

# JOINT MEETING AGENDA



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

**Tuesday, February 17, 2026 – 9:00 am  
John F. Armstrong Wing, Blake Library  
2351 SE Monterey Road, Stuart**

- I. **Call to Order and Pledge of Allegiance**  
Christopher Collins, Mayor, City of Stuart City Commission
- II. **Introductions and Opening Comments**  
Christopher Collins, Mayor, City of Stuart City Commission  
Sarah Heard, Chair, Martin County Board of County Commissioners  
Carmine Dipaolo, Mayor, Village of Indiantown Village Council  
Marsha B. Powers, Chair, Martin County School Board
- III. **Public Comments**
- IV. **Agenda Items**
  - a. **County Public Works Projects**  
Keith Baker, Capital Projects Administrator, Martin County BOCC  
John Maehl, Environmental Resource Administrator, Martin County BOCC
  - b. **City Utilities and Engineering Projects**  
Peter Kunen, Utilities & Engineering Director, City of Stuart
  - c. **Village Capital Projects Update**  
Patrick Nolan, Utilities & Public Works Director, Village of Indiantown
  - d. **County/City/Village Development Update**  
Samantha Lovelady, Principal Planner, Martin County BOCC  
Jodi Kugler, Development Director, City of Stuart  
Deanna Freeman, Community Development Director, Village of Indiantown
  - e. **School District Update**  
Superintendent Michael Maine and staff, Martin County School District
- V. **Adjournment**

NOTICE: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the meeting date. If you are hearing or voice impaired, please call (772) 288-5940. An agenda of items to be considered will be available to the public in the Administrator's Office, 2401 SE Monterey Road, Stuart, Florida. Items not included on the agenda may also be heard in consideration of the best interests of the public's health, safety, welfare, and as necessary to protect every person's right of access. If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

MARTIN COUNTY ►  
PUBLICWORKS  
@WORK

FEBRUARY 17, 2026

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JOINT MEETING



# CHARLIE LEIGHTON PARK IMPROVEMENTS

Increased Boat Ramp - 40% complete  
Reconfigured Parking  
Additional Docking  
Open Green Space  
Expected completion: Summer



Working on the cofferdam



South Observation Pier Pilings

# HALPATIOKEE PARK RESURFACING

Construction 95% complete



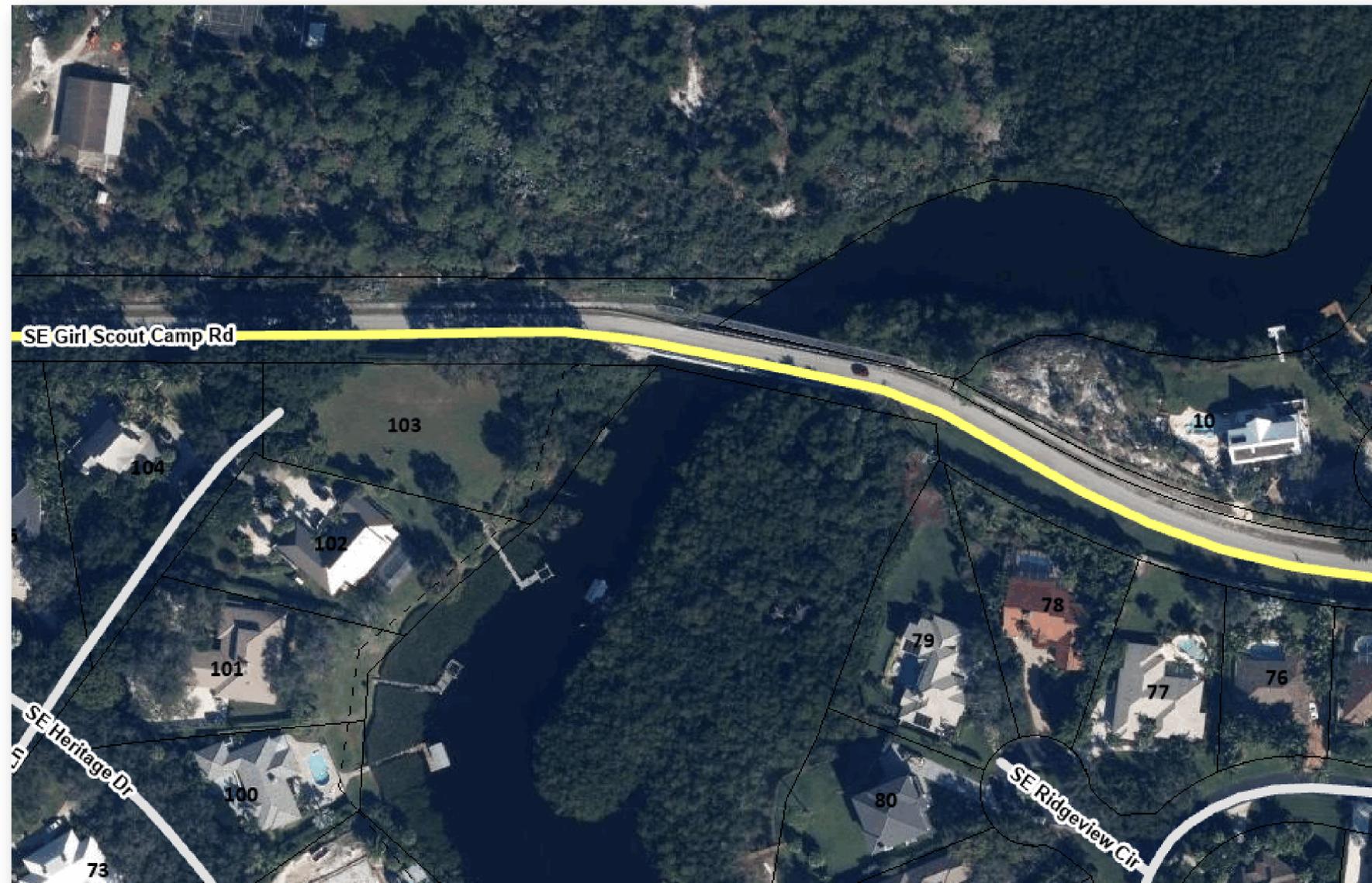
# COUNTY LINE BRIDGE REPLACEMENT

External utility relocation ongoing: Loxahatchee River District and Village of Tequesta

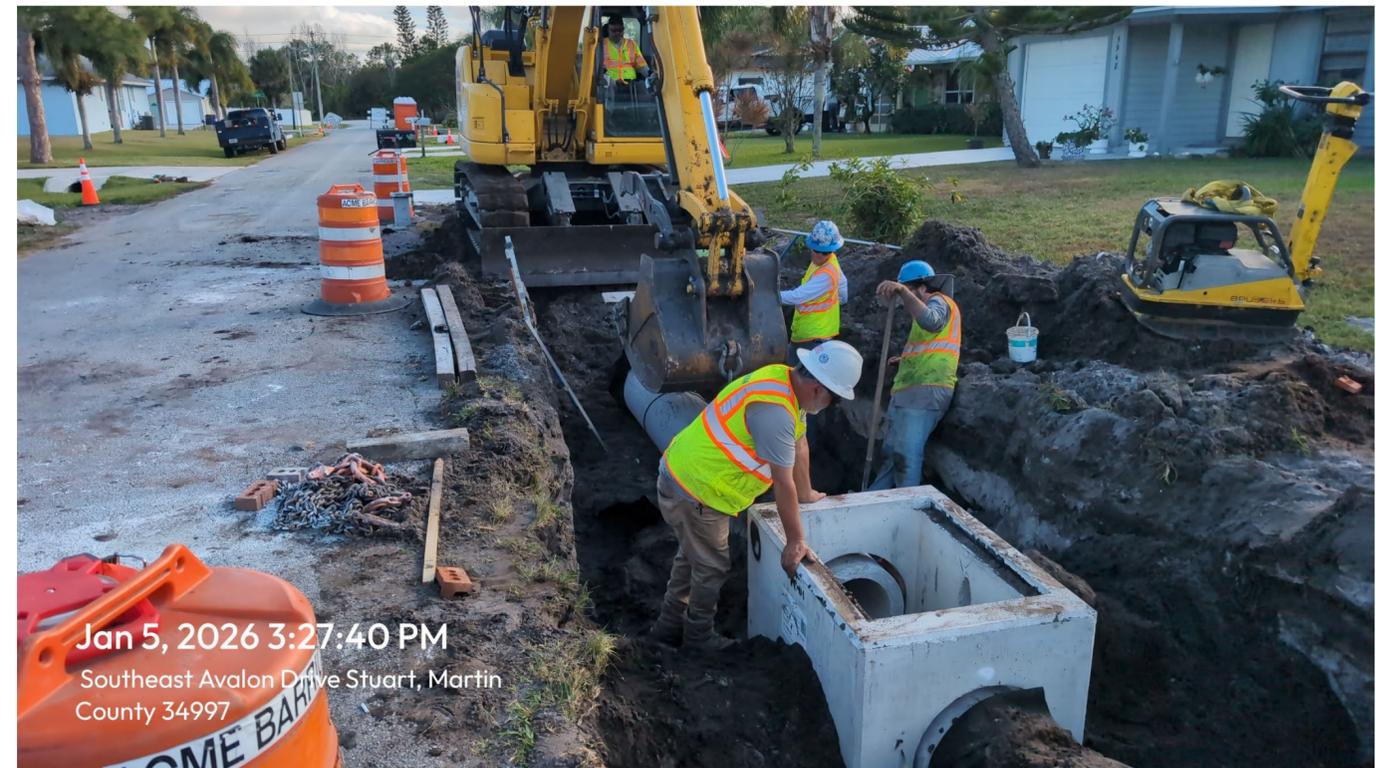
Future utility relocation: Florida Power and Light

Tentative construction: Summer 2026

Emergency Services plan will be in place for the duration of construction

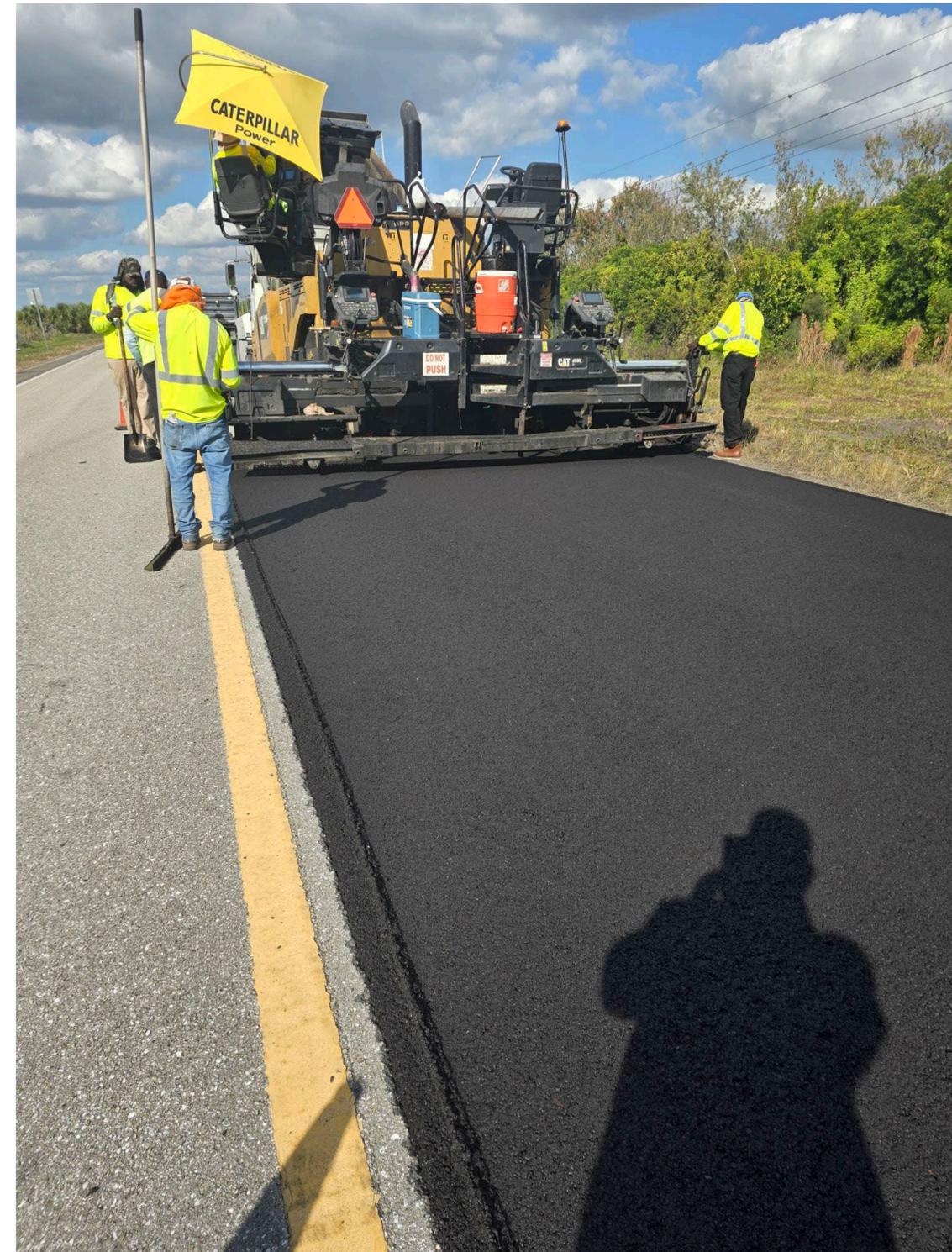


# SE AVALON DRIVE SIDEWALK



# SW FOX BROWN ROAD RESURFACING

Under construction



# UPCOMING PROJECTS

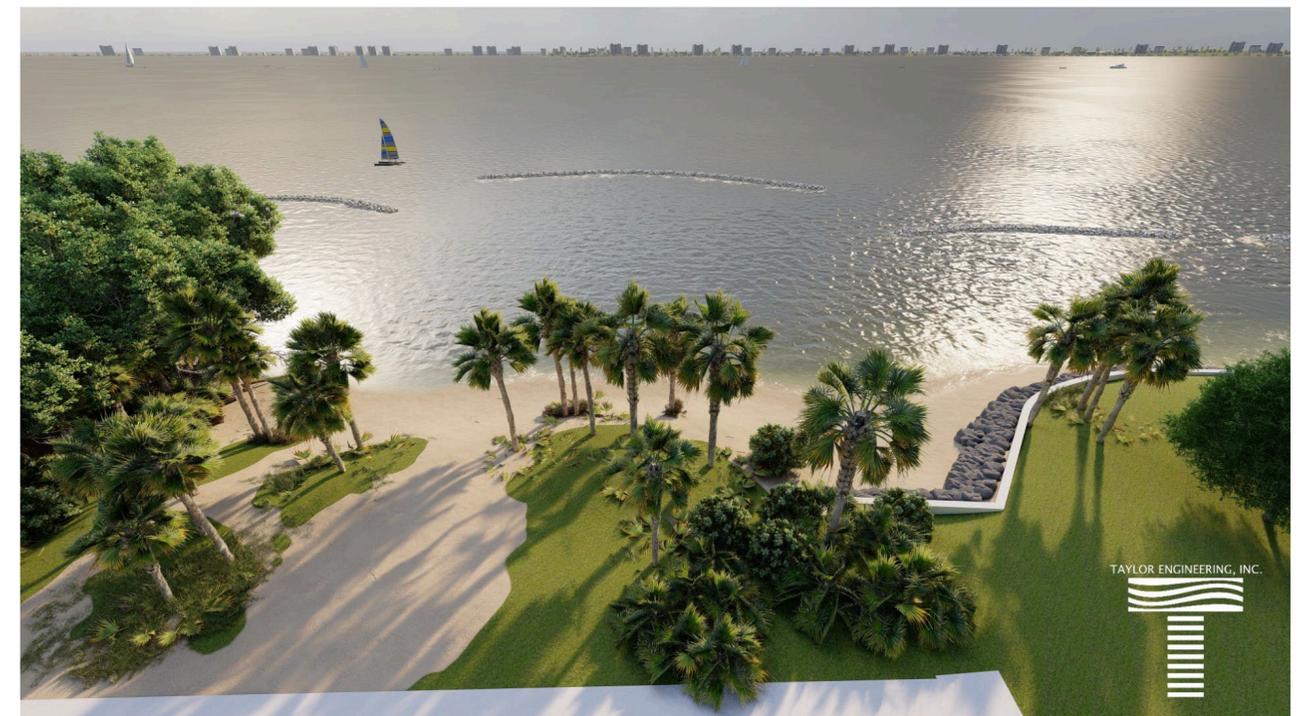
Rocky Point  
Neighborhood Restoration



SE Dixie Hwy from Airport Rd to  
SE Monterey Rd Multi-Modal Pathway



# INDIAN RIVERSIDE PARK LIVING SHORELINE

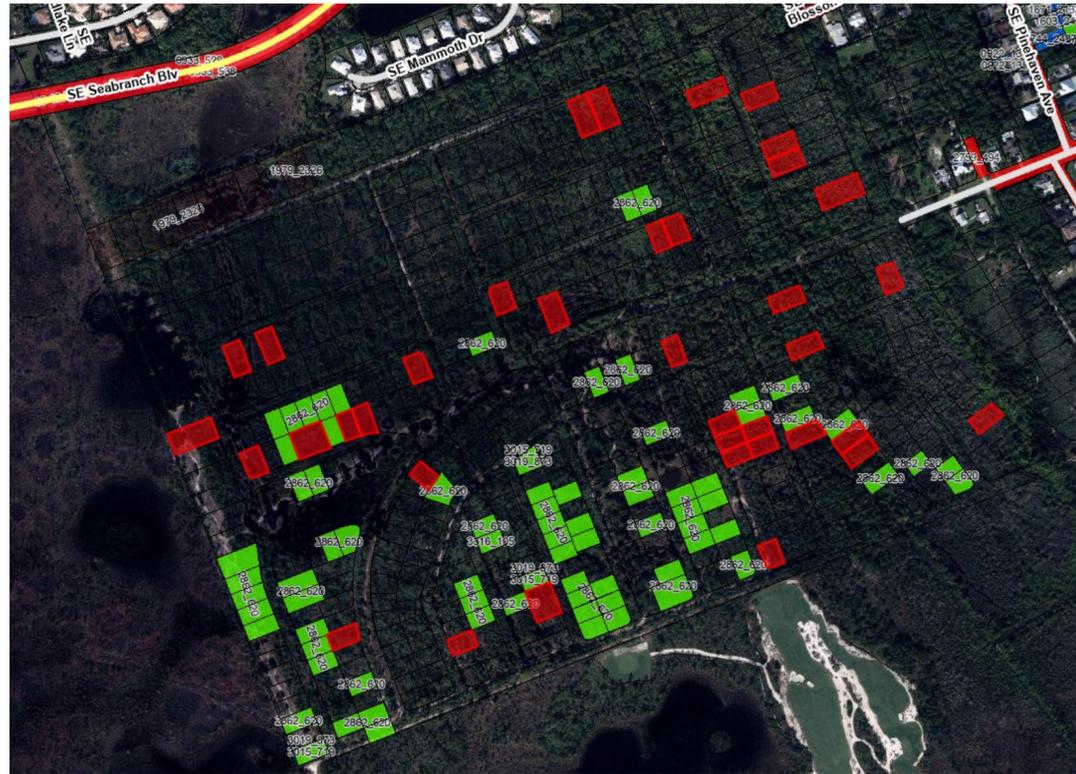


# EAST FORK CREEK



# MARTIN COUNTY FOREVER

## Poinciana Gardens



## Perry Beach



# BOO MCCULLLEY ARTIFICIAL REEF

**27°12.287'N, 80°0.396'W**



# STAY INFORMED



PUBLICWORKS  
@WORK



## ON PROJECT UPDATES & PROGRAMS

QUESTIONS?



FACEBOOK



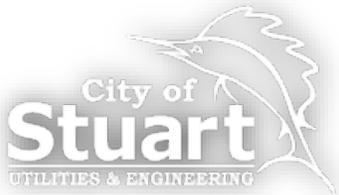
INSTAGRAM



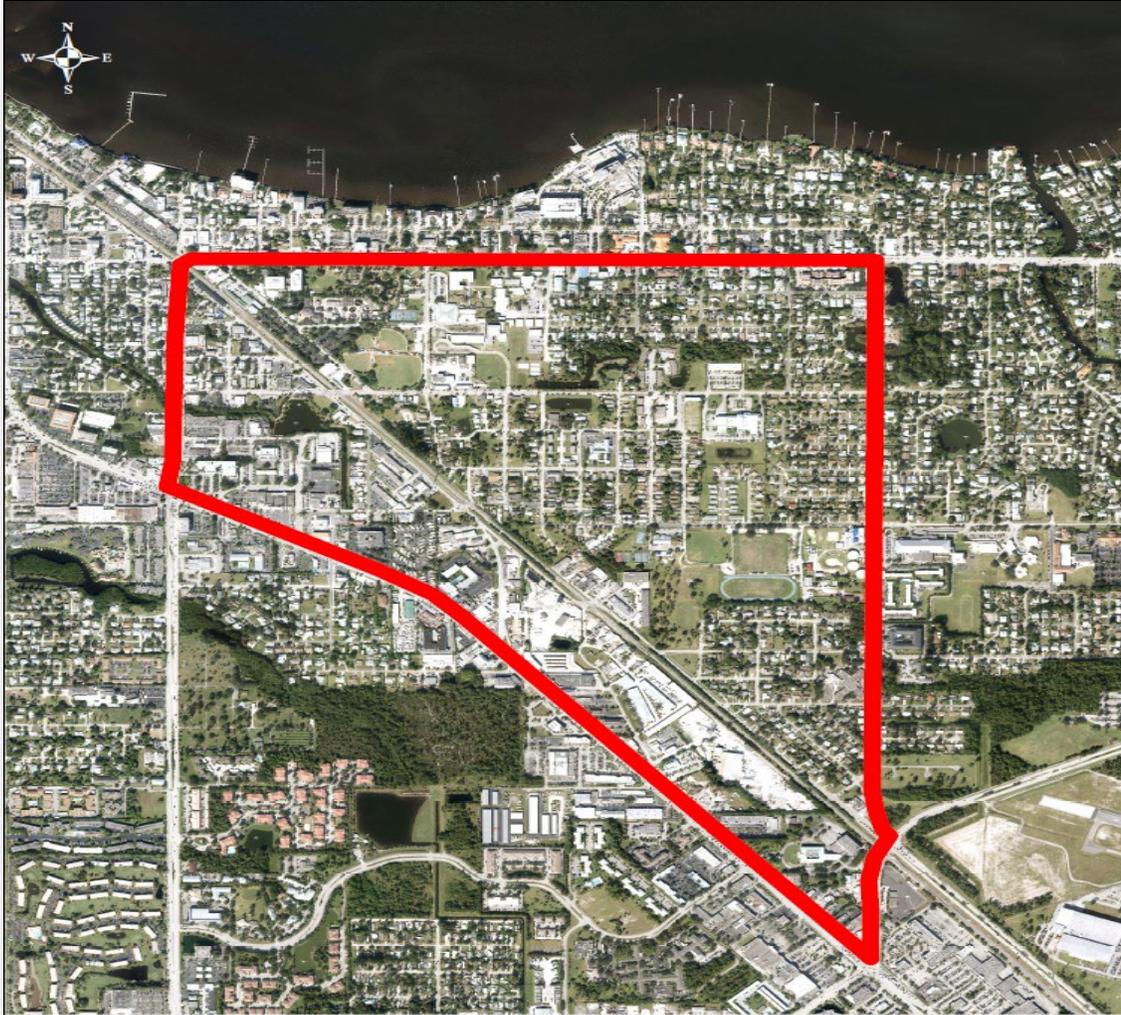
# CITY OF STUART

## UTILITIES & ENGINEERING DEPARTMENT

February 17, 2026



# TRANSPORTATION PROJECT

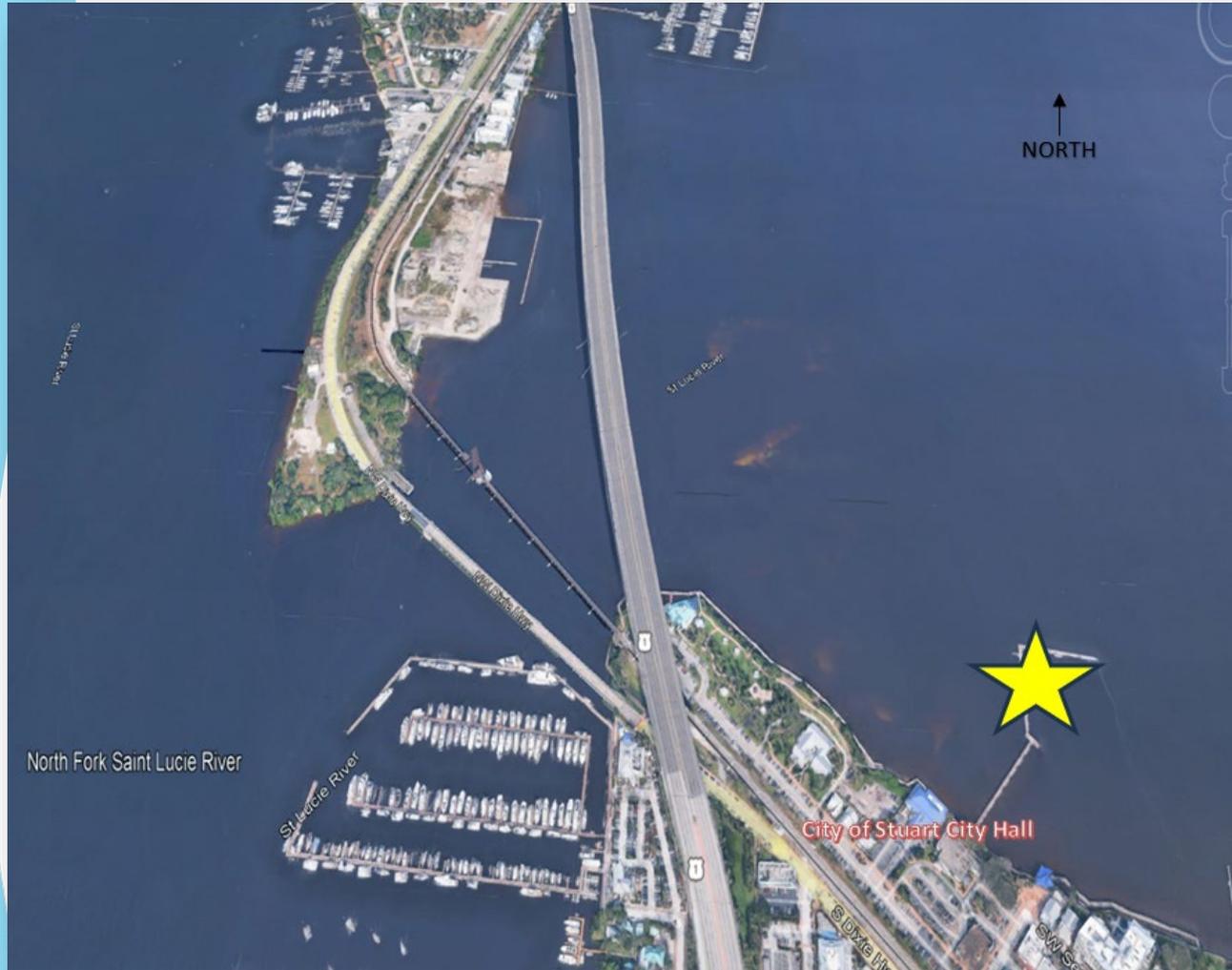


Location Map

## City of Stuart Annual Pavement Maintenance Zone-3

- Point Repairs/Micro Surfacing/Asphalt Mill & Overlay
- Application of Asphalt Treatment
- Currently in Design
- Anticipated Start of Construction Summer 2026

# TRANSPORTATION PROJECT



Project Location

## City of Stuart Courtesy Dock/ Wave Attenuator Prj

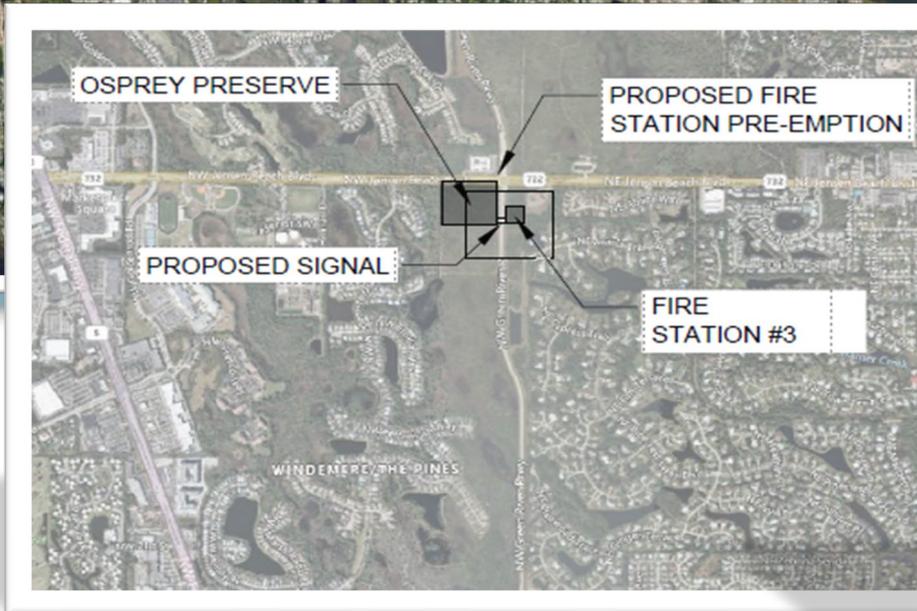
The Project shall consist of the demolition of the existing 5,533 sq. ft. of existing concrete floating dock and associated piling and furnish and installation of a new 7,590 sq. ft. fixed dock with associated pilings, 1,400 sq. ft. concrete floating dock with associated pilings, and 300 sq. ft. floating vessel platform with associated pilings.

- Bid Opening- March 2026
- NOTE: Wave Attenuation Device(s) not part of this project

# TRANSPORTATION PROJECT



Project Location



## City of Stuart Fire Station #3 Signalization Prj.

- Final Construction/Close-out Phase



# UTILITY PROJECT

## City of Stuart Conquistador Lift Station Rehabilitation Project-

The rehabilitation is anticipated to include repair and recoating of the wet well and valve vault, safety grating, pressure transducers, odor control, installation of a permanent standby emergency pump.

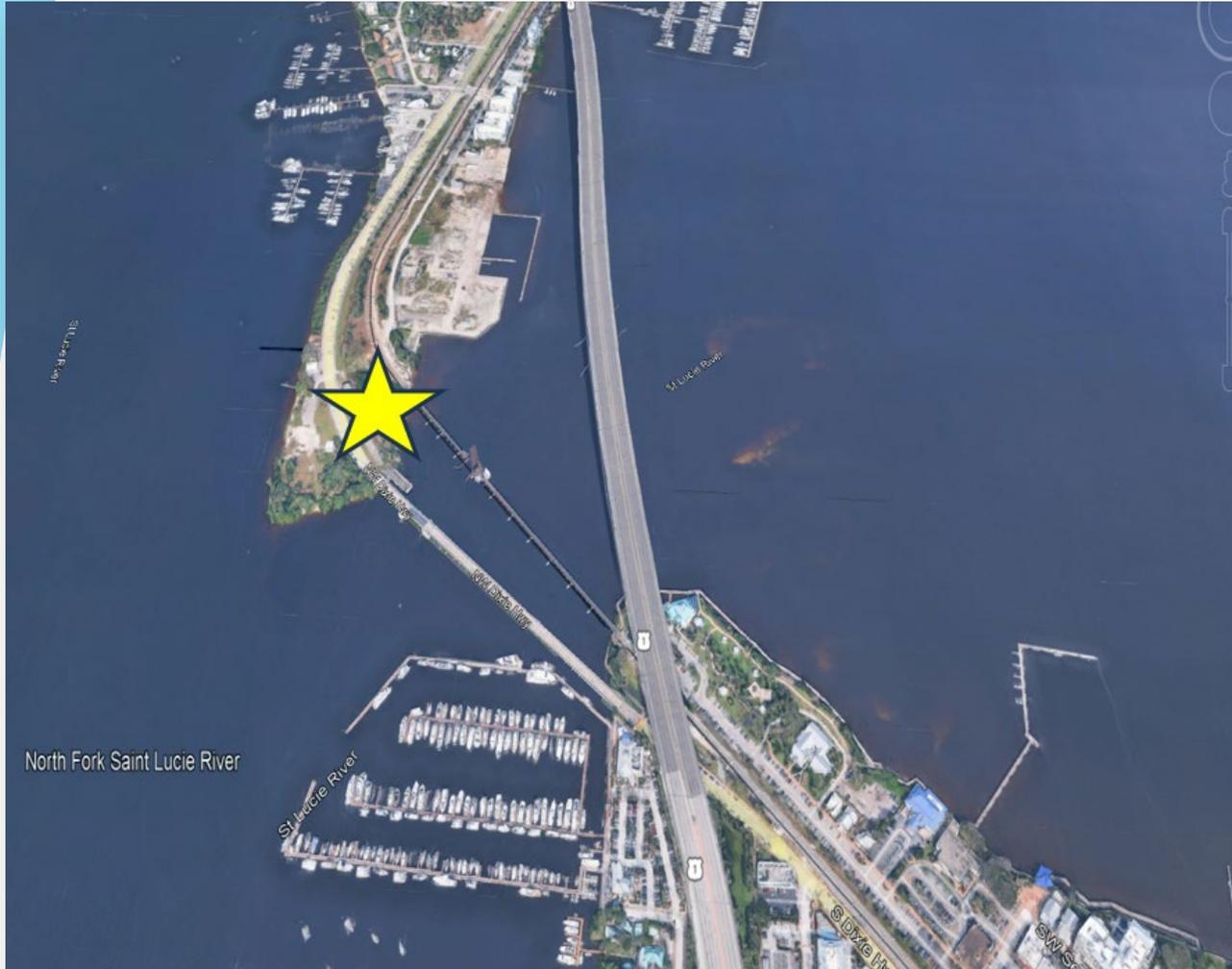
- Final Construction/Close-out Phase
- Anticipated Completion- March 2026



Project Location



# UTILITY PROJECT



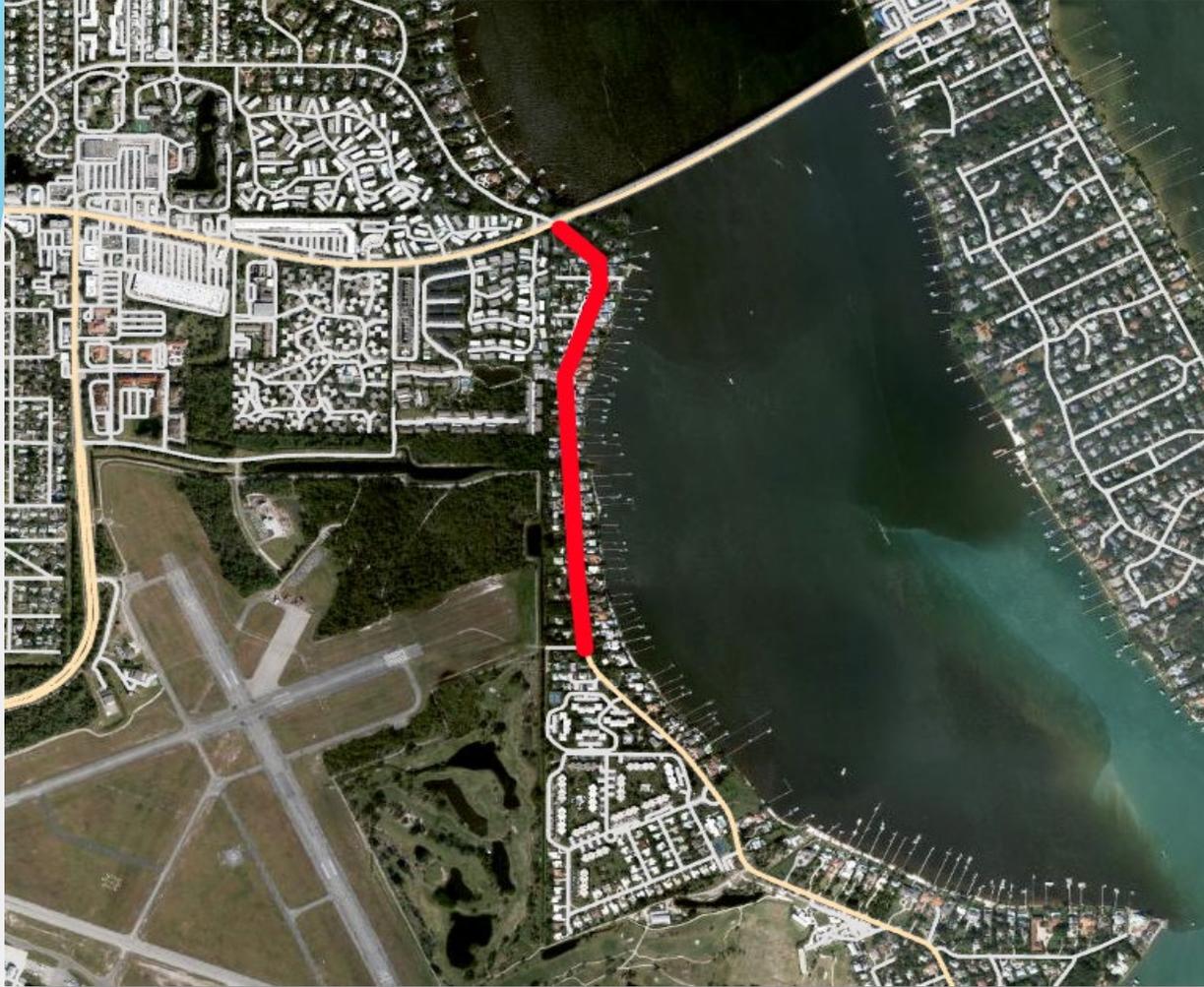
Project Location

## City of Stuart North Stuart Lift Station Rehabilitation Project-

The rehabilitation is anticipated to include mechanical, electrical and civil rehabilitation work and improvements including new control panel and appurtenances, discharge piping within the valve vault, wet well and valve vault interior coating, top slabs and hatches with wet well fall protection, concrete slab, fencing, installation of a permanent standby pump with piping, bypass piping outside the fence.

- Bid Opening: March 2026
- Anticipated Start of Construction Summer 2026

# UTILITY PROJECT



Project Location

## St. Lucie Blvd. Fire Hydrant Installation Prj-

The City of Stuart will be installing six (6) new fire hydrants along St. Lucie Blvd from SE Ocean Blvd. south to SE Plaza Bonita Place.

- Construction currently underway
- Five(5) of the proposed Six(6) Fire Hydrants are completed.
- Anticipated Completion Spring 2026

# FACILITY PROJECT

## WATER RECLAMATION FACILITY HEADWORKS REHABILITATION PRJ. PHASE-1

The work consists of rehabilitation of The City of Stuart Water Reclamation Facility headworks structure, including installation of a temporary headworks bypass system, removal of the second-floor enclosed roof structure, detailed structural condition assessment and repairs to influent channels and gates, installation of a new open wall steel roof canopy, modifications to the existing odor control system including flume connections and odor ducting and associated electrical improvements.

- Currently under construction
- Anticipated completion Fall 2026



# FACILITY PROJECT

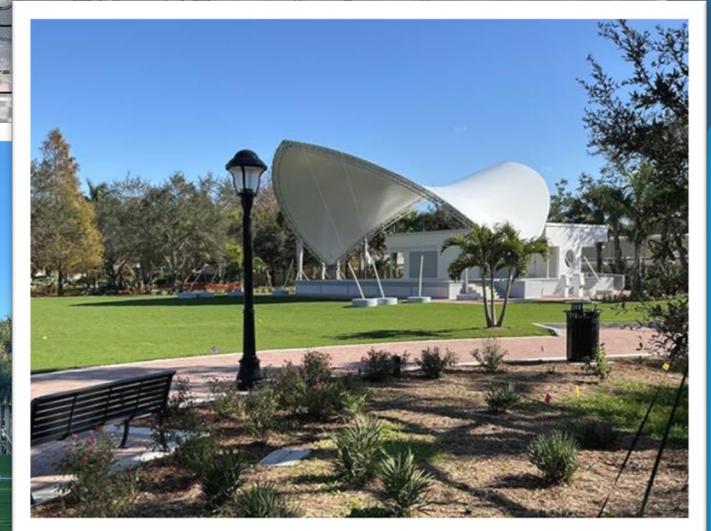
## Veterans Memorial Park Phase-4 Amphitheatre Prj.

The project will generally consist of the construction of an outdoor Amphitheater located within the City of Stuart Veteran Memorial Park, in the City of Stuart.

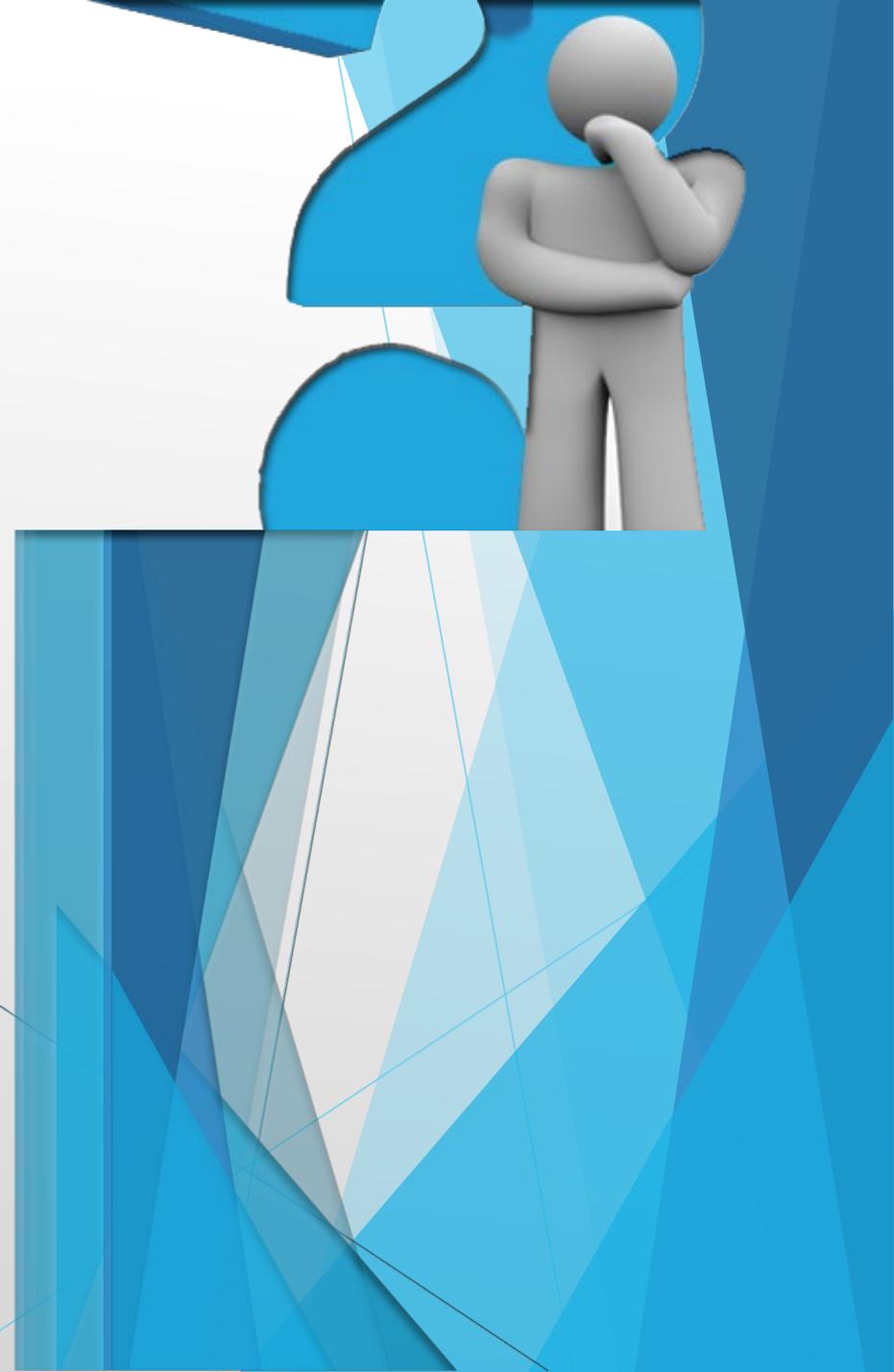
The Amphitheater will be an outdoor event complex, which will include a covered stage area, green room, lawn seating, architectural entry way with plaza area, brick paver walkways, landscaping, site lighting, benches, bicycle racks and other park amenities.

Associated infrastructure will include access roads/driveways and site utilities (water, sanitary sewer, drainage, electrical/power, irrigation).

- Final Construction/Close-out Phase
- Anticipated Completion March 2026



QUESTIONS?



# VILLAGE OF INDIANTOWN

## Utilities & Public Works Update

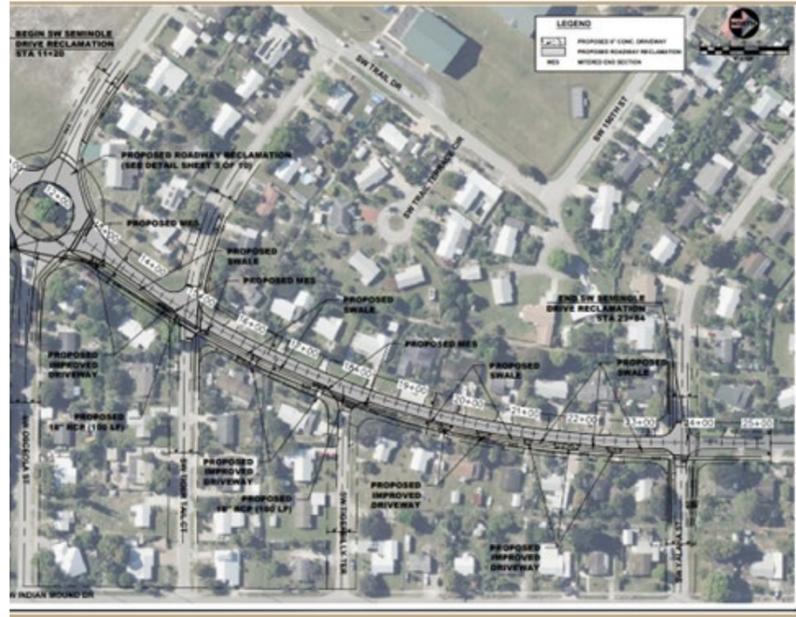
Pat Nolan -Utilities & Public Works Director

February  
2026



# Public Works Projects

## Seminole Drive Project



Neighborhood Revitalization

**Funding Source**  
Department of Economic  
Opportunity (DEO)  
Community Development Block  
Grant (CDBG)

~Ready to Commence~

## SW Lincoln Street Roadway and Drainage Project



Project will increase vehicular safety by improving the paved roadway and update drainage to eliminate unsafe ditches.

**Funding Source**  
Florida Department of  
Transportation Grant

## Roadway Repair & Maintenance



The 1st Mult Year Asphalt Repair & Maintenance Program throughout the Village has been completed for (2025).

Planning for 2nd Year (2026) have been completed and Roadwork will begin soon.

## Water Plant Project



Planned rehabilitation of the existing Water Plant and plans to build a new Reverse Osmosis Water Treatment Plant.

**Awarded Funding from State Revolving Fund.**

**Recently Received additional Funding for Phase 1 for the New Water Plant**  
Funding Source  
Florida Department of Commerce

## Railroad Avenue Water Main



### 100-Year-Old 8-inch Water Main

Will be replaced and Upgraded to a 16 Inch Water Main from Booker Park to Fernwood Forest along the CSX Railroad Right-of-Way.

Funding received through  
Florida Department of Commerce

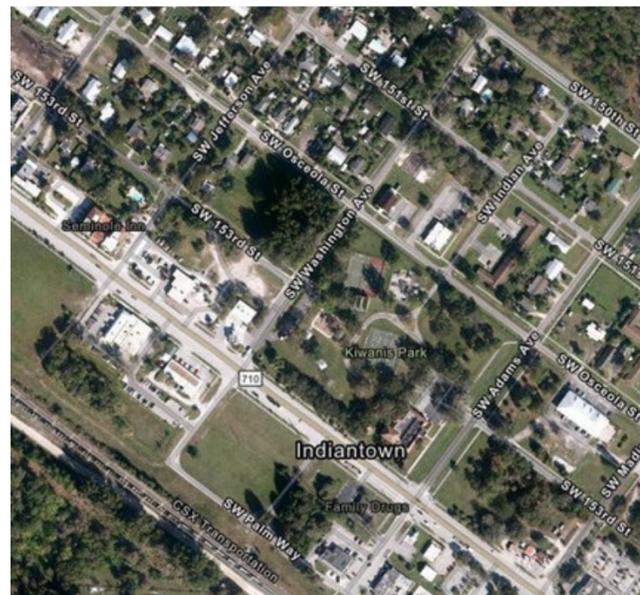
## Floridan Aquifer Wells



**(2) Floridan Aquifer Wells have been Drilled.**

These Wells will provide the Source Water for the New Reverse Osmosis Water Treatment Plant.

## 151st & Osceola Street Water Main Project



FY24 Mast Appropriation Funding

The Village received \$3M Included in the agriculture appropriations bill.

Funding disbursement will hopefully be received by Fiscal Year 2026



# Special Water Projects

## Deep Injection Well



Construction of Deep Injection Well  
is underway as well as  
(3) Floridan Wells and Projected  
Finish date is June  
~2026~

# Wastewater Projects

~ New Wastewater Plant Under Construction ~





# Questions/Comments

Pat Nolan

Utilities & Public Works Director

[pnolan@indiantownfl.gov](mailto:pnolan@indiantownfl.gov)

# Martin County Growth and Development Trends

Growth and Development  
February 17, 2026

**Martin County Growth Management Department**

Paul Schilling  
Director

Clyde Dulin, AICP  
Comprehensive Planning Administrator

Samantha Lovelady, AICP  
Principal Planner



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## Growth and Development Report

The purpose of this document is to summarize development activity within unincorporated Martin County for the Joint City/County/Village/ School Board meeting. Except where noted, data in this report is produced by the Martin County Growth Management Department.

For more information about any projects in this report, please click [here](#) for the interactive map.

Below are population projections through 2050, with the 2025 estimate.

Municipalities City/County	2025*	2030	2035	2040	2045	2050
Jupiter Island	780	854	879	899	914	927
Ocean Breeze Park	608	638	657	671	683	693
Sewalls Point	2067	2,159	2,222	2,271	2,310	2,343
Village of Indiantown	6,704	7,031	7,238	7,397	7,523	7,633
Stuart	20,573	21,189	21,813	22,291	22,671	23,002
Unincorporated	135,549	141,129	145,290	148,471	151,000	153,203
<b>Total County</b>	<b>166,281</b>	<b>173,000</b>	<b>178,100</b>	<b>182,000</b>	<b>185,100</b>	<b>187,800</b>

Source:

\*Bureau of Economic and Business Research (BEBR), Florida Estimates of Population 2025.

Florida Office of Economic & Demographic Research (EDR) in conjunction with the Bureau of Economic and Business Research (BEBR). Florida Population Studies, Projections of Florida Population by County, 2025-2050, with Estimates for 2024, Volume 58, Bulletin 201, August 2025.

The 2025 projections shown in the last report were replaced by the 2025 *estimate*, provided by BEBR. For the years 2030 through 2050, BEBR projections have not yet been updated with 2026 data. In the October 2025 report, the 2025 *projection* was used. The estimate for 2025 is lower than what was projected. Below is October's projection, compared to the estimate provide above.

Municipalities City/County	2025*
Jupiter Island	814
Ocean Breeze Park	614
Sewalls Point	2,076
Village of Indiantown	6,763
Stuart	20,380
Unincorporated	135,753
<b>Total County</b>	<b>166,400</b>

\*As projected by BEBR last year.

## Historic Growth

Martin County			Florida	
	Estimated	Percent Change	Estimated	Percent Change
1998	121,749		15,000,475	
1999	124,360	2.14%	15,322,040	2.14%
2000*	126,731	1.91%	15,982,824	4.31%
2001	128,873	1.69%	16,331,739	2.18%
2002	131,051	1.69%	16,674,608	2.10%
2003	134,491	2.62%	17,071,508	2.38%
2004	137,637	2.34%	17,516,732	2.61%
2005	141,059	2.49%	17,918,227	2.29%
2006	142,645	1.12%	18,349,132	2.40%
2007	143,737	0.77%	18,680,367	1.81%
2008	143,868	0.09%	18,807,219	0.68%
2009	143,856	-0.01%	18,750,483	-0.30%
2010*	146,318	1.71%	18,801,310	0.27%
2011	146,689	0.25%	18,905,048	0.55%
2012	147,203	0.60%	19,074,434	0.90%
2013	148,077	0.59%	19,259,543	0.97%
2014	148,585	0.34%	19,507,369	1.29%
2015	150,062	0.99%	19,815,183	1.58%
2016	150,870	0.54%	20,148,654	1.68%
2017	153,022	1.43%	20,484,142	1.67%
2018	155,556	1.66%	20,840,568	1.74%
2019	158,598	1.96%	21,208,589	1.77%
2020*	158,431	-0.11%	21,596,068	1.83%
2021	159,053	0.39%	21,898,645	1.40%
2022	161,655	1.64%	22,276,132	1.72%
2023	162,847	0.74%	22,634,867	1.61%
2024	164,853	1.23%	23,014,551	1.68%
2025	166,281	0.87%	23,379,261	1.58%

Source: Florida Office of Economic & Demographic Research (EDR) in conjunction with the Bureau of Economic and Business Research (BEBR). The 2024 estimate are from the Projections of Florida Population by County, 2025-2050, with Estimates for 2024. Volume 58, Bulletin 201, August 2025. Previous years are from BEBR reports for each specific year.

\*Source: Decennial Census

## Unincorporated County

### Residential Approvals from January thru December 31, 2025

Month	Project	Units
January		0
February	Chancey Bay Ranch	9 SF
March		0
April	The Landings at Hope Sound Village (fka) Hobe Sound Village Duplexes	8 DU (16 units)
May	Hobe Sound Townhomes	4 TH
June	Martinez Family Subdivision	4 SF
July		0
August	Paddock Palm City	51 TH 6 DU
September		0
October	Highpointe PUD Phase 2 Revised Major*	+ 6 SF
November	Rio Marine East*	190 mixed
	Preserve at Rio Marine Village	145 MF/TH
	PBS Headquarters Minor Final	4 MF
	Newfield Crossroads Phase 2A-1*	231 mixed
December		0
<b>Total</b>		<b>666</b>

\*Phases within a master plan

SF – Single Family    MF – Multifamily    DU – Duplex    TH - Townhomes

### Non-residential Approvals from January thru December 31, 2025

Month	Project	Area
January		0
February	Palm City II Landfill (adding admin building)	+ 3,000 s.f.
March	Seven J's Subdivision Lots 6 and 7*	83,200 s.f.
April	High Meadow Medical Office Revised (fka Palm City Business Park Phase 3) *	15,827 s.f.
	Martin Downs Village Center – 2 Outbuildings	+4,553 s.f.
May		0
June	Old Kansas Supply	17,524 s.f.
	Parrot Circle Storage Facility (FKA C&C RV)	59,857 s.f.
July	Hobe Sound Publix Minor (Scooter's Coffee)	717 s.f.
	Hog Striping Storage	20,698 s.f.
	Meridian Marina	Remove accessory

August		residential uses and revise non-residential square footage.
September	The Ranch PUD Ph 1 Site Plan*	1,842 acres
	Baron Landings (formerly Golf World)	16,374 s.f.
October	Hobe Sound Commercial Minor	9,650 s.f.
November	PBS Headquarters Minor Final	17,629 s.f.
	High Reach 2 Warehouse	30,000 s.f.
	Rio Marine East* (See residential table also)	13,200 s.f.
	Rio Marine Village West*	31,924 s.f. Commercial and mixed
	Stuart Equipment Rental Facility Minor	30,000 s.f.
December	Martin Commerce Park PUD and Master	1,100,000 s.f.
	Treasure Coast Commerce Center*	30,924 s.f.
<b>Total</b>		<b>1,485,077 s.f.</b>

\*Phases within a master plan

## In Review

<b>In Review</b>	
<b>Residential</b>	<b>Units</b>
9465 SE LLC	10 MF
9025 Bridge RD	3 MF 6TH
Baron Landings Multifamily (Formerly Golf World)	302 MF
Birch Plaza	3 MF
The Cove at Hobe Sound	36 TH
Four Fish Condominium	18 MF
Jerue Residences	3 SF
Oasis Hobe Sound	38 SF
Paradise Lake PUD	11 SF
Newfield Workplace SD-W East Ph 1B*	275 mixed
Storie Mixed-Use Village	4,000 Units
Waterside PUD	1,050 SF
Wisteria Place	17 TH

\*Phases within a master plan

SF – Single Family    MF – Multifamily    DU – Duplex    TH – Townhomes

<b>In Review</b>	
<b><i>Non-Residential</i></b>	
9465 SE LLC – Residential Storage	16,049 s.f.
9025 Bridge Road	4,399 s.f.
Apex Pavers Storage Yard Minor**	38,000 s.f.
American Humane Association	1,312 s.f.
AWS Family Enterprises	6,000 s.f.
The Alamo	7,985 s.f.
Berry Avenue Medical Office	7,000 s.f.
Birch Plaza (See residential table also)	2,400 s.f.
Boys and Girls Club Hobe Sound (approved in January 2026)	28,942 s.f.
Bridge Road Car Club	55,823 s.f.
Coastal Waste & Recycling	11,800 s.f.
Dogsworld	6,798 s.f.
Driven Brands, Inc	5,218 s.f.
East Ridge Estates	192 s.f. and pole barn
Extra Space Storage	63,114 s.f.
Gulf Stream Tower	1,856 s.f. leasable area
Hobe Sound Boathouse	20 dry boat storage slips
Mavis-Kanner Hwy	7,152 s.f.
Heritage Ridge Storage Place (aka Storage Place Hobe Sound)	64,260 s.f.
Immersive Homes Florida	4,546 s.f.
Island Crossings PUD Bridge Road Self Storage	99,922 s.f.
Martin County Coral Gardens Vacuum Station	1,995 s.f.
NNA East (warehouse)	60,000 s.f.
Newfield Crossroads Town Center (approved in January 2026)	36,505 sf
Ozinga Palm City	5,873 s.f.
Palm City Project L.I.F.T.	12,574 s.f.
Palm City FSED (Freestanding Emergency Department)	8,000 s.f.
Palm Pike Crossing Lot 5*	20,959 s.f./105 hotel rooms
Paceline Office	4,554 s.f.
Plaza Bonita Minor Final	11,200 s.f.
Seagate Marine	8,471 s.f.

Storage Rentals of America @ Osprey	97,500 s.f.
Storie Mixed-Use Village	887,500 s.f.
SW 96 <sup>th</sup> Street Convenience Store (Approved in January 2026)	9,472 s.f.
SW 96 <sup>th</sup> Street Monopine Tower	1,600 s.f. leasable area
Trailwind Farms Tower	5,975 s.f. leasable area
Treasure Coast Commerce Center Lots 1 and 2*	17,280 s.f.

\*Phases within a master plan

\*\*No building

### Building permits issued for the preceding 10 years

- **Unincorporated Residential Units Associated with Permits Issued, by Year**

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single-family	304	283	281	347	272	384	389	325	528	492	539
Duplex	4	10	0	0	0	4	12	24	20	14	16
Multi-family	11	86	46	0	38	11	108	129	295	197	44
Mobile home	5	0	1	10	6	6	1	2	4	9	2
<b>Total</b>	<b>324</b>	<b>379</b>	<b>328</b>	<b>357</b>	<b>316</b>	<b>405</b>	<b>510</b>	<b>480</b>	<b>847</b>	<b>712</b>	<b>601</b>

Source: Reporting by Accela, a Growth Management and Building Department land management program.



# **Joint City/County/School Board Meeting February 17, 2026**

Presented by: Jodi Kugler, Development Director

<b>Commercial Projects APPROVED</b>		
Coffee Rush	3991 S.E. Federal Highway	470 sf restaurant
<b>Commercial Project IN REVIEW</b>		
Baker Road Storage	Baker Road	Outdoor RV Boat Storage Facility
MC Supervisor of Elections	135 SE MLK Jr. Blvd.	2,280 sf addition
<b>Multi-Family Project IN REVIEW</b>		
15 Street Townhomes	15 SE Seminole Street	8 (3-story) townhouse units
<b>13 Pre-Applications</b>		



**February 2026  
Development Activity**

# NON-RESIDENTIAL PROJECTS



Project Name	Location	Square footage	Proposal	Project Status
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved and open for business.
Stor-A-Way	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & completed construction.
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	13,442	Marine manufacturing service & repair	Approved site plan & Under Construction/Building Permit stage.
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved site plan & Under Construction/Building Permit stage.
Grind Hard	SW Farm Road & Silverfox Lane	26,116	25,000 sf manufacturing building facility	Approved site plan & Under Construction/Building Permit stage.

# NON-RESIDENTIAL PROJECTS



Project Name	Location	Square footage	Proposal	Project Status
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	22,500	Manufacturing building facility	Approved site plan. Building Permit Stage.
Indiantown Upcycling Facility (Sedron)	I-Town Commerce Park	62,990	Processing Facility Site Plan	Approved. Pending Building Permit submission.
Indiantown Upcycling Facility (Sedron)	I-Town Commerce Park	62,990	Processing Facility Plat	Submitted and under review by DRC.
Yellowpine Truss Company	SW Silverfox Lane – former Juice Plant property	86,165	Truss Company Manufacturing Facility	Approved site plan & Under Construction/Building Permit stage.
P3 Technologies	Venture Park, Lot 9 SW Impact Drive	1,500	Pump Testing Facility	Approved and construction completed.
Indiantown Go Kart Facility	SW Carrier St	3,170	Private go-kart facility & shop/office	Pending resubmission.

# NON-RESIDENTIAL PROJECTS



Project Name	Location	Square footage	Proposal	Project Status
Sky Leasing	Venture Park Lot 16	2,496	Truck parking	Pending resubmission of site plan in response to DRC comments 5-2025.
US Advance Transportation	Venture Park Lot 15	120	Truck parking and office facility	Pending resubmission.
Silver Fox	13820 SW Silver Fox Lane	2.2 million	Data processing center - Request to rezone from Heavy Industrial to PUD	Under review with DRC.
Silver Fox	13820 SW Silver Fox Lane	2.2 million	Data processing center PUD Master Site Plan	Under review with DRC.
Venture Park Lot 24	Venture Park Lot 24	0 sf	Outdoor storage	Staff report issued. Pending resubmission.

# RESIDENTIAL DEVELOPMENT



Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	2,488	SF, MF, & TH	5th Amendment to PUD Final approved 2-27-2025
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224	SF	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	584	SF & TH	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	300	MF	Pending Final Site Plan submission
Terra Lago Phase 2	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	262	SF	Pending Final Site Plan submission



# RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	484	SF	Pending Final Site Plan submission
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	364	SF	Pending Final Site Plan submission
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	280	SF	Pending Final Site Plan submission
Terra Lago Phases 1A & 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	224 & 584	SF & TH	Approved by Village Council 2-27-2025
Terra Lago Remaining of Phases 1B Plat	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive	412	SF	Approved by Village Council 2-27-2025

# RESIDENTIAL DEVELOPMENT



Project Name	Location	Residential #'s	Residential Type	Project Status
River Oak Major Site Plan & Plat	SW Famel Street	131	SF	Approved & at Building Permit/Construction stage
Seminole Crossing	SW Lincoln Street & SW Commerce Park Drive	25	SF	Approved & at Building Permit/Construction stage
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive	57	TH	Pre-app held. Pending Site Plan Submission
Osceola Pines PUD Master Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	PUD Amendment approved 6-2025. Limited to 40 units due to water capacity.
<b>Heritage Park</b>	<b>16986 SW Charleston Street and 16991 SW Farm Street</b>	<b>71</b>	<b>SF</b>	<b>Approved major site plan 1-8-2026.</b>

# RESIDENTIAL DEVELOPMENT



Project Name	Location	Residential #'s	Residential Type	Project Status
<b>Heritage Park Plat</b>	<b>16986 SW Charleston Street and 16991 SW Farm Street</b>	71	<b>SF</b>	<b>Pending plat resubmission for review and approval by DRC.</b>
<b>JPI Indiantown</b>	<b>Corner of SW 150th St &amp; SW Shawnee Ave</b>	<b>40</b>	<b>SF</b>	<b>Approved. Pending building permit submission.</b>
Park View Apartments	SW Osceola Street	40	MF	Approved site plan – no building permits to date.
Hendry Ridge	SW Farms Road	443	SF, TH, & APT	Pre-app completed with DRC 10-8-2025.
River Oak PUD	SW Famel Ave	800	SF, MF, & TWH	Pre-app held. Pending Site Plan Submission.
<b>Citrus Grove</b>	<b>SW Citrus Blvd</b>	<b>309</b>	<b>SF &amp; TWH</b>	<b>CPA amendment to Suburban Residential from Rural Residential. Staff report issued. Pending resubmission.</b>



# Village of Indiantown Map Viewer

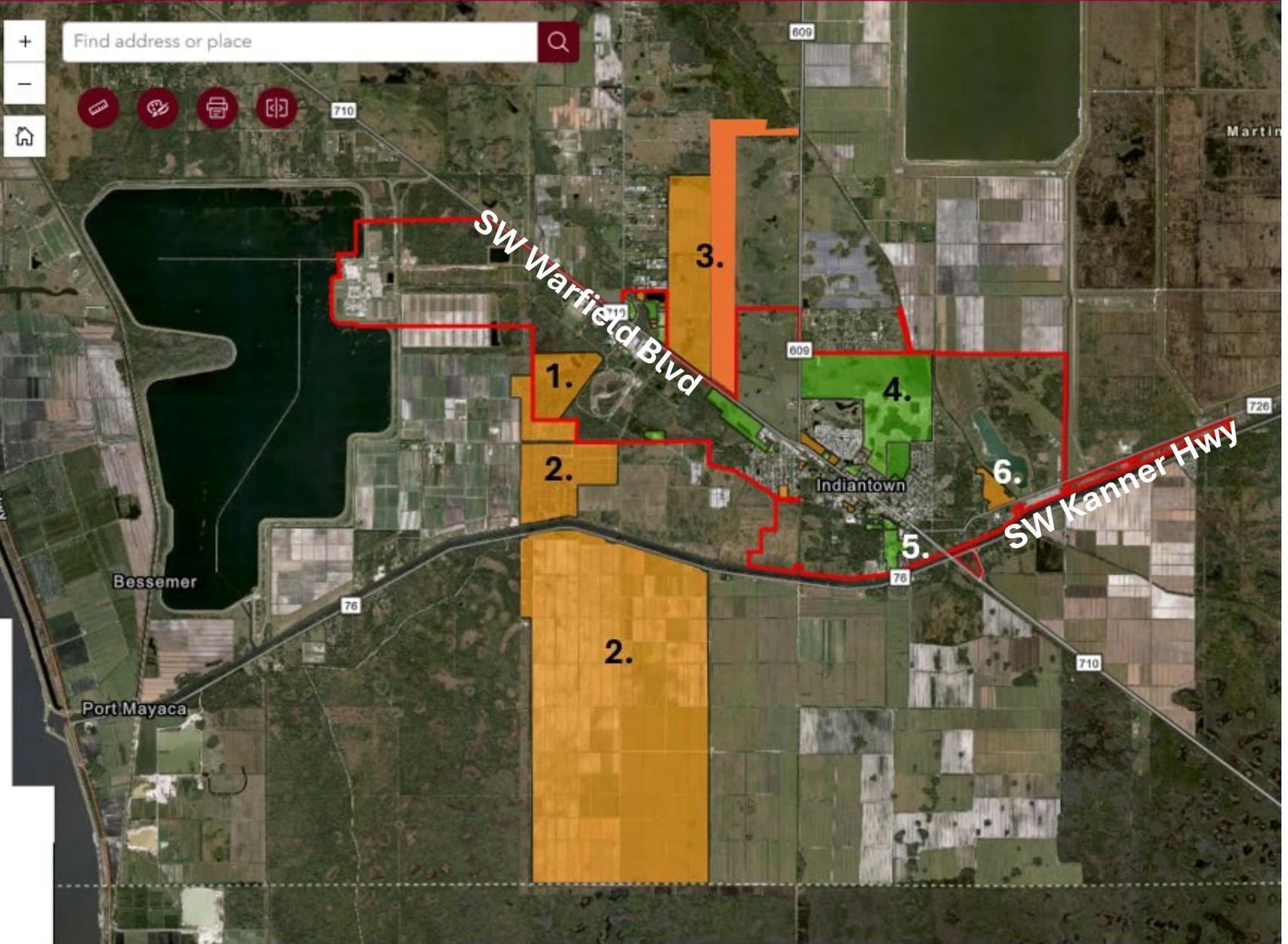
Village of Indiantown Limits



Development Projects

-  In Review
-  Approved

- 1. Silver Fox
- 2. Project Parrot
- 3. Beskar
- 4. Terra Lago
- 5. River Oak
- 6. Citrus Grove



Village of Indiantown Limits



Indiantown Parcels



Development Projects

 In Review

 Approved

- 1. Terra Lago
- 2. Indiantown  
Commerce Park
- 3. Heritage Park
- 4. Grindhard
- 5. River Oak
- 6. Citrus Grove
- 7. Osceola Pines
- 8. JPI Indiantown





## Village of Indiantown Limits



## Indiantown Parcels



## Development Projects



In Review



Approved

**1. Sedron I-Town**

**2. Yellowpine**

**3. Silver Fox**

**4. Venture Park PUD**

- Green Carbon
- RCC Construction
- P3 Technologies
- East Coast Metals
- Kendall Industrial
- US Advance Transportation
- Sky Leasing
- Lot 24
- Performance Boats

**5. Beskar**





## Village of Indiantown Limits



## Indiantown Parcels



## Development Projects



In Review



Approved

**1. Sedron I-Town**

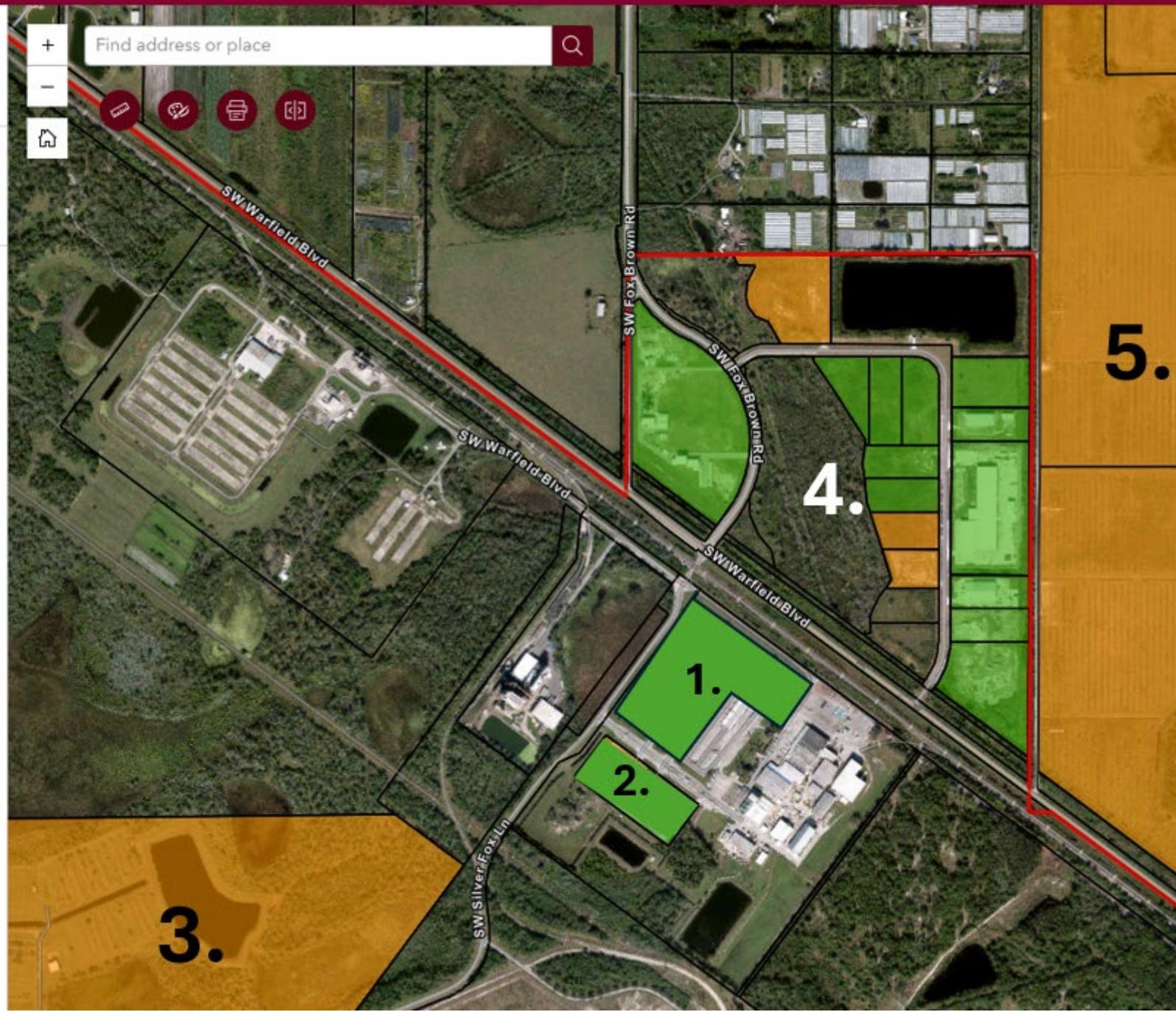
**2. Yellowpine**

**3. Silver Fox**

**4. Venture Park PUD**

- Green Carbon
- RCC Construction
- P3 Technologies
- East Coast Metals
- Kendall Industrial
- US Advance Transportation
- Sky Leasing
- Lot 24
- Performance Boats

**5. Beskar**

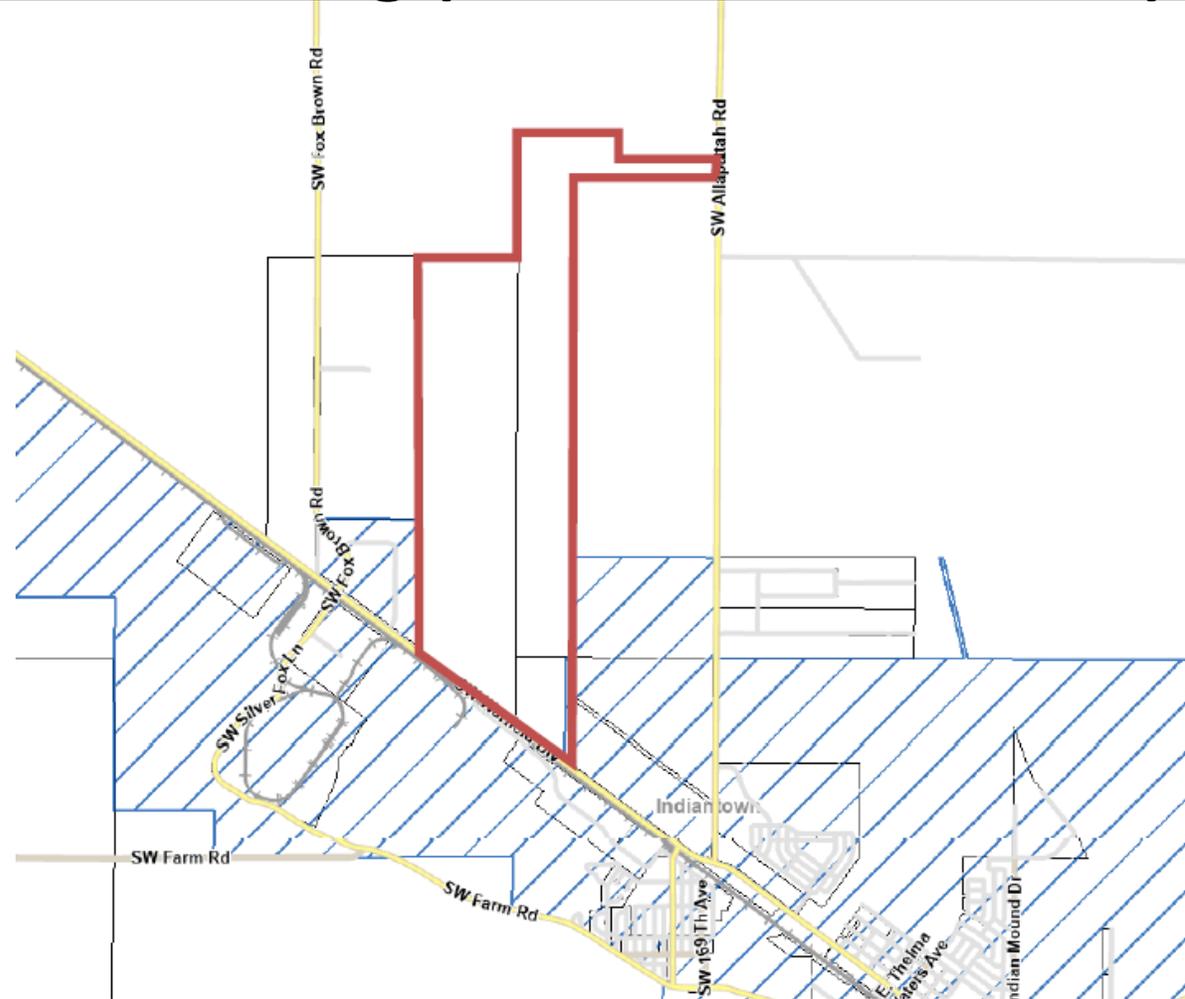


# Application for Annexation, Comprehensive Plan Amendment, & Rezoning



Project	Application Location	Acres	Existing FLU	Proposed FLU	Status
<p style="text-align: center;"><b>Beskar Investments, LLC Voluntary Annexation</b></p>	<p>North side of SW Warfield Blvd between SW Fox Brown Road &amp; SW Allapattah Road.</p>	<p style="text-align: center;">1,289.71- acres</p>	<p style="text-align: center;">Martin County Unincorporated Agricultural</p>	<p style="text-align: center;">Light Industrial</p>	<p style="text-align: center;">Staff reports to be issued February 2026.</p>
<p style="text-align: center;"><b>Beskar Investments, LLC Large Scale CPA</b></p>	<p>North side of SW Warfield Blvd between SW Fox Brown Road &amp; SW Allapattah Road.</p>	<p style="text-align: center;">1,289.71- acres</p>	<p style="text-align: center;">Martin County Unincorporated Agricultural</p>	<p style="text-align: center;">Light Industrial</p>	<p style="text-align: center;">Staff reports to be issued February 2026.</p>

# Application for Annexation, Comprehensive Plan Amendment, & Rezoning (Beskar Investments)



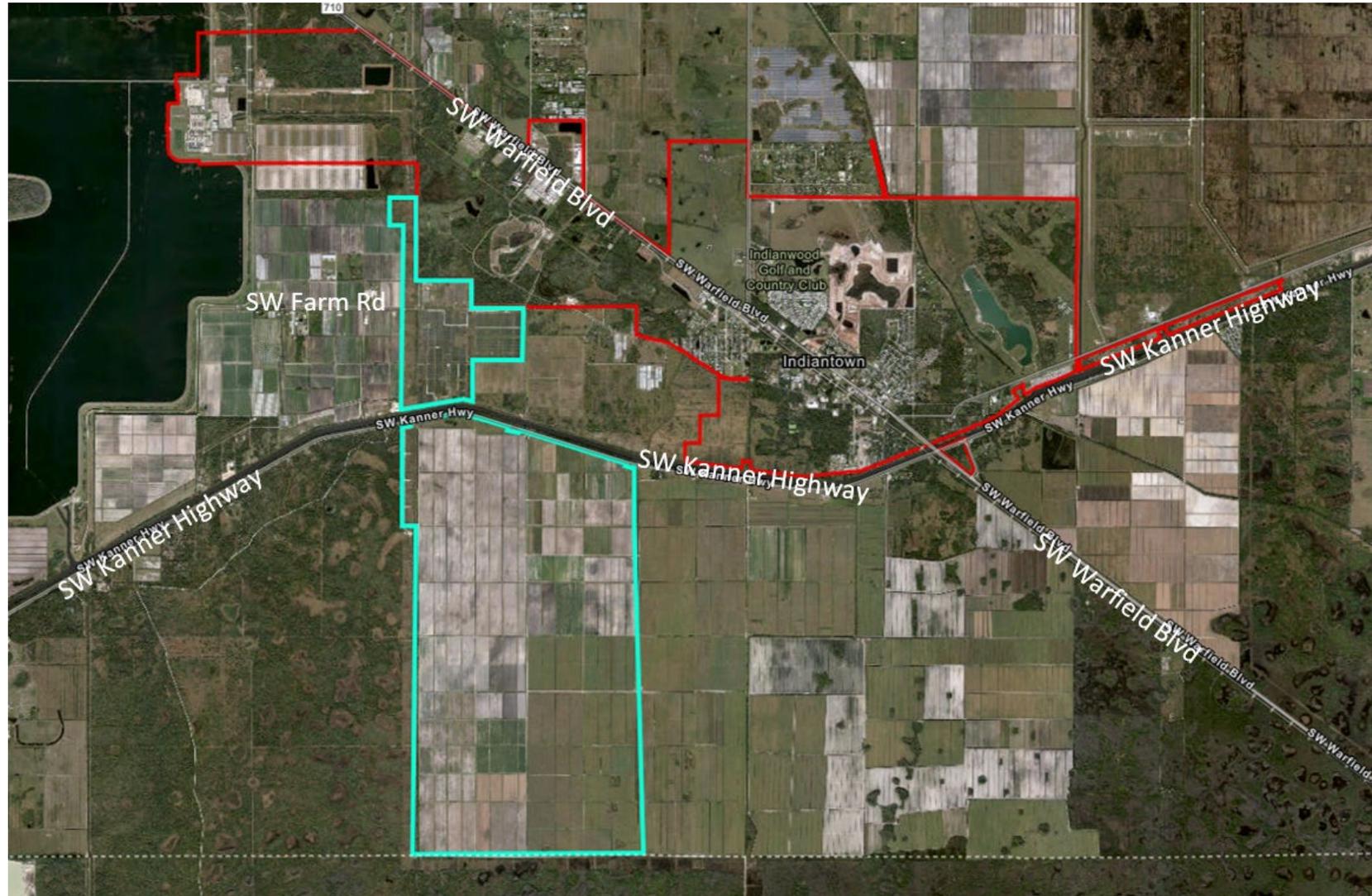
# Application for Annexation, Comprehensive Plan Amendment, & Rezoning



Plan Amendment	Application Location	Acres	Existing FLU	Proposed FLU	Status
<b>Project Parrot Voluntary Annexation</b>	North of SW Kanner Hwy West of SW Warfield Blvd, and immediately South & West of existing Village of Indiantown boundaries.	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation	Light Industrial	PZAB 1-7-26 VC 1-8-26 VC 2-12-26
<b>Project Parrot Large Scale CPA</b>	North of SW Kanner Hwy West of SW Warfield Blvd, and immediately South & West of existing Village of Indiantown boundaries.	5,722.30 acres	Agricultural, Public Utilities - Major Power Generation Facilities, and Institutional Development – Public Conservation	Light Industrial	PZAB 1-7-26 VC 1-8-26 VC TBC



# Application for Annexation & Comprehensive Plan Amendment – Project Parrot (FPL)



# Application for Annexation, Comprehensive Plan Amendment, & Rezoning



Plan Amendment	Application Location	Acres	Existing FLU	Proposed FLU	Status
<b>Small Scale CPA</b>	Citrus Grove, SW Citrus Blvd	64.9 acres	Rural Community	Suburban Residential	Staff Report

# Application for Small Scale Comprehensive Plan Amendment – Citrus Grove



# MARTIN COUNTY SCHOOL DISTRICT JOINT MEETING AGENDA



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

**Tuesday, February 17, 2026  
John F. Armstrong Wing, Blake Library  
2351 SE Monterey Road, Stuart**

# MARTIN COUNTY SCHOOL DISTRICT

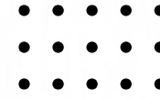
*UPDATES*



**UNSTOPPABLE**

***LEARNING. LEADING. RISING.***

# 2025 MCSD Successes By the Numbers



## By The Numbers:

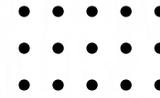
- 2.4 million meals served
- 60+ maintenance projects completed
- 1.4 million safe miles driven by transportation

## Student & Academic Achievement

- District Earns Back Its “A” Rating
- Graduation Rates Up Across All High Schools
- Kindergarten Readiness Among Top 4 in Florida
- Top-Ranked High Schools (U.S. News & World Report)
- Overall Academic Team Champions (2024–25)



# Systemic Improvement & Fiscal Stewardship



## Intentional Leadership, Not “Business as Usual”

- Mid-year review highlights how the District is operating with **disciplined, intentional systems** focused on **fiscal responsibility, sustainability, and risk reduction**

## Driving Savings and Maximizing Funding

- Strengthening **Medicaid reimbursement systems** within the **ESE Department**

- **Results:**

- **\$2.09M in Medicaid reimbursements** secured (Spring 2024–Dec. 2025)
- Increased funding available for ESE services
- Reduced audit and compliance risk

- Finance Department reinstated:

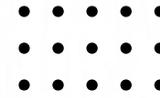
- **GovDeals surplus auctions**
- Expanded **Reprographics** with built-in budget controls
- Enforced **three-quote requirements** to ensure competitive pricing

- **Results:**

- **\$1M in procurement savings** from quote enforcement
- **\$76,907** in surplus revenue year-to-date (+ \$17,250 pending)
- **15,876+ internal production orders**, reducing outside vendor costs



# Looking Ahead to 2026: Moving Public Education Forward



## Mission & Vision

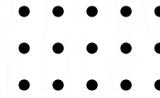
- **Mission:** Build a K–12 system that delivers deeper learning, expands access through choice and flexibility, and earns community confidence through visible results.
- **Vision for 2026:** Strengthen instructional conditions, expand flexible learning pathways, modernize multilingual supports, improve data transparency, and grow meaningful business and local government investment in our schools.

## Stepping Out of the Status Quo

- Today's school system is largely built on a **traditional model** designed to meet the needs of the majority.
- **Families are increasingly seeking choice, flexibility, and pathways aligned to student interests and workforce readiness.**
- While MCSD already offers choice, **there is an opportunity to expand high-quality options** that better meet modern family and community needs.



# 2026 Priority Focus Areas: Choice, Support, and Accountability



## Expanding Learning Options & Pathways

- **Exploring K–8 school** models to strengthen early learning continuity and middle-grade outcomes
- **Developing flexible and technical school programming** aligned to student interests, careers, and postsecondary readiness
- Growing specialty programs and pathways that respond to **family demand and local workforce needs**

## Focused Support for Schools Needing It Most (RAISE)

- **RAISE schools** are campuses identified by the state as needing **additional, targeted support (Our C Schools)**
- Continued emphasis on:
  - Literacy-focused instruction
  - Data-driven action planning
  - Early indicators of student progress
- **Goal: Accelerate improvement while maintaining accountability and consistency**

## Building a System Families Trust

- Advancing a **multilingual framework** that treats language access as an instructional strategy, not just a service
- Improving **transparent data systems** so leaders, families, and the community can clearly see progress
- **Strengthening business and local government partnerships** to invest in students, programs, and future workforce development



**UNSTPPABLE**

**MARTIN COUNTY SCHOOL DISTRICT**

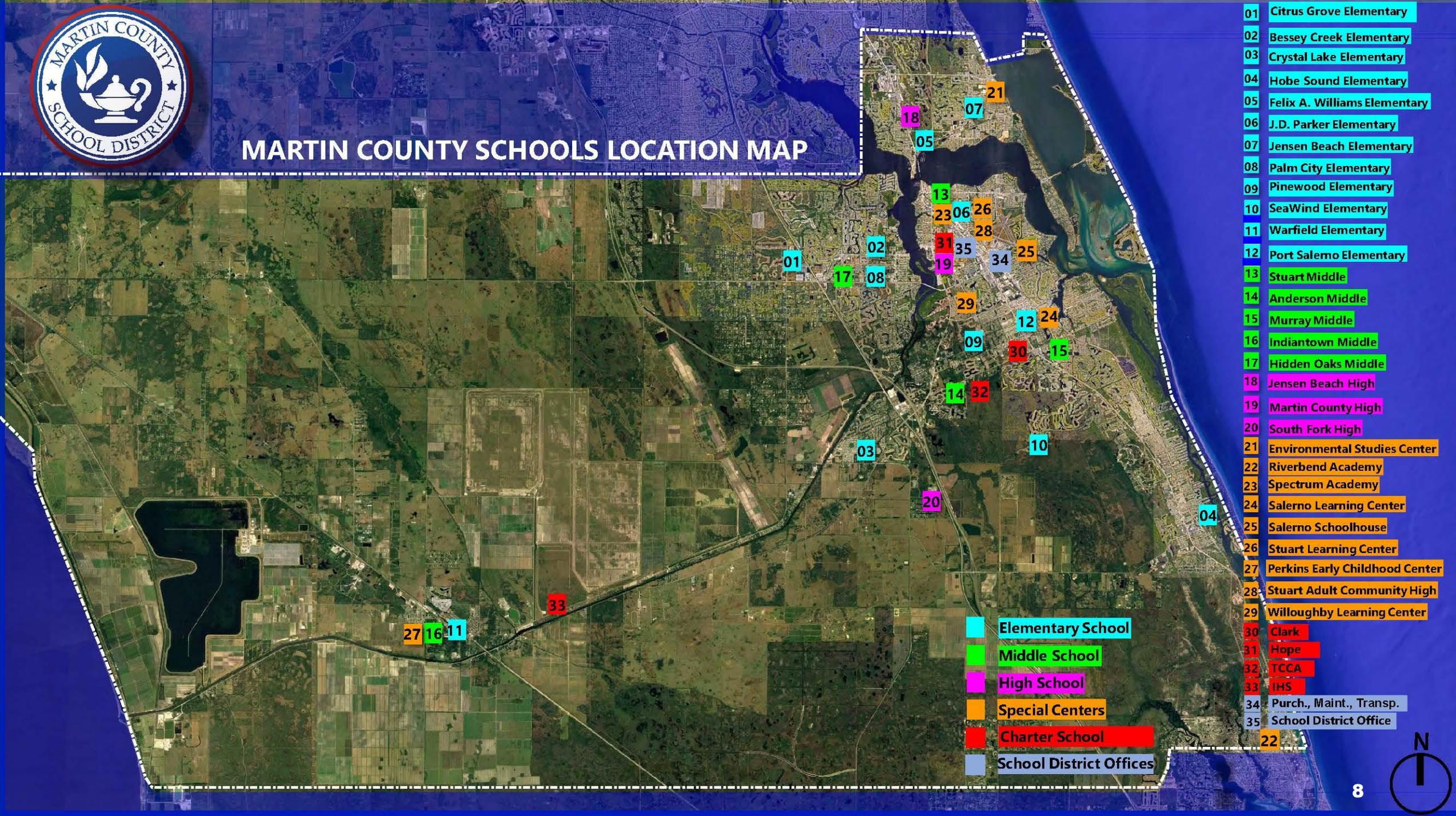
**02.17.2026**



***Educate All Students for Success***



# MARTIN COUNTY SCHOOLS LOCATION MAP



- 01 Citrus Grove Elementary
- 02 Bessey Creek Elementary
- 03 Crystal Lake Elementary
- 04 Hobe Sound Elementary
- 05 Felix A. Williams Elementary
- 06 J.D. Parker Elementary
- 07 Jensen Beach Elementary
- 08 Palm City Elementary
- 09 Pinewood Elementary
- 10 SeaWind Elementary
- 11 Warfield Elementary
- 12 Port Salerno Elementary
- 13 Stuart Middle
- 14 Anderson Middle
- 15 Murray Middle
- 16 Indiantown Middle
- 17 Hidden Oaks Middle
- 18 Jensen Beach High
- 19 Martin County High
- 20 South Fork High
- 21 Environmental Studies Center
- 22 Riverbend Academy
- 23 Spectrum Academy
- 24 Salerno Learning Center
- 25 Salerno Schoolhouse
- 26 Stuart Learning Center
- 27 Perkins Early Childhood Center
- 28 Stuart Adult Community High
- 29 Willoughby Learning Center
- 30 Clark
- 31 Hope
- 32 TCCA
- 33 IHS
- 34 Purch., Maint., Transp.
- 35 School District Office

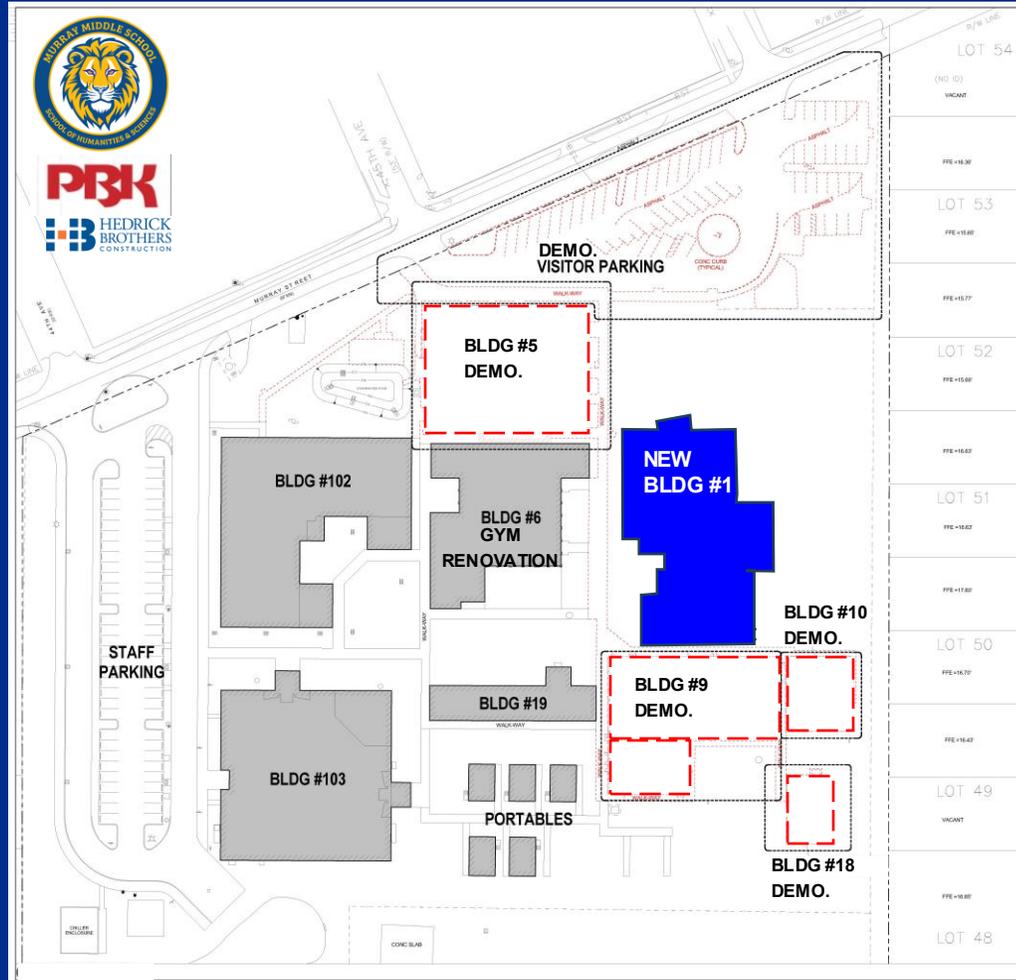
- Elementary School
- Middle School
- High School
- Special Centers
- Charter School
- School District Offices





# MURRAY MIDDLE SCHOOL

## REPLACEMENT PROJECT- NEW CLASSROOMS, LABS, ART, BAND, CHORUS AND SITE RENOVATIONS



THE SCHEMATIC PHASE SUBMITTAL HAS BEEN REVIEWED BY THE MCSD FACILITIES DEPARTMENT AND CMr. THE A&E FIRM IS CURRENTLY WORKING ON THE DESIGN DEVELOPMENT PHASE.

### PHASE I

- NEW BLDG#1- NEW ADMINISTRATION/ MEDIA AREA
- NEW SITE WORK
- DEMOLITION OF EXIST. BLDGS. AND SITE
- EXISTING GYM RENOVATION
- CHILLER PLANT ADDITION
- NEW BLDG#9- NEW CLASSROOMS, LABS, ART, BAND, CHORUS
- DEMOLITION OF EXIST. BLDGS. 9, 10 & 18 AND SITE
- CHILLER PLANT ADDITION



*fostering creativity, innovation, and academic excellence*

**UNST**  **PPPABLE**

# QUESTIONS?

**Mission:**

Educate all students for success.

**District Vision:**

A dynamic educational system of excellence.

