure Coast Station Request for Proposals (RFP No. 2023-TC). It is the intent of both the County and the City, acting jointly in close cooperation, to enter into good-faith negotiations towards a contract with Brightline in accord with the RFP and the terms depicted in the enclosed response. We believe the response to be an accurate representation of our proposal and of the tremendous opportunity for Brightline and our community that this station provides. The County-owned land at 500 SE Flagler Avenue is the ideal location in downtown Stuart and meets the technical requirements of the RFP in all respects. For any additional information you might require, please contact: Martin County Administrator Don Donaldson at ddonalds@martin.fl.us and Stuart City Manager Michael Mortell at mmortell@ci.stuart.fl.us.

Submittal of our response to the RFP was approved by the City Commission on December 11, 2023 and the County Commission on December 12, 2023 and by the signatures below, we memorialize our cooperation and commitment to you in this historic endeavor.

City of Stuart


Becky Bruner, Mayor

Martin County


Harold E. Jenkins II, Chairman



TAB 2
SITE CRITERIA
STATION INFORMATION AND ACCESS



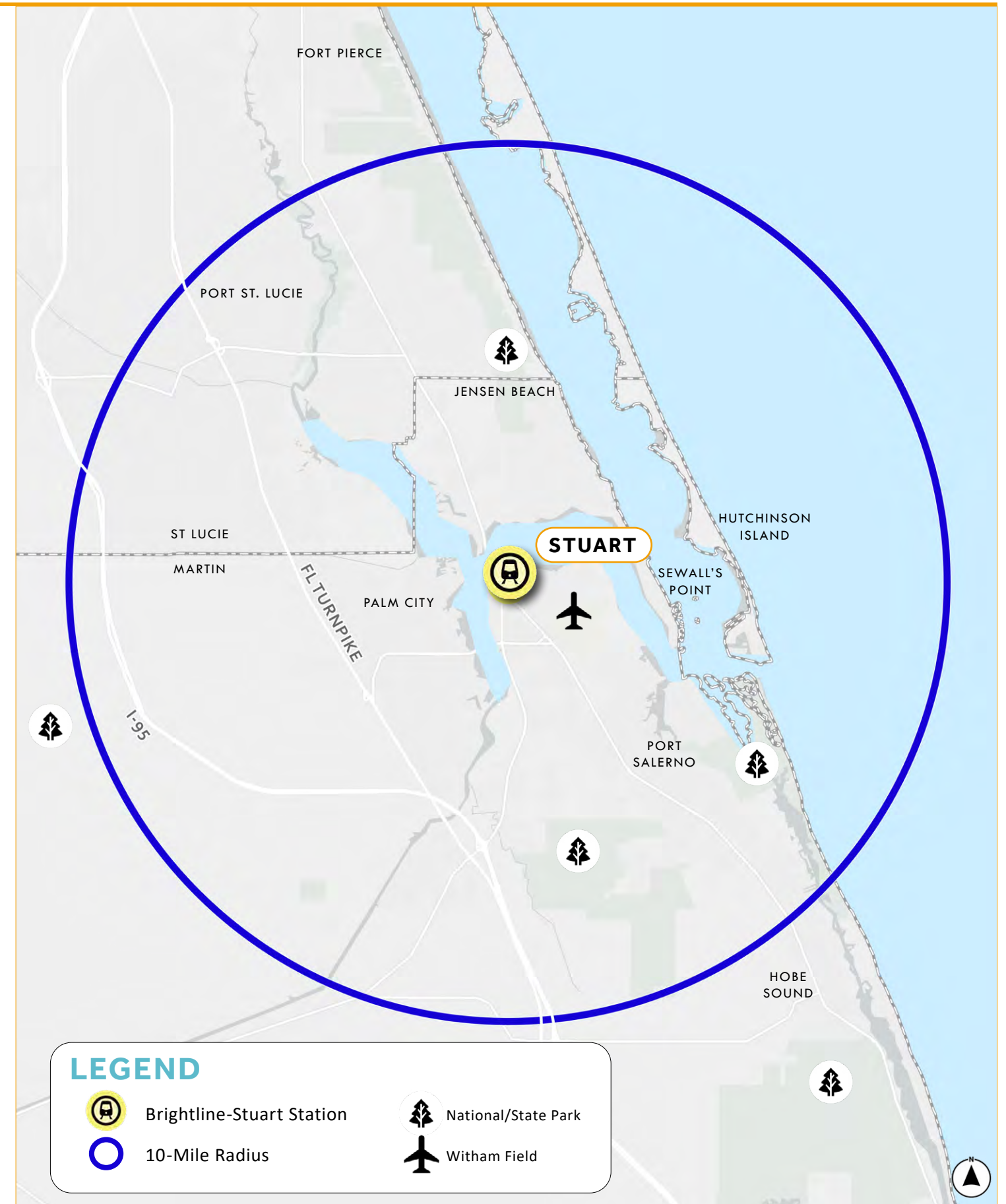
LOCATION MAP

The Brightline-Stuart station location is in the heart of historic downtown Stuart in Martin County, Florida. The station is centered between the Miami and Orlando stations, each of which is a 90-minute ride away. The station location is approximately 30 miles north of the West Palm Beach station, which is a brisk half-hour by train. The station is easily accessible from I-95, Florida's Turnpike, and the internal local roadway network. Brightline-Stuart passengers will be walking distance of an award-winning downtown and within minutes of Stuart's pristine beaches, oceanfront resorts, and internationally acclaimed slice of paradise.



STUART NAMED #1 "HAPPIEST SEASIDE TOWN" BY COASTAL LIVING

The Martin County Office of Tourism and Marketing is pleased to announce that Stuart has been selected as #1 in *Coastal Living's* fifth-annual, top-ten list of "America's Happiest Seaside Towns." This is the first time Florida has won the prestigious number one spot.





PROPERTY MAP

The Brightline-Stuart station location includes a 2.35-acre parcel along the FEC rail corridor, just south of Southeast Ocean Boulevard. Currently a surface parking lot, the station site will be deeded to the City of Stuart for station leasing, permitting, and development activities. The site is fully serviced with utilities in place from the City of Stuart and Florida Power & Light.

Station Location	
Site Address	500 SE FLAGLER AVE, STUART FL 34994
Total Site Area in Acres	2.35 Acres (includes 3 parcels)
Site Folio Numbers	04-38-41-000-000-00310-1 0.64 Acres (Parcel 1)
	04-38-41-010-000-00090-5 0.65 Acres (Parcel 2)
	04-38-41-004-004-00010-2 1.06 Acres (Parcel 3)
Municipality	City of Stuart
Future Land Use	Downtown
Zoning	Urban General
Property Ownership	Martin County (to be deeded to City of Stuart for station development)

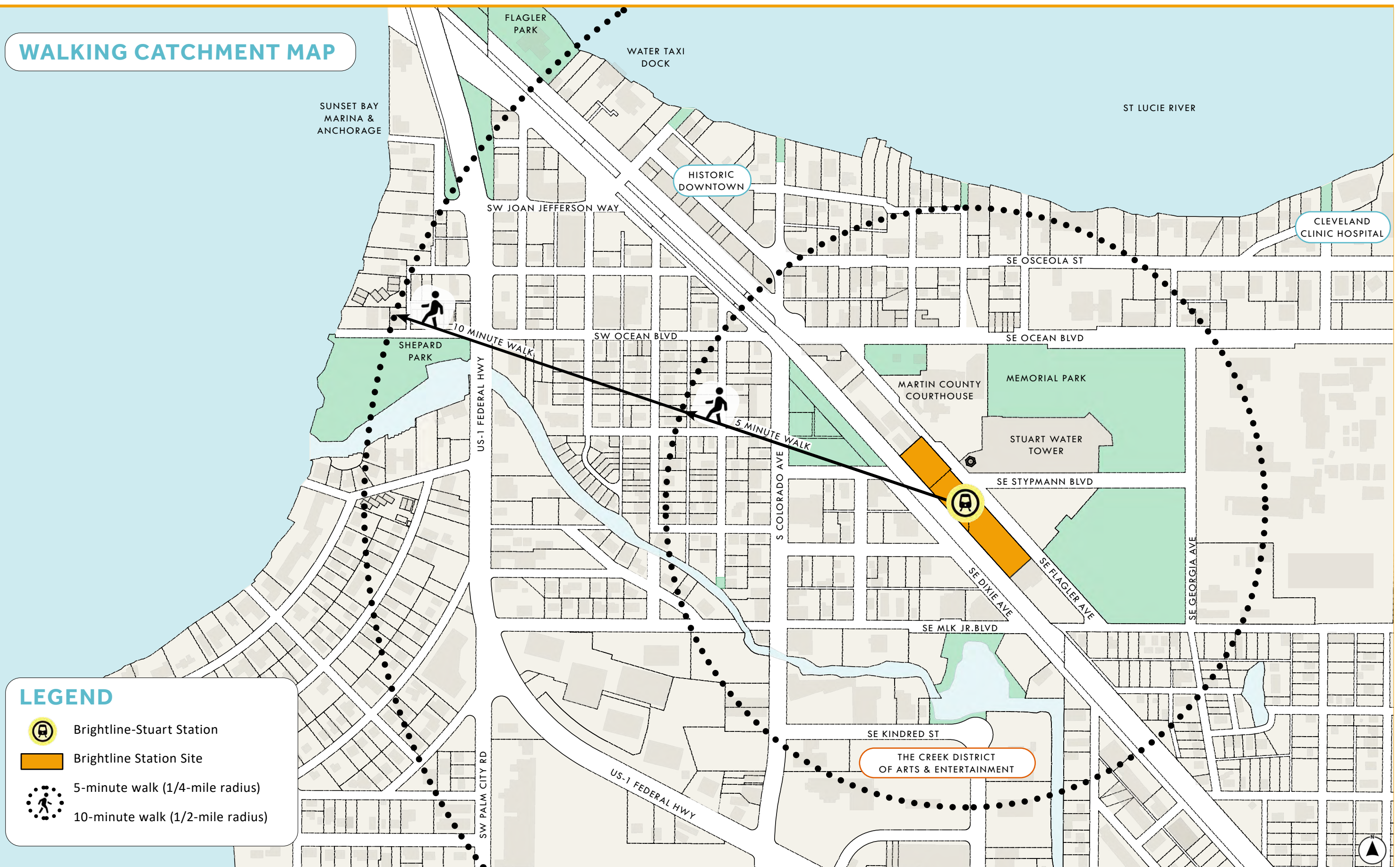
Existing Conditions	
Use	Surface parking lot (169 total spaces)
Power Utility	Florida Power & Light
Water & Sewer Utility	City of Stuart
Stormwater Utility	City of Stuart
Notable Site Conditions	5-minute walk to Historic Downtown from existing street network
	Additional on-street parking throughout station area
	Adjacent to underutilized properties immediately north and south of the subject site.
	Existing power line crosses site from SE Stypmann Blvd

LEGEND





-  Brightline-Stuart Station
-  Brightline Station Site



WALKING CATCHMENT MAP



LEGEND

-  Brightline-Stuart Station
-  Brightline Station Site
-  5-minute walk (1/4-mile radius)
-  10-minute walk (1/2-mile radius)

FUTURE LAND USE & COMMUNITY REDEVELOPMENT

The City of Stuart has long identified the proposed subject site as the ideal location for a passenger rail station. Originally designed as a historic Flagler railroad town, Stuart has maintained its commitment to the restoration of passenger rail service on the FEC Railway ~ with a downtown Stuart station ~ throughout its planning history. Since the 1990s, the City has detailed this commitment in its Comprehensive Plan, specifically highlighting the subject site for a downtown rail station and assigning a “Downtown” future land use. The site is also in Stuart’s Community Redevelopment Area (CRA), which enables the City to use CRA funds through the CRA “Real Estate Development Accelerator” program to help support the development of the station.

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA) PILOT PROGRAM



- Allows public-private partnerships using Tax Increment Financing (TIF) to leverage private real estate investment opportunities.
- Accelerates redevelopment by attracting large-scale development projects that are catalysts for additional private investment in the CRA.



Comprehensive Plan City of Stuart

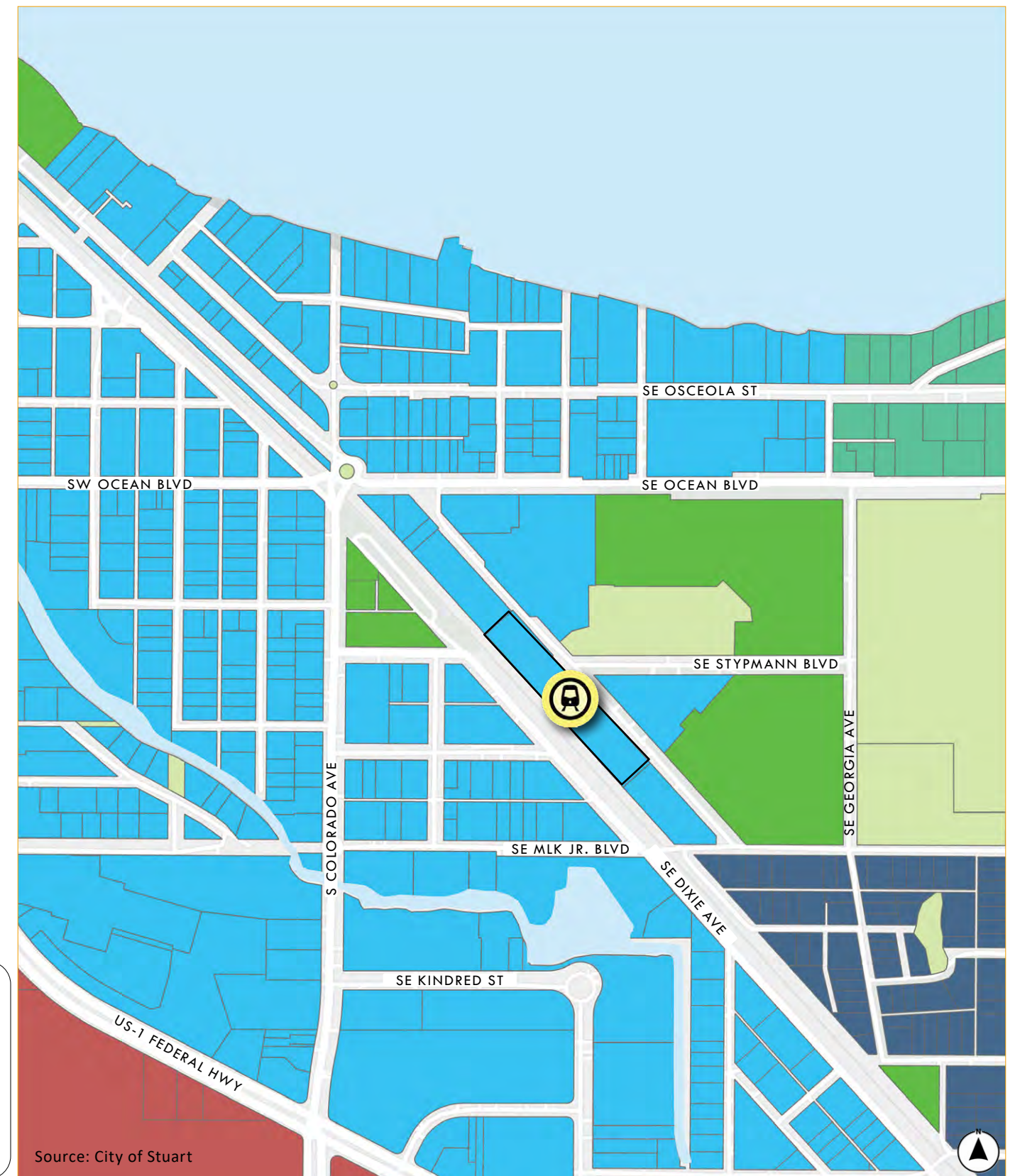
Policy 2.A10.2. The City shall continue to encourage expansion of ... passenger rail service... with a particular emphasis on developing downtown Stuart as a transportation hub.

Policy 2.A10.3. ... the City shall actively support the reestablishment of passenger rail service on the Florida East Coast (FEC) Rail Road right-of-way, including the construction of a downtown rail station/transportation depot, preferably on Flagler Avenue between East Ocean Boulevard and Martin Luther King Jr. Boulevard...



LEGEND

- Brightline-Stuart Station
- Downtown
- Recreation
- Commercial
- Office-Residential
- Public



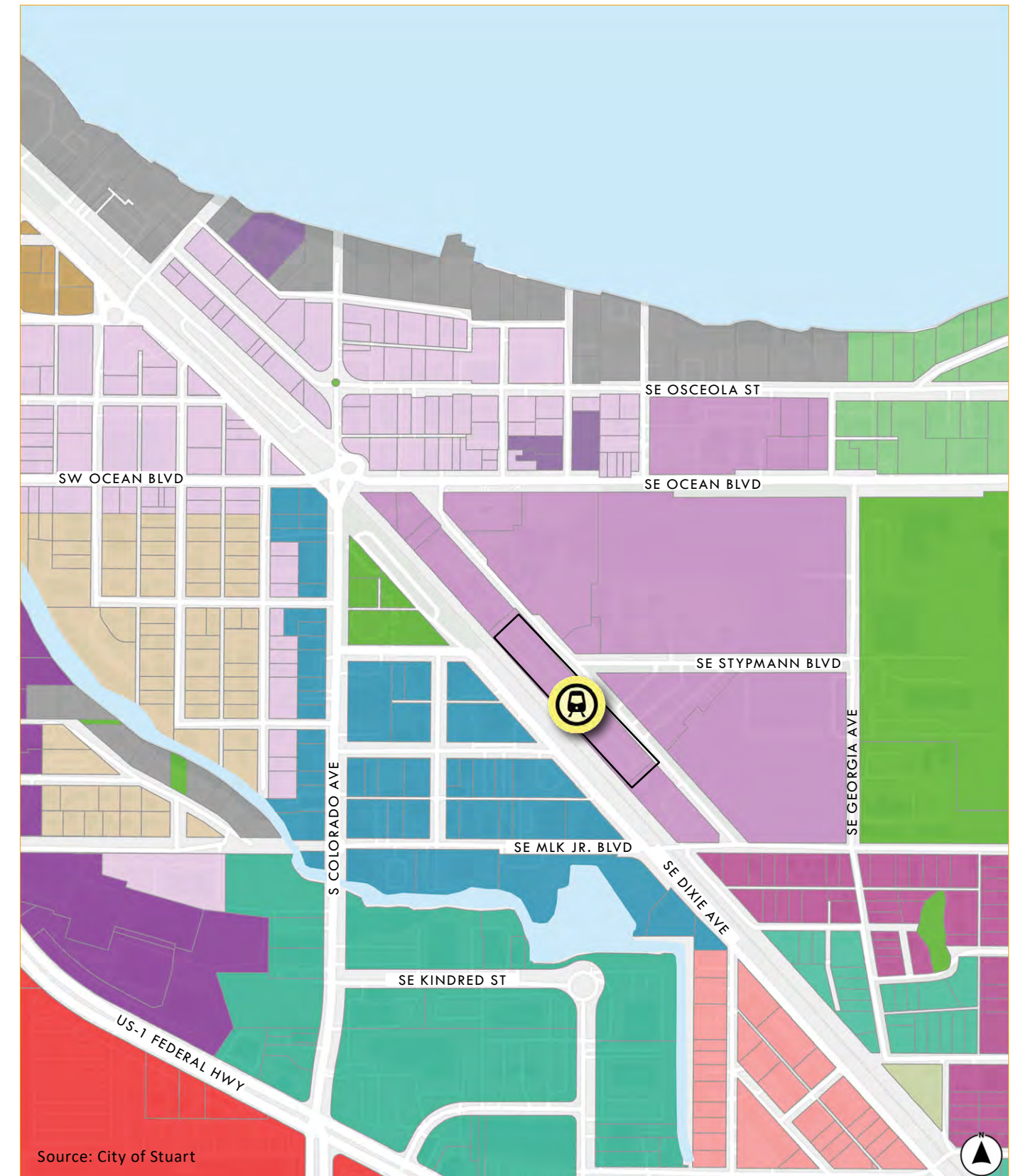
EXISTING ZONING & ENTITLEMENT INFORMATION

The station site has been assigned a zoning designation of “Urban General” in the City of Stuart. To accelerate the station development process, the City of Stuart has already initiated preliminary entitlement actions, which are anticipated to be completed in early 2024. Subsequently, zoning approvals for the station building and associated parking garage can be approved administratively through a streamlined process.



LEGEND

Brightline-Stuart Station	UPUD	Urban Center	Hospital
B-2 Business General	Creek South	Urban General	Public
R-3 Multi-family	Creek Industrial	Urban Highway	Recreation
GRO	Creek North	Urban Neighborhood	Urban Waterfront
BMU			

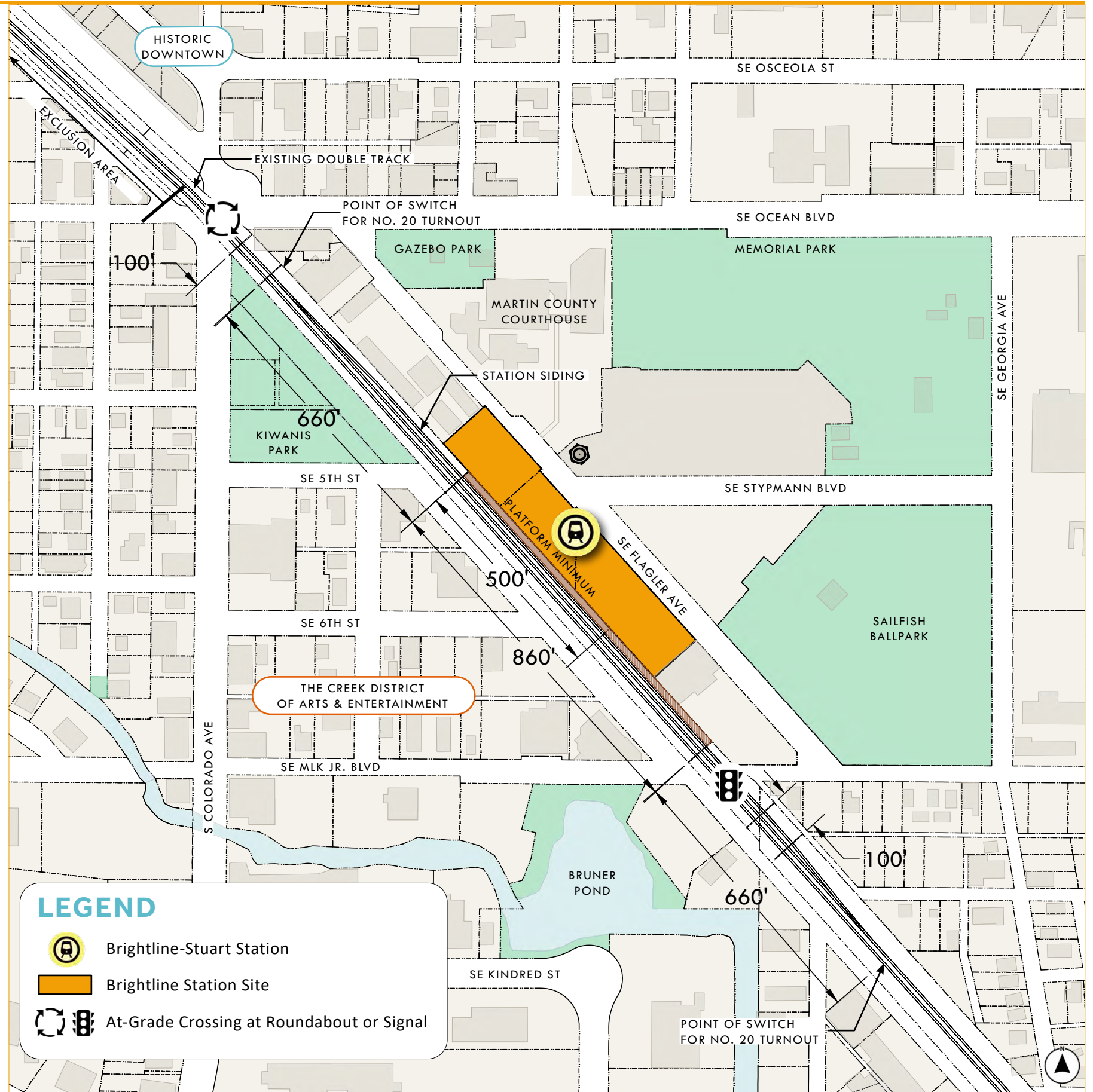


Source: City of Stuart

TRACK SPACING DIAGRAM

The Brightline-Stuart site has been carefully evaluated to confirm compliance with the RFP site criteria relevant to track dimensions and adjacency. As illustrated in the map to the right, and pursuant to the drawing provided in Exhibit A of the RFP, the Brightline-Stuart site is:

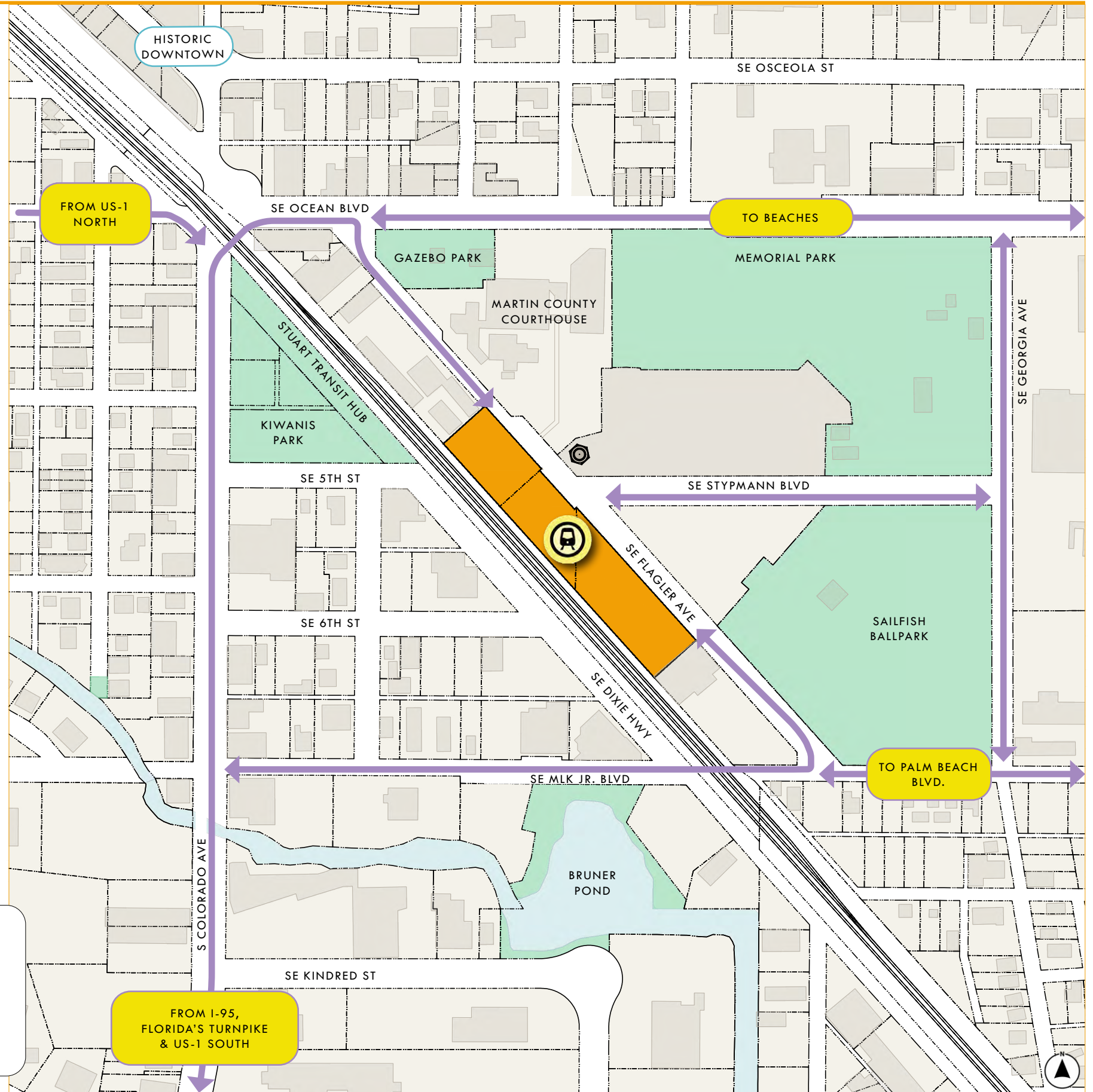
- Located directly adjacent to and contiguous with the Florida East Coast Railway Right-of-Way (ROW)
- Allows construction of a platform length of at least 500'
- Allows construction of at least 1000' clear capacity track length within ROW directly adjacent to property
- Allows outer limits of track work (on both north and south side) at least 100' away from grade crossings



City of Stuart Sailfish Memorial Fountain near the intersection of S Dixie Hwy and SW St. Lucie Ave

SITE ACCESS

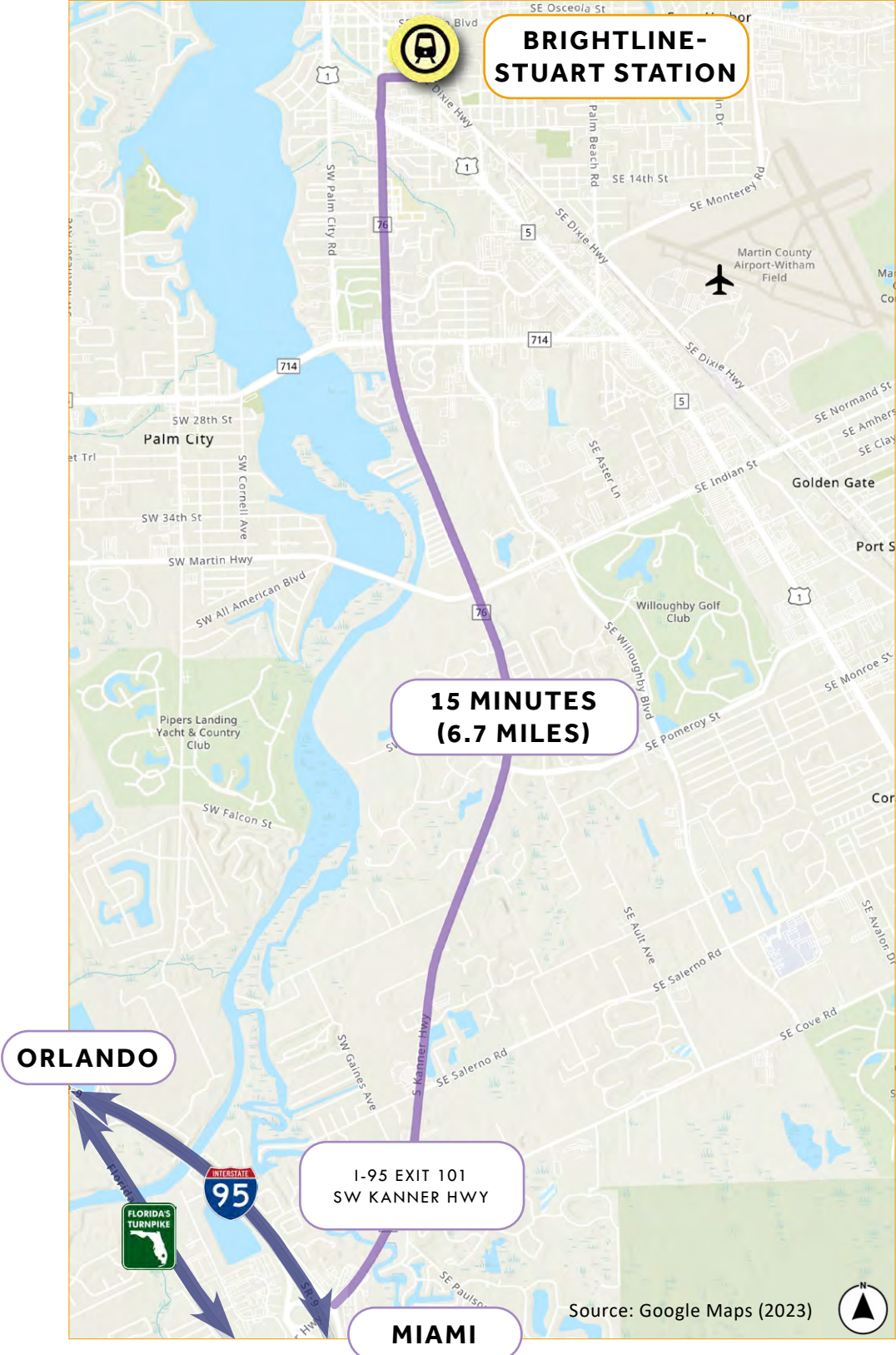
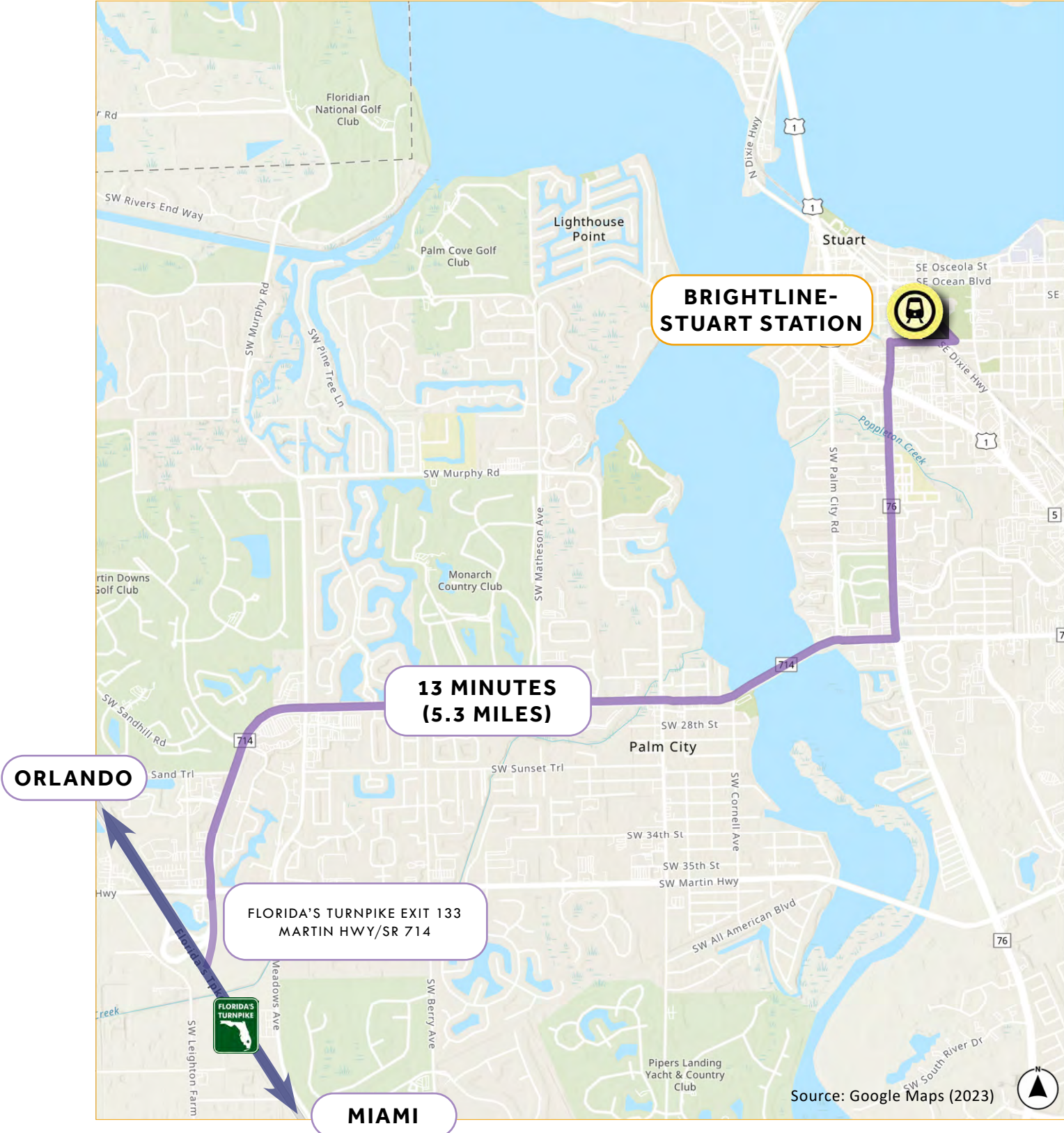
The Brightline-Stuart station location is conveniently accessible from the existing roadway network surrounding the site. Vehicles traveling north and south along US-1, I-95, Florida’s Turnpike, and beach access roadways have easy options to access the station and parking garage. The entire downtown area has been developed with a “complete streets” design, with on-street parking, shaded sidewalks, and detailed wayfinding signage. The station is adjacent to Stuart’s transportation hub that includes local bus service, electric car charging, and Stuart’s free downtown tram. The downtown roadway network will be further improved with the construction of a new double-track FEC railroad bridge that will replace the aging single track St. Lucie River Railroad Bridge.



LEGEND

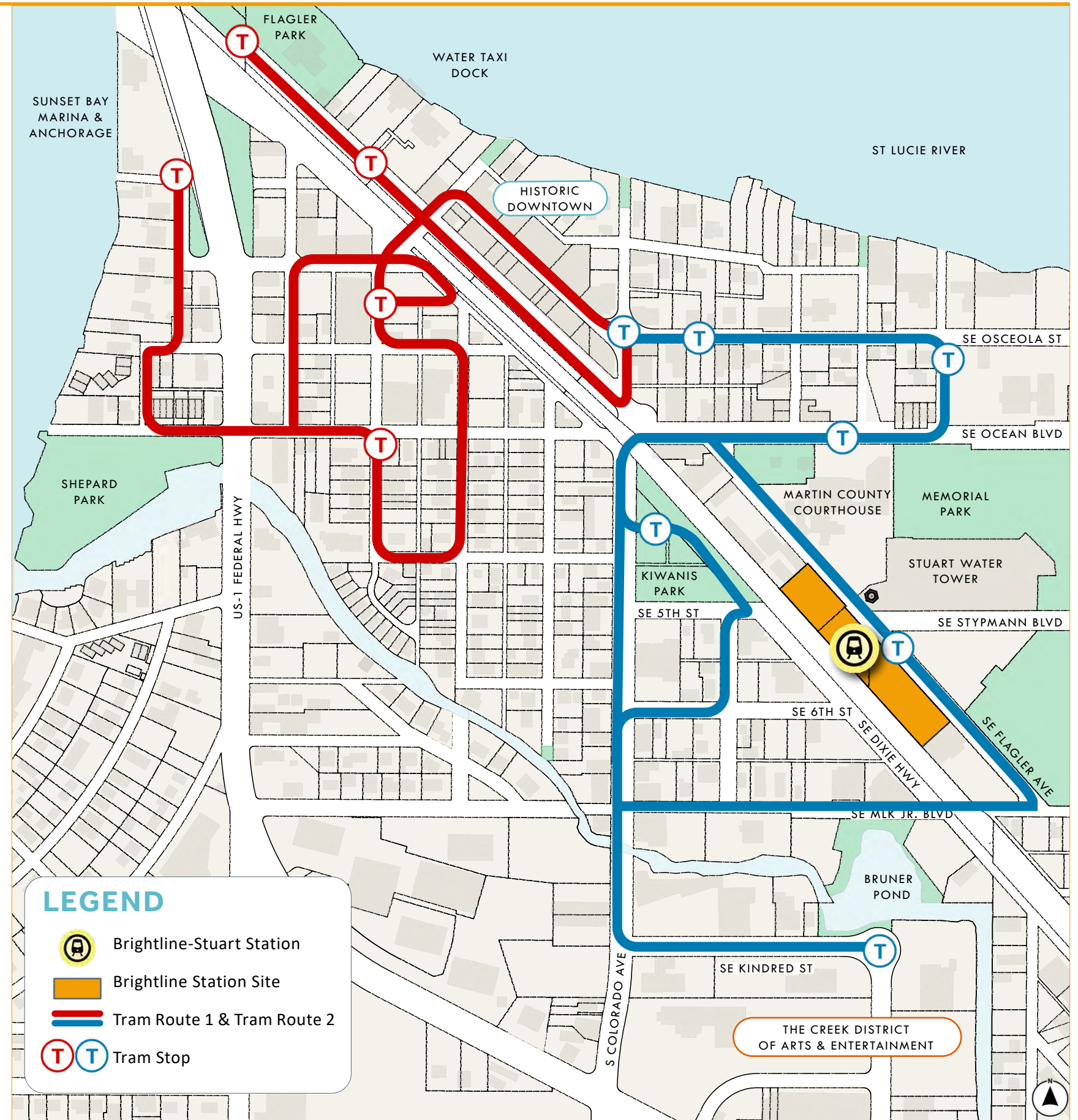
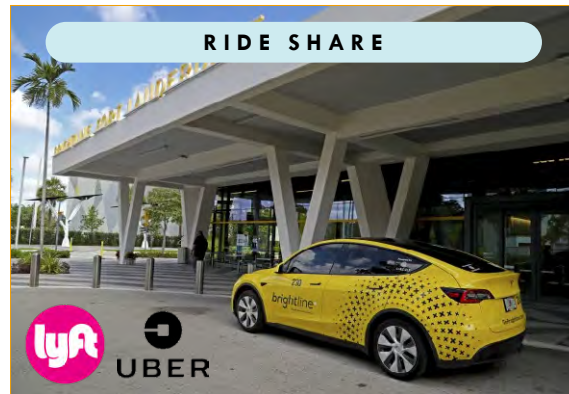
- Brightline-Stuart Station
- Brightline Station Site
- Site Access Routes

SITE ACCESS



LOCAL ACCESS

The Brightline-Stuart station location is conveniently located in Stuart's central business district, easily accessed by a variety of transportation modes. Stuart's roadway grid provides multiple access points to the station for personal cars and rideshare. The City has already engaged FDOT to secure a rideshare service development grant to offset the cost of station-related trips when service begins. Stuart's free downtown tram service will meet arriving passengers at the station to shuttle them to local hotels and destinations. The downtown street network is pedestrian-friendly, well-landscaped, and offers an easy walk from the station throughout the downtown. For adventure-seekers, water taxis are also available within minutes of the station, hallmarking the Sailfish Capital's charm and destination quality.



SITE CONDITIONS

The existing site is currently utilized as a surface parking lot with landscaping, drainage, and utilities. The site is directly abutting the FEC Railway corridor along its entire western property line.

Utility providers include the City of Stuart (water, wastewater, and stormwater) and Florida Power & Light.



EXISTING CONDITIONS



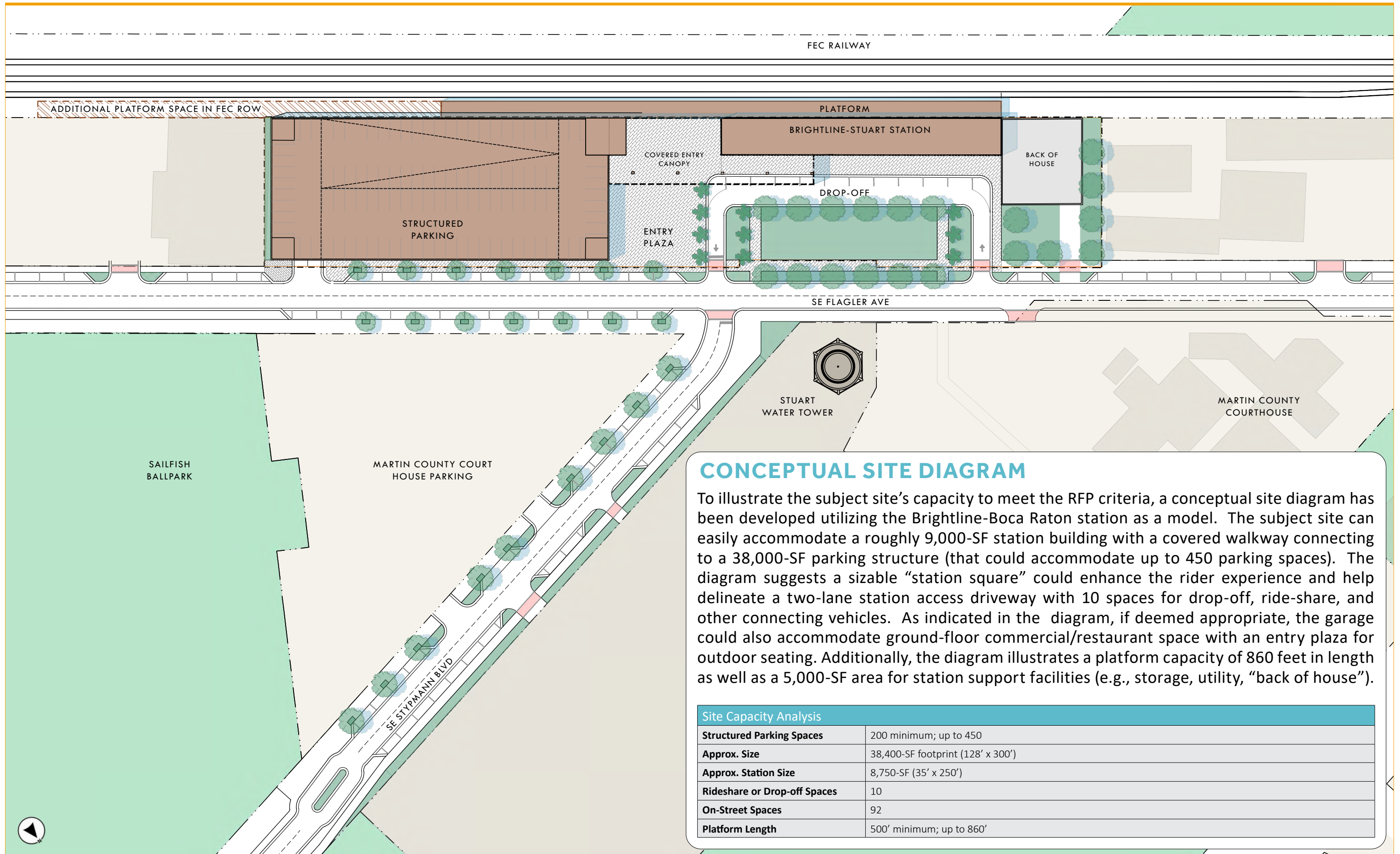
VIEW TOWARDS DOWNTOWN



SITE OVERVIEW



GROUND-LEVEL VIEW



CONCEPTUAL SITE DIAGRAM

To illustrate the subject site’s capacity to meet the RFP criteria, a conceptual site diagram has been developed utilizing the Brightline-Boca Raton station as a model. The subject site can easily accommodate a roughly 9,000-SF station building with a covered walkway connecting to a 38,000-SF parking structure (that could accommodate up to 450 parking spaces). The diagram suggests a sizable “station square” could enhance the rider experience and help delineate a two-lane station access driveway with 10 spaces for drop-off, ride-share, and other connecting vehicles. As indicated in the diagram, if deemed appropriate, the garage could also accommodate ground-floor commercial/restaurant space with an entry plaza for outdoor seating. Additionally, the diagram illustrates a platform capacity of 860 feet in length as well as a 5,000-SF area for station support facilities (e.g., storage, utility, “back of house”).

Site Capacity Analysis	
Structured Parking Spaces	200 minimum; up to 450
Approx. Size	38,400-SF footprint (128' x 300')
Approx. Station Size	8,750-SF (35' x 250')
Rideshare or Drop-off Spaces	10
On-Street Spaces	92
Platform Length	500' minimum; up to 860'

STATION CONCEPTUAL RENDERING



BRIGHTLINE-STUART

STATION CONCEPTUAL RENDERING



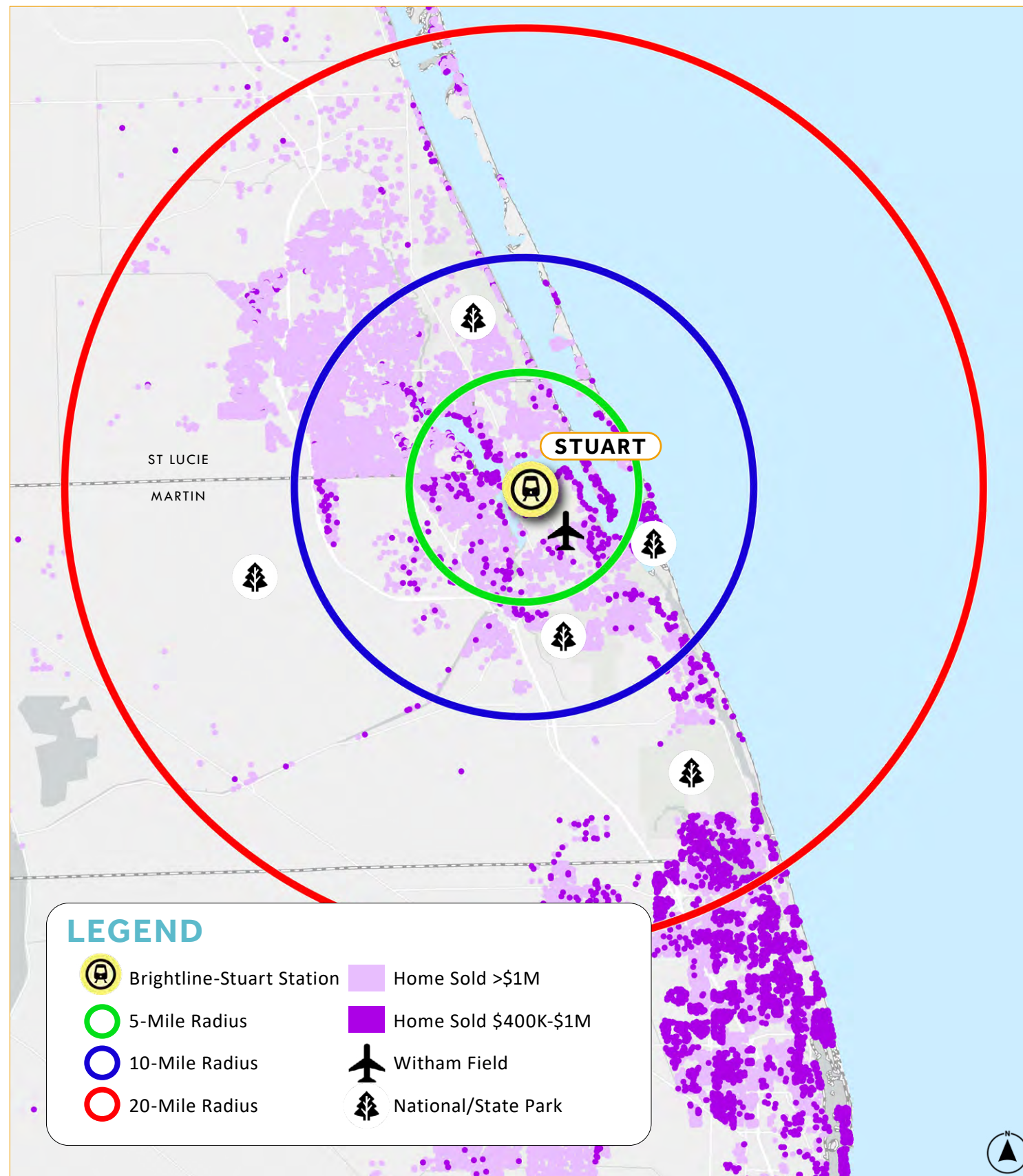
BRIGHTLINE-STUART

DEVELOPMENT POTENTIAL

The Brightline-Stuart station area is one of the strongest sustained development markets in Florida. As Florida's population has expanded, especially post-COVID, Stuart-area property values and investment have skyrocketed. New or planned residential, hotels, and mixed-use projects are within walking distance of the station, with more on the horizon. The arrival of Brightline-Stuart will unlock countless opportunities for Brightline to partner with downtown property owners and investors in the robust Stuart development scene.

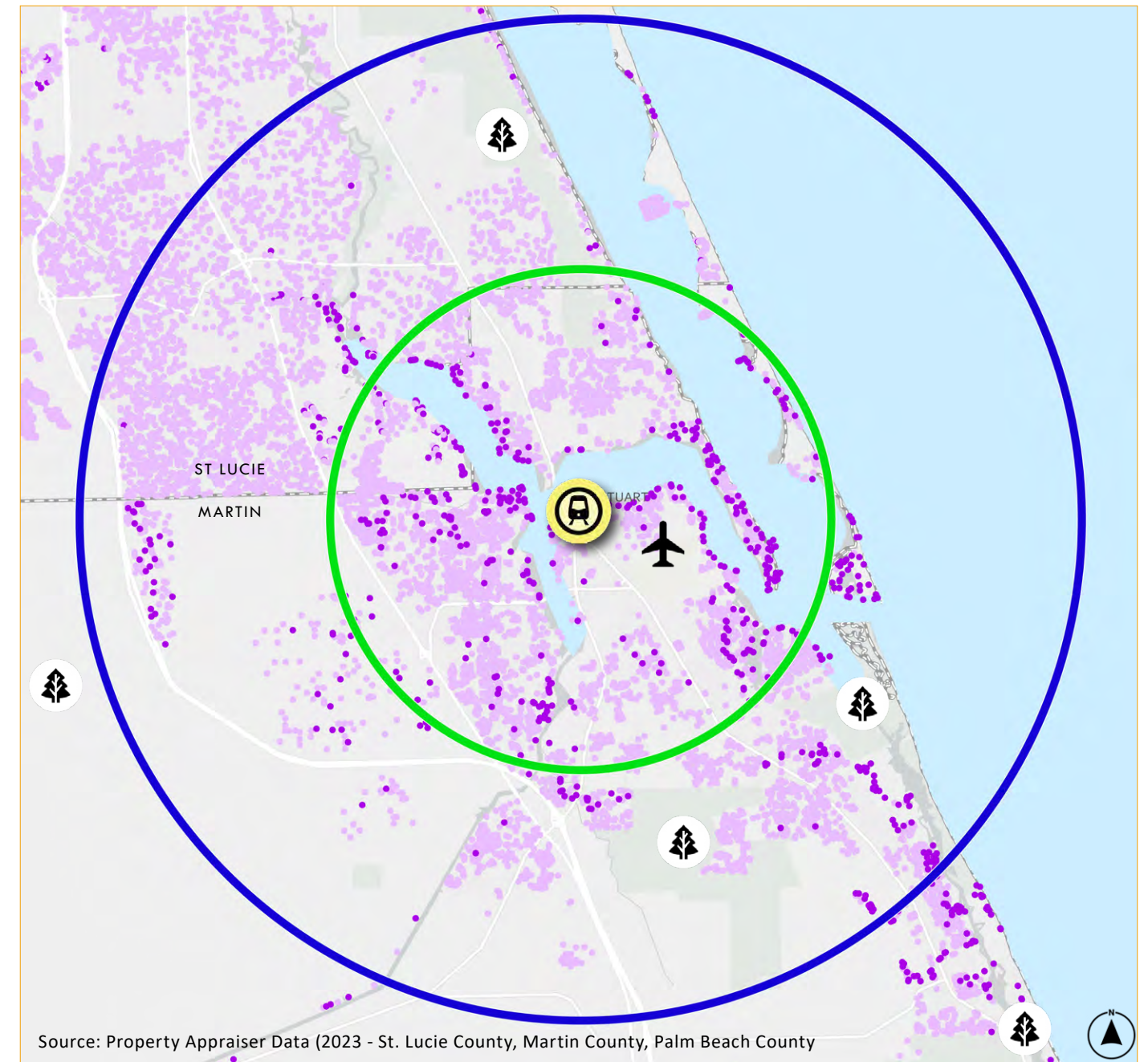


RIDERSHIP BASE IS EXPANDING



SELECT HOME SALES 2018-2023

For decades, and especially in the past five years, Florida’s real estate values have outpaced the nation, and this trend is exceptionally true surrounding the Brightline-Stuart station. As capital investment has shifted from across the U.S. into Florida, the Stuart area has become a highly desirable location for domestic and in-state migration. The escalating real estate market bodes well for the potential Brightline ridership base, as higher home prices are consistently correlated with available discretionary income. Maps in this section illustrate the 5-year trend of residential real estate sales of \$400,000 and above, with darker colors highlighting sales exceeding \$1 million. The Brightline-Stuart station is in the epicenter of this investment trend.



STATION-AREA POPULATION






DEVELOPMENT PROXIMITY

The Brightline-Stuart station location is well-positioned to draw sustained ridership from an affluent demographic consistent with a premium rail service. Utilizing TravelTime.com, the maps in this section illustrate the areas within 30 - 45 minute drive times of the Brightline-Stuart station.

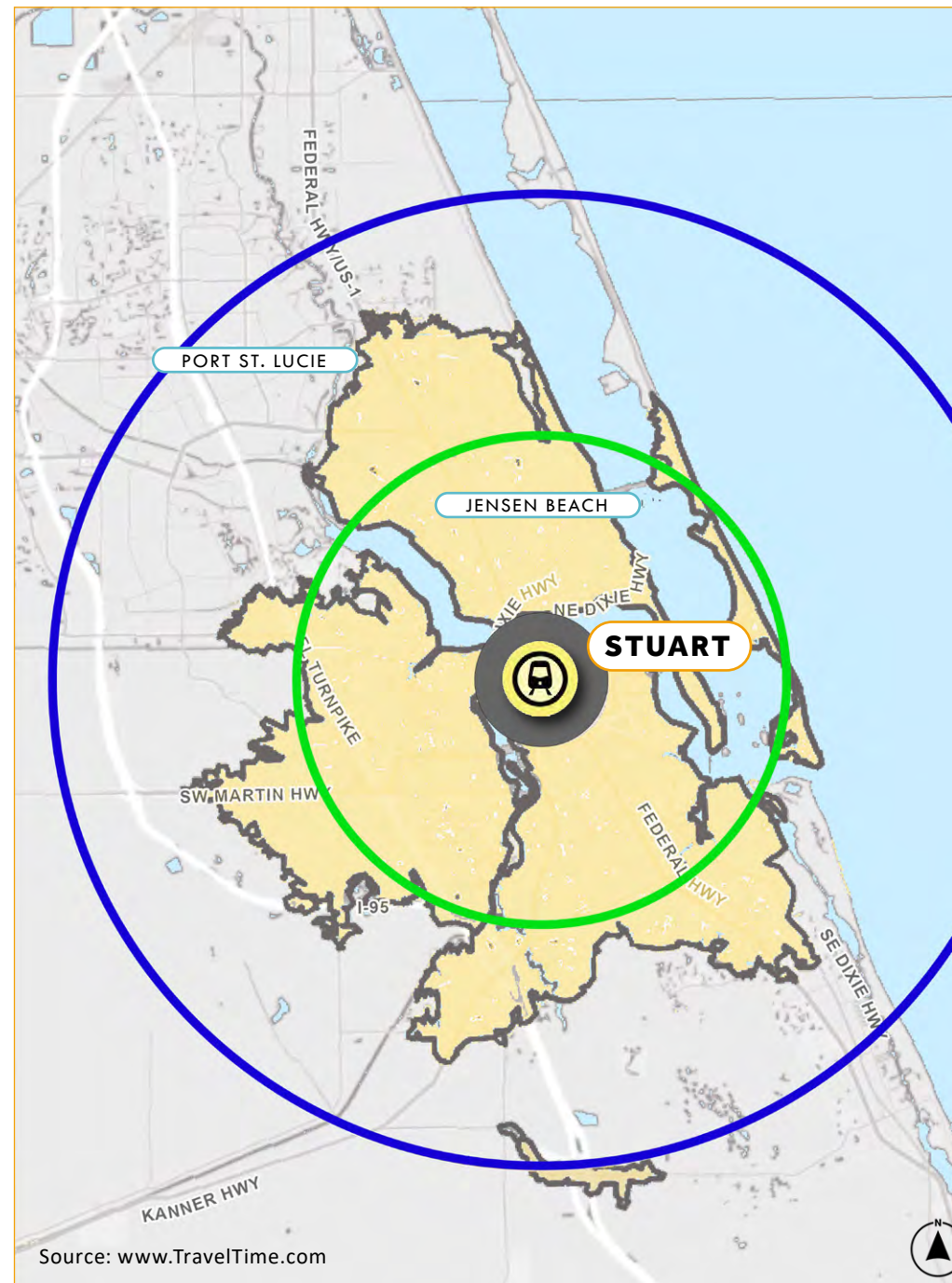
Within 30 minutes, the Stuart station is accessible to all of Martin County, southern St. Lucie County (including Port St. Lucie, Tradition, and St. Lucie West), and northern Palm Beach County (including those areas north of Indiantown Road such as Tequesta, Jupiter, and Jupiter Farms).

Within 45 minutes, the Stuart station is accessible from northern St. Lucie County (including all of Hutchinson Island and Fort Pierce) and additional areas of northern Palm Beach County (including areas north of Donald Ross Road such as Juno Beach and Palm Beach Gardens).

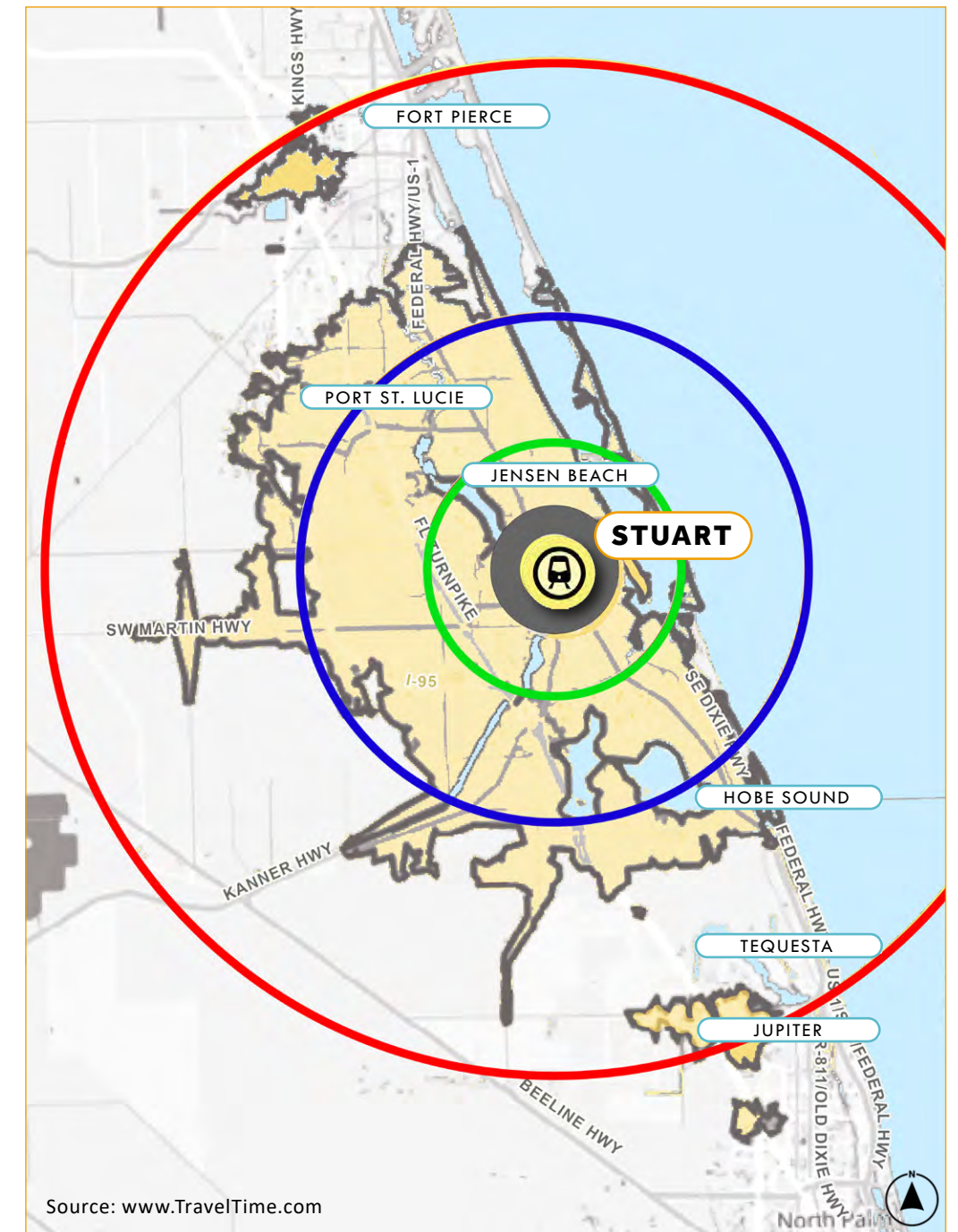
LEGEND

-  Brightline-Stuart Station
-  5-Mile Radius
-  10-Mile Radius
-  20-Mile Radius
-  Noted Travel Area

30-MINUTE TRAVEL TIME TO STATION



45-MINUTE TRAVEL TIME TO STATION








STATION-AREA POPULATION

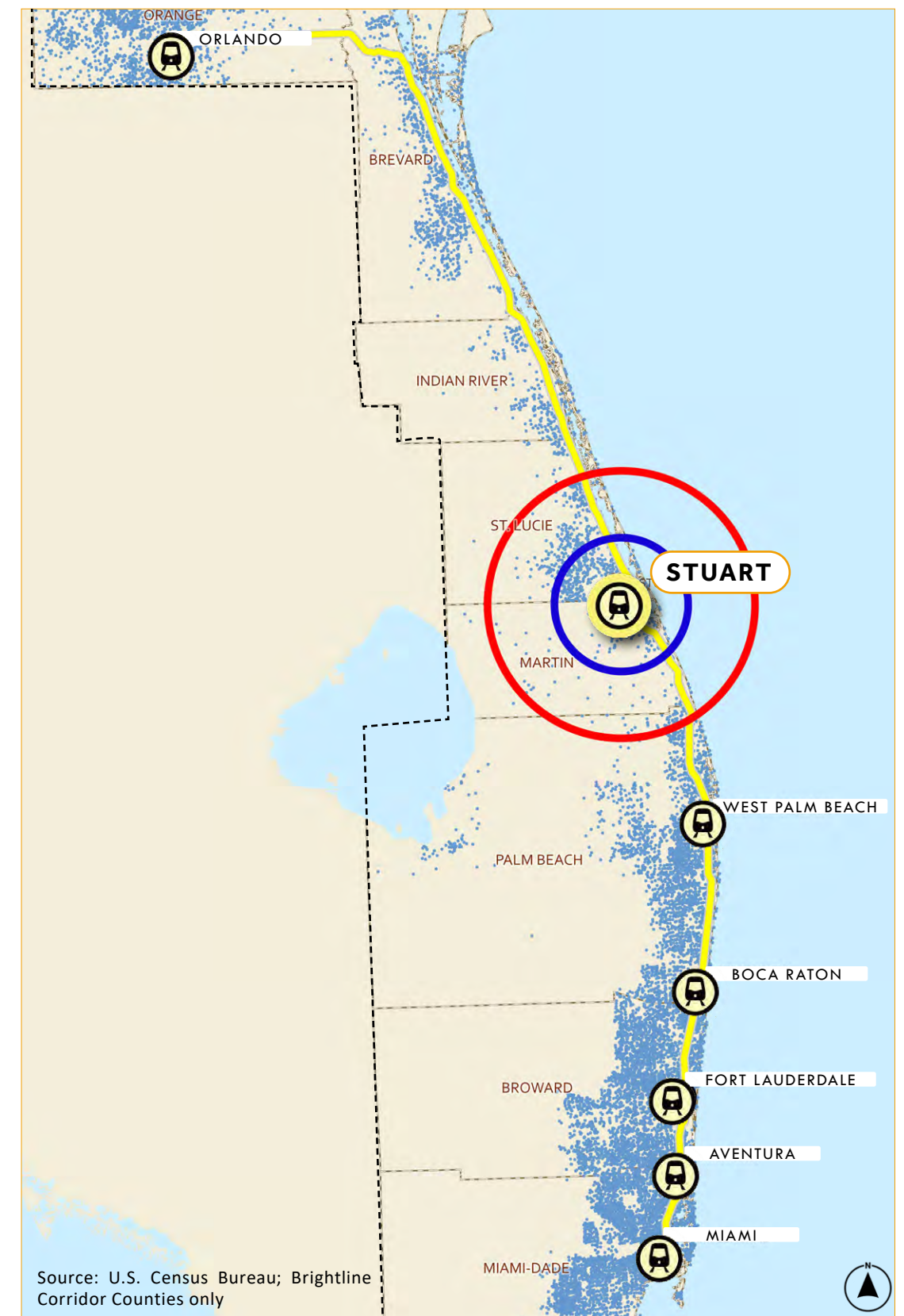
BRIGHTLINE CORRIDOR DENSITY

The Brightline-Stuart station is perfectly positioned at the midpoint between the Orlando and Miami stations and within Stuart’s long-established, successful downtown. For the region’s population, the Stuart location is remarkably accessible for Martin, St. Lucie, and northern Palm Beach county residents traveling from I-95, Florida’s Turnpike, or the local roadway network. The population pattern is historically clustered around the FEC Railway along the coast. The popularity of Florida’s beaches and historic downtowns continue that trend today, and the population density map to the right illustrates that pattern. Clearly, the Stuart station is central in the growing area north of Palm Beach County. The Brightline-Stuart station, in the heart of the downtown, can easily capture all of Martin County’s ridership and the more populated parts of St. Lucie County. Going forward, planned roadway and bridge improvements on the horizon will make it even easier for riders across the Treasure Coast to access the station.



LEGEND

- 1 Dot = 500 people
-  Brightline-Stuart Station
-  Existing Brightline Station Location
-  FEC Railway/Brightline Corridor
-  10-Mile Radius
-  20-Mile Radius



Source: U.S. Census Bureau; Brightline Corridor Counties only

STATION AREA DEMOGRAPHICS

INCOME CHARACTERISTICS

The Brightline-Stuart station area has some of the highest income per capita households in Florida. Martin County routinely ranks among the wealthiest counties in Florida, which translates into strong potential ridership surrounding the Brightline-Stuart station location.

TCPalm.com (10/18/2022)
What's the wealthiest county? Study ranks Treasure Coast compared to U.S. and Florida

RANK	COUNTY
1	Monroe
2	Collier
3	St. Johns
4	Miami-Dade
5	Palm Beach
6	Martin
7	Broward
8	Sarasota
9	Seminole
10	Sumter



Based on housing values, there are nearly **20,000 likely riders living within 15 minutes** of the Brightline-Stuart station location.

Within 5 miles of the station:
8,500+ homes assessed \$400K+
1,250 homes assessed >\$1 million

Based on housing values, there are nearly **33,000 likely riders living within 30 minutes** of the Brightline-Stuart station location.

Within 10 miles of the station:
13,900 homes assessed \$400K+
2,000 homes assessed > \$1 million

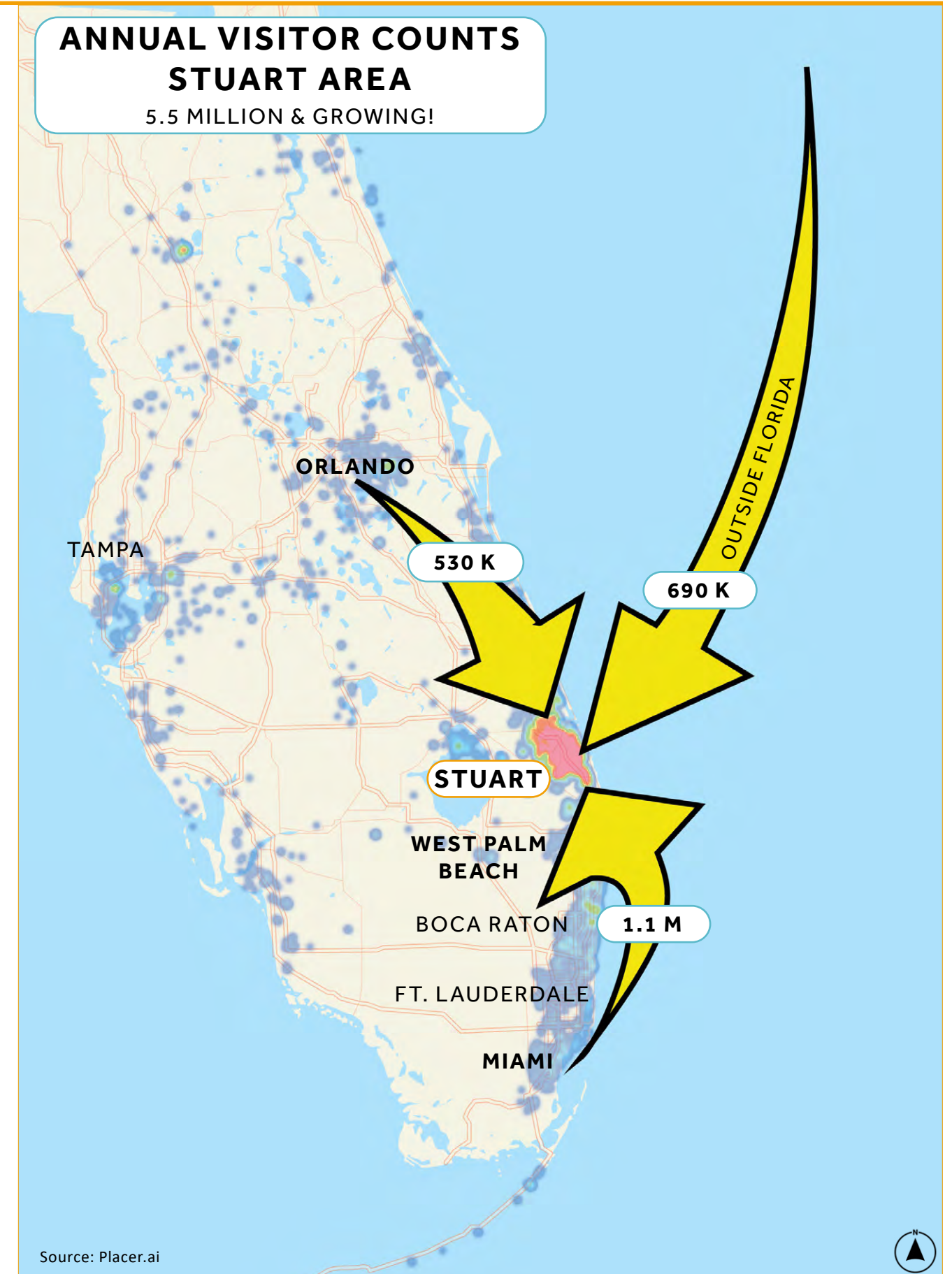
LEGEND

- Homes Assessed at \$400K - \$1M
- Homes Assessed > \$1M
- Brightline-Stuart Station
- 5-Mile Radius
- 10-Mile Radius
- National/State Park
- Witham Field

Source: 2023 Property Appraiser Data - St. Lucie County, Martin County, Palm Beach County, U.S. Census Bureau assumes 2.3 persons per household (U.S. Census Bureau)

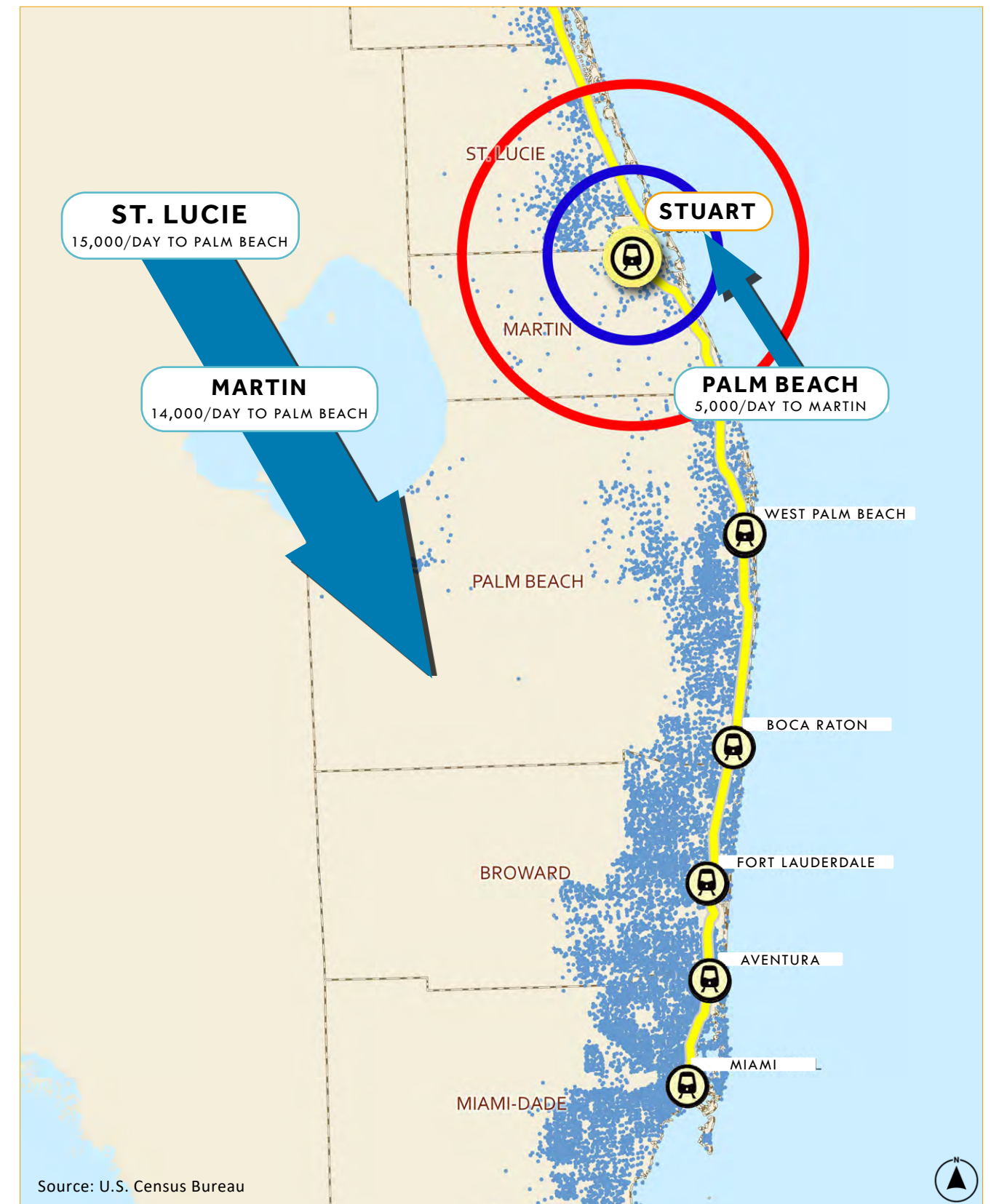
INBOUND VISITORS

Stuart's allure as a top destination for domestic and international travelers has been rapidly expanding, especially as post-COVID travel patterns have become established. Visitor data indicates Martin County attracts more than 5.5 million visitors annually. Within Florida, the Stuart area draws 1.1 million visitors per year from South Florida and more than a half-million from the Orlando area. Nearly 700,000 visitors travel to the area annually from outside Florida. The Brightline-Stuart station is a perfect complement to the growing visitor market. To further fuel Stuart's tourism success, an \$800,000 Brightline marketing collaborative has already been funded to develop Brightline-specific itineraries (day trips, weekend getaways, and longer vacations) as well as marketing collateral, digital and social media, and \$200,000 in ticket purchases.



POTENTIAL COMMUTER RIDERSHIP

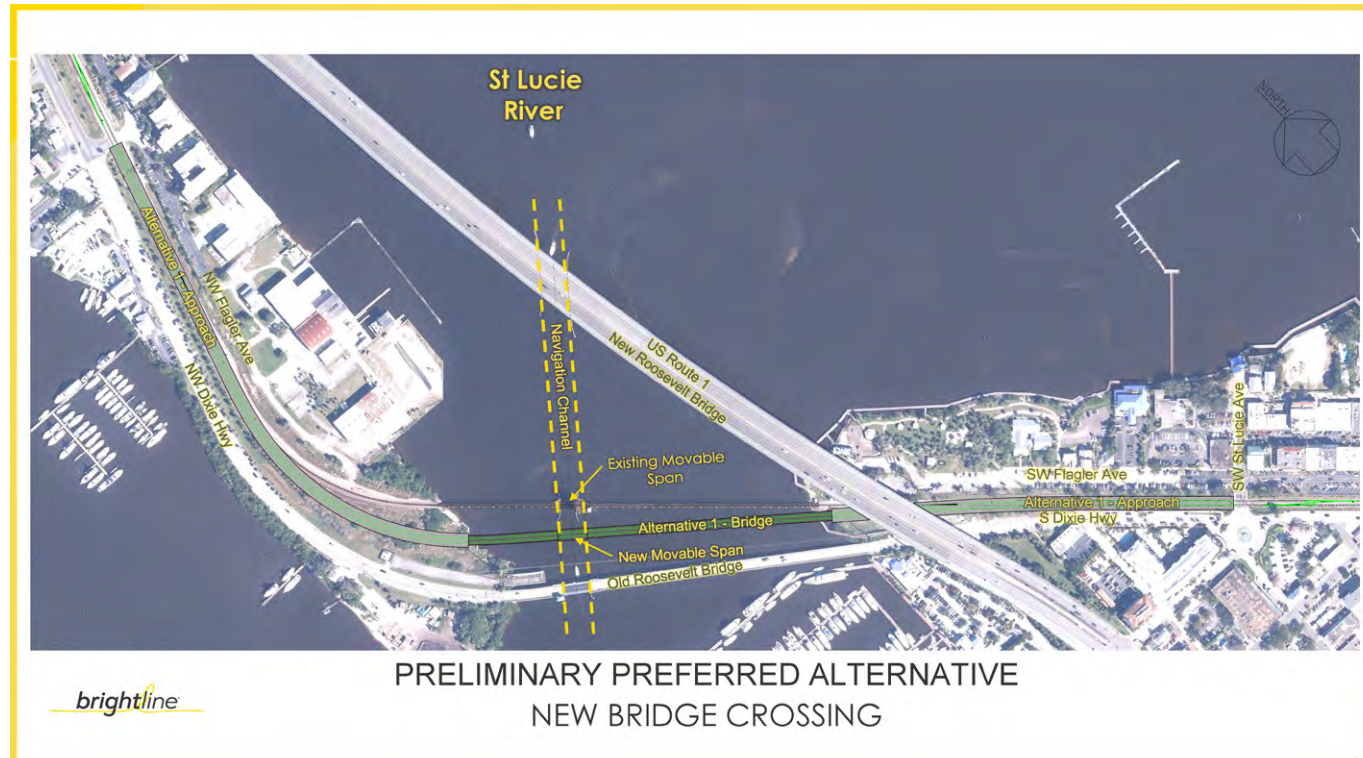
The Brightline-Stuart station location offers an unparalleled opportunity to capture commuter traffic between the northern Treasure Coast counties and Palm Beach County. The dominant commuter flow is southbound, with nearly 30,000 commuters traveling daily from Martin and St. Lucie counties into Palm Beach County. The Brightline-Stuart station can easily capture commuters looking to avoid the highways and “Ride Brighter” to West Palm Beach in just 30 minutes. In the northbound direction, nearly 5,000 Palm Beach County commuters travel daily into Martin County, where the majority of jobs are located within 15 minutes of downtown Stuart. Martin County’s Business Development Board, Chambers of Commerce, and Economic Council are strong supporters of the Brightline-Stuart station and eager to promote the service to their members and employees.



**A BRIGHTER
RIDE IS HERE**

brightline[®]

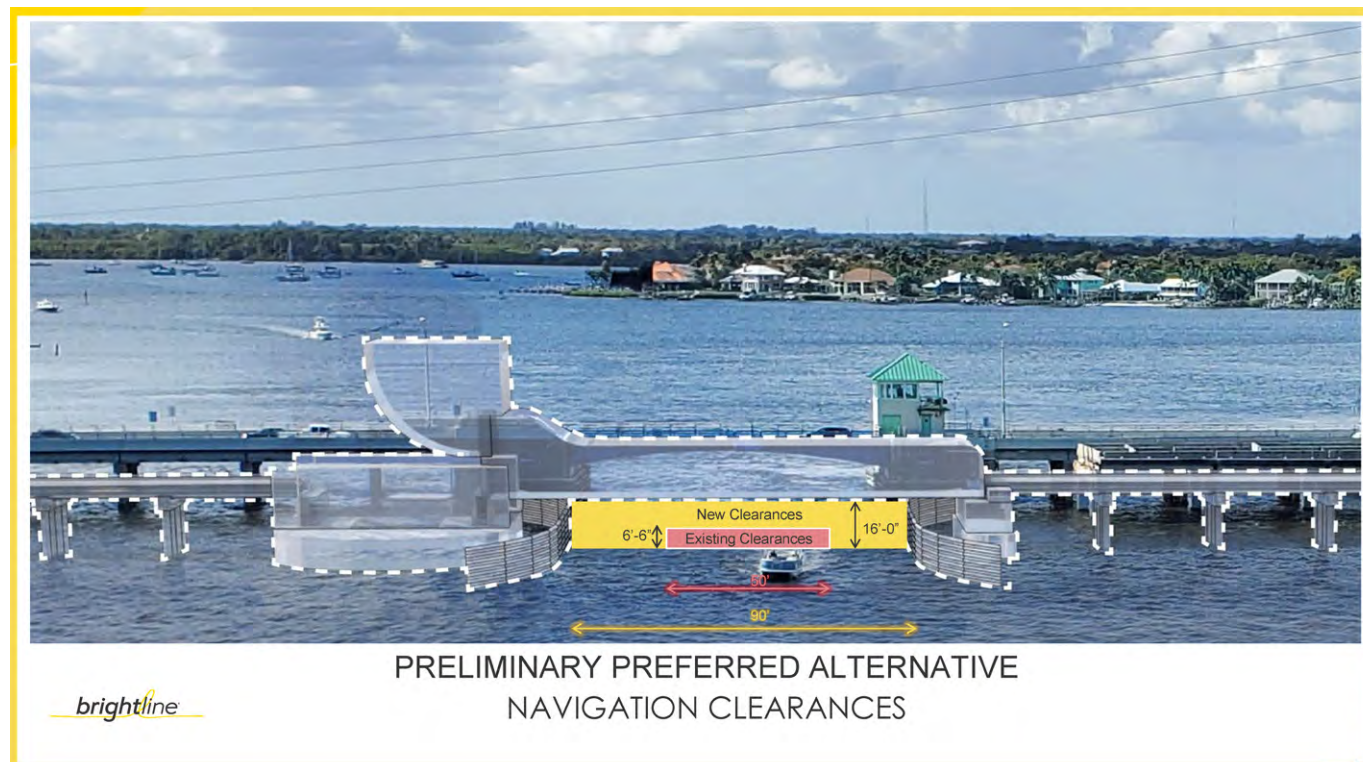
TRANSPORTATION NETWORK IMPROVEMENT - FEC RAILWAY BRIDGE REPLACEMENT



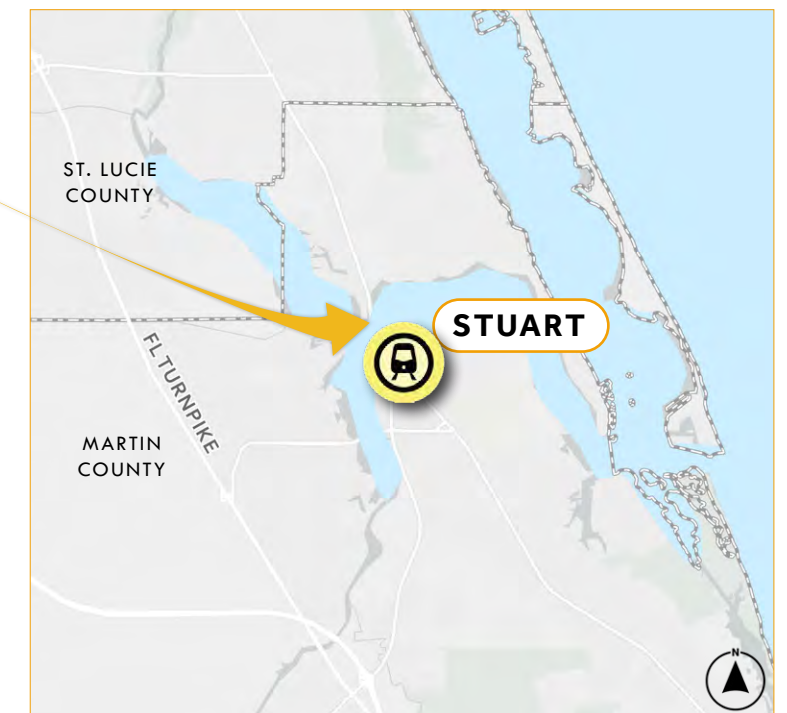
RAILWAY BRIDGE IMPROVEMENTS

The landmark \$218 million St. Lucie River Railroad Bridge project provides a valuable and immediate example of the successful, collaborative approach envisioned for the Brightline-Stuart station project. This remarkable transportation improvement has resulted from an unparalleled partnership among Brightline, Florida East Coast Railway, City of Stuart, Martin County, Florida Department of Transportation (FDOT), the Federal Government, elected officials, and the Stuart-area community. The replacement of the aging bridge will improve roadway and marine traffic flows throughout the Brightline-Stuart station area, improving safety, alleviating traffic congestion, and facilitating access to the heart of Downtown Stuart.

The timing of the bridge replacement project is especially important for the Brightline-Stuart station, as completion of the bridge replacement would be nearly concurrent with the potential opening of the station. In December 2023, the project received a \$130.5 million Mega Grant through the U.S. Department of Transportation, with matching funding anticipated from the FDOT and additional federal grant sources. This is the type of collaboration and partnership that will hallmark the development of the Brightline-Stuart station.



TCPalm. DECEMBER 18, 2023
\$130 million grant is major boost to replacing St. Lucie River railroad bridge in Stuart





TAB 2
SITE CRITERIA
STATION-AREA DESTINATIONS



LOCAL DESTINATIONS WITHIN 20 MINUTES

STAY

1. MARRIOTT HUTCHINSON ISLAND RESORT
2. HUTCHINSON SHORES RESORT & SPA
3. THE LUCIE
4. SANDPIPER BAY RESORT

DISCOVER

5. ELLIOTT MUSEUM
6. FLORIDA OCEANOGRAPHIC COASTAL CENTER
7. CHILDREN'S MUSEUM OF THE TREASURE COAST
8. LYRIC THEATRE

RELAX

9. HOUSE OF REFUGE
10. STUART BEACH
11. JENSEN BEACH
12. HOBE SOUND BEACH

EXPLORE

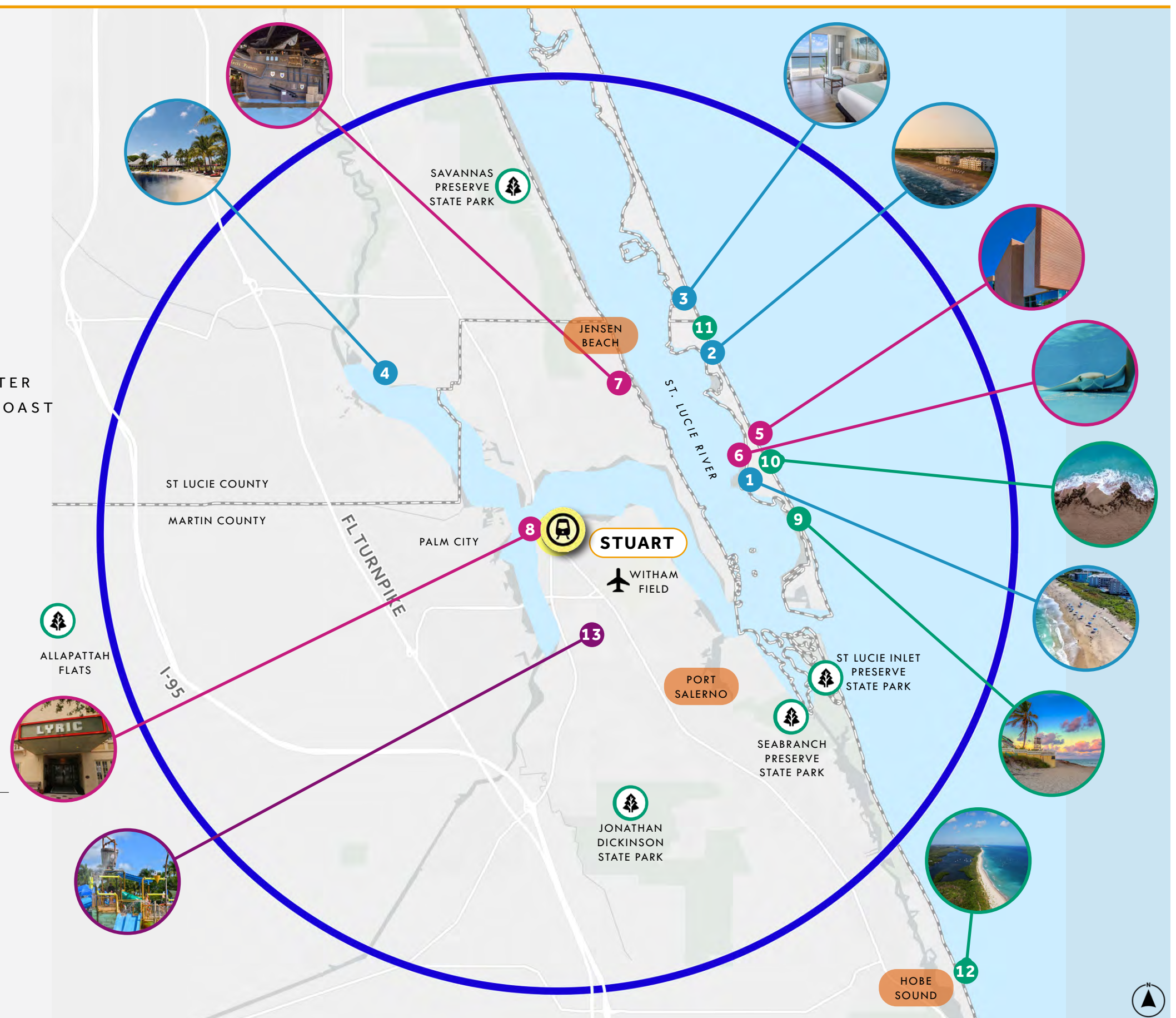
- JONATHAN DICKINSON STATE PARK
- SEABRANCH PRESERVE STATE PARK
- ST LUCIE INLET PRESERVE STATE PARK
- SAVANNAS PRESERVE STATE PARK
- ALLAPATTAH FLATS

PLAY

13. SAILFISH SPLASH WATERPARK

DOWNTOWNS

- STUART
- JENSEN BEACH
- PORT SALERNO
- HOBE SOUND



STAY

1

MARRIOTT HUTCHINSON ISLAND RESORT



3

THE LUCIE



2

HUTCHINSON SHORES RESORT & SPA



4

SANDPIPER BAY RESORT



DISCOVER



RELAX

11



JENSEN BEACH

12



HOBE SOUND BEACH



BLOWING ROCK PRESERVE



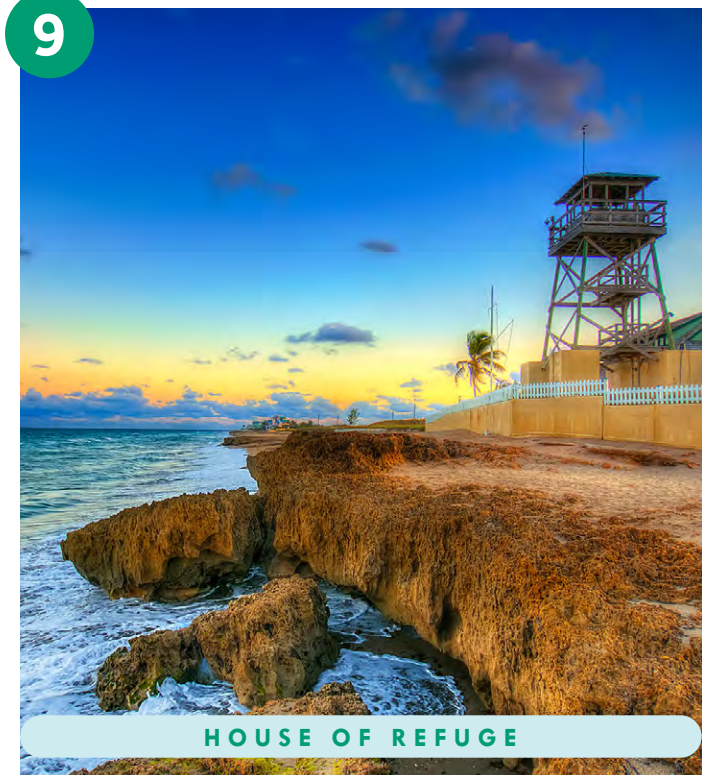
HUTCHINSON ISLAND

10



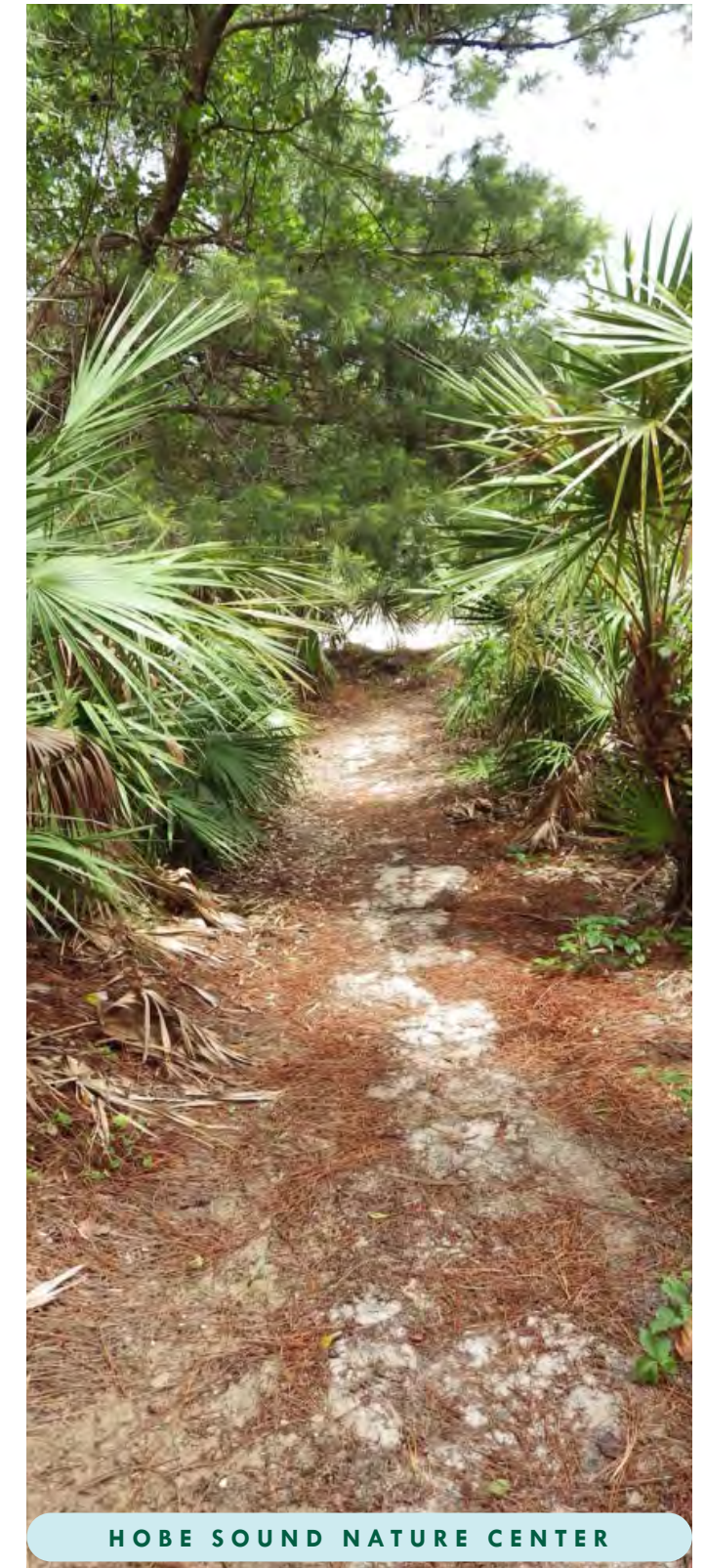
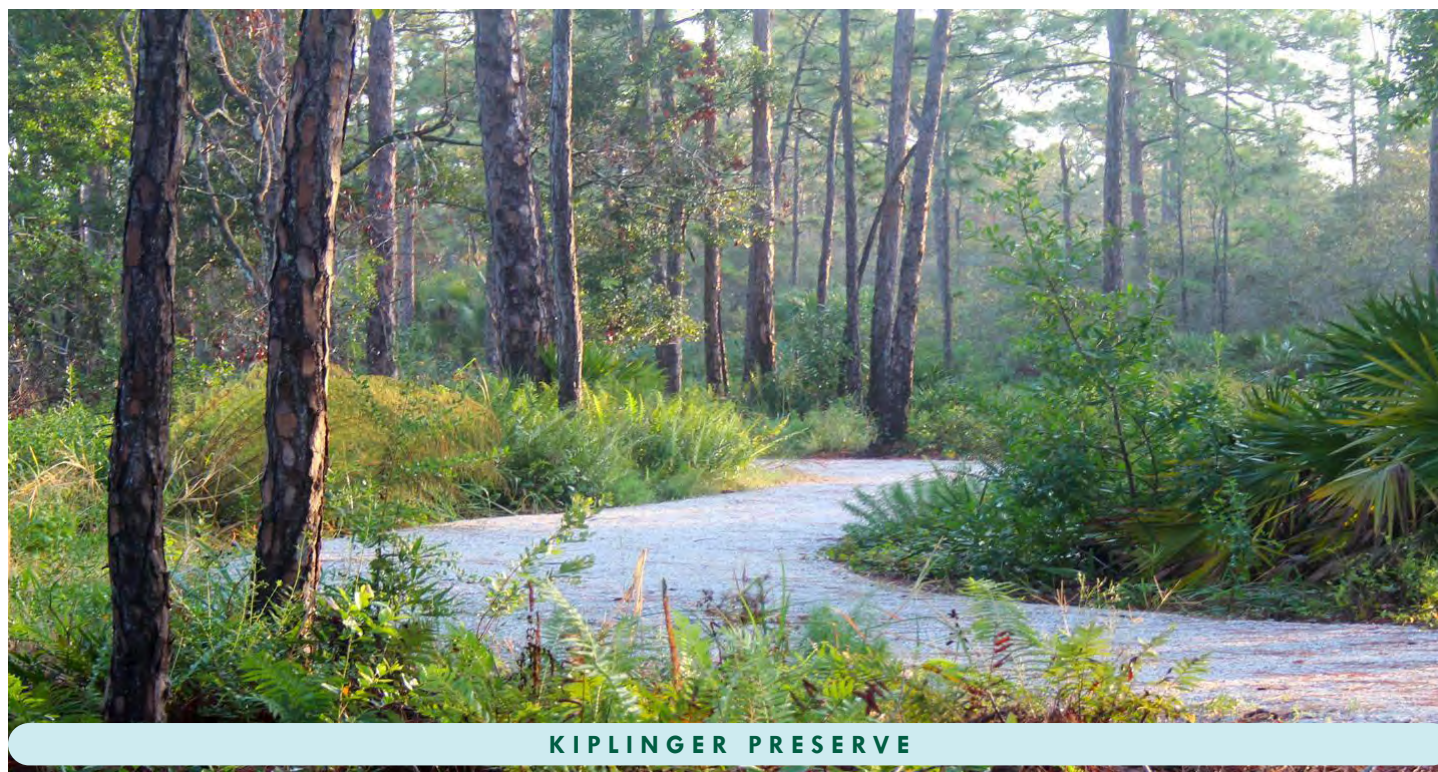
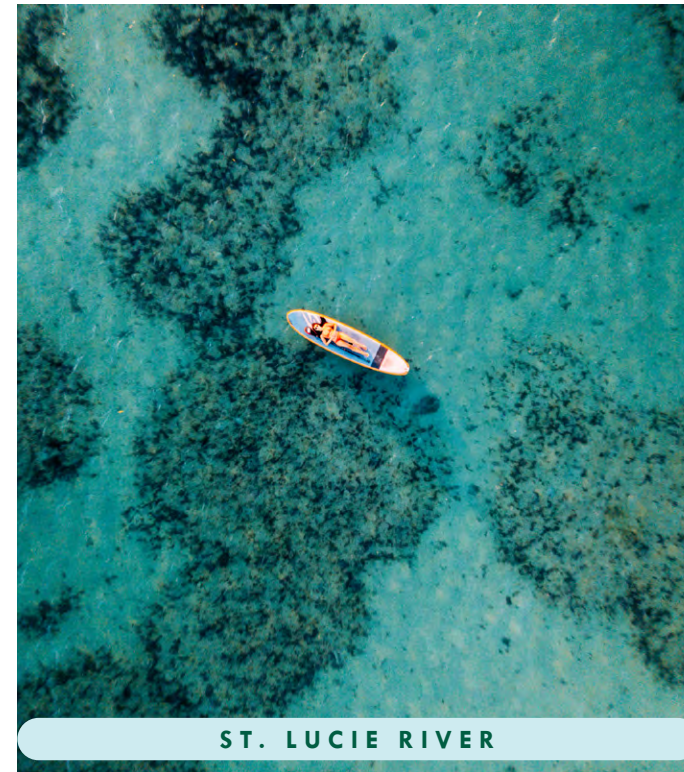
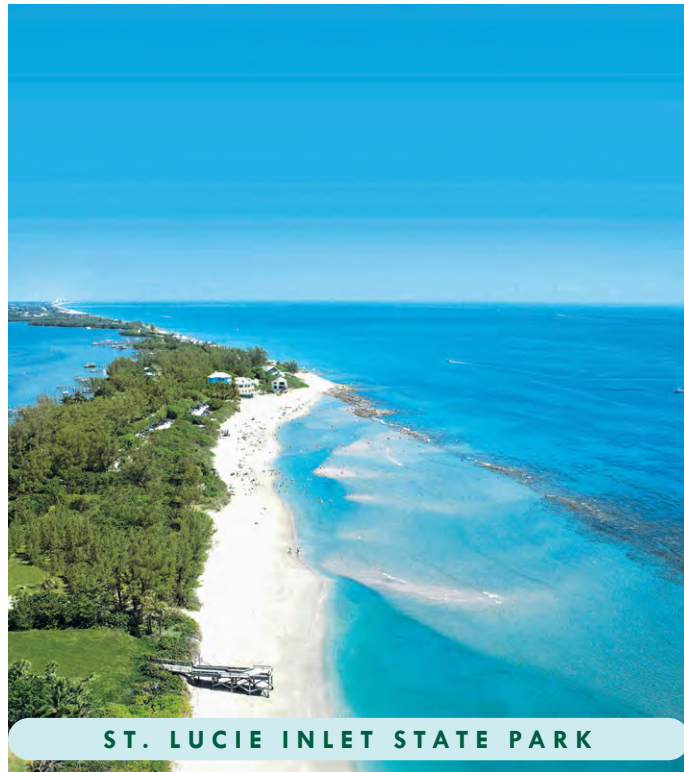
STUART BEACH

9



HOUSE OF REFUGE

EXPLORE



PLAY

13

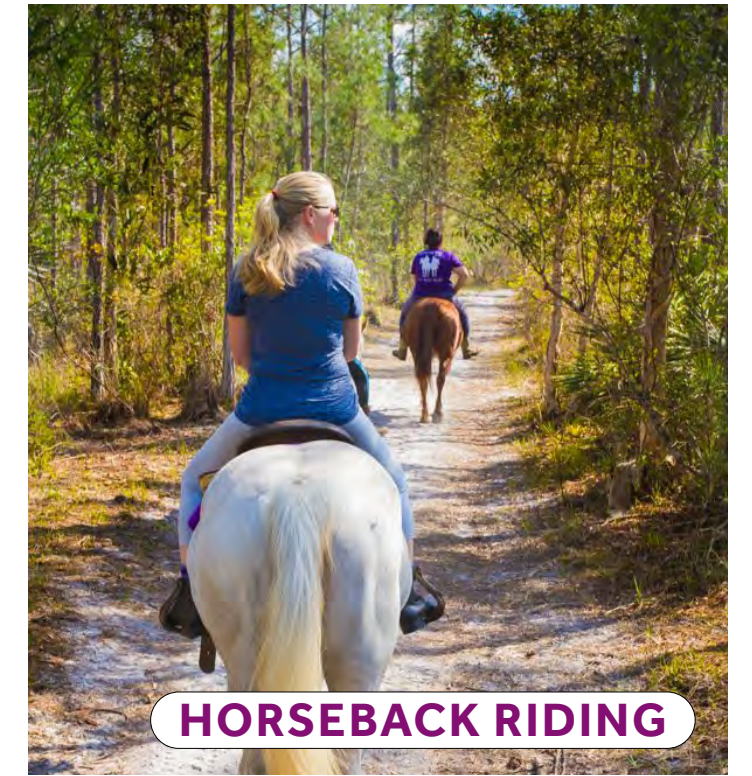
SAILFISH SPLASH WATERPARK



KAYAKING



HORSEBACK RIDING



CANOEING & PADDLE BOARDING

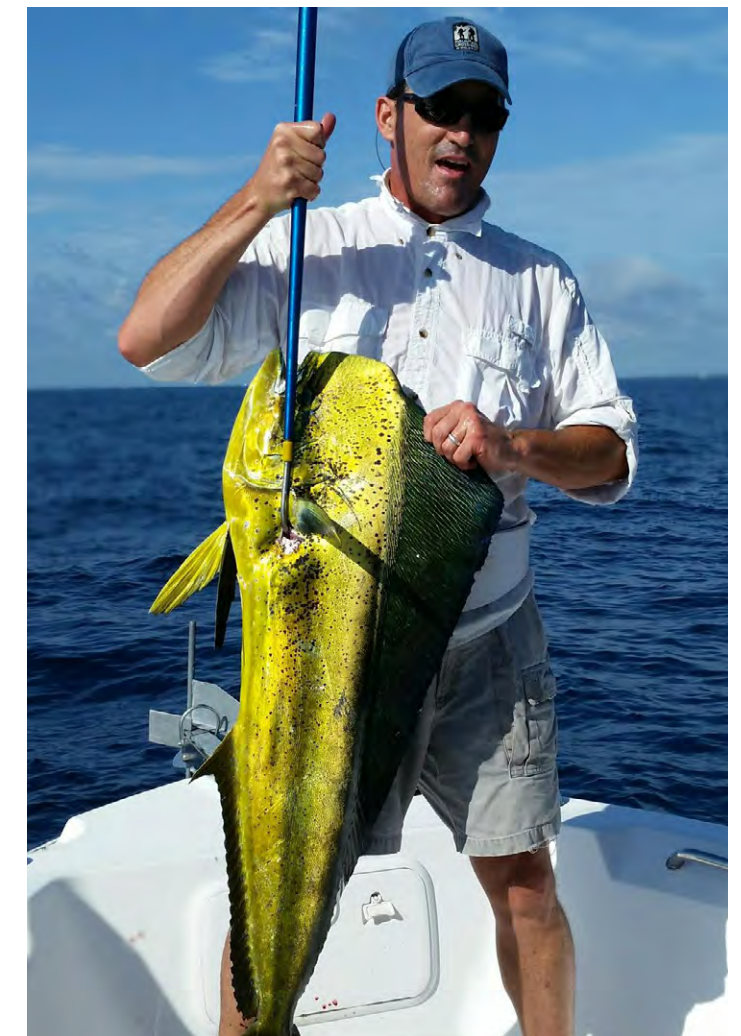
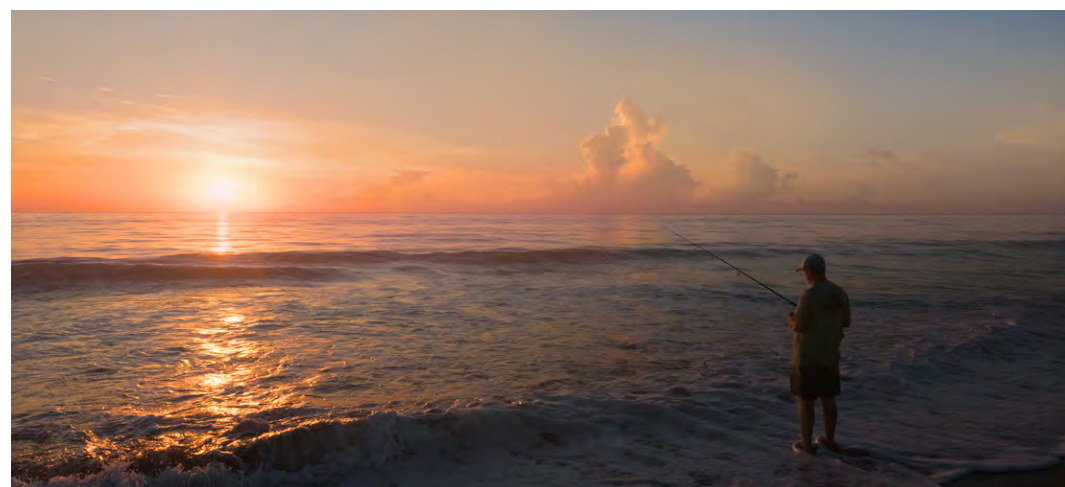


SURFING



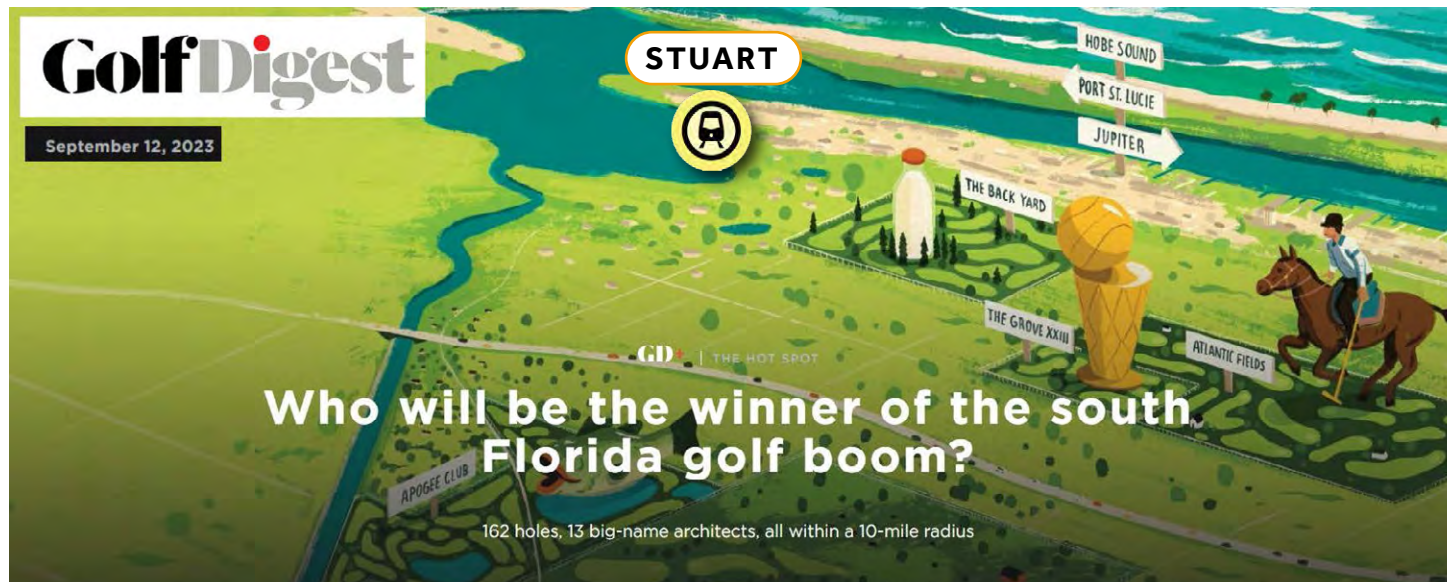
FISHING IN “THE SAILFISH CAPITAL OF THE WORLD”

For nearly a century, Stuart has been known as “The Sailfish Capital of the World.” Home to 100 artificial reef systems and more than 800 species of fish, Stuart is situated in the most biodiverse estuary in the Northern Hemisphere and just a few miles from the Gulf Stream. And with that geography comes incredible year-round fishing, both inshore and offshore, saltwater and fresh. Stuart has it all - quiet backwaters, fishing piers, surf-casting on the beach, bottom-fishing at nearshore wrecks, and deep-sea charters in the Atlantic depths - one of the best places in Florida to head out for adventure and reel in the memories.



SWING BY THE SEA

Located in the heart of the Treasure Coast, the Stuart area is home to nearly 30 golf courses with more on the horizon - all within a 15-minute drive time. In 2023, Golf Digest highlighted Martin County as a rising star for luxury golf experiences, with an influx of wealthy residents and vacationers seeking an escape from South Florida to "Swing by the Sea." Within a 30-minute drive, the golf inventory grows to more than 60 courses, adding to the vacation quality and draw of "America's Happiest Seaside Town."



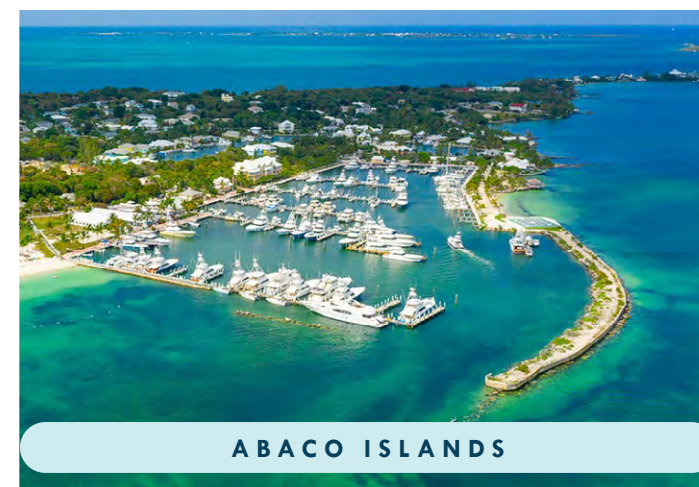
VENTURE BY AIR

WITHAM FIELD AIRPORT (SUA)

Minutes from Downtown Stuart lies Witham Field Airport, home to turboprops and luxury jets, charter flights, and extended adventures by air. Witham Field's U.S. Customs Facility is a boon for international travel, making an easy day trip by air from Stuart to fish or dive in the turquoise Caribbean waters. More than two dozen charter operators offer direct flights from Stuart to the Bahamas, Bimini, Puerto Rico, and across the world.



PORTOFINO



ABACO ISLANDS



SAN JUAN



NASSAU

STATION AREA DESTINATIONS WITHIN 10 MINUTES

STAY

- 14. OLD COLORADO INN
- 15. SAM MATTHEWS B&B
- 16. INN SHEPARD PARK B&B
- 17. TRU BY HILTON (PROPOSED)
- 18. FAIRFIELD (PROPOSED)

DISCOVER

- 19. COURT HOUSE CULTURAL CENTER
- 20. SHS ARTS CAMPUS
- 21. LYRIC THEATRE
- 22. STUART HERITAGE MUSEUM

RELAX

- 23. RIVERWALK
- 24. GAZEBO PARK
- 25. MEMORIAL PARK

PLAY

- 26. KIWANIS PARK
- 27. SHEPARD PARK
- 28. FLAGLER PARK



DOWNTOWN STUART



ST. LUCIE RIVER



COURT HOUSE CULTURAL CENTER



WATERFRONT ACCESS



SUNSET BAY MARINA



SHOPPING



WEEKEND GETAWAYS

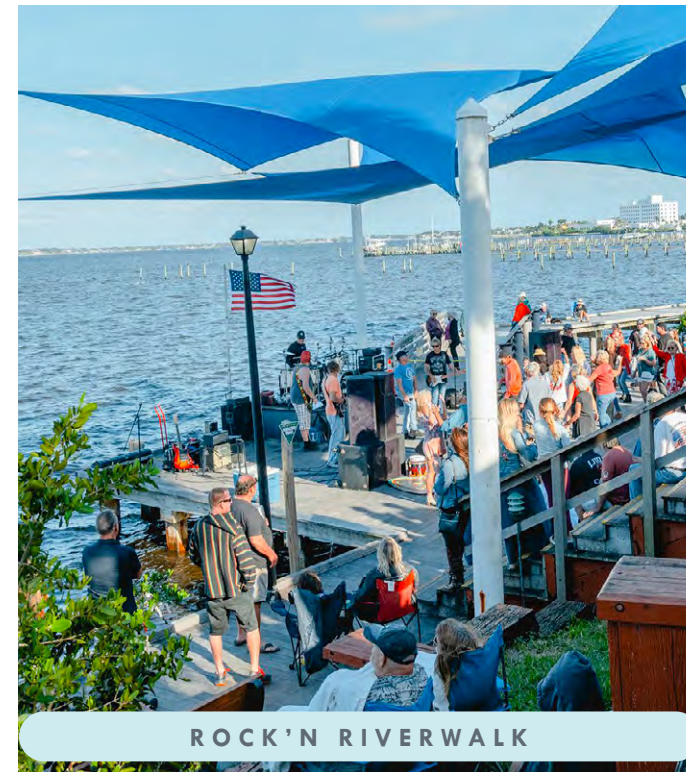
DOWNTOWN STUART



STUART HERITAGE MUSEUM



MARKET ON MAIN



ROCK'N RIVERWALK



MEMORIAL PARK



WATERFRONT DINING



BREWRIES

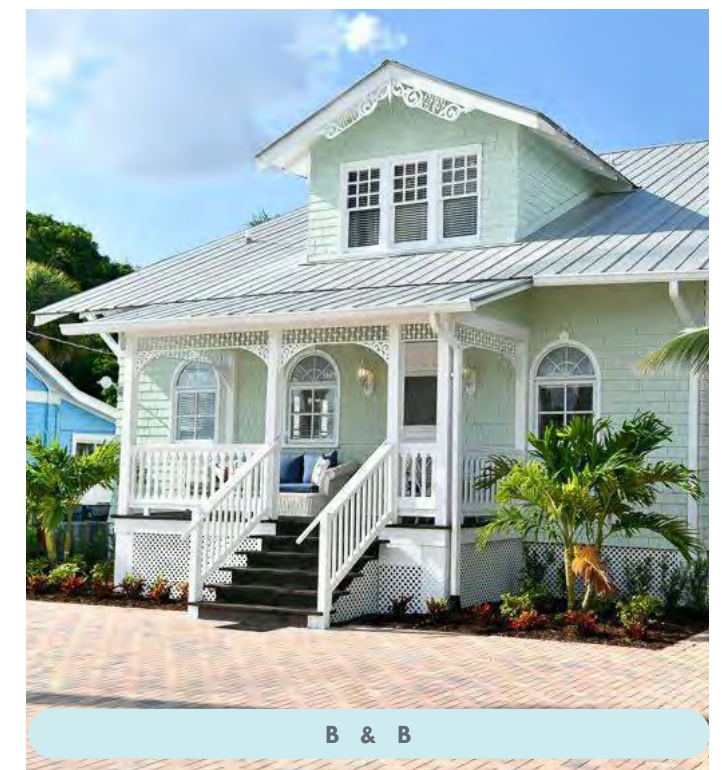
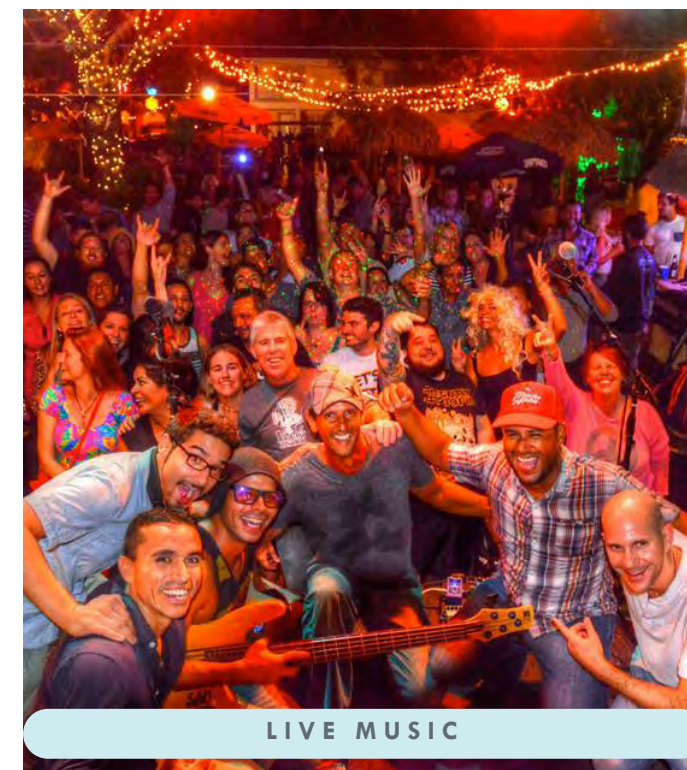
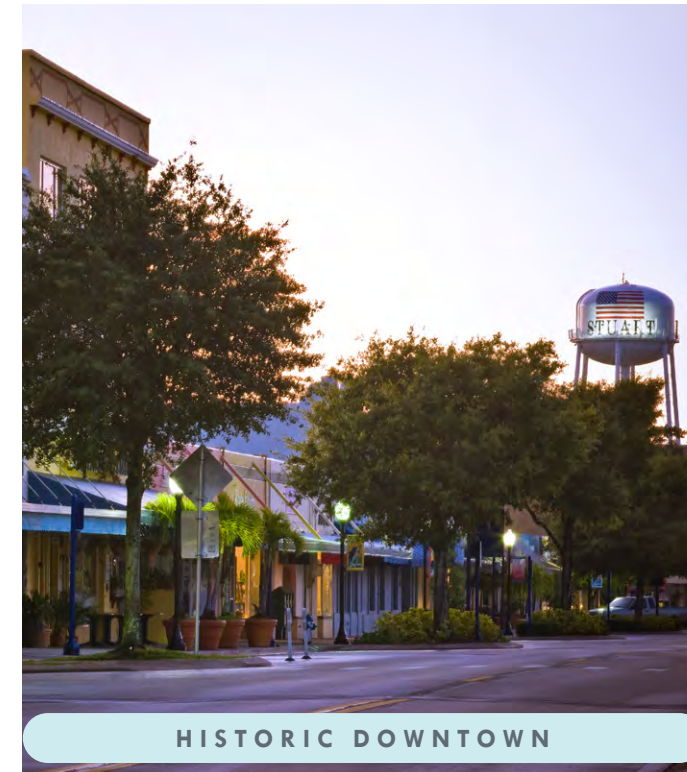


KIWANIS PARK



LOCAL COFFEE

DOWNTOWN STUART



ENJOY

YEAR ROUND EVENTS

- FIRST FRIDAY ART WALK
- SUNSET CONCERTS AT THE GALLERY
- MARKET ON MAIN
- ROCK'N RIVERWALK

FALL

SEPTEMBER • OCTOBER • NOVEMBER

- HOBGOBLINS ON MAIN STREET
- TC HALLOWEEN HALF MARATHON
- BIG TASTE OF MARTIN COUNTY
- BAHAMIAN FESTIVAL
- STUART AIR SHOW

WINTER

DECEMBER • JANUARY • FEBRUARY

- ARTSFEST
- DOWNTOWN STUART ART FESTIVAL
- CHRISTMAS ON MAIN
- SANTA'S CITY LIGHTS
- STUART BOAT SHOW

SPRING

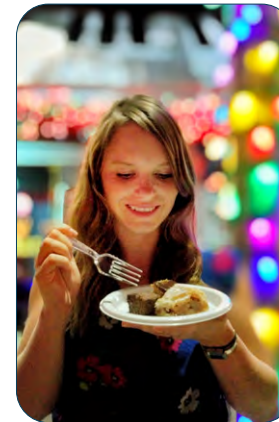
MARCH • APRIL • MAY

- BREWS, BLUES, BOURBON & BBQ
- DOWNTOWN STUART CRAFT FESTIVAL
- MARATHON OF THE TREASURE COAST

SUMMER

JUNE • JULY • AUGUST

- INDEPENDENCE DAY
- FURNACE 5K
- REEF BUILDERS FISHING TOURNAMENT
- TREASURE COAST BONITA BLAST



STUART ART & HISTORY WALKING MAP

SCULPTURES

- Sailfish Sculpture: Sailfish Circle (round-a-bout)
- Lady Abundance: Hanes Circle (round-a-bout)
- Studio per Pas de Quatre: Court House Center
- Mind Sweepers: Court House Center
- Open Mind for a Different View: Court House Center
- Distinguished Service Memorial Part 1: "Above and Beyond" Memorial Park
- Distinguished Service Memorial Part 2: "Unconditional" Memorial Park
- Benny: Public Safety Building
- Three Wise Monkeys: Kiwanis Park
- The Shell Boy: 501 SE Osceola St.

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- 30 Postcards from Stuart: 555 Colorado Ave.
- 31 Stuart History: 62 S Colorado Ave.
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- 33 Fence Murals: Ground Floor, 100 SE Martin Luther King, Jr. Blvd.
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- 35 Unisa's Creating Unity in the Community No. 1, 500 SE Martin Luther King, Jr. Blvd.
- 36 Unisa's Creating Unity in the Community No. 2, 500 SE Martin Luther King, Jr. Blvd.
- 37 Children's Classics: Unisa's Creating Unity in the Community No. 4, at the center at 601 SE Lake St.
- 38 Unisa's Creating Unity in the Community No. 3, 10th St. Center, 724 SE 10th St.
- 39 Unisa's Creating Unity in the Community No. 5, 724 SE 10th St.

HISTORICAL ARCHITECTURE

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- 52 Feroe Building: 73 SW Flagler Ave.
- 53 Stuart Boardman: 421 SW Camden Ave.
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- 57 Plant/Porter Oil House - Oil House at Colorado Inn: 100 S Colorado Ave.
- 58 Kimberly/Reveries Apartments: 15 SE Seminole St.
- 59 Johnson House: 22 SE Seminole St.
- 60 John/Lyons House: 26 SE Seminole St.
- 61 Clifton Lodge: 80 SE Ocean Blvd.
- 62 The Pelican Hotel: 221 E Osceola St.
- 63 Molly's House: 453 SE Osceola St.
- 64 Ono Steppmann House: 451 SE Riverside Dr.
- 65 Thomas J. Allen House: 410 SE Lake St.
- 66 Knapp InvCoGrace Apartments/Grace E. Wolfe Apartments: 421 SW Camden Ave.
- 67 Sunrise Apartments: 433 SW Camden Ave.
- 68 Witham/Coastant House: 512 SW California Ave.
- 69 Ricou House: 410 SW California Ave.
- 70 Sun Matthew House: 501 Alton Ave.
- 71 Community Church: Corner of Alton Ave. & 3rd St.
- 72 Woodmen Hall: Corner of Alton Ave. & 3rd St.
- 73 The France Apartments: 574 SW St. Lucie (Coconut)
- 74 Dulles/Bossey House (now Shepard Park Bed & Breakfast): 621 SW Ocean Blvd., along Admiral Ave.
- 75 Judge Thomas Matthews House: 218 SW Atlanta Ave.
- 76 John Taylor House: 206 Atlanta Ave.
- 77 Kitching House: 201 SW Atlanta Ave.

CULTURAL VENUES

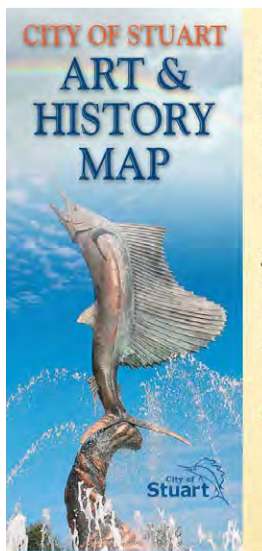
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- 14 Stuart's First Community Church: Corner of Alton Ave. and SW 3rd St.
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Stuart, Florida

Stuart is located on Florida's East Coast, which borders the St. Lucie River and west of the Indian River. The climate is pleasant with mild winters and warm summers. The annual average temperature is 72°. Annual rainfall averages 70-84 inches. Stuart is rich in art and history. As you explore our City, or using the Art and History Map as a guide we are sure you will appreciate the rich variety of the active expression of our history, creativity, and community spirit.

Stuart is famed for its fishing and all other types of sport fishing. You can enjoy ocean fishing, river and bay fishing, fresh water fishing, the North and South Forks of the St. Lucie River are tropical woodlands for cruise. Stuart has quiet older neighborhoods in the downtown area. There is a mixture of town homes and condominiums. Stuart's successful revitalization program has made the downtown area a pleasant ambience, lined with shops and restaurants.

Stuart was first settled in 1876, incorporated 1914, and chartered 1925. Known as the County seat, Stuart was originally named Potomac from 1893 to 1896, by Ono Steppmann one of the earliest settlers of Stuart (History of Martin County by Janet Hutchinson) Ono Steppmann and his brother, Ernest, came here in 1892 and were originally from Potomac, Maryland. The Steppmann brothers originally owned what is now known as "Downtown Stuart", and were large landowners. They started their business here in pineapple farming. The name was changed to Stuart after the FIC railroad was established and was named after Homer Hase Stuart, Jr., another early settler. For more information regarding the history of Stuart, please visit our Stuart Heritage Museum at 161 SW Flagler Avenue, open daily from 10 am to 4 pm.

City of Stuart - Welcome Center
101 SW Flagler Ave. Stuart, FL 34994
(772) 286-2844
www.cityofstuart.com
www.facebook.com/StuartFLFlorida
www.instagram.com/cityofstuart

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The Florida Water Bird Collection by wildlife artist Geoffrey C. Smith is located along Colorado Avenue. Residents, business and art enthusiasts of the community sponsored such and covers sculptures, which are a reminder of our fragile ecosystem and our wildlife that depend on the St. Lucie River and the Indian River Lagoon estuary system.

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TAB 2 SITE CRITERIA

BRIGHTLINE MARKETING COLLABORATIVE
WITH MARTIN COUNTY TOURIST DEVELOPMENT COUNCIL



TOURIST DEVELOPMENT COUNCIL (TDC)

The Martin County Tourist Development Council (TDC) has authorized \$800,000 to establish a Brightline Cooperative Marketing Fund to raise awareness and promote the new Brightline-Stuart station. Martin County's award-winning tourism office will spearhead this effort with Brightline to develop a broad marketing campaign, including digital ads, social media, and pop-up events specific to the Brightline service. Additionally, up to \$200,000 of this fund will be available for ticket purchases to raise awareness and help promote the service.

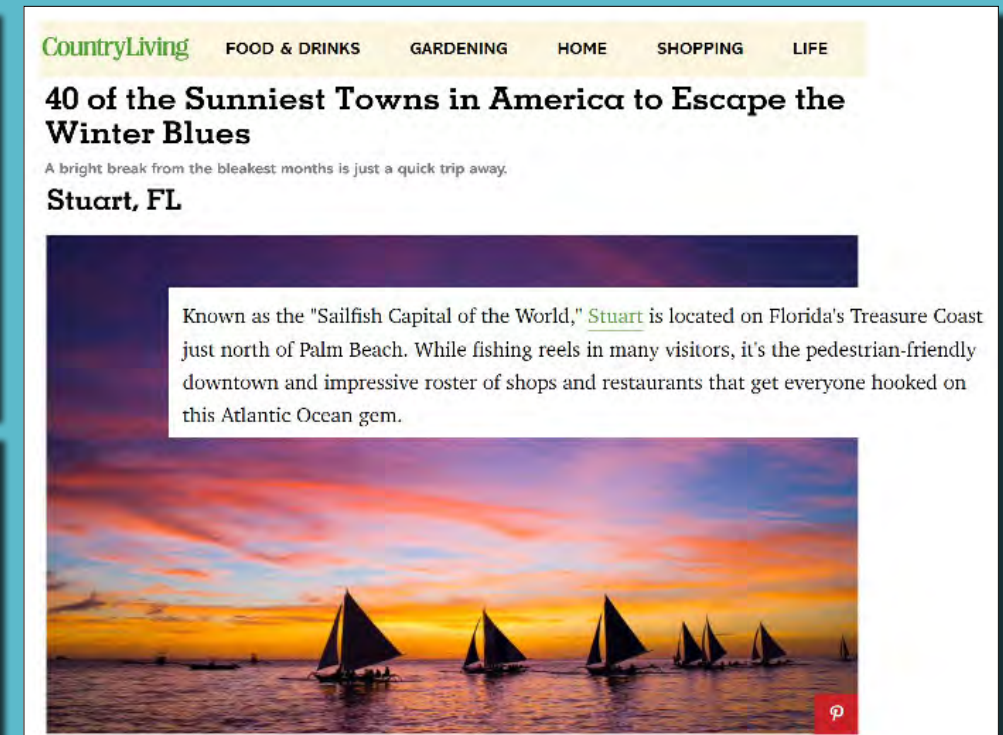
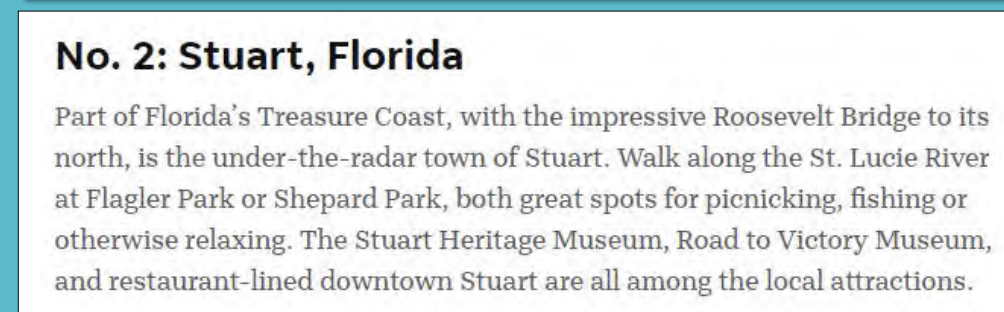
The TDC has expanded the tourism reach of Martin County, generating more than 5 million annual visitors to the area's hotels, attractions, and activities. This unprecedented tourism approach with Brightline will be available in advance of the service to help build momentum, create the development of Brightline-focused itineraries, and grow the brand of both Brightline and Martin County with the new service opportunity.



BRIGHTLINE-MARTIN COUNTY

MARKETING COLLABORATIVE \$800,000 COMMITMENT

- Available for all forms of marketing campaigns - digital advertising, social media, pop-ups in key markets, and more
- Up to \$200,000 for ticket purchases to raise awareness and generate interest in the new Brightline-Stuart station



SAMPLE TDC MARKETING COLLATERAL

THE
**FASTEST WAY
TO
SLOW DOWN.**

Brightline high speed rail will whisk you away from the crowds and into the calming embrace of a destination that matters – Martin County. Our serene sunrises, sugary beaches and endless activities await your arrival.

**RIDE BRIGHTER.
IT'S ONLY MINUTES TO MARTIN.**

MARTIN COUNTY
Florida
discovermartin.com

RIDE BRIGHTER.
MARTIN COUNTY
Florida

LEARN MORE

DIRECT MAIL & DIGITAL AD CONCEPTS

Fly to **PARADISE.
BY TRAIN.**

Shouldn't your next flight be on a train? Escape to a destination that matters – Martin County – via Brightline highspeed rail. Take in serene sunrises, cool ocean breezes and endless activities. Ride brighter and get there sooner.

AFTER ALL, IT'S ONLY MINUTES TO MARTIN.

MARTIN COUNTY
Florida
discovermartin.com

**IT'S ONLY
MINUTES
TO MARTIN.**
MARTIN COUNTY
Florida

LEARN MORE



TAB 3 FINANCIAL TERMS



FINANCIAL TERMS

The site proposed for the train station, drop-off area, and parking garage (consisting of three individual parcels) is currently owned by Martin County. Once the Brightline-Stuart location has been selected, per the terms of the Martin County/City of Stuart Interlocal Agreement (approved December of 2023), the County will deed the property to the City of Stuart, who will be the sole entity for all subsequent station-related leasing, permitting, and development activities. The City intends to lease the property to Brightline at a rate of \$1.00 per year for a maximum period of 80 years (in 20- or 40-year terms with renewals at Brightline’s option).

While the entire proposal (station, track work, parking garage, site work, utilities, etc.) should be considered one interconnected “Brightline-Stuart project,” it is anticipated the costs will be apportioned as follows:

	Brightline	County	City
Train Station & Trackwork (costs estimated not to exceed \$30 M)	up to 50% (est. not to exceed \$15 M)	up to 50% (est. not to exceed \$15 M)	n/a
Parking Garage, Streets (costs estimated not to exceed \$30 M)	n/a	n/a	100% (est. not to exceed \$30 M)
Total Estimated Brightline-Stuart Project Cost (not to exceed \$60 M)	up to \$15 M	up to \$15 M	up to \$30 M

Cost estimates for this proposal have been developed based upon the Brightline-Boca Raton station example, and it is hoped that with a more detailed site layout and building design, as well as station development experience, actual construction costs may be lower.

It is proposed that project funds would be provided directly to Brightline, who would be the lead entity responsible for all permitting, engineering, design, and construction activities. This will ensure efficient project execution and coordination with railroad operations and other improvements such as the new St. Lucie River Railroad Bridge.

Also per the Interlocal Agreement, the County and the City have already begun to pursue federal and state grants that would help offset the costs of the Brightline-Stuart project. It is anticipated the recipient entity will administer grants received, and grant proceeds would be apportioned among Brightline, the County, and the City based on each party’s financial contribution toward the project, with the intent of maximizing grant support of the entire project.

Regarding operations and maintenance, it is proposed that the lease agreement would assign all revenue generated on the station site (e.g., train ticket sales, parking charges, ancillary commercial rents) to Brightline and vest operations and maintenance responsibility with Brightline. This will ensure that Brightline has the flexibility to maintain the site and structures in a manner consistent with other operations and avoid any disruptions.

Additionally, the Martin County Tourist Development Council has authorized \$800,000 for a Brightline Cooperative Marketing Fund for the first three years of service to the Brightline-Stuart station. This funding includes an initial ridership commitment of up to \$200,000 in ticket purchases with the balance of funds available for cooperative marketing activities. It is anticipated that as the project advances, additional private sector parties will come forward to secure bulk ticket purchase arrangements for tourism activities, travel companies, industries and employers with multiple locations along the Brightline system including Stuart (such as aerospace and legal), and event organizers.





TAB 4 PROCESS TO TRANSACT



PROCESS TO TRANSACT

Following the selection of the Brightline-Stuart proposal, per the City/County Interlocal Agreement (approved in December 2023), Martin County will deed the station property to the City of Stuart. From that point forward, the City will be the sole party for all transactions related to the development of the Brightline-Stuart project, which includes the station, track work, parking garage, and related improvements as appropriate.

The Brightline-Stuart contract (between Brightline and the City of Stuart) will require approval by the Stuart City Commission at one public meeting. The City Commission typically meets twice a month, and the contract will be scheduled for consideration at the earliest available meeting following agreement on terms.

Subsequent project approvals (e.g., site plan, building permits) will be processed through the City on an expedited basis. Necessary preliminary entitlement work is already underway to shorten the development review timeframe and accelerate the delivery of the station.





APPENDIX A INTERLOCAL AGREEMENT



**INTERLOCAL AGREEMENT
REGARDING JOINT PROPOSAL TO BRIGHTLINE TRAINS LLC
FOR A TRAIN STATION AND PARKING GARAGE**

This INTERLOCAL AGREEMENT (“Agreement”), dated December 12, 2023, is made by and among MARTIN COUNTY, Florida, a political subdivision of the State of Florida, 2401 S.E. Monterey Road, Stuart, FL 34996 (the “COUNTY”); and the CITY OF STUART, a municipal corporation of the State of Florida, 121 S.W. Flagler Avenue, Stuart, Florida 34994 (the “CITY”).

WITNESSETH:

WHEREAS, Section 163.01 Fla. Stat. (2002), known as the Florida Interlocal Cooperation Act of 1969, provides a method for government entities to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that will accord best with the factors influencing the needs and development of local communities; and

WHEREAS, on November 25, 2018, the COUNTY entered into a settlement agreement with Brightline wherein the COUNTY was subject to the potential payment of 50% of the construction costs for a train station built in Martin County by Brightline within 5 years of commencement of Brightline’s passenger revenue train service. The CITY was not a party to the settlement agreement; and

WHEREAS, Brightline issued a Request for Proposals for a Train Station including parking, i.e. the Treasure Coast Station Location Project No. 2023-TC-RFP, (hereinafter “RFP”) to be located in Martin or St. Lucie County with a December 22, 2023 deadline; and

WHEREAS, the CITY and the COUNTY have agreed to submit a joint proposal to Brightline for a Train Station, Parking Garage, railroad infrastructure, and other infrastructure necessary for compliance with development regulations (hereinafter “Project”) to be located on property currently owned by the COUNTY located within the municipal boundaries of the CITY and as more particularly described in Exhibit “A” which is attached hereto and incorporated herein; and

WHEREAS, the CITY and COUNTY have agreed to jointly seek Federal, State and other grants for the Project; and

WHEREAS, the COUNTY retained, at its sole cost and expense, Treasure Coast Regional Planning Council to prepare a proposal for the Project on behalf of the CITY and COUNTY for the Brightline RFP.

WHEREAS, the COUNTY and CITY, recognizing the importance of efficient transportation infrastructure and the need to enhance public accessibility, have acknowledged that a collaborative effort in the establishment and maintenance of a train station and parking garage would result in significant public benefits, improving the quality of life for residents and fostering economic development within the community.

NOW THEREFORE, in consideration of the mutual benefits, the parties do hereby agree as follows:

A. The COUNTY and CITY agree to submit a joint response to the RFP on or before December 22, 2023.

B. If Brightline selects the CITY/COUNTY proposal, the parties agree as follows:

1. The COUNTY agrees to convey to the CITY a parcel of land more particularly described in Exhibit “A” to be used for the Project.
2. The CITY agrees to provide fifty-four (54) parking spaces for public use within .25 mile from the Martin County Courthouse. Such spaces represent the number of parking spaces currently located on the property to be conveyed by the COUNTY to the CITY. The parties agree that these spaces can include on street parking as well as parking behind the water treatment facility on Stypman Blvd that currently exist.
3. The CITY agrees to negotiate and enter into a long-term lease agreement with Brightline for the construction and operation of the Project on the subject property.
4. Pursuant to the aforementioned settlement agreement with Brightline, the COUNTY agrees to pay 50% of the construction costs of the Train Station.
5. The CITY agrees to pay for the construction costs of the Parking Garage necessary to meet the criteria set forth in the RFP.
6. The COUNTY and CITY agree to cooperate in applying for Federal, State or other grants to offset the costs of the Project. If the CITY and/or COUNTY are successful in obtaining any grant funds for the Project, the funds will be distributed as follows: (1) as to the Train Station, the cost of which is to be shared between the COUNTY and Brightline on an equal basis, their obligations shall be reduced on an equal basis; and (2) as for the Parking Garage, the CITY’s monetary obligations for the construction costs of the Parking Garage shall be reduced by any grant funds received for the Parking Garage portion of the Project. When applying for any grant(s) from federal, state and/or other granting agencies, the CITY and COUNTY shall ensure that all eligible components of the Project are included in the application(s), and they will make reasonable efforts to file any grant application(s) jointly whenever possible.
7. This Agreement shall become effective upon execution by both parties and filing with the Clerk of the Circuit Court for Martin County.
8. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent be held invalid or unenforceable for the remainder of this agreement, then the application of such term or provision to person or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.
9. This Agreement shall not be construed to inure to the benefit of or to invest rights in any third parties and shall inure only to the benefit of the parties hereto.

10. Any notice, request, demand, consent approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by one of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice the addresses are:

COUNTY

County Administrator
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

Required Copy to:

County Attorney
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

CITY

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

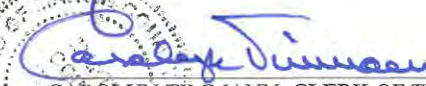
Required Copy to:

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

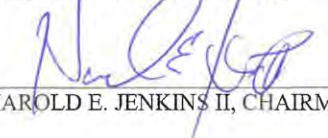
Notice given in accordance with the provision of this paragraph shall be deemed to be delivered and effective on the date of hand delivery or on the second day after the date of the deposit with an overnight courier or on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not delivered if mailed.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the date, month and year set forth below.

ATTEST:



CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA


HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

December 12, 2023
Date

For 
SARAH W. WOODS, COUNTY ATTORNEY

ATTEST:

Mary R. Kindel
MARY R. KINDEL, CITY CLERK

CITY OF STUART, FLORIDA

Rebecca S. Bruner
REBECCA S. BRUNER, MAYOR

December 11, 2023
Date



APPROVED AS TO FORM AND
CORRECTNESS:

Lee J. Baggett
LEE J. BAGGETT, ESQ. CITY ATTORNEY


EXHIBIT A





APPENDIX B TOURIST DEVELOPMENT COUNCIL





Martin County Administrative Center | 2401 SE Monterey Road | Stuart, FL 34996 | 772-288-5445 | 877-585-0085 | www.discovermartin.com

Brian Kronberg | VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Mr. Kronberg,

The Martin County Office of Tourism and Marketing is thrilled to convey our wholehearted commitment to a Brightline-Stuart Station. During the November 8, 2023, Tourist Development Council (TDC) meeting, the TDC unanimously endorsed the establishment of a Brightline Cooperative Marketing Fund for the Martin County Office of Tourism and Marketing to utilize for marketing the Brightline-Stuart location.

Our tourism office has a rich history of crafting award-winning campaigns and operating as an innovative and strategic organization. Over the 2022 and 2023 timeframe alone, we have been honored with more than 30 awards, a testament to our team's marketing expertise and commitment to excellence. We would be honored to work with the Brightline team on marketing the new Brightline-Stuart station.

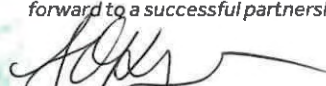
The TDC allocated \$800,000 from our reserves to create a dedicated Brightline Cooperative Marketing Fund for the first three years of service. This fund will be exclusively utilized to conceive and execute marketing campaigns to promote and establish the Brightline-Stuart Station.

Cooperative Marketing Fund Details:

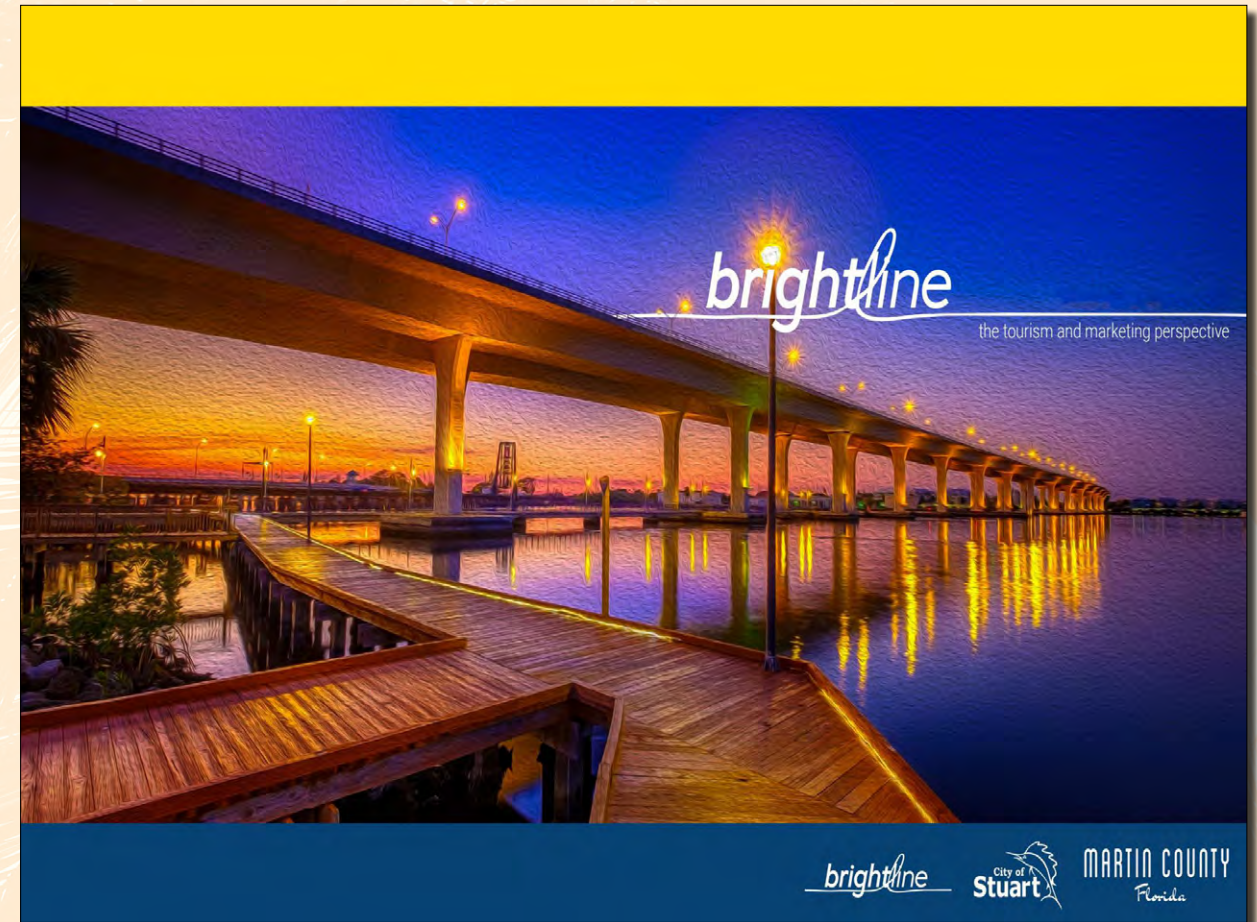
- The \$800,000 allocated funds will be used for various marketing activities, including digital advertising, social media campaigns, pop-up events in key markets, and more.
- Up to \$200k from this marketing fund may be utilized to purchase tickets as part of ongoing efforts to raise awareness and generate interest in the new Brightline-Stuart station.

This Brightline Cooperative Marketing Fund reflects our commitment to Brightline's success and our belief in the value it will bring to our community. We are confident that our collaboration will result in mutual growth and benefits for your organization and our area.

We eagerly anticipate the Brightline-Stuart ribbon-cutting ceremony and its positive impact on our community for years to come. Thank you for considering this collaborative opportunity, and we look forward to a successful partnership.



Nerissa Okiye
Tourism Director
Martin County Office of Tourism & Marketing



Stuart – YTD 2023 PR Coverage Results

 50+ print & digital placements	 5 billion+ impressions	 \$45 million+ estimated media value
msn yahoo! Wanderlust travel magazine	CountryLiving The New York Times THE WALL STREET JOURNAL	TRAVEL+LEISURE THE VANCOUVER SUN USA TODAY

brightline Stuart MARTIN COUNTY Florida

Public Relations Results

Have Read

60 Charming American Towns You Haven't Heard of But Should Visit ASAP
Hit the roads less traveled.

6 of 60

Stuart, Florida
Stuart is formally known as the Salifish Capital of the World, thanks to its close proximity to the St. Lucie River and the Indian River Lagoon. The small town's tropical climate is perfect for snowbirds who enjoy getting away during the bitter winter months, but are looking for a less popular destination.

brightline Stuart MARTIN COUNTY Florida



APPENDIX C LETTERS OF SUPPORT





**STUART/MARTIN COUNTY
CHAMBER OF COMMERCE**

1650 South Kanner Highway, Stuart Florida 34994-7199 • (772) 287-1088 • Fax (772) 220-3437
www.stuartmartinchamber.org • info@stuartmartinchamber.org

Enjoy our good nature!

Chairman
Lisa Satur December 6, 2023

Chairman Elect
Lisa Grassam-Smith Brian Kronberg | VP Development

Vice Chairman
Dan Hulen 350 NW 1st Ave, Suite 200
Miami, FL. 33128

Vice Chairman
Eric Kiehn Dear Brian,

Past Chairman
Kelly Johnson Please accept this letter as undying support and a plea for a Brightline station in Stuart/Martin County.

Directors
Dan Brady Our legacy has been to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate for our environment. We offer the ideal location with sustainability and community engagement.
Ian Cotner
Marshall Critchfield
Zach Gazza
Charles Geary

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters, and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together providing an opportunity for everyone to discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.
Jeff Gustafson
Jeremy Harris
Ryan Huff
Sharon Kinane
Candace Lopes
Jill Marasa
Dr. Brian Moriarty
Scott Osteen
Stephen Quintyne
Steven Shultz
Chris Smith
Amber Woods

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. This connects us as a community, which aligns closely with Brightline's values and mission.
Ex-Officio Directors
Treasurer
Gordon Proctor

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety, and protect this paradise we call home. Together we will move our community forward.
Alessandro Anzalone, Ph.D.
Stacey Hetherington
Carol Houwaart-Diez
Michael Maine
Michael Mortell

Sincerely,
Joseph A. Catrambone
President/CEO

Joseph A. Catrambone
Joseph A. Catrambone
President/CEO



December 11, 2023

To Whom It May Concern:

I am writing on behalf of the Jensen Beach Chamber of Commerce to share our strong support for a Brightline station in Stuart, Martin County, Florida.

Martin County offers the ideal location with sustainability and community engagement. For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters, and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our culturally rich community. The station will make it easier for Floridians to connect and discover what makes Florida unique. A uniqueness from the culturally rich southern tip of the state to fun-filled adventures in the Palm Beaches, including the naturally quaint Treasure Coast area and the popular offerings of Orlando and Central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety, and protect this paradise we call home. Together we will move our community forward.

Sincerely,
Ronald E. Rose

Ronald E. Rose
President CEO

Jensen Beach Community Center • 1912 NE Jensen Beach Blvd. • PO Box 1536 • Jensen Beach, FL 34958
(772) 334-3444 • info@JensenChamber.com • www.JensenChamber.com



December 5, 2023

Brian Kronberg
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Mr. Kronberg,

I hope this message finds you well. I am writing on behalf of the Indiantown Chamber of Commerce to express our strong support for the establishment of a Brightline station in Stuart/Martin County.

Over the past century, Martin County has been committed to preserving our natural resources, revitalizing neighborhoods, and advocating for both our environment and residents. We believe that Martin County, with its focus on sustainability and community engagement, provides the perfect location for a Brightline station.

The introduction of Brightline will significantly enhance accessibility to our region, bolster local businesses and industries, and offer eco-friendly transit options for residents, commuters, and visitors alike. Being the exclusive stop on the Treasure Coast, a Brightline station in Martin County will unite people, making it more convenient for Floridians to explore and connect with the unique offerings of our state—from the culturally-rich southern tip to the Palm Beaches, the naturally-charming Treasure Coast, and the legendary attractions of Orlando and central Florida.

Local businesses play a vital role in creating experiences that connect generations, old friends, new acquaintances, volunteers, and public and private agencies. This interconnectedness embodies the sense of community that aligns seamlessly with Brightline's values and mission.

Through this shared vision, we anticipate not only enhancing our neighborhoods but also preserving our quality of life, fostering a strong sense of community, ensuring public safety, and safeguarding the paradise we proudly call home. Together, we look forward to moving our community forward.

Thank you for your time and consideration.

Best regards,

Kim Prescott
Director
Indiantown Chamber of Commerce

16656 SW Warfield Blvd
P.O. Box 602
Indiantown, FL 34956

T 772.597.2184
E info@indiantownchamber.com
W www.indiantownchamber.com



December 18, 2023

Brian Kronberg, VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Mr. Kronberg:

I am writing on behalf of the Business Development Board of Martin County to share my strong support for a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents. Martin County offers the ideal location with sustainability and community engagement.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety and protect this paradise we call home. Together we will move our community forward.

Sincerely,

Dan Hudson
Interim Executive Director

1002 SE Monterey Commons Blvd. | Ste. 207, Stuart, FL 34996
772.221.1380 | bdbmc.org

**A STRONGER ECONOMY IS
EVERYONE'S BUSINESS**

December 6, 2023

Brian Kronberg, VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

I am writing on behalf of the United States Sailing Center of Martin County, Inc. (aka: US Sailing Center Martin County) to share my strong support for a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents. Martin County offers the ideal location with sustainability and community engagement.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters, and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety, and protect this paradise we call home. Together we will move our community forward.

Sincerely,



Alan Jenkinson
Executive Director



1955 NE INDIAN RIVER DRIVE • JENSEN BEACH, FLORIDA 34957
TEL: 772-334-8085 • FAX: 772-334-2997 • WWW.USSCMC.ORG • A 501(c)(3) NON PROFIT ORGANIZATION



December 8, 2023

Brian Kronberg, VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Mr. Kronberg:

I am writing on behalf of the Marine Industries Association of the Treasure Coast to share my strong support for a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents. Martin County offers the ideal location with sustainability and community engagement.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety and protect this paradise we call home. Together we will move our community forward.

Sincerely,



Tom Whittington
President
Marine Industries Association of the Treasure Coast

Tom Whittington
President

Rob Mac Keen
Vice President

Dan Romence
Secretary

Sean Ebersold
Treasurer

John Yudin
Sr. Director

Janet Zimmerman
Sr. Director

Lauren Abbott
Director

Hank Berry
Director

Lauren DeLuca
Director

Jill Marasa
Director

Tom O'Brien
Director

Butch Olsen
Director

Don Spaeth
Director

John Sprague
Director

Justin Beard
Executive Director

Marine Industries Association of the Treasure Coast | PO Box 1639, Stuart, FL 34995 | 772-692-7599



December 12, 2023

Brian Kronberg | VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Re: Brightline Station in Stuart/Martin County

I would like to offer the Historical Society of Martin County's unequivocal support for locating a Brightline station in Stuart/Martin County.

The Historical Society operates the Elliott Museum and the House of Refuge Museum which are longstanding tourism assets that attract nearly 100,000 guests per year. The Florida Oceanographic - Ocean Center, and the Children's Museum of the Treasure Coast are located within two miles of the Elliott and House of Refuge, and these three assets present an impressive array of options for Florida travelers.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters, and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety, and protect this paradise we call home. Together we will move our community forward.

Sincerely,

Rob Steele
President & CEO
Historical Society of Martin County

rsteale@hsmc-fl.com O: 772-225-1961 x-109 C: 570-220-7122 825 NE Ocean Blvd., Stuart FL 34996



December 2023

To whom it may concern:

I am writing on behalf of United Way of Martin County to share my strong support for a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents. Martin County offers the ideal location with sustainability and community engagement.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline's values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety and protect this paradise we call home. Together we will move our community forward.

Sincerely,

Carol G. Houwaart-Diez
President & CEO

United Way of Martin County, 10 SE Central Parkway, Suite 101, Stuart, FL 34994

Brian Kronberg | VP Development

350 NW 1st Ave, Suite 200
Miami, FL 33128

I am writing on behalf of The Courtyard by Marriott Stuart) to share my strong support for a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has worked to protect our natural resources, restore neighborhoods, improve impaired waterways and advocate on behalf of our environment and residents. Martin County offers the ideal location with sustainability and community engagement.

Brightline will bring enhanced accessibility to our area, support local businesses and industry and provide eco-friendly transit options for residents, commuters and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

The experiences that local businesses create help connect generations of families, old friends and new, volunteers, public and private agencies. And this connects us as a community, which aligns closely with Brightline’s values and mission.

It is through this shared vision that we will continue to enhance our neighborhoods, preserve quality of life, create a sense of community, ensure public safety and protect this paradise we call home. Together we will move our community forward.

Thank you for your consideration of Stuart for a Brightline Station!

MICHELLE DUQUETTE

DIRECTOR OF SALES

O 772.403.4619 M 860.818.2769

COURTYARD STUART

7615 SW Lost River Road

Stuart, FL 34997

courtyard.com

Operated under license from Marriott International, Inc. or one of its affiliates.

December 12, 2023

Brian Kronberg | VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Brian,

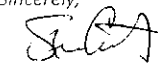
I am writing on behalf of Ocean Properties and as a Hobe Sound resident to share my strong support for a Brightline station in Stuart/Martin County.

Our ownership invested in the future of Martin County with the opening of the Hutchinson Shores Resort & Spa and the future is now. Brightline is a missing piece that will support not only our future guests, but our workforce too.

Brightline will bring enhanced accessibility to our area, support local businesses and industry, and provide eco-friendly transit options for residents, commuters and visitors. As the only stop on the Treasure Coast, a Brightline station in Martin County will bring people together to explore our community, making it easier for Floridians to connect and discover what makes Florida unique—from the culturally-rich southern tip of Florida to fun-filled adventures in the Palm Beaches, to the naturally-quiet Treasure Coast and the legendary offerings of Orlando and central Florida.

Connecting both Orlando and Miami to Stuart Florida will ensure our continued success both professionally and personally. Please continue your efforts to secure a station in Stuart.

Sincerely,



Steve Crist/Regional Director of Sales
Ocean Properties Hotels & Resorts
Treasure Coast Collection - Regional Sales Office
Direct: 561.745.7111 | Fax: 561.747.3304

Hutchinson Shores Resort & Spa
The Lucie- Jensen Beach
www.ophotels.com
www.opalcollection.com



To Whom It May Concern:

I am writing on behalf of the Best Western Downtown Stuart to wholeheartedly support the establishment of a Brightline station in Stuart/Martin County.

For nearly a century, Martin County has been a dedicated steward of our natural resources, committed to revitalizing neighborhoods, improving waterways, and championing environmental causes, shaping a community deeply rooted in sustainability and civic engagement.

Introducing a Brightline station in our area will not only enhance accessibility but will also invigorate local commerce and industries. Moreover, it will introduce eco-friendly transit options tailored to the needs of residents, commuters, and visitors. As the sole stop on the Treasure Coast, a Brightline station in Martin County will serve as a nexus, inviting individuals to immerse themselves in our community. It will facilitate seamless travel, enabling Floridians to explore the unique offerings of our region - from the culturally vibrant southern tip to the recreational wonders of the Palm Beaches, the naturally serene Treasure Coast, and the world-renowned attractions of Orlando and central Florida.

Stuart, nestled along the St. Lucie River, boasts a vibrant downtown with art galleries, boutiques, and diverse culinary experiences. Our pristine beaches, including Bathub Reef Beach and Stuart Beach, draw in visitors seeking natural beauty and outdoor recreation. Additionally, the rich cultural heritage and numerous festivals and events make Stuart a vibrant and inviting destination for all.

What makes Stuart an optimal location for a Brightline station is its central position among other Brightline stations on the east coast of Florida. This strategic location not only enhances regional connectivity but also positions Stuart as a hub that facilitates easy access for residents and visitors alike to explore neighboring areas. Furthermore, Stuart is characterized by its affordability and diverse community, ensuring that a Brightline station here would serve a demographic that values and can maximize the benefits of Brightline's services.

Local businesses in Stuart craft experiences that transcend generations, uniting families, friends, volunteers, and various public and private entities. This interconnectivity forms the essence of our community and aligns seamlessly with Best Western Downtown Stuart's core values and mission.

Christopher Vitale
Old Colorado Inn
211 S Colorado Ave, Suite 2
Stuart, FL 34994

December 14, 2023

Brian Kronberg, VP Development
350 NW 1st Ave, Suite 200
Miami, FL 33128

Dear Mr. Kronberg,

I am writing on behalf of the Old Colorado Inn to share my strong support for a Brightline station in Stuart/Martin County.

Our hotel, which is located in the heart of historic downtown Stuart and comprises some of the oldest and most treasured structures in Martin County, is a perfect lodging spot for Brightline's travelers to best experience all that Stuart has to offer, from its relaxing "Old Florida" charm to its breathtaking, biodiverse waterways. As a family-friendly establishment, it will be our distinguished pleasure to host families traveling along Florida's coast via Brightline, affording them an enchanting getaway with easy access to the excellent shopping, fine-dining, and entertainment just steps away from our front doors as well as the dazzling waters of the St. Lucie River, which envelops Stuart on three sides.

A key advantage to Stuart over many other locations in Florida is its walkability. The historic downtown is a pedestrian-friendly district lined with popular boutique shops, restaurants and cafes, entertainment venues, and galleries. Visitors have direct access on foot to numerous, world-class parks as well as the Stuart Riverwalk, a waterfront boardwalk which runs alongside the downtown offering breathtaking views of the St. Lucie River.

We are confident that placing a train station in Stuart will help Brightline to attract customers who are looking for a pedestrian-friendly downtown that is within walking distance from the station without the need to arrange for additional transportation to their destination. We believe that Stuart's quaintness and walkability are major assets that will undoubtedly inspire visitors to utilize Brightline for their travels to and from the town.

We would like to invite representatives of Brightline to stay at our hotel free of charge so that they might explore our charming town and enjoy all the attractions that Stuart has to offer which make it an ideal spot for a Brightline station.

Thank you so much for your time and consideration.

Sincerely,
Christopher Vitale
Old Colorado Inn
772-215-3437