

JOINT MEETING AGENDA



Martin County School Board
Martin County Board of County Commissioners
Stuart City Commission
Village of Indiantown

June 2, 2022, 9:00 AM
John F. & Rita M. Armstrong Wing, Blake Library
2351 Monterey Road, Stuart

I. Call to Order and Pledge of Allegiance

Christia Li Roberts, Chairperson, Martin County School Board

II. Introductions and Opening Comments

Christia Li Roberts, Chairperson, Martin County School Board
Doug Smith, Chairman, Martin County Board of County Commissioners
Merritt Matheson, Mayor, City of Stuart City Commission
Jacqueline Gary Clarke, Mayor, Village of Indiantown Village Council

III. Public Comments

IV. Agenda Items

- a. County Capital Improvement Projects
Chris Goetzfried, Capital Projects Administrator, Martin County BOCC
- b. City Utilities and Engineering Projects
Tim Voelker, Utilities and Engineering Director, City of Stuart
- c. County / City / Village Development Update
Samantha Lovelady, Principal Planner, Martin County BOCC
Kev Freeman, Development Director, City of Stuart
Althea Jefferson, Community and Economic Development Director, Village of Indiantown
- d. Essential Housing Initiative – Commissioner Edward V. Ciampi
- e. School District Update
Dr. John D. Millay, Superintendent and staff, Martin County School District

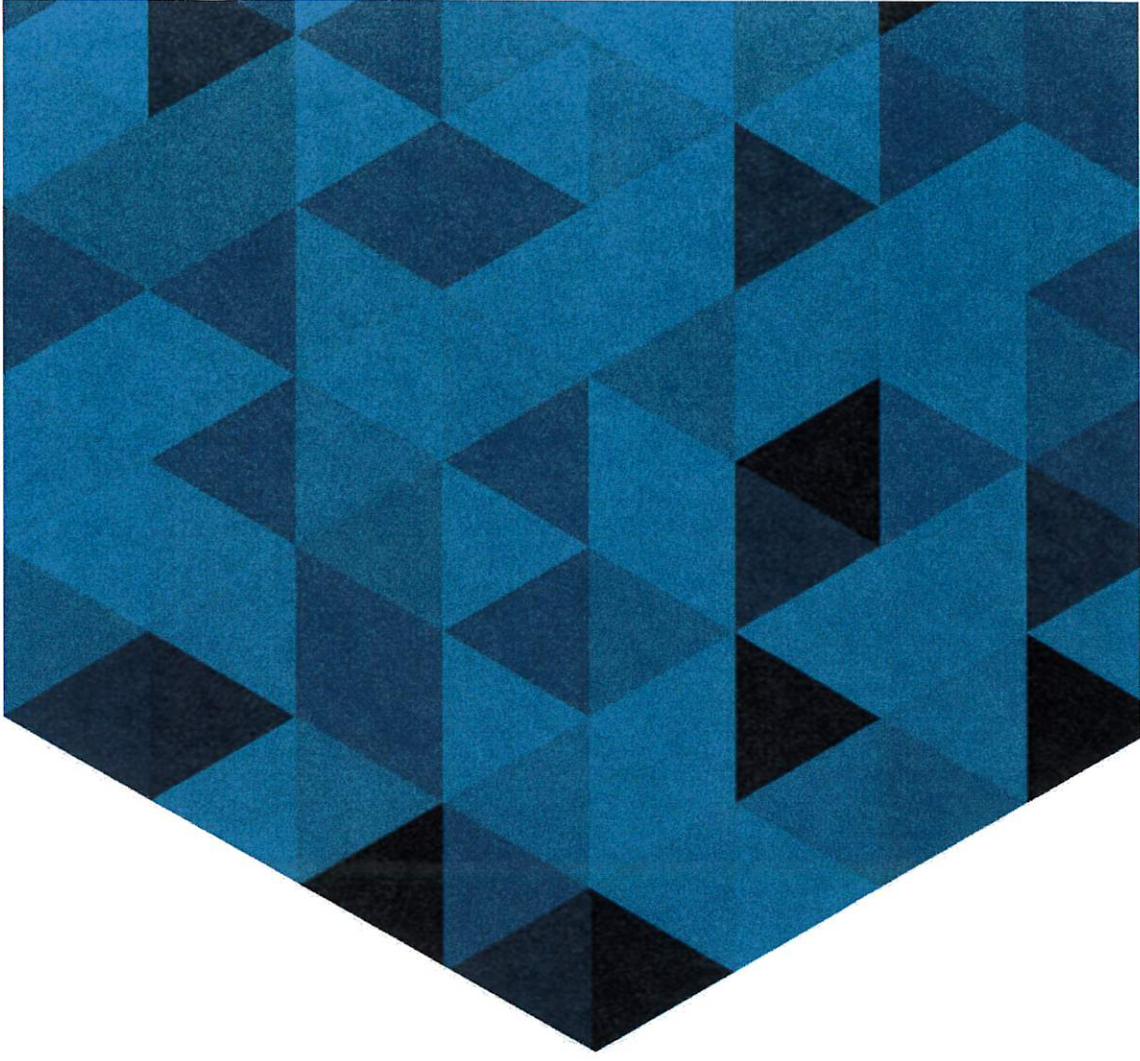
V. Discussion

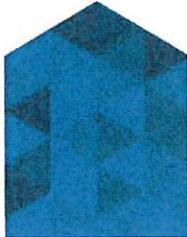
VI. Adjournment

MARTIN COUNTY 
PUBLICWORKS
@WORK

JUNE 2, 2022

PUBLIC WORKS DEPARTMENT





NEIGHBORHOOD RESTORATION CONSTRUCTION PROJECTS

- ▶ Leilani Heights
- ▶ Hobe Hills
- ▶ Beau Rivage
- ▶ Coral Gardens

Starting June 2022

Starting July 2022

Starting August 2022

Starting September 2022

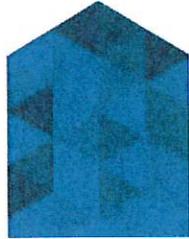
Hobe Heights Demo



Harbor Estates/Linden St

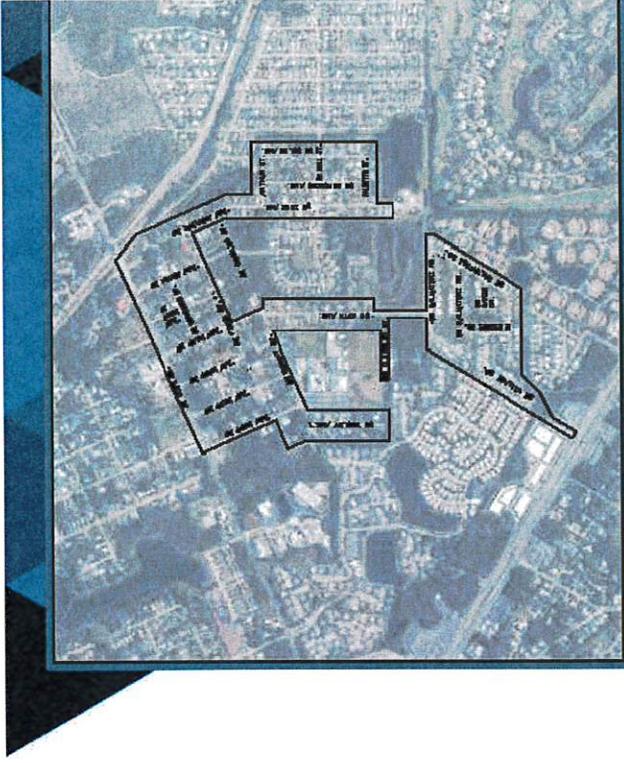


MARTIN COUNTY
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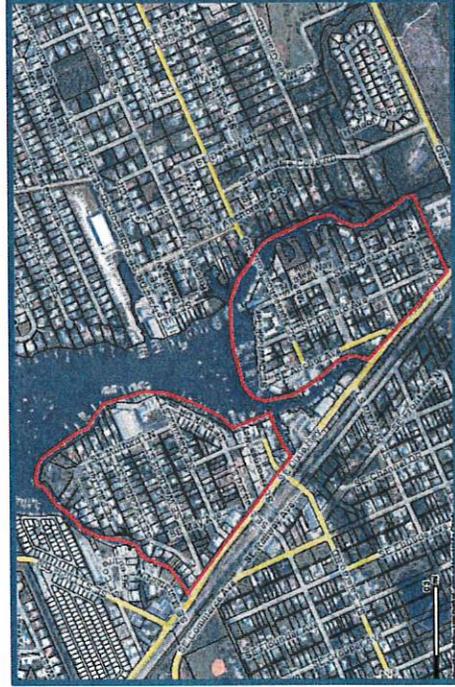


NEIGHBORHOOD RESTORATION DESIGN PROJECTS

- ▶ Port Salerno
- ▶ New Monrovia/Cove Ridge
- ▶ Port Salerno Peninsula



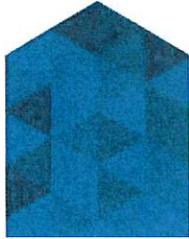
New Monrovia/Cove Ridge



Port Salerno Peninsula



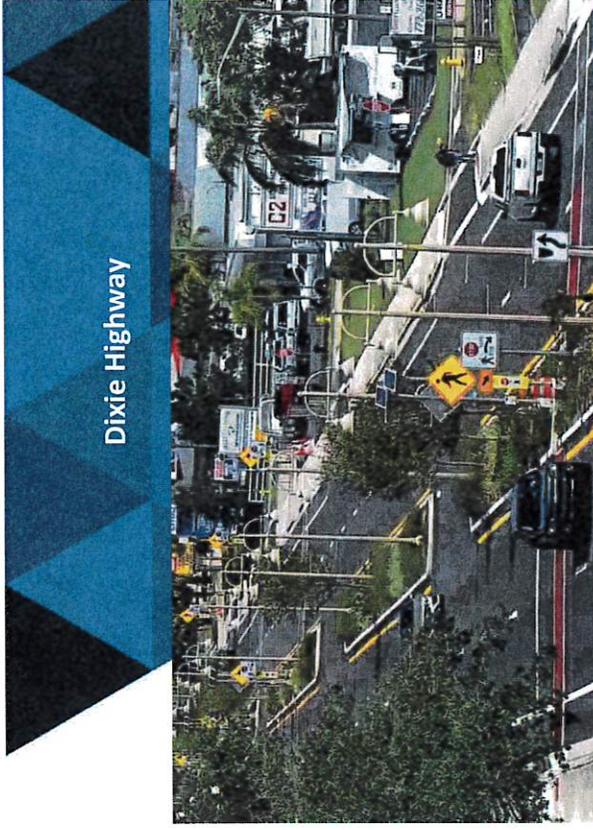
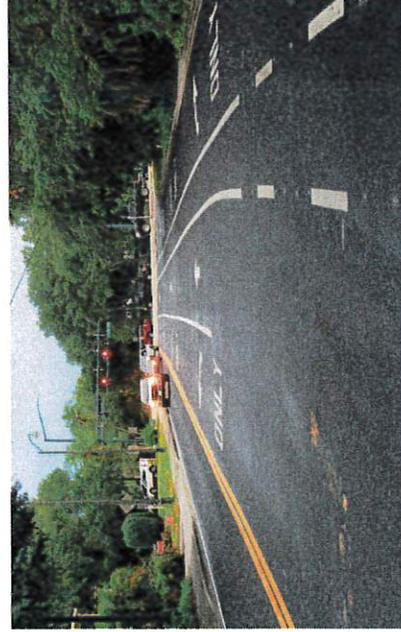
MARTIN COUNTY
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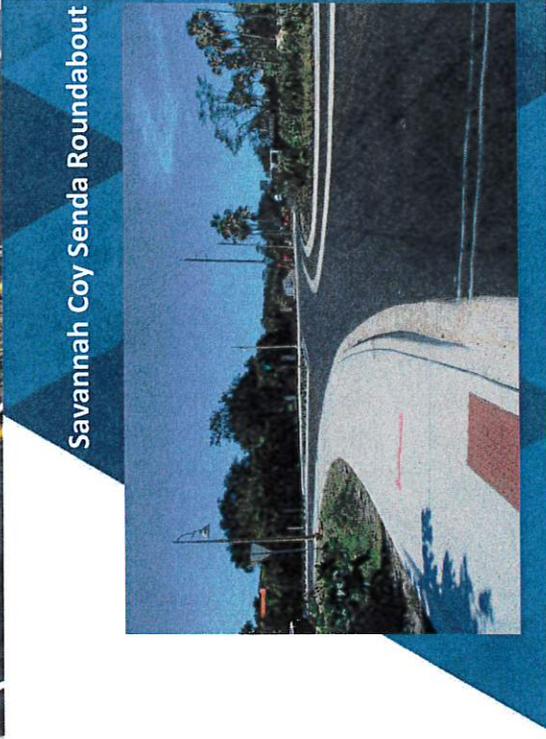
RESURFACING & ROADWAY CONSTRUCTION

- ▶ St. Lucie Blvd Resurfacing (Indian St to Ocean Blvd) Completing June 2022
- ▶ Dixie Hwy Resurfacing (Jefferson St to Indian St) Completing June 2022
- ▶ Savannah Coy Senda Roundabout Completing June 2022
- ▶ CR 708 Resurfacing (SE Bridge Rd/CR711 to US1) Completing August 2022
- ▶ CR 707 Resurfacing (SE Beach Rd) Started March 2022
- ▶ Salerno Rd Resurfacing & Bike Lanes Starting June/July 2022
- ▶ (US1 to Commerce Ave) & (SR76 to Willoughby Blvd)
- ▶ Dixie Hwy Resurfacing (Monterey Rd to SE 5th St) Starting June 2022
- ▶ SW High Meadow Ave @ Martin Hwy Turn Lanes Starting June 2022

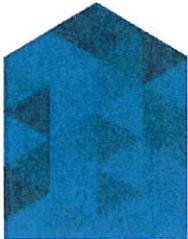
St. Lucie Blvd



Dixie Highway



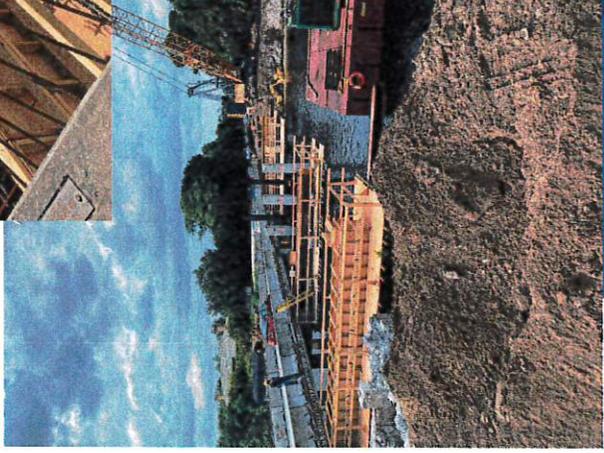
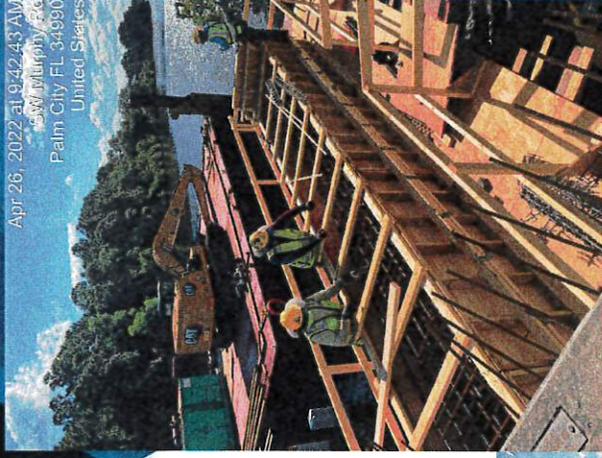
Savannah Coy Senda Roundabout

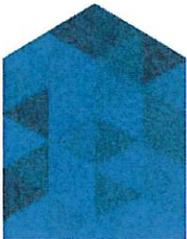


BRIDGE PROJECTS

Murphy Road Bridge

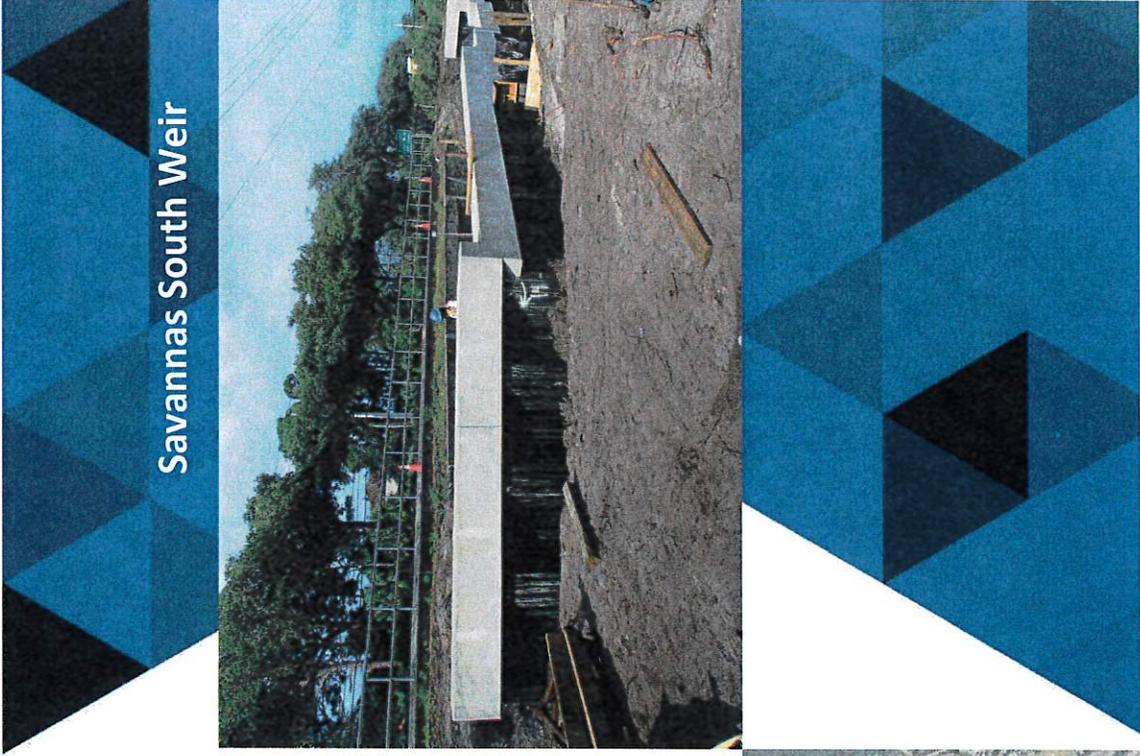
- ▶ Murphy Road Bridge Completing August 2022
- ▶ Dixie East Fork Creek Bridge Starting Fall 2022
- ▶ County Line Road/Loxahatchee River In Design





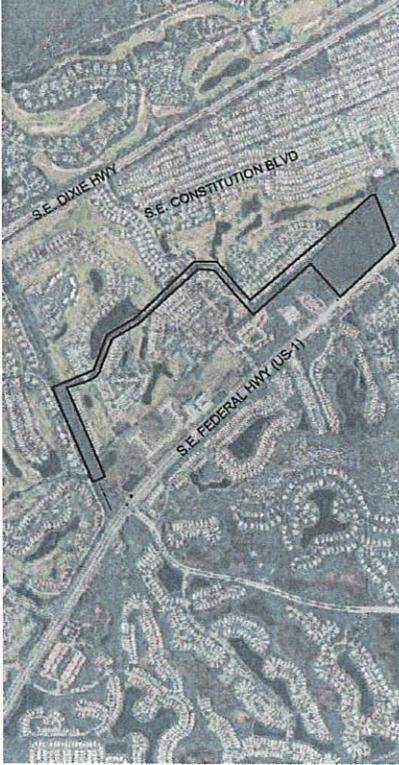
ECOSYSTEMS PROJECTS

- ▶ Savannas Preserve Weir Completing August 2022
- ▶ East Fork Creek STA Starting August 2022



Savannas South Weir

East Fork Creek STA



CITY OF STUART

UTILITIES & ENGINEERING
DEPARTMENT

June 2, 2022



TRANSPORTATION PROJECTS

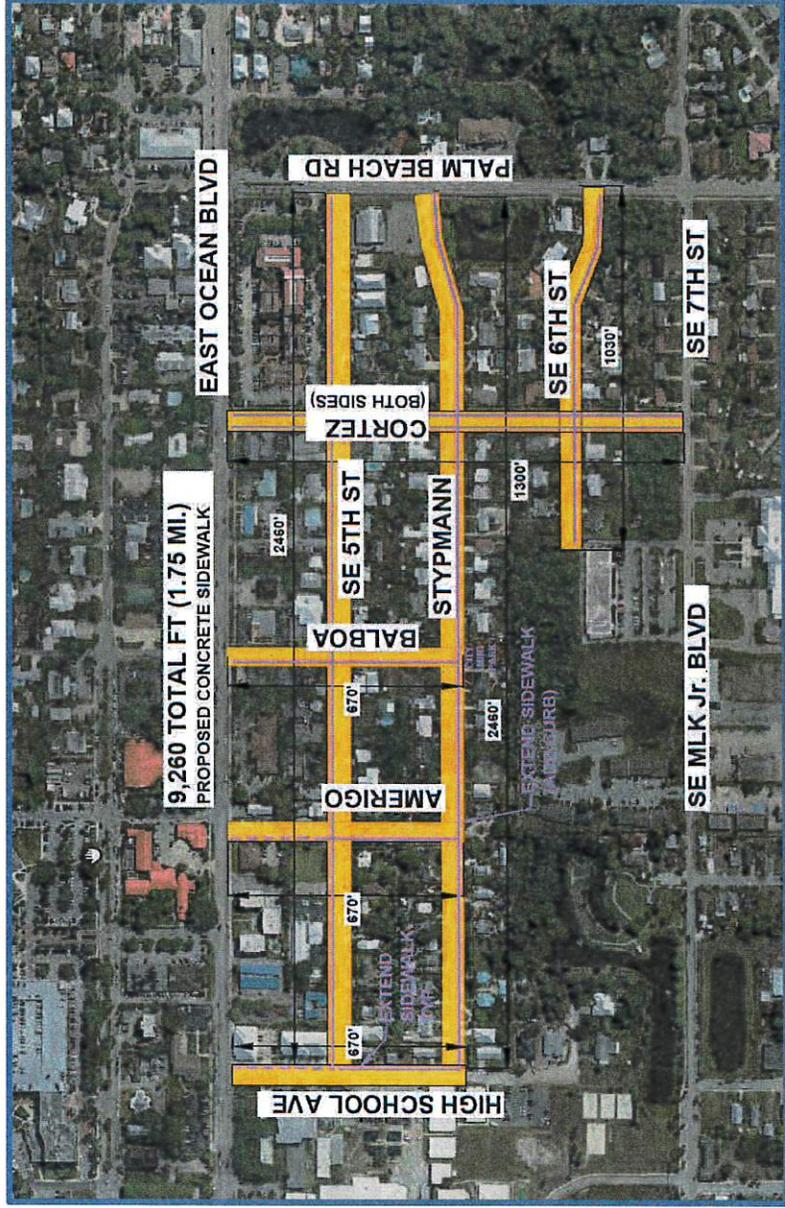
NW DIXIE HIGHWAY / NW GREEN RIVER PARKWAY SIDEWALK EXTENSION PROJECT

- \$430,864.00 in FDOT TAP Funding
- Design Complete
- Start Construction June 2022



NW Dixie Highway / NW Green River Parkway Sidewalk Extension Project

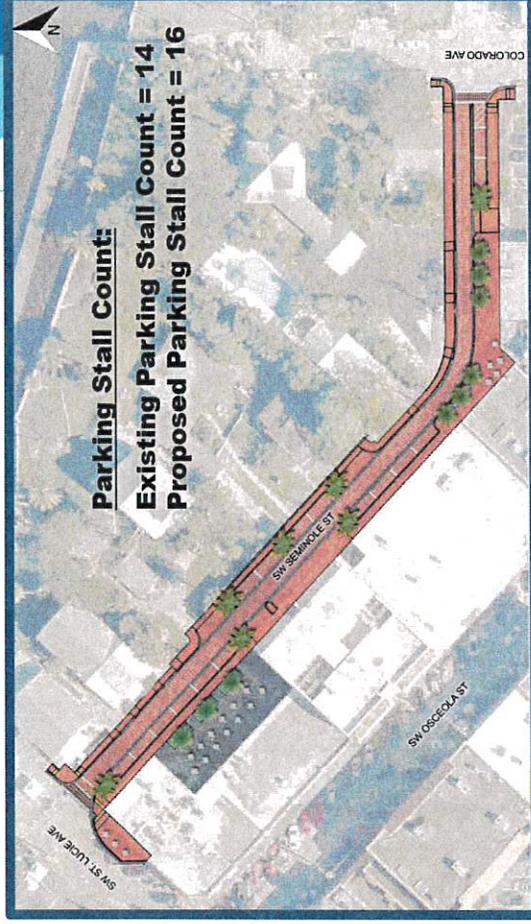
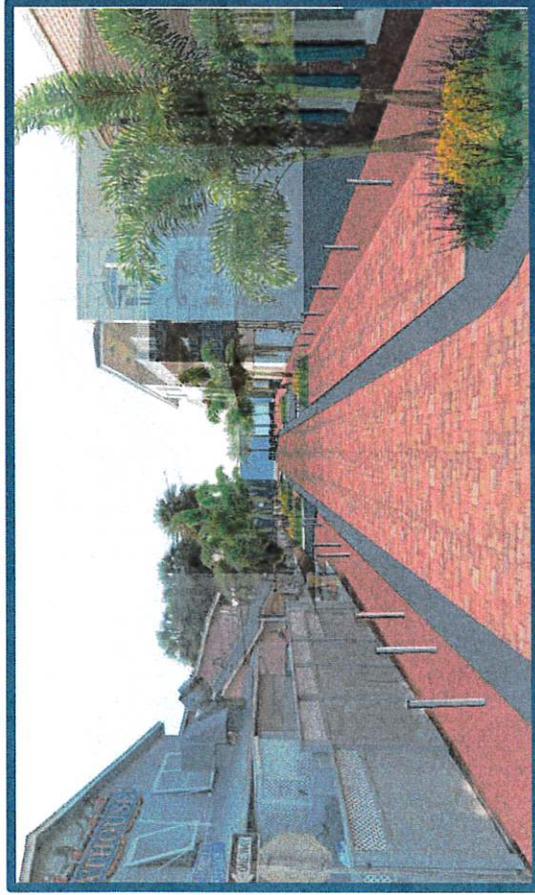
TRANSPORTATION PROJECTS



STYPMANN NEIGHBORHOOD SIDEWALK



TRANSPORTATION PROJECTS



SEMINOLE STREET ROADWAY IMPROVEMENTS

TRANSPORTATION PROJECTS



Hurricane Matthew Damage 2016



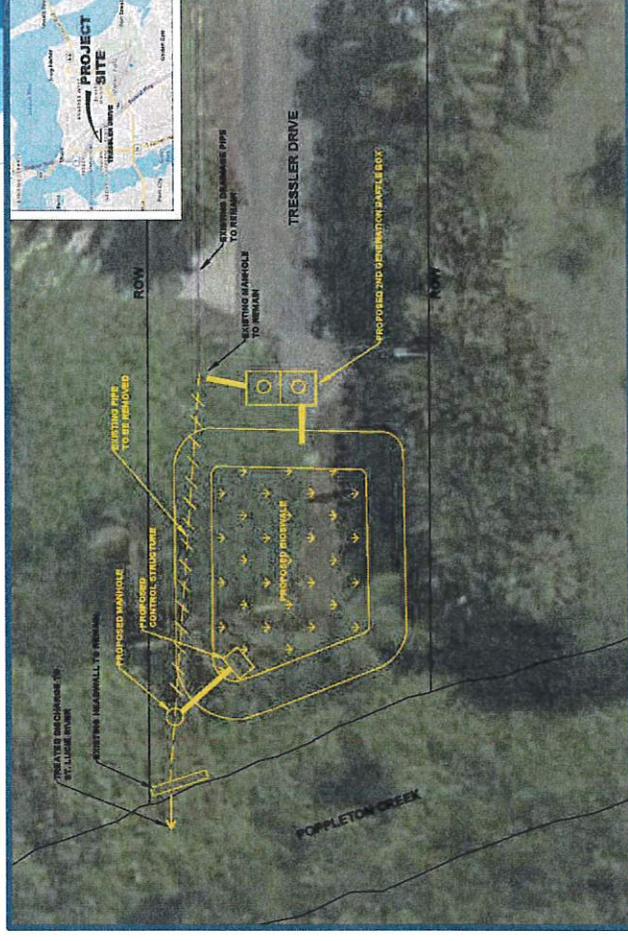
Hurricane Irma Damage 2017

DOWNTOWN COURTESY DOCKS

STORMWATER PROJECTS

TRESSLER DRIVE WATER QUALITY IMPROVEMENT PROJECT

- Received \$80,000 Indian River Lagoon Council Grant
- Received \$89,980 Indian River Lagoon License Plate Grant
- Start Construction Summer 2022

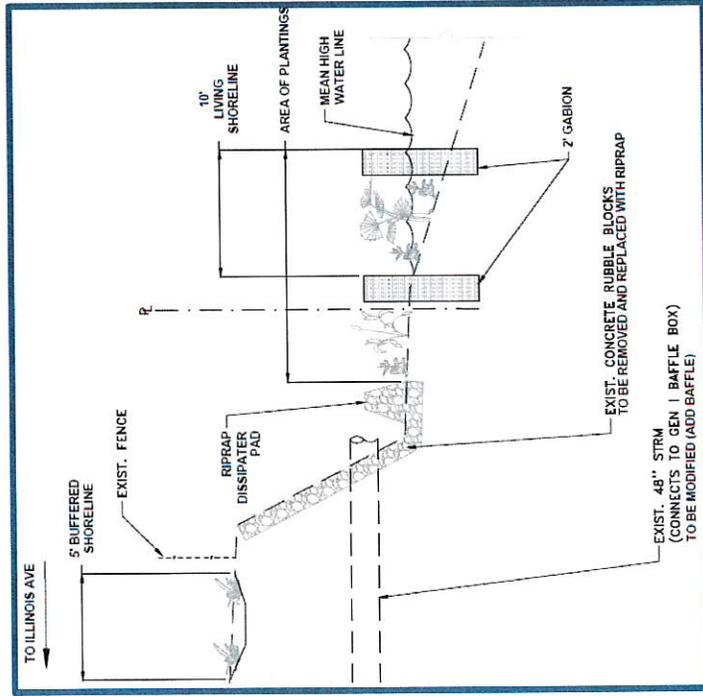


Tressler Drive Water Quality Improvement Project

STORMWATER PROJECTS

SE Illinois Avenue Living Shoreline Demonstration Project

- Received \$85,000 Indian River Lagoon Council Grant
- Complete Design FY22
- Start Construction FY23



SE Illinois Avenue Living Shoreline Demonstration Project

UTILITY PROJECTS

SAILFISH BALLFIELD FORCEMAIN

- Relocate around Stuart Middle School
- Design Complete and Permitted
- Start Construction Summer 2022



Sailfish Ballfield Forcemain Relocation

PUBLIC SAFETY PROJECTS



Fire Station No. 3

Fire Station No. 3

- Conceptual design complete
- Engineering FY22
- Construction FY23



QUESTIONS

Martin County Joint City, County, Village of Indiantown, School District Meeting

June 2, 2022



Martin County

Unincorporated Development Activity Summary

	In Review	Approved	Approved for Construction	In Construction
Residential (units)	1,128	1,614	89	1,231
Non-residential (# of projects)	13	1	3	9

Source: Growth Management Department

CITY OF STUART



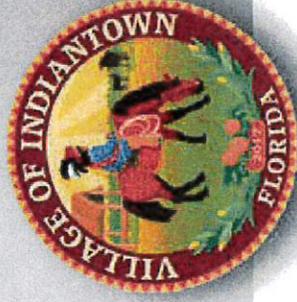
City of Stuart Development Activity
First Quarter Jan-March 2022

IN CONSTRUCTION	1328
APPROVED	55
IN REVIEW	384
COMPLETED	866
APPEAL	378

Source: City of Stuart - Development



VILLAGE OF INDIANTOWN



Village of Indiantown

First Quarter – Jan. – March 2022	
IN CONSTRUCTION	34,750 sq. ft. Industrial
APPROVED	0
COMPLETED	23,433 sq. ft. Commercial building 10 multifamily (3 live/work)



Growth and Development June 2022

Martin County Growth Management Department

Paul Schilling
Director

Samantha Lovelady, AICP
Principal Planner

City of Stuart Development Department

Kevin Freeman
Development Director

Village of Indiantown Planning and Development

Althea Jefferson, AICP
Community and Economic Development Director



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Growth and Development Report

The purpose of this document is to summarize development for the Joint City/County/Village/ School Board for the first quarter of 2022. Except where noted, data in this report is produced by the Martin County Growth Management Department, Village of Indiantown and the City of Stuart Planning Division. Inquiries should be directed to the individual department contacts.

Unincorporated County

Unincorporated Development Activity Summary				
	In Review	Approved	Approved for Construction	In Construction
Residential (units)	1,128	1,614	89	1,231
Non-residential (# of projects)	13	1	3	9

Residential

Name	Description	Status	Municipality
West Jensen PUD Revised Zoning Phase 1B Master and Final Site Plan	Conversion of 58,000 square feet of industrial area and 235,000 square feet of general commercial area to 169 residential units. The residential units consist of 105 2-story townhome units and 64 duplex units	In Review	County
Cove Royale PUD Zoning and Master	118 lot residential development on an approximate 97.06 acre undeveloped parcel	In Construction	County
Sabal Point (Fka Jensen Dunes) Major Master/Final Site Plan	68 single-family lots	In Construction	County
Banyan Bay PUD Revised Master and phasing Plan 9th PUD Amendment and Ph 2	Changing from 48 duplex units to 36 single family units	In Construction	County
Via Claudia (NKA Preserve at Park Trace) PUD Zoning Master & Final Site Plan	114 lot single family subdivision on an approximate 97 acre parcel	In Construction	County
Willoughby Townhomes Major Final Site Plan	117 townhomes on approximately 18.37 acres	Approved	County
Palm City GA Homes (FKA Palm Bluff Townhomes) PUD Final Site Plan	28-unit townhome development on approximately 3.57 acres	In Construction	County
Rio Marine Village Revised Master Site Plan	198 residential units, three restaurants, marine and retail buildings (59,190 s.f. commercial total) and refurbished boat basins and marinas on an approximate 15.46 acres parcel	Approved	County
Pentalago Rev Maj Master & Ph 1 Final	42 five acre lots on an approximately 212.1 acre parcel	In Construction	County

Newfield (FKA Pineland Prairie) Major Master Site Plan	1251 single and multifamily/200,000 s.f. nonresidential	Approved	County
The Reserve at Jensen Beach (Fka Savannah Apartments) Revised Major Master	197 multi-family units	In Construction	County
The Oaks (fka Mapp Road Parcel) Minor Final Site Plan	24-lot single-family subdivision on approximately 11.59 acres	Approved for Construction	County
Sunset Trail Estates	28 residential lots on an approximate 11.7 acre undeveloped parcel	In Review	County
Kanner 5601, LLC Major Final	65 single family lots	Approved for Construction	County
Tradewinds of Hobe Sound Major Final Site Plan	177 unit apartment complex on an approximate 13 acre parcel	In Construction	County
The Preserve at Rio Marine Village Major Master Site Plan	103 residential townhome and live work units	In Review	County
Discovery PUD Zoning and Master Site Plan	317 residential lots, an 18 hole golf course, golf and recreation club and polo facilities	In Review	County
Kanner Oaks Minor Final Site Plan	28 detached single family homes on an approximate 16.86 acre undeveloped parcel	Approved	County
Cottages at Coconut Cay (Fka Summerland Place) Minor Final Site Plan	20 dwelling units on 2.0 acres	Approved	County
Showcase (Fka Cove Salerno Partners) PUD Zoning & Major Master Site Plan	79 single family homes and 88 townhomes on an approximate 47.12 acre parcel	In Construction	County
Pulte PUD at Christ Fellowship PUD Zoning and Master Site Plan	284 single family subdivision and a non-profit campground	In Construction	County
The Preserve at Salerno PUD Zoning Master Final Site Plan	79 townhouse units on an approximate 8.8 acre undeveloped parcel	In Review	County
Loggerhead Estates II Minor Final Site Plan	23 residential lots on 4.54 acres	In Review	County
The Cove at Hobe Sound Minor Final Site Plan	38 town homes on 4.88 acres	In Review	County
Pulte Aquarius PUD	288 townhomes on 35 acres	In Review	County
Port Cove PUD	29 townhome units on an undeveloped approximate 4.85 acre parcel	In Review	County

Palms of Hobe Sound MFSP	39-unit single-family subdivision on a 19.44 acre property	In Review	County
Crystal Cove PUD	15 single-family	In Review	County

Non-Residential

Name	Description	Status	Municipality
West Jensen PUD PH 1B Parcel 6.7 PUD Final Site Plan	4,967 square-foot convenience restaurant with drive through (Chik-fil-a)	In Construction	County
West Jensen PUD/DRI	6,120 square-foot convenience store with 10 gas pumps (20 fueling stations) on the proposed Parcel 6.5 of the West Jensen PUD, Phase 1B	In Review	County
FPL White Tail Solar Energy Center Major Master and Final Site Plan	The proposed project will consist of solar arrays and a solar collector yard capable of generating up to 74.5 megawatts. No buildings or other structures are required or proposed	In Review	County
Coastal Waste and Recycling of Martin County PUD	Increase the square footage of the existing recycling transfer station from 9,600 square feet to 27,694 square feet	In Review	County
NNA Kansas West Minor Final Site Plan	96,195 square feet of warehouse / office space on an approximate 11.54 acre site	In Construction	County
Impedance Baile Minor Final Site Plan	11,000 sq. ft. professional office building on approximately 1.10 acres	In Review	County
Conchy Joe's Restaurant Revised Minor Final Site Plan	Addition of approximately 7,000 s.f. outdoor tiki-style seating area, a valet service area, a new observation pier, redevelopment of an existing pier to add dockage for 12 vessels, and a Riverwalk marginal pier along the entire riverfront.	In Construction	County
Martin County Fire Station #14	12,876 sq. ft. fire rescue facility on an approximate 2.98 acre portion of a larger 7.5 acre parcel	In Construction	County

Blue Water (FKA TCCC Lots 17 & 18) Minor Final Site Plan	20,000 square foot industrial building consisting of 5 bays on a 1.28 acre vacant parcel	In Construction	County
Hobe Sound Bible College Revised Major Final Site Plan	13,500 sq. ft. gymnasium on an approximate 14 acre site	In Construction	County
Palm Pike Crossing Major Master and Final Site Plan	Gas station, retail store/ car wash	In Construction	County
McArthur West Golf Club Revised Major Final Site Plan	Add 18 hole golf course to the existing McArthur Golf Club	In Construction	County
Four Fish Marina (fka AA Marina) Revised Major Final Site Plan	Redevelopment of an existing commercial marina located on an approximate 4 acre parcel	Approved	County
Wright Fish 7 Eleven Major Final Site Plan	5,476 sq. ft. convenience store and car wash and an 8 pump gas station on an approximate 3.51 acre parcel	In Review	County
Palm Pike Crossing Lot 2 Phase 2 Minor Final Site Plan	3,202 square foot car wash facility on a 1.71 acre undeveloped parcel	Approved for Construction	County
South Florida Gateway PUD Zoning and Master Site Plan	Request for PUD zoning and master site plan approval for an industrial subdivision on an approximate 180 acre parcel	In Review	County
Hobe Sound Commerce Park Minor Final Site Plan	Two warehouse buildings totaling approximately 9,900 square feet on an 0.63 acre undeveloped site	Approved for Construction	County
Hobe Sound Ambulatory Surgery Center Revised Minor Master Plan	12,009 sq. ft. medical services building	In Construction	County
TREASURE COAST SQUARE MALL PUD 14TH AMEN	This is an application requesting approval of the Fourteenth (14th) Amendment to the Commercial Planned Unit Development (PUD) Zoning Agreement and revised Master Site Plan for the Treasure Coast Square Mall PUD by Treasure Coast-JCP Associates, Ltd. The	Approved for Construction	County
Treasure Coast Commerce Center Lots 4 & 5 tract 7 Minor Final Site Plan	Two (2) industrial warehouse buildings totaling approximately 80,650 square feet. on approximately 5.48 acres	In Review	County

Mariner Village Square PUD Zoning & Master Plan and Phase 4 Final Site Plan	93,654 sq. ft., 65 unit vehicular storage facility	In Review	County
Hobe Sound Early Learning Center Minor Final Site Plan	Add 2 modular classrooms that total 3,576 sq. ft. and additional parking on approximately 7.29 acre site	In Review	County
SurgCenter Minor Final Site Plan	7,916 square foot single-story ambulatory surgical center on approximately 2.52 acres	In Review	County
Three Lakes Golf Club PUD Master Site Plan	Three 18-hole private golf courses, practice range and short game practice facilities, a par 3 short course, golf maintenance and clubhouse facilities and various country club facilities including pool, fitness and spa facilities.	In Review	County
SA Recycling	Addition of an approximate .92 acre adjacent parcel to the existing developed site along with improvements including adding a truck scale, fencing and landscaping	In Review	County
Meridan Marina PUD Revised Zoning & Master Site Plan	Addition of dry boat storage to accommodate 215 boats in addition to the existing 325 dry slips. The proposed restaurant is to be approximately 6,000 sq. ft. and the existing offices will be reduced to 2,400 s.f.	In Review	County

City of Stuart

City of Stuart Development Activity First Quarter Jan-March 2022	
IN CONSTRUCTION	1328
APPROVED	55
IN REVIEW	384
COMPLETED	866
APPEAL	378

Name	Description	Status	Municipality
Avonlea 2	30 town-home units	IN CONSTRUCTION	Stuart
Avonlea 12	32 town-home units	IN CONSTRUCTION	Stuart
Osprey Preserve	87 town-home units	IN CONSTRUCTION	Stuart
Volaris	280 apartment units	IN CONSTRUCTION	Stuart
Trillium	76 town-home units	IN CONSTRUCTION	Stuart
Avonlea 16	49 town-home units	IN CONSTRUCTION	Stuart
Bridgeview	212 apartment units	IN CONSTRUCTION	Stuart
Stuart Ocean	80 town-home units	IN CONSTRUCTION	Stuart
Stuart Springtree	270 apartment units	IN CONSTRUCTION	Stuart
Sailfish Cove	30 apartment units	IN CONSTRUCTION	Stuart
315 Osceola	14 apartment units	APPROVED	Stuart
Hidden Key	28 town-home units	APPROVED	Stuart
Palmetto Calle	13 town-home units	APPROVED	Stuart
Central Parkway Lofts	172 apartment units	IN CONSTRUCTION	Stuart
Kanner + (Costco)*	378 apartment units	APPEAL	Stuart
Tidewater	10 single-family units	IN CONSTRUCTION	Stuart
Avonlea 10	88 town-home units	IN REVIEW	Stuart
Avonlea 13	123 town-home units	IN REVIEW	Stuart
Osceola Place (mixed use)	18 apartment units	IN REVIEW	Stuart
The Elizabeth (mixed use)	52 apartment units	IN REVIEW	Stuart
Kanner Crossing	29 town-home units	IN REVIEW	Stuart
Seminole Street UPUD	6 single-family units	IN REVIEW	Stuart
315 Osceola UPUD	7 single-family units	IN REVIEW	Stuart
Sailfish Cay	61 town-home units	IN REVIEW	Stuart

Non-residential

Name	Description	Status	Municipality
Osceola Place (mixed use)	13867 sq.ft retail/office/restaurant	IN REVIEW	Stuart
The Elizabeth (mixed use)	5778 sq.ft office/commercial	IN REVIEW	Stuart
Bee Safe	181677 sq.ft self-storage	IN REVIEW	Stuart
Atlantic Point	120218 sq.ft marine/commercial	IN REVIEW	Stuart
Wallace Auto	9656 sq.ft commercial	IN REVIEW	Stuart
HOG	28936 sq.ft industrial	IN REVIEW	Stuart
Sportfish Marina	51 room hotel, 10000 sq.ft restaurant/retail	IN REVIEW	Stuart

Village of Indiantown

First Quarter – Jan. – March 2022	
IN CONSTRUCTION	34,750 sq. ft. Industrial
APPROVED	
COMPLETED	23,433 sq. ft. Commercial building 10 multifamily (3 live/work)

Name	Description	Status	Municipality
River Oak	153 Single Family	In Review	Indiantown
Seminole Junction	28 Town Homes	In Review	Indiantown
Osceola Pines	157 Residential Housing Units	Approved	Indiantown
Park View Apartments	18 Multi Family, 18 Live Work	In Review	Indiantown
Sandy Oaks	97 Single Family	Approved	Indiantown
First Quarter Status Changes: Jan. – March 2022			
Green Carbon Solutions	Industrial (storage, employee and maintenance) buildings totaling nearly 12,000 sq. ft.	In Construction	Indiantown
Tractor Supply Co.	23,433 sq. ft. retail structure	Completed	Indiantown
Terra Lago - Phase 1	244 Single Family	Approved	Indiantown
Biomedical Industrial Park	22,750 sq. ft. warehouse	In Construction	Indiantown
Casa Bella	7 Multi-Family; 3 Live Work Units	Completed	Indiantown



JOINT MEETING AGENDA



**Stuart City Commission
Martin County Board of County Commissioners
Martin County School Board
Indiantown Village Council**

**Thursday, June 02, 2022 – 9:00 am
John F. Armstrong Wing, Blake Library
2351 SE Monterey Road, Stuart**

REFERENDUM UPDATE

Christia Li Roberts
MCSD Board Chair



Live the vision. Achieve the mission.

JENSEN BEACH ELEMENTARY SCHOOL REPLACEMENT SCHOOL PROJECT- PROGRESS 23.63% COMPLETE.



Live the vision. Achieve the mission.

PALM CITY ELEMENTARY SCHOOL REPLACEMENT SCHOOL PROJECT- PROGRESS 30% COMPLETE.



Live the vision. Achieve the mission.

***COFTE Enrollment
Fall 2021 to Spring 2022**

MCSD FACILITIES & PLANNING



Live the vision. Achieve the mission.

FALL 2021 TO SPRING 2022 Enrollment Comparison by Grade

School Grade	Fall 2021	Spring 2022	Change	% Change
ESE PK	52	88	36	69.23%
KG	1062	1082	20	1.88%
1 st	1087	1096	9	0.83%
2 nd	1184	1196	12	1.01%
3 rd	1136	1147	11	0.97%
4 th	1171	1169	-2	-0.17%
5 th	1425	1425	0	0.00%
6 th	1279	1288	9	0.70%
7 th	1227	1242	15	1.22%
8 th	1350	1349	-1	-0.07%
9 th	1555	1554	-1	-0.06%
10 th	1470	1441	-29	-1.97%
11 th	1400	1356	-44	-3.14%
12 th	1302	1290	-12	-0.92%
Total All District	16,700	16,723	23	0.14%

Note: Enrollment does not include VPK, Charter Schools, Hospital Homebound, McKay or Family Empowerment Scholarships



Live the vision. Achieve the mission.

ENROLLMENT SUMMARY

FALL 2021 TO SPRING 2022

- **Elementary schools increased by 87 (+1.26%)**
- **Middle schools increased by 22 (+0.54%)**
- **High schools decreased by 86 students (-1.50%)**
- **Overall increase by 23 students (+0.14%)**
- **Controlled Open Enrollment new to the District 157 for SY 2022-23**



Live the vision. Achieve the mission.

Mission:

- **Educate All Students For Success**

District Vision:

- **A Dynamic Educational System Of Excellence**



**Thank you for your support.
Questions?**



Live the vision. Achieve the mission.