

JOINT MEETING AGENDA



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

**Wednesday, October 16, 2024 – 9:00 am
John F. Armstrong Wing, Blake Library
2351 SE Monterey Road, Stuart**

- I. **Call to Order and Pledge of Allegiance**
Campbell Rich, Chair, City of Stuart City Commission
- II. **Introductions and Opening Comments**
Campbell Rich, Mayor, City of Stuart City Commission
Harold E. Jenkins II, Chairman, Martin County Board of County Commissioners
Jennifer Russell, Chair, Martin County School Board
Carmine Dipaolo, Mayor, Village of Indiantown Village Council
- 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 of Indiantown Capital Improvement Projects Update**
Patrick Nolan, Utilities & Public Works Director, Village of Indiantown
 - d. **County/City/Village Development Updates**
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 S. Maine and staff, MC 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

OCTOBER 16, 2024

PUBLIC WORKS DEPARTMENT





NEIGHBORHOOD RESTORATION PROJECT UPDATES

PHASE 1 – DRAINAGE IMPROVEMENTS

- **Beau Rivage**
- **Coral Gardens**
- **Port Salerno Peninsula**
- **Rocky Point**
- **Port Salerno/New Monrovia**
- **Dixie Park**
- **City of Stuart Riverside Park**
- **Old Palm City North**

Complete
85% complete
Currently out to bid
Design at 60% Utility plans 50%
Out to bid Winter 2025
Design to Begin Winter 2025
Construction 10% complete
Drainage study 50%





NEIGHBORHOOD RESTORATION PROJECT UPDATES

PHASE 2 –ROADWAY RESURFACING

- **Gomez** Complete
- **Golden Gate** Construction 50 % complete
- **Leilani Heights** Scheduled early 2025
- **Hobe Hills** Scheduled mid 2025





ROADWAY & SIDEWALK CONSTRUCTION

- **Dixie Hwy Resurfacing (Monterey to 5th)** Complete
- **Cove Road Resurfacing & Bike Lanes (US-1 to Dixie Hwy)** Complete
- **Salerno Road Sidewalk** Complete
- **CR 714 (From SR 710 to Fox Brown Road)** Complete
- **Indian St. Resurfacing (Kanner Hwy to US-1)** 30% complete
- **Jensen Beach Blvd Resurfacing** 30% complete
- **MacArthur Blvd Road Reconstruction** 50% complete
- **Fox Brown Road** Design 90%
- **Dixie Highway Multi Modal Path** Design 90%
- **Sun Trail - Hobe Sound** Survey being completed





BRIDGE PROJECT UPDATES

- **Dixie East Fork Creek Bridge** 50% complete
- **Hobe Sound Bascule Bridge** Design 30%
- **Island Way West Bridge** Design to Start Winter 2025

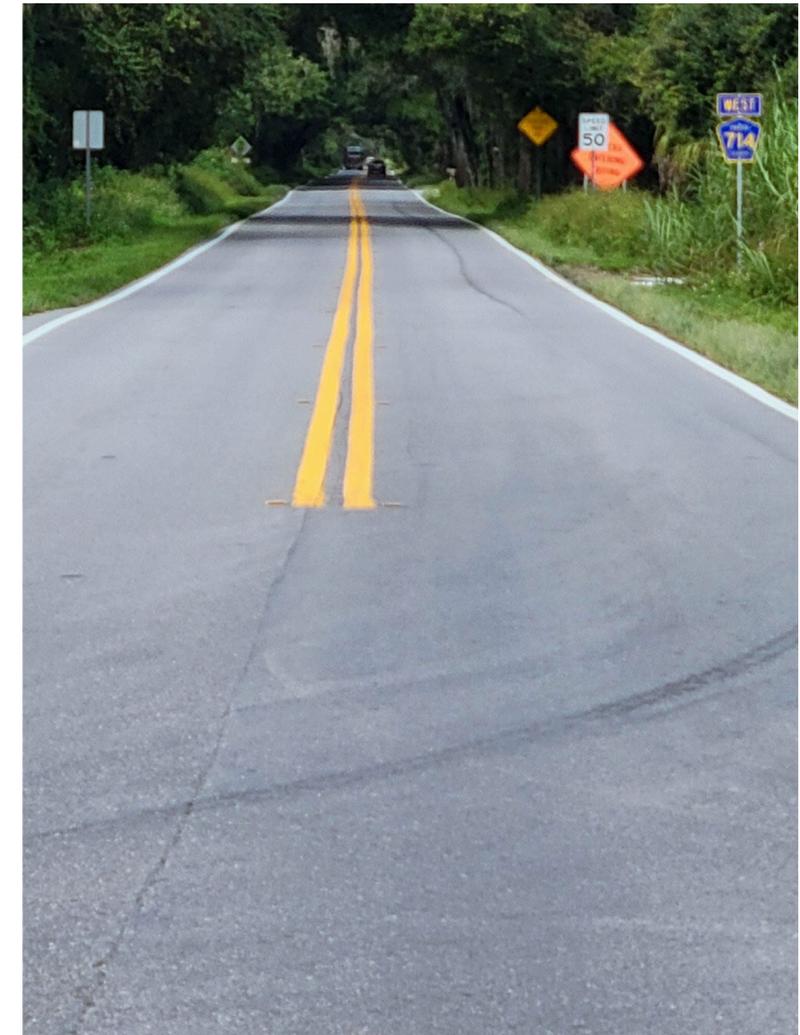
County Line Road/Loxahatchee River Bridge expected to go to bid early 2025



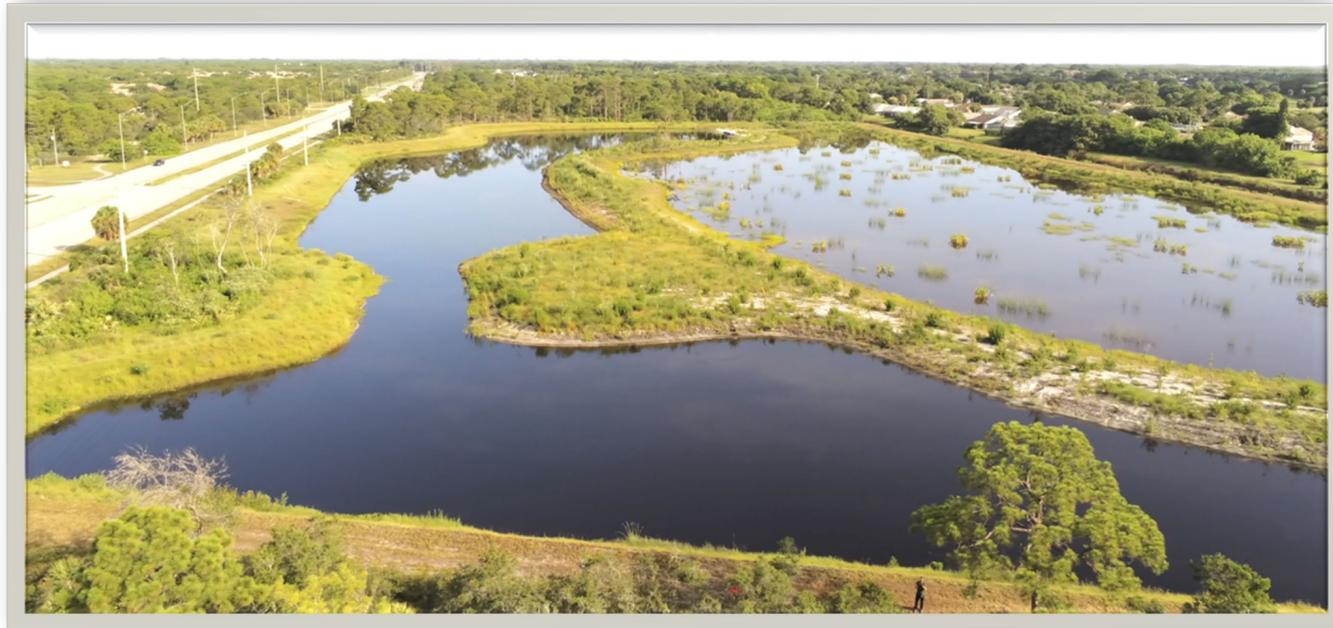


TRAFFIC PROJECT UPDATES

- **Indian St at Willoughby Blvd - Intersection Improvement**
Under Construction
- **Salerno Rd at Kanner Hwy - Intersection Improvement**
Construction – Fall 2024
- **Constitution Blvd at Federal Hwy - Signalization**
Spring 2025 construction
- **High Meadow Ave at Sunset Trail – Roundabout**
Construction - Fall 2024



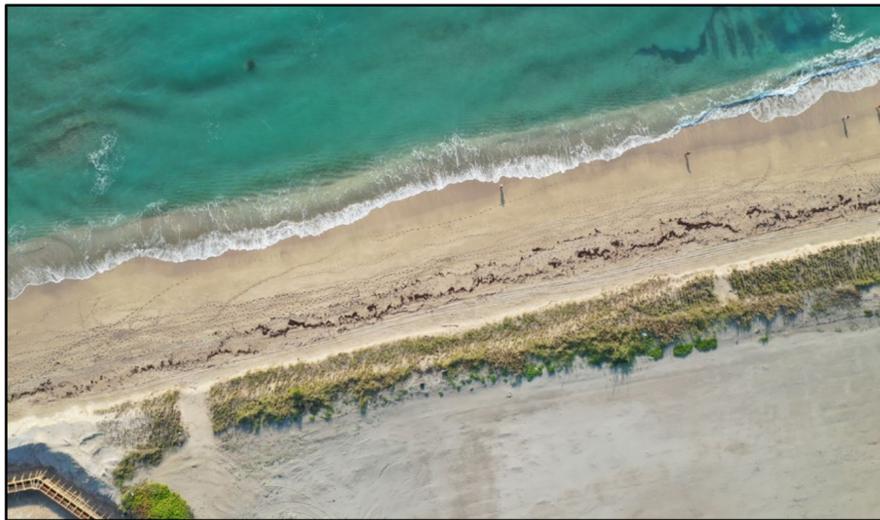
ENVIRONMENTAL RESOURCE PROJECT UPDATES



- ▶ **Coral Gardens Stormwater Treatment Area**
Design and Permitting
- ▶ **Cypress Creek Floodplain**
30% Design
- ▶ **East Fork Creek Phase 2**
Construction beginning November
- ▶ **Seagrass Nursery**
Under Construction
- ▶ **Kitching Creek Eastern Flow Way**
Conceptual Design
- ▶ **Mapp Creek Stormwater Treatment Area**
Conceptual Design
- ▶ **IRL Restoration (Seagrass Planting)**
Plantings complete and being monitored
- ▶ **Golden Gate South Outfall**
In Design



ENVIRONMENTAL RESOURCE PROJECT UPDATES



- ▶ **Inlet Dredging**
235K yards removed, Complete end of October
- ▶ **Artificial Reef Deployments**
3 new deployments – Spring 2025
- ▶ **MacArthur Dune Restoration**
Design complete – Permits pending
- ▶ **Living Shoreline Projects**
Twin Rivers construction begins October
Indian Riverside Park construction award pending
- ▶ **Nano Bubble Innovative Technology Pilot**
- ▶ **Hyacinth Harvesting Pilot**
- ▶ **Lake Okeechobee System Operating Manual**
USACE Record of Decision August 12



THANK YOU!



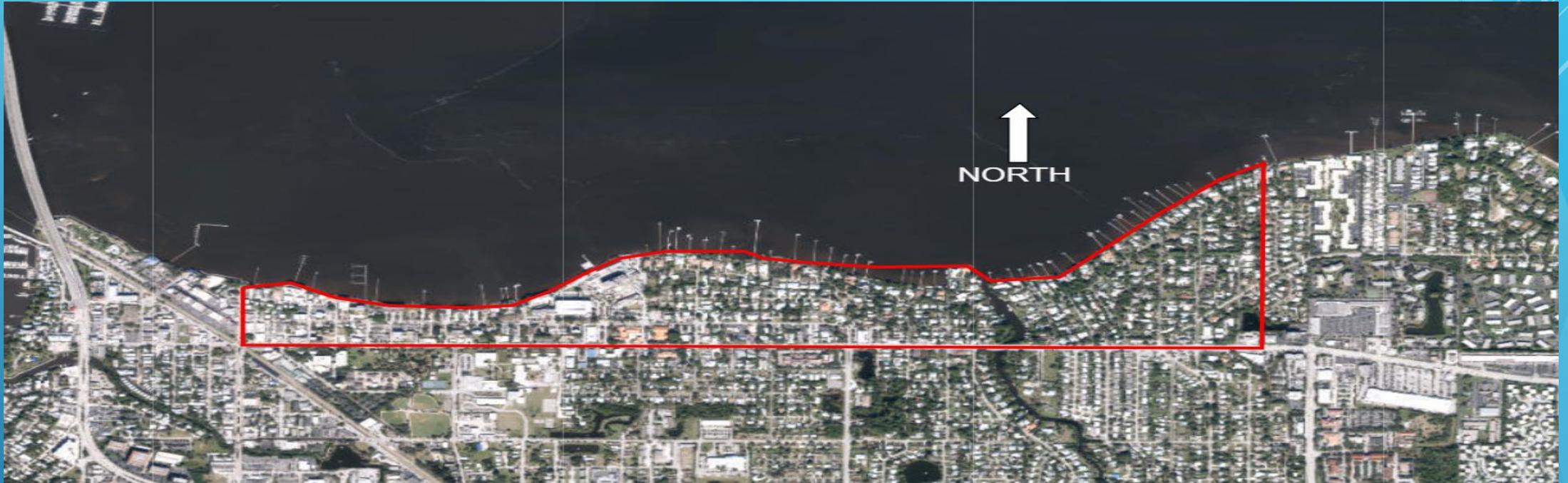
MARTIN COUNTY
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CITY OF STUART

UTILITIES & ENGINEERING DEPARTMENT

October 16th, 2024

TRANSPORTATION PROJECTS

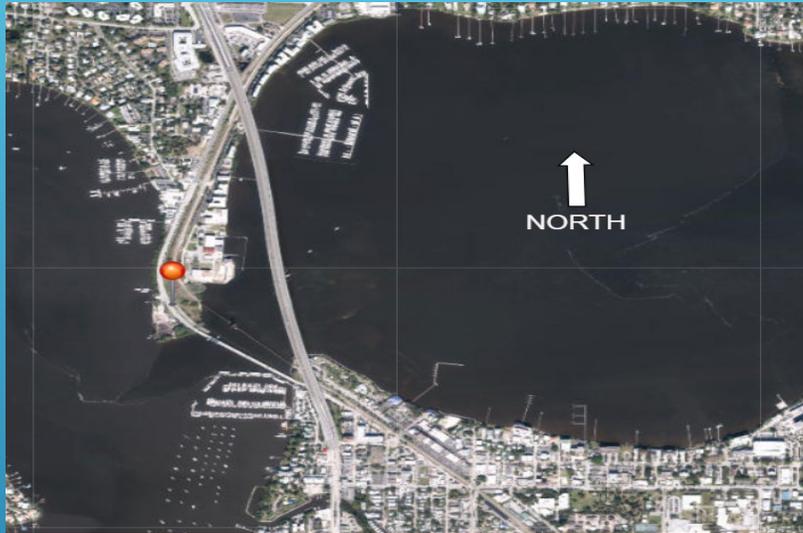


Location map for Zone 2
Pavement Maintenance

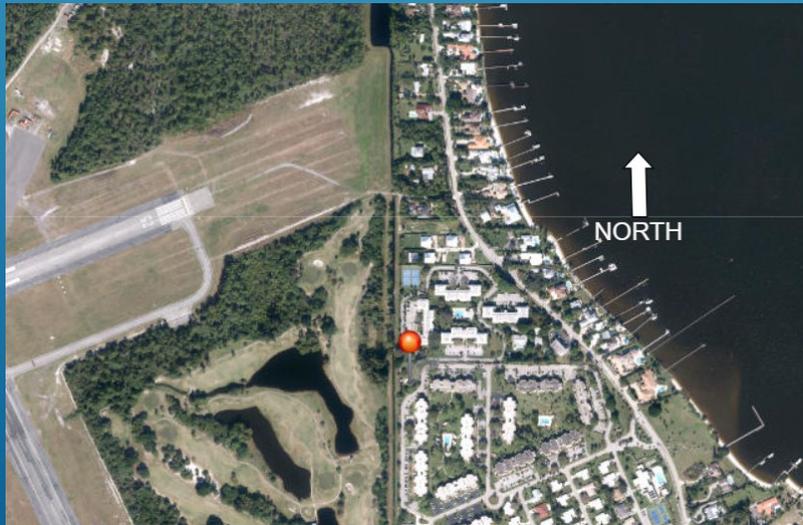
ANNUAL PAVEMENT MAINTENANCE- ZONE 2

- Point Repairs/Micro Surfacing/Asphalt Mill & Overlay
- Application of Asphalt Treatment
- Currently under design
- Anticipated start January 2025

UTILITY PROJECTS



North Stuart Lift Station



Conquistador Lift Station

Lift Station Rehabilitation Projects- (North Stuart Lift Station, Conquistador Lift Station)

- The rehabilitations are anticipated to include repair and recoating of the wet wells and valve vaults, safety grating, pressure transducers, odor control, installation of a permanent standby pump and concrete pad at both stations. At the North Stuart station, piping replacement, new panels.
- Currently in design
- Anticipated construction start January 2025

FACILITY PROJECTS

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 minor 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 April 2025

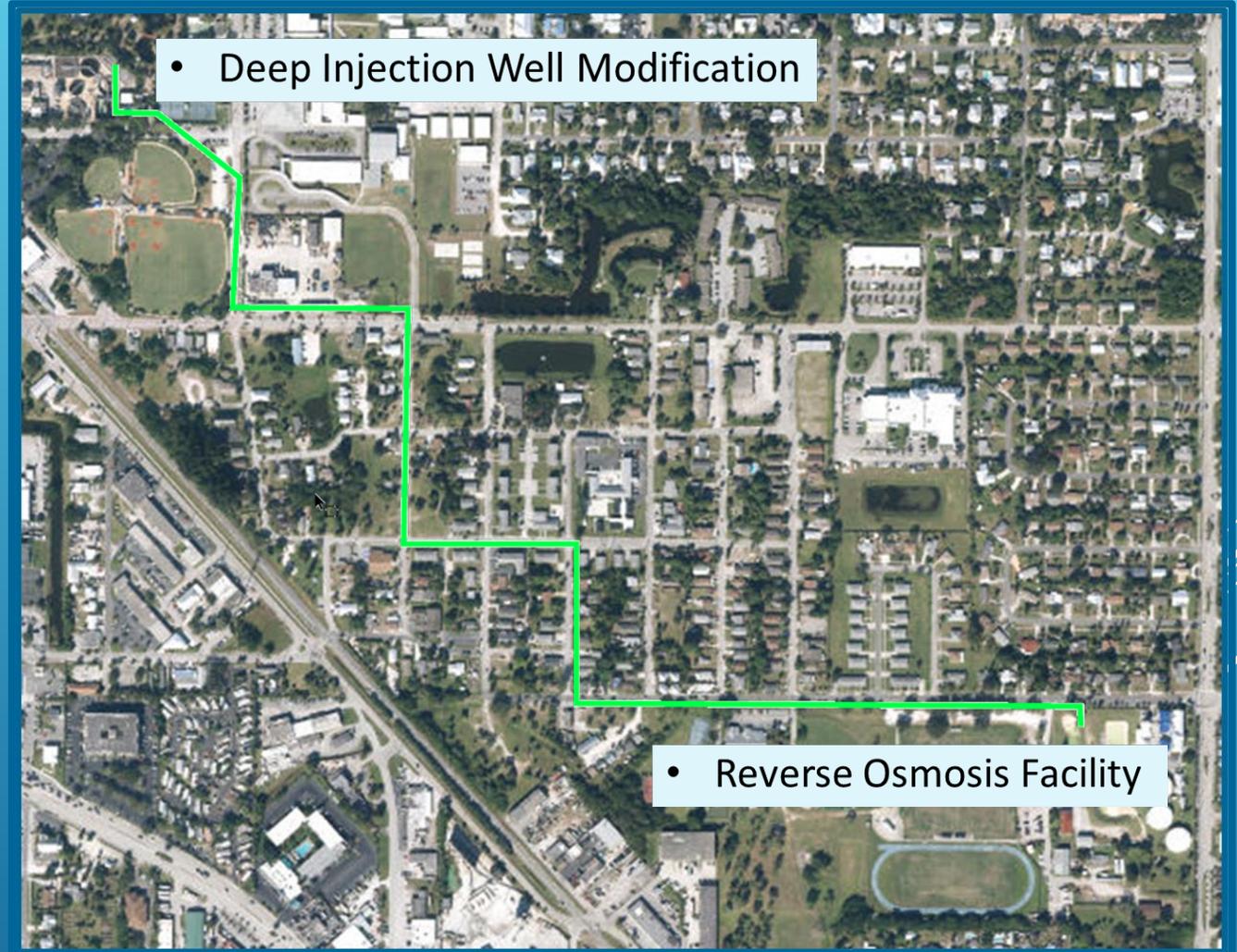


FACILITY PROJECTS

Deep Injection Well Modification
(Completed July 2024)

Concentrate Pipeline
(Completed November 2023)

Reverse Osmosis Facility
(Completed July 2024)



QUESTIONS?



VILLAGE OF INDIANTOWN

Utilities & Public Works Update

Pat Nolan- Utilities & Public Works Director

October 2024



Public Works Projects

Uptown Roadway and Drainage Repair

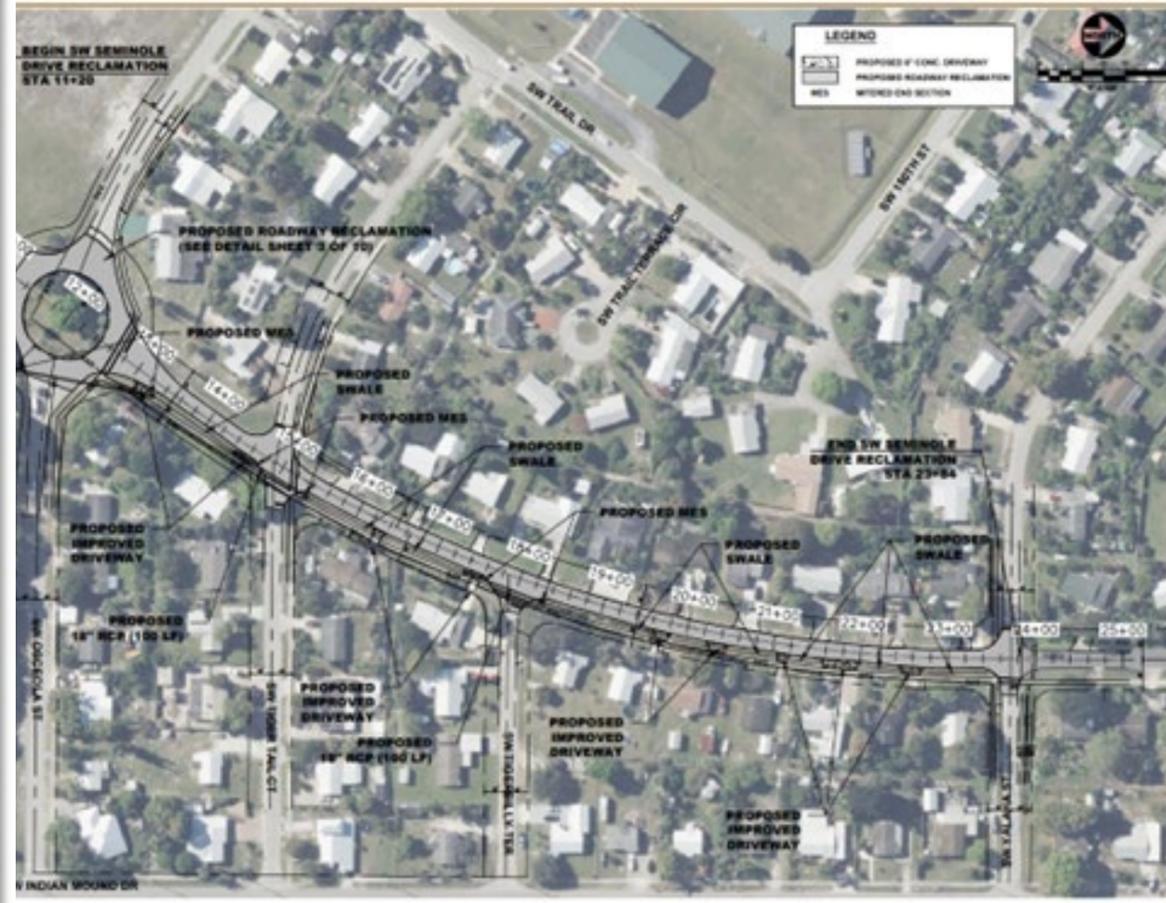


Design Phase

Funding Source:

Florida Department of Transportation Grant

Seminole Drive & Magnolia Generator Project



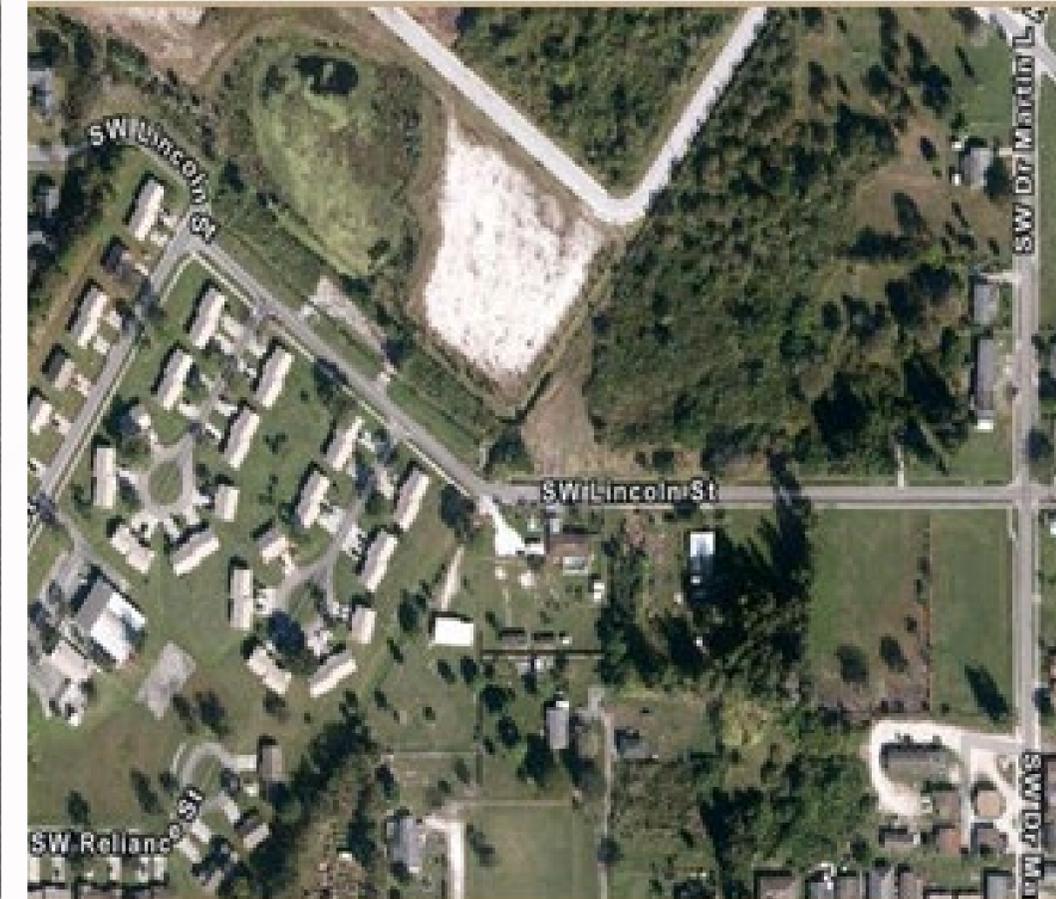
BID CLOSED ON 5/29/2024

Neighborhood Revitalization 2019

Funding Source

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

SW Lincoln Street Roadway and Drainage Project



Project will increase vehicular safety by providing a paved roadway and update drainage to eliminate unsafe ditches

Funding Source

**Approved by Governor Desantis
FY23 State Appropriations**

Special Projects

Land Clearing



Land Clearing and Demolition has been completed at the Wastewater Site.
Construction of the onsite Lift Station has started.

Automatic Meter Reading Infrastructure



Installation of 2000 Automated Meter Reading (AMR) Advanced Metering Infrastructure (AMI) Water Meters and Installation services.

PROJECT NEARLY COMPLETED
100% GRANT FUNDED



Questions/Comments

Pat Nolan

Utilities & Public Works Director
pnolan@indiantownfl.gov

Growth and Development October 16, 2024

Martin County Growth Management Department

Paul Schilling
Director

Clyde Dulin, AICP
Comprehensive Planning Administrator

Samantha Lovelady, AICP
Principal Planner

City of Stuart Development Department

Jodi Nentwick-Kugler
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 meeting. Except where noted, data in this report is produced by the Martin County Growth Management Department.

At the Joint Meeting on October 21, 2020, staff was directed to include information on commercial development permitting, locations of development being planned, and information regarding assisted living facility approvals.

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

Below are population projections through 2050, with the 2023 estimate.

Municipalities City/County	2023	2025	2030	2035	2040	2045	2050
Jupiter Island	786	790	831	856	875	891	906
Ocean Breeze Park	608	619	643	662	677	690	701
Sewalls Point	2,038	2,074	2,154	2,220	2,269	2,311	2,350
Village of Indiantown	6,664	6,781	7,043	7,260	7,419	7,558	7,685
Stuart	19,264	19,601	20,359	20,986	21,447	21,849	22,216
Unincorporated	133,487	135,835	141,072	145,416	148,613	151,400	153,941
Total County	162,847	165,700	172,100	177,400	181,300	184,700	187,800

Source: Bureau of Economic and Business Research (BEBR), Volume 57, Bulletin 198, January 2024.

Unincorporated County

Residential

Residential Approvals from January thru October 2024		
Month	Project	Units
January	Dunworth Mixed-Use – 1 duplex (3,046 s.f.)	2 DU
	The Preserve at Salerno	79 TH
February		0
March		0
April		0
May	The Ranch PUD Master Plan	175 SF
	The Cove at Hobe Sound	38 TH
June		0
July	Sunset Meadow	13 SF
	The Cove	48 MF
August	Pepperwood Assemblage	43 SF
September		0
Total		398

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

Non-residential

Non-residential Approvals from January thru October 2024		
Month	Project	Area
January	Dunworth Mixed-Use – 1 office building and 1 commercial building	8,316 s.f.
	Monster Car Wash	4,117 s.f.
	USA Auto Wash	3,960 s.f.
	Place of Hope Final Site Plan	46,680 s.f.
February	Sands Commerce Center	456,600 s.f.
March	Palm Pike Crossing Ph III	24,674 s.f.
April	Port Salerno Animal Hospital	Added 3,077s.f. for total area of 6,203 s.f.
	Waters Car Wash	5,033 s.f.
May	Palm Pike Crossing Lot 2	3,550 s.f.
June	Treasure Coast Classical Academy	31,700 s.f.
July	Mister Car Wash	5,300 s.f.
August	Four Fish Marina – Tiki	2,025 s.f.
September	Hinckley Yachts	43,500 s.f.
Total		638,532 s.f.

In Review

In Review	
Residential	Units
9465 SE LLC	14 MF
Baron Landings Multifamily (Formerly Golf World)	308 MF
Chancey Bay Ranch	9 SF
Four Fish Marina	51 TH/20 MF (71 total)
Green Ridge Ranch	2 SF
Highpointe PUD 3 rd Amendment	Adds 6 SF
Hobe Sound Village Duplexes	8 DU (16 units)
Hobe Sound Townhomes	4 TH
Jupiter Hills Village – Employee Dorms	32 beds
Oasis Hobe Sound	39 SF
Paddock Palm City	53 TH 6 DU 1 SF
Preserve at Rio Marine Village	145 MF/TH
Riverlight (mixed use, see non-residential table as well)	52 MF 10 TH 12 DU 2 SF
Storie Mixed-Use Village	4,000 Units
The Preserve at Loblolly North	13 SF
Waterside PUD	1,000 SF

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

In Review	
Non-Residential	
9465 SE LLC – Residential Storage	16,475 s.f.
Baron Landings Commercial Buildings (Formerly Golf World)	16,422 s.f.
Bridge Road Self Storage	99,200 s.f.
Bridge Road Car Club	56,100 s.f.
Camp Valor – 20 acres	
Discovery PUD Ph 3	Add a performance center and maintenance facility
FL Grassfed Animal Processing Facility	56,784 s.f.
Grace Premier Senior Living	68,516 s.f.
Meridian Marina	Remove accessory residential uses and

	revise non-residential square footage.
Hawks Hammock Preserve (County project) - 11.09 acres	
High Meadow Revised	15,759 s.f.
Hobe Sound Storage	93,850 s.f.
Hobe Sound Commercial Minor	14,415 s.f.
Hog Striping Storage	20,698 s.f.
Martin Downs Village Center – 2 Outbuildings	+4,553 s.f.
NNA East (warehouse)	60,000 s.f.
Old Kansas Supply	17,906
Palm City II Landfill (adding admin building)	+ 3,000 s.f.
Palm City Project L.I.F.T.	12,574 s.f.
Parrot Circle Storage Facility (FKA C&C RV)	59,857 s.f.
Port Salerno Animal Hospital (adding office space)	+3,077 s.f.
Riverlight (mixed use, see residential table as well)	12,100 s.f.
Seven J's Stuart RE Ventures II	83,200 s.f.
South Florida Gateway Lot IND-3	
Storage Place Hobe Sound	65,000 s.f.
Storage Rentals of America @ Osprey	97,500 s.f.
Storie Mixed-Use Village	825,000 s.f.
SW 96 th Street Convenience Store	9,800 s.f.
Three Lakes Golf Club – 1,218 acres	
Wawa – Kanner and Locks	5,537 s.f.
West Jensen Fifth Third Bank	2,417 s.f.

City of Stuart

There have been no development projects approved during this reporting cycle.

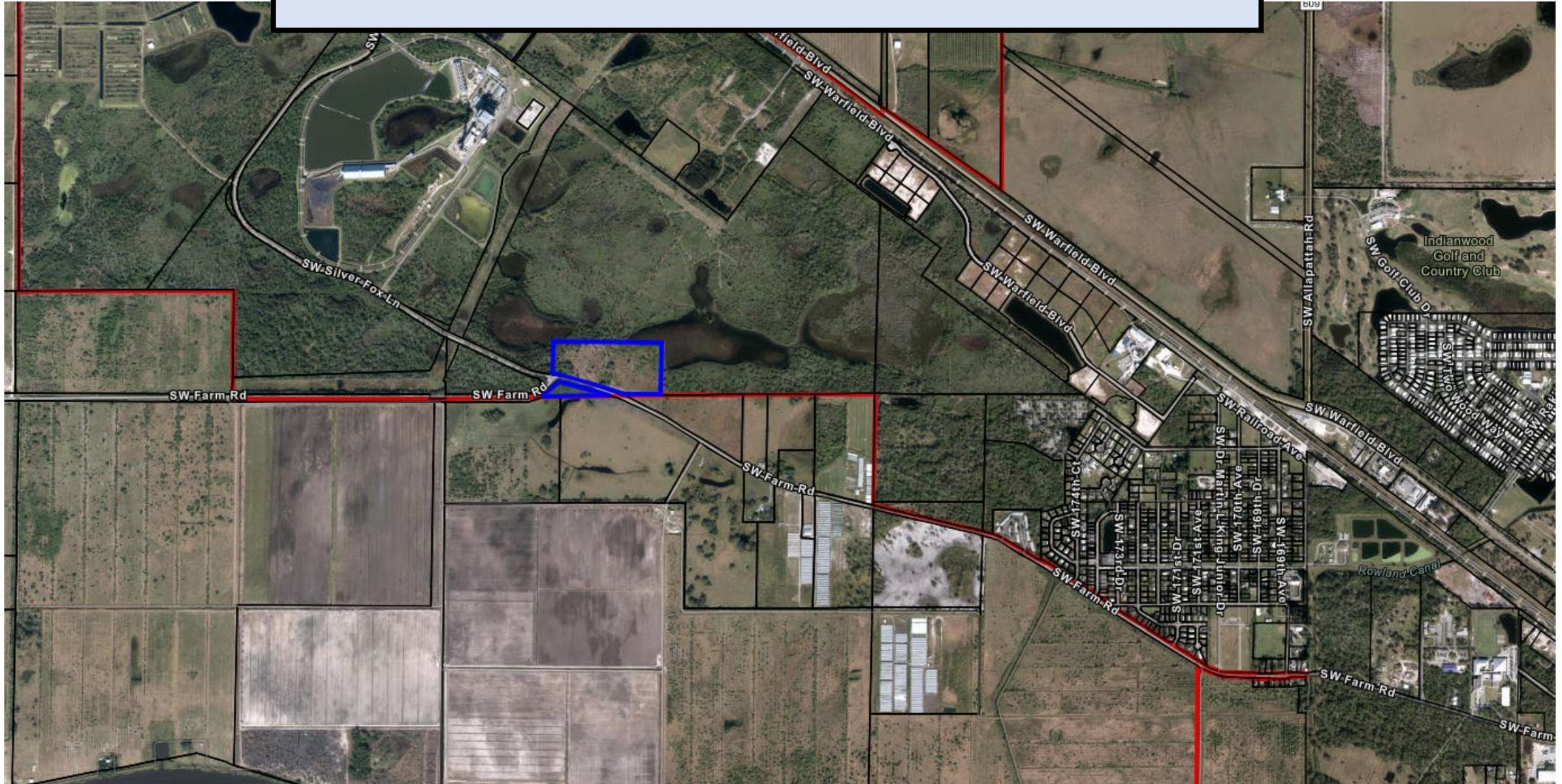


October 16, 2024

Joint
Workshop

Community and Development Department
Deanna Freeman, Community Development Director

GRIND HARD AMMO



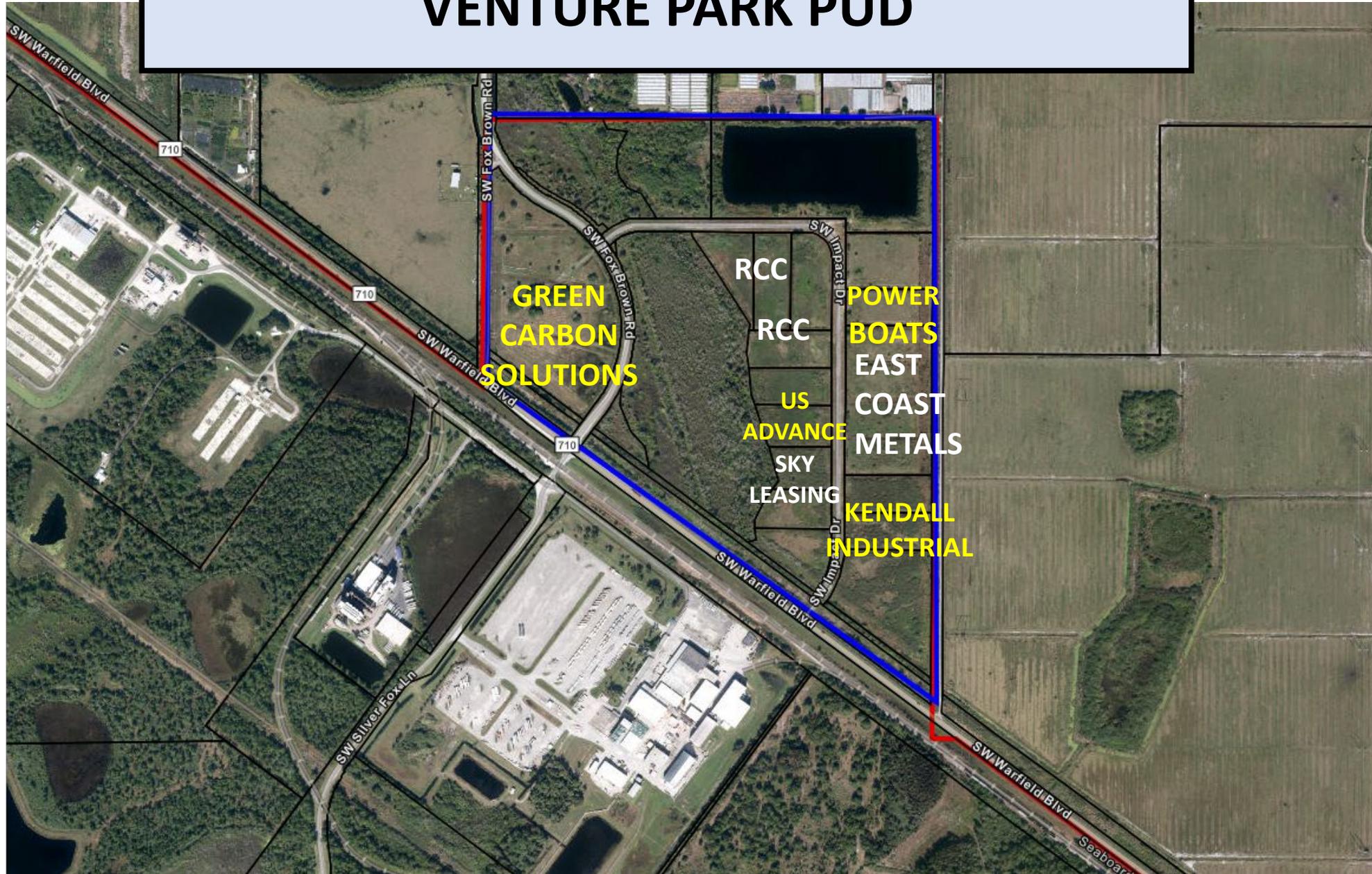
GRIND HARD AMMO



VENTURE PARK PUD



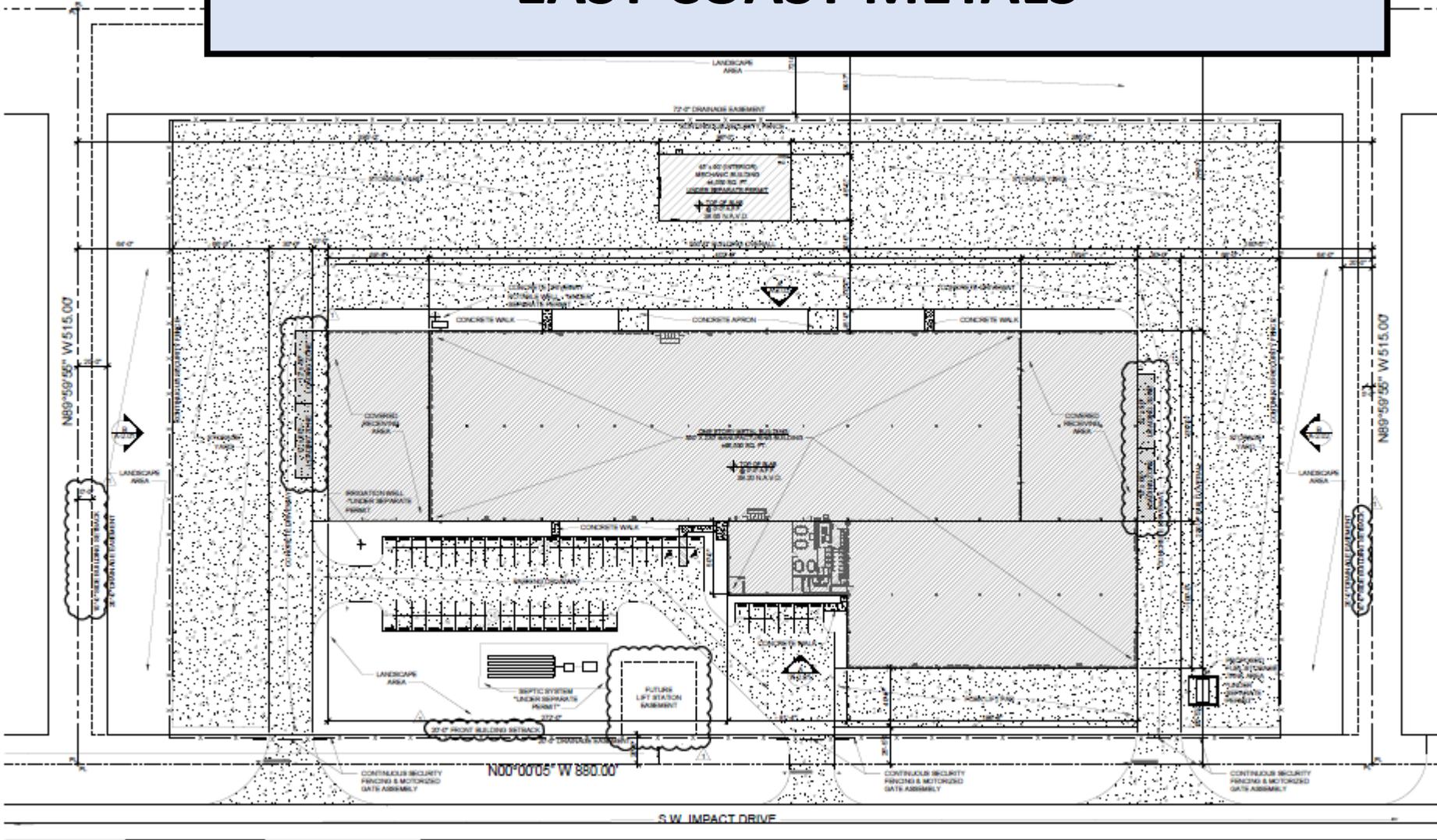
VENTURE PARK PUD



KENDALL INDUSTRIES



EAST COAST METALS



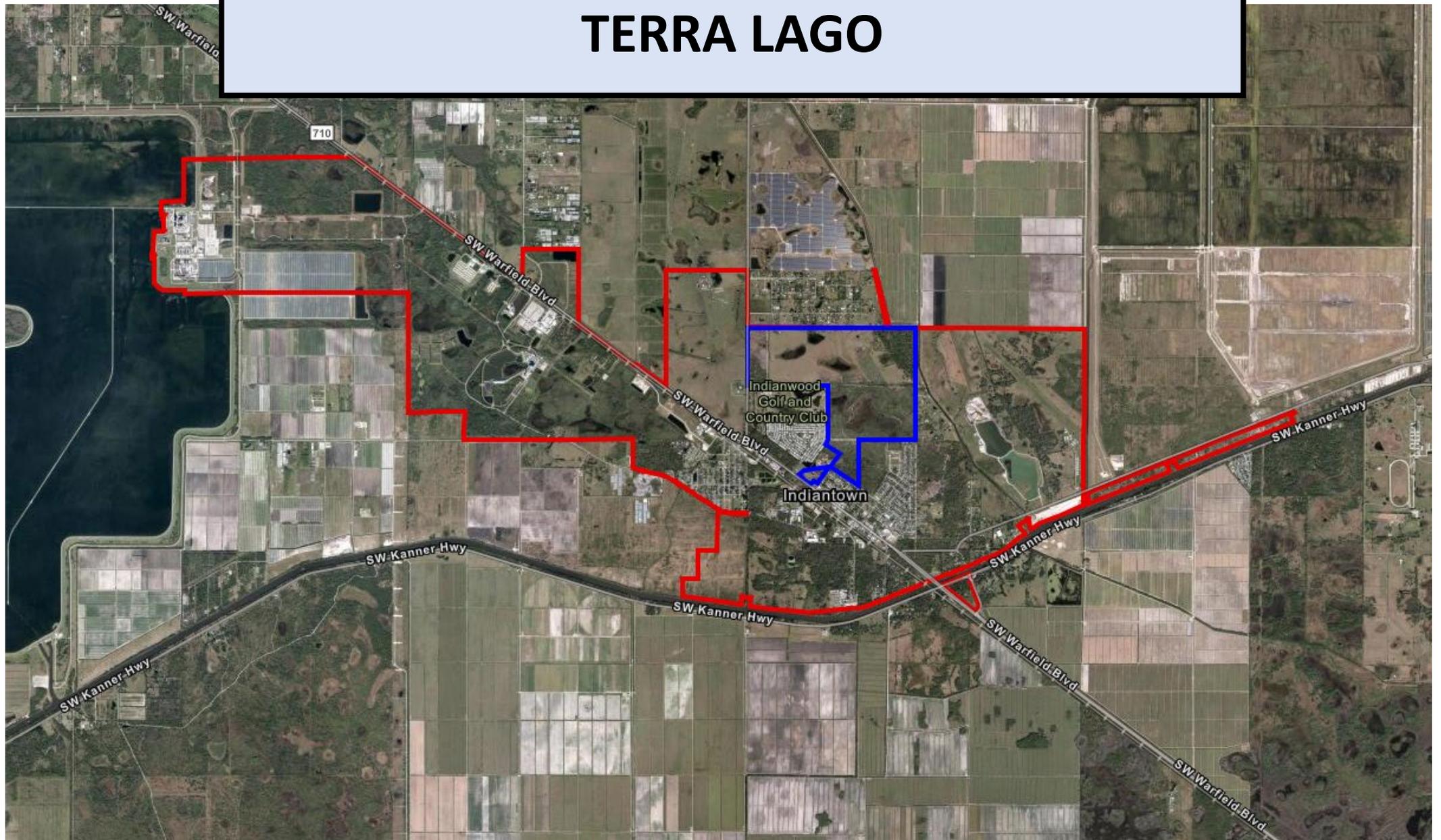
EAST COAST METALS



GREEN CARBON SOLUTIONS

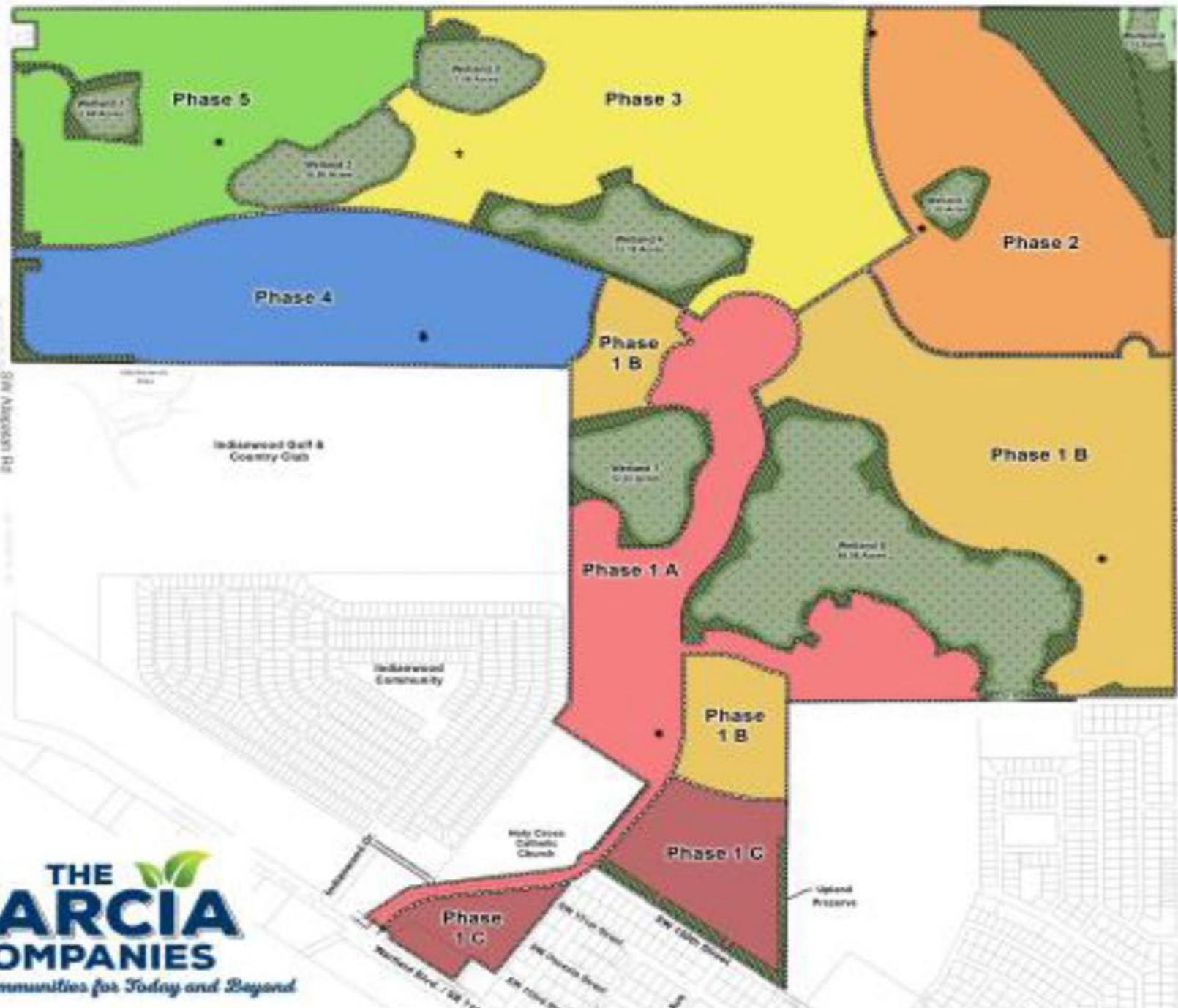


TERRA LAGO



TERRA LAGO





Legend

Wetlands & Buffers - 2195 Acres

- Upland Preserve
- Wetland Buffer
- Wetlands

Parcels

- Phase 1 A - 2163 Acres**
224 Single Family Lots
- Phase 1 B - 3125 Acres**
413 Single Family Lots (174 Townhomes)
- Phase 1 C - 243 Acres**
Commercial, A/P and Apartment
- Phase 2 - 2121 Acres**
262 Single Family Lots
- Phase 3 - 2163 Acres**
494 Single Family Lots
- Phase 4 - 291 Acres**
304 Single Family Lots
- Phase 5 - 290 Acres**
280 Single Family Lots | Dry Stone

Scale: 1" = 400'

Pocket Park Phasing

Phase	Acres
1 A	1.2 Ac.
1 B	0.3 Ac.
2	0.5 Ac.
3	0.3 Ac.
4	0.2 Ac.
5	0.4 Ac.
Total	1.9 Ac.

Pocket Park

TERRA LAGO COMMERCIAL SITE
SW Warfield Blvd / SR 710





TERRA LAGO SITE



TOWN SQUARE
RETAIL & RESTAURANTS



DEVELOPMENT ACTIVITY



RESIDENTIAL ANALYSIS

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	Approved & Site Clearing
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	224	SF	Approved
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	584	SF & TH	Approved
Terra Lago Phase 1C	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	300	MF	Pending Final Site Plan
Terra Lago Phase 2	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	262	SF	Pending Final Site Plan
Terra Lago Phase 3	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	484	SF	Pending Final Site Plan
Terra Lago Phase 4	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	364	SF	Pending Final Site Plan
Terra Lago Phase 5	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	280	SF	Pending Final Site Plan
Park View Villas	SW 153rd Rd St	24	MF/LW	Approved
Seminole Junction	SW Railroad Ave. & SW Lincoln St.	20	TH	Approved & Built
River Oak Major Site Plan	SW Famel Street.	131	SF	Approved & Site Clearing
Seminole Crossings	SW Lincoln Street & SW Commerce Park Drive.	24	SF	Approved
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive.	57	TH	Pre-Application
Osceola Pines PUD Master	SW Shawnee Ave. & SW 150th St.	158	SF	Pending Final Site Plan
		Total# Residential Approved (Final)	3,516	
		Total# Residential In Review (Final)	215	
		Total # of Residential Units	5,400	

NON-RESIDENTIAL ANALYSIS

Project Name	Location	Square footage	Proposal	Project Status
US Advance Transportation	Venture Park PUD, SW Impact Dr	70,546	Tractor trailer parking facility	Pre-application completed, pending site plan submission.
DeMarcellus	15700 SW Farm Rd.	19,500	Building Addition - manufacturing	Under site plan review.
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved
Stor-A-Way	15501 SW Famel Ave.	10,421	Addition storage building	Approved
Performance Power Boats	Lot 8 Venture Park, SW Impact Dr	11,733	Marine manufacturing service & repair	Approved
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved
Indiantown Go Kart	SW Farm Road	3,170	Go Kart track, shop, office & storage	Pending Site Plan submission
Kendall Industrial	Venture Park PUD , SW Impact Drive Lots 1-3	24,000	Manufacturing building facility	Approved & Under Construction
Grind Hard	SW Farm Road & Silverfox Lane	25,000	25,000 sf manufacturing building facility	Approved & Under Construction
Village Market & Deli	SW Warfield Blvd.	4,650	Gas station, deli, and store	Approved. Pending Building Permits.
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	25,000	Manufacturing building facility	Approved. Pending Building Permits.
Green Carbon	Venture Park PUD, SW Impact Drive Lots 20-23	13,800	Industrial Charcoal Plant Production facility	Approved and Constructed.
East Coast Metal Structures	Venture Park PUD, SW Impact Drive Lots 4-7	99,500	Steel Manufacturing Facility	Approved & Under Construction
Indiantown MVR WWT	SW 168th Ave.	63,800	Processing Facility	In Review.
Total non-residential sf approved		246,704		
Total non-residential sf pre-app or in review		157,016		
Total sf approved and pre-app or in review		403,720		

INDIANTOWN WWT (SEDRON)

GENERAL NOTES

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
- 12 X 12 SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS CORNERS.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE OPTIMIZED DESIGN PRINCIPLES.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF INDIANTOWN CODE.
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- THE PHOTOMETRIC PLAN REFLECTS MAINTAINED LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF INDIANTOWN CODE.
- THE DEVELOPMENT SHALL COMPLY WITH SECTION 34.8.11 "GREEN AND SUSTAINABLE DEVELOPMENT STANDARDS" OF THE VILLAGE OF INDIANTOWN DEVELOPMENT REGULATIONS.
- TRUCKS ENTERING AND EXISTING THE SITE SHALL USE THE NORTH DRIVEWAY THROUGH THE NEIGHBORING PROPERTY, THE 18TH AVE. ENTRANCE IS PRIMARILY FOR EMPLOYEES AND VISITORS.

HATCH LEGEND

- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED CONCRETE
- PROPOSED BUILDING/STRUCTURE

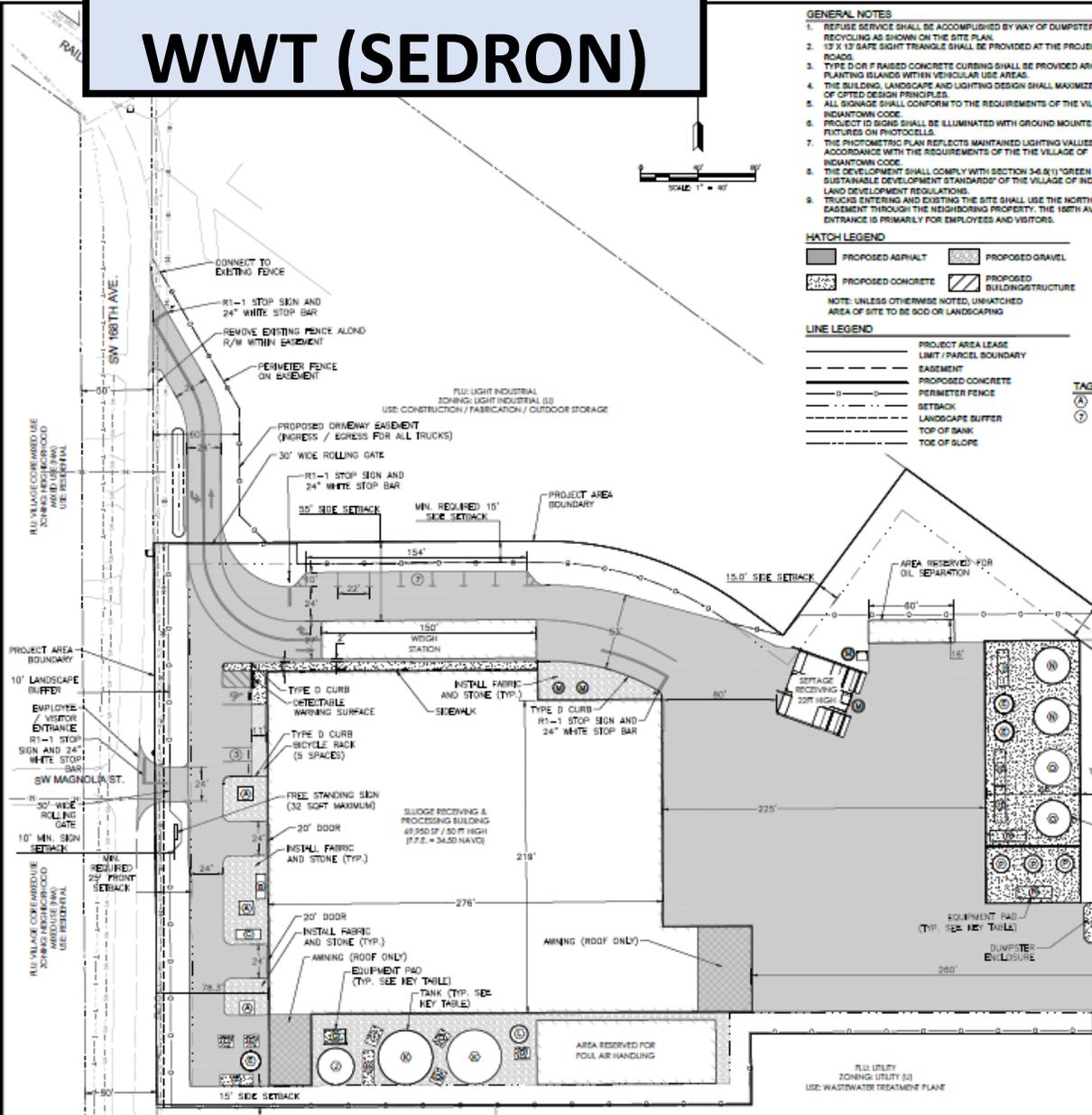
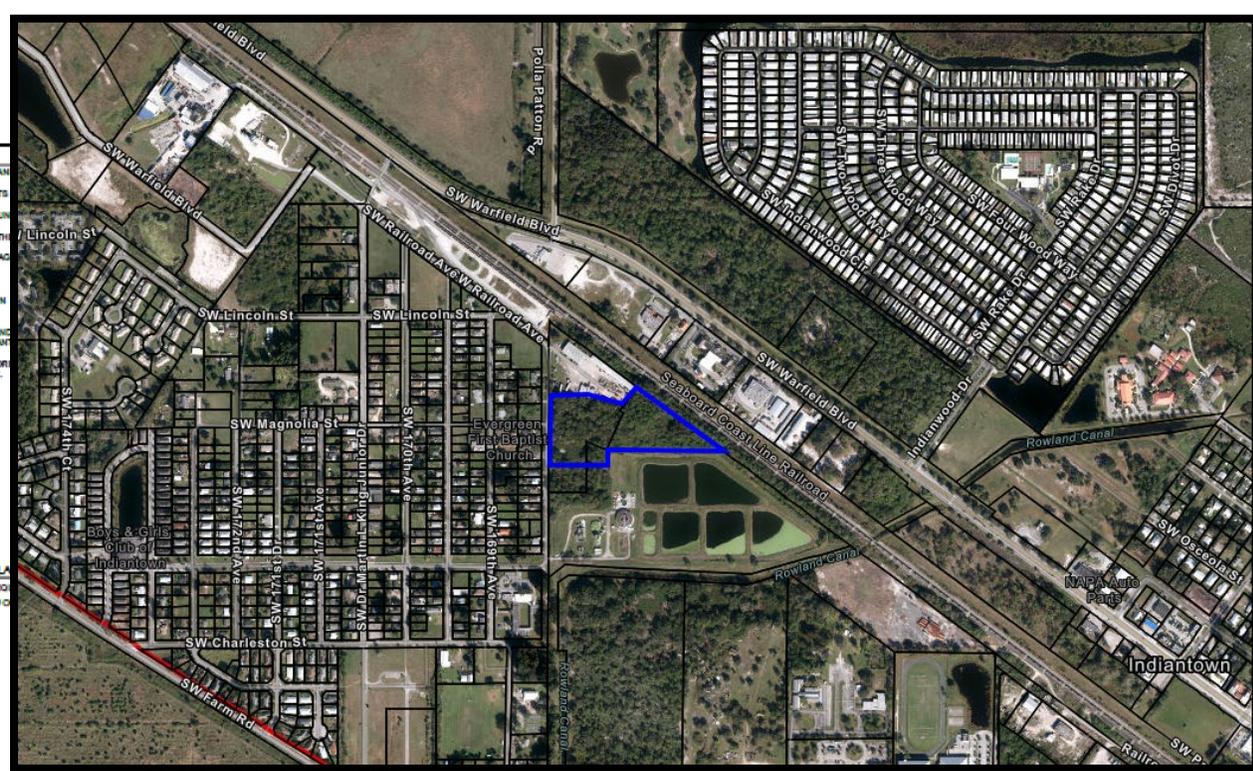
NOTE: UNLESS OTHERWISE NOTED, UNMATCHED AREA OF SITE TO BE SOG OR LANDSCAPING

LINE LEGEND

- PROJECT AREA LEASE LIMIT / PARCEL BOUNDARY
- EASEMENT
- PROPOSED CONCRETE PERMETER FENCE
- SETBACK
- LANDSCAPE BUFFER
- TOP OF BANK
- TOE OF SLOPE

TAG LEGEND

- ES
- PC



MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING.

DRIVEWAYS AND PARKING	2.30 AC	104,400 SF	34.2%
SIDEWALKS	0.03 AC	1,410 SF	0.4%
TOTAL IMPERVIOUS	4.52 AC	197,535 SF	54.9%
TOTAL SITE AREA	8.06 AC	304,025 SF	100%

PARKING DATA:

UTILITIES - 6 EMPLOYEES PER SHIFT

	REQUIRED	PROVIDED
VEHICLE PARKING:	6	10
ACCESSIBLE SPACES:	1	1
BIKE PARKING:	5	5
LOADING SPACES:	NA	NA

This plan has been digitally signed and sealed by Benjamin J. Packer on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature shall be verified on any electronic copy.

COMPREHENSIVE PLAN AMENDMENTS

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Village of Indiantown	SW 168th Ave.	4.10	Light Industrial	Utility	APPROVED
Joseph W. Walsh and Indiantown Property Holdings	PCN: 03-40-39-000-000-00030-2; 02-40-39-000-000-00050-9; & 35-39-39-000-000-00040-4	116.16	Martin County Unincorporated Rural Density	Village of Indiantown-Annexation & CPA Commercial Waterfront	APPROVED
River Oak Fernwood Holdings, LLC	08-40-39-000-000-00190-7	30.24	Urban Residential Office & Village Core Mixed Use	Suburban Residential	APPROVED
Joseph W. Walsh and Indiantown Property Holdings	PCN: 03-40-39-000-000-00030-2; 02-40-39-000-000-00050-9; & 35-39-39-000-000-00040-4	0.19	Martin County Unincorporated Rural Density	Village of Indiantown-Annexation & CPA Commercial Waterfront	IN REVIEW

MARTIN COUNTY SCHOOL DISTRICT JOINT MEETING AGENDA



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

**Wednesday, October 16, 2024
John F. Armstrong Wing, Blake Library
2351 SE Monterey Road, Stuart**



ignite
TOGETHER

CAPITAL PROJECTS REVIEW
MARK SECHRIST

MARTIN COUNTY SCHOOL DISTRICT

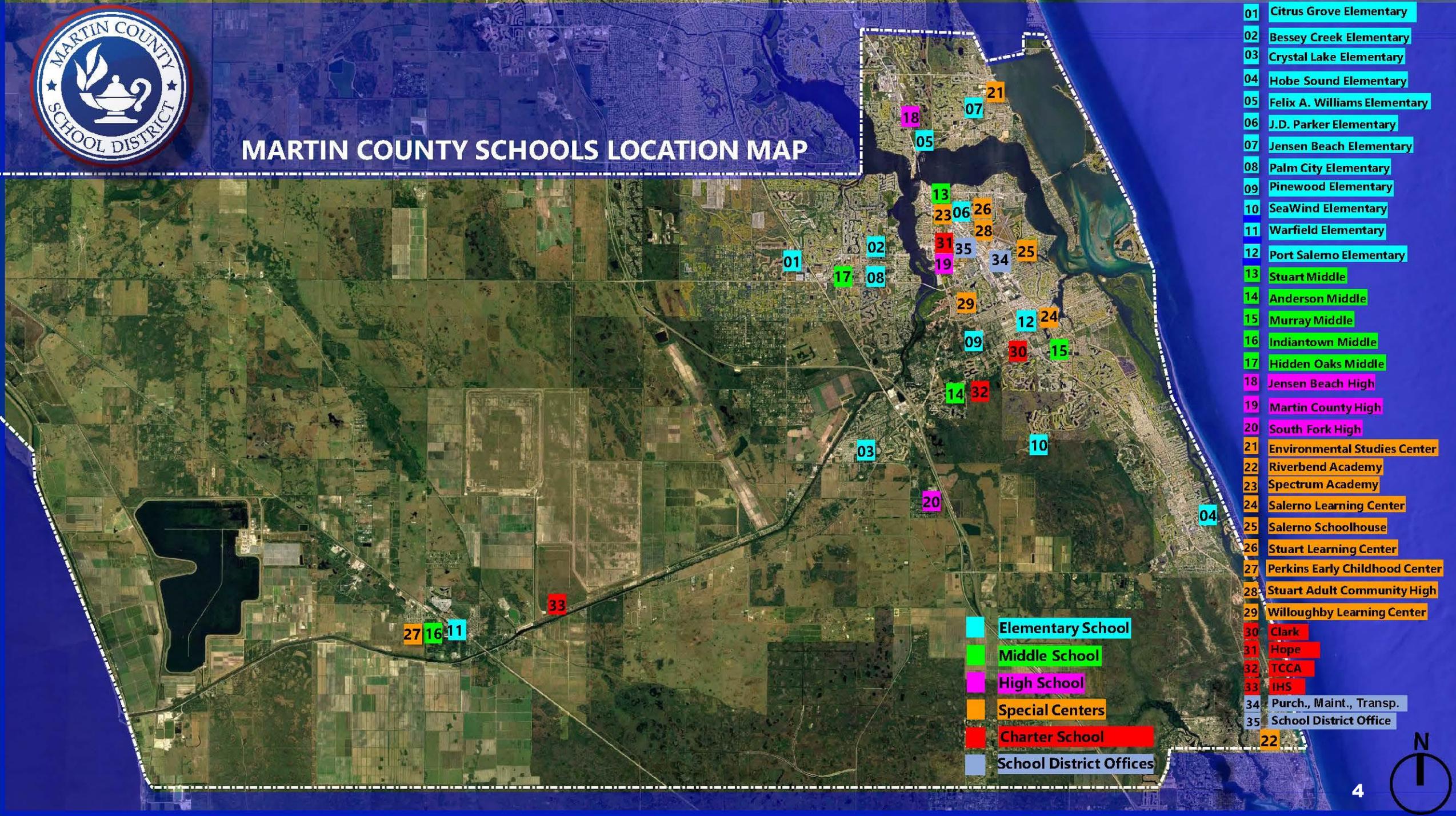
10/16/2024



Educate All Students for Success



MARTIN COUNTY SCHOOLS LOCATION MAP



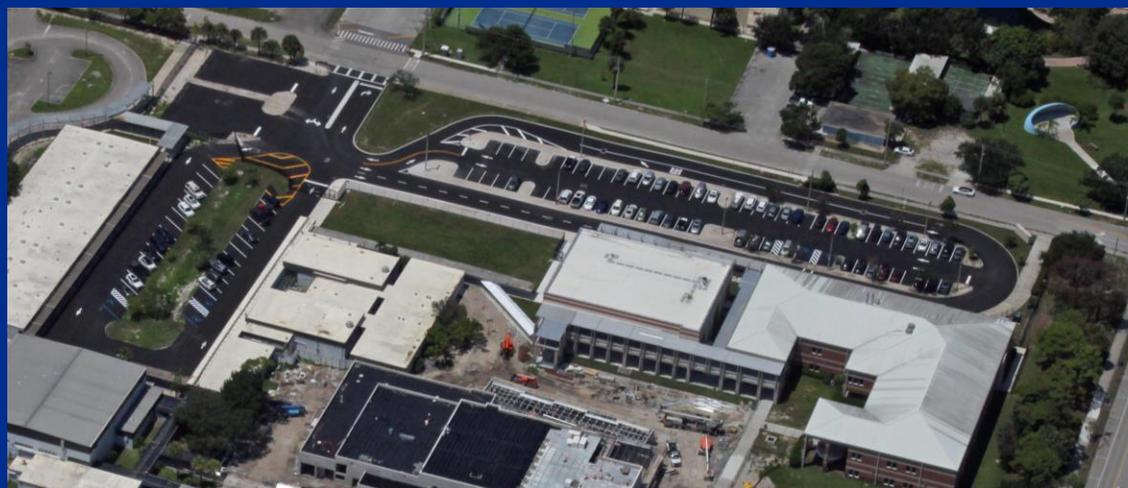
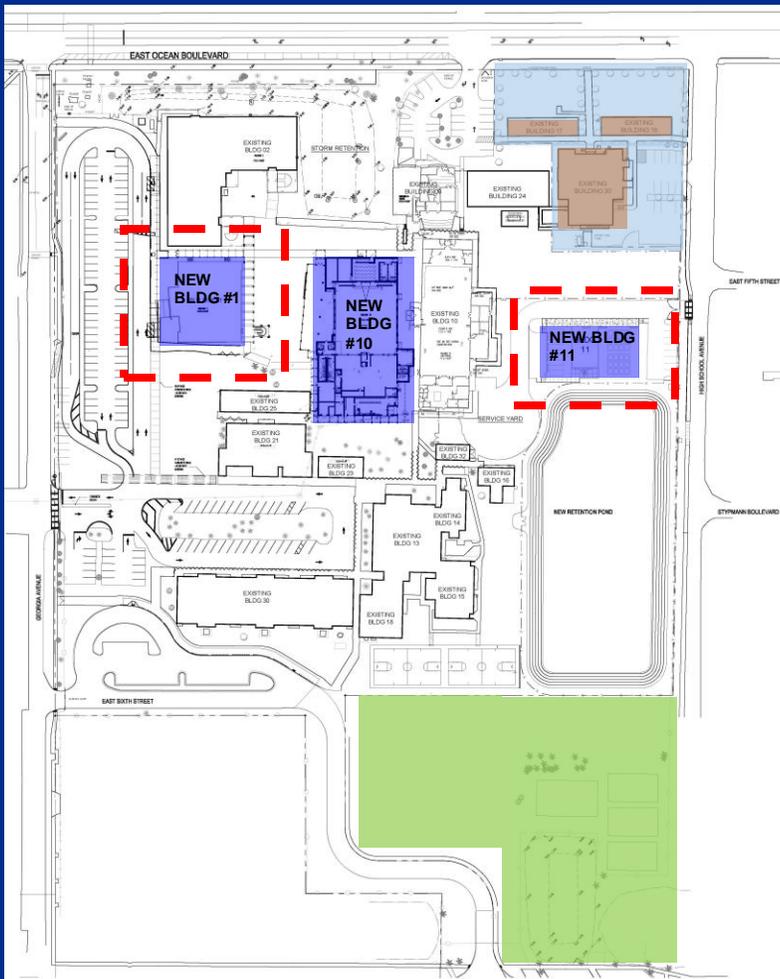
- 01 Citrus Grove Elementary
- 02 Bessey Creek Elementary
- 03 Crystal Lake Elementary
- 04 Hobe Sound Elementary
- 05 Felix A. Williams Elementary
- 06 J.D. Parker Elementary
- 07 Jensen Beach Elementary
- 08 Palm City Elementary
- 09 Pinewood Elementary
- 10 SeaWind Elementary
- 11 Warfield Elementary
- 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



STUART MIDDLE SCHOOL

NEW ADMINISTRATIVE & MEDIA CENTER BUILDING, NEW CHILLER PLANT AND SITE WORK. PHASE I PROJECT IS 96.29% COMPLETE.

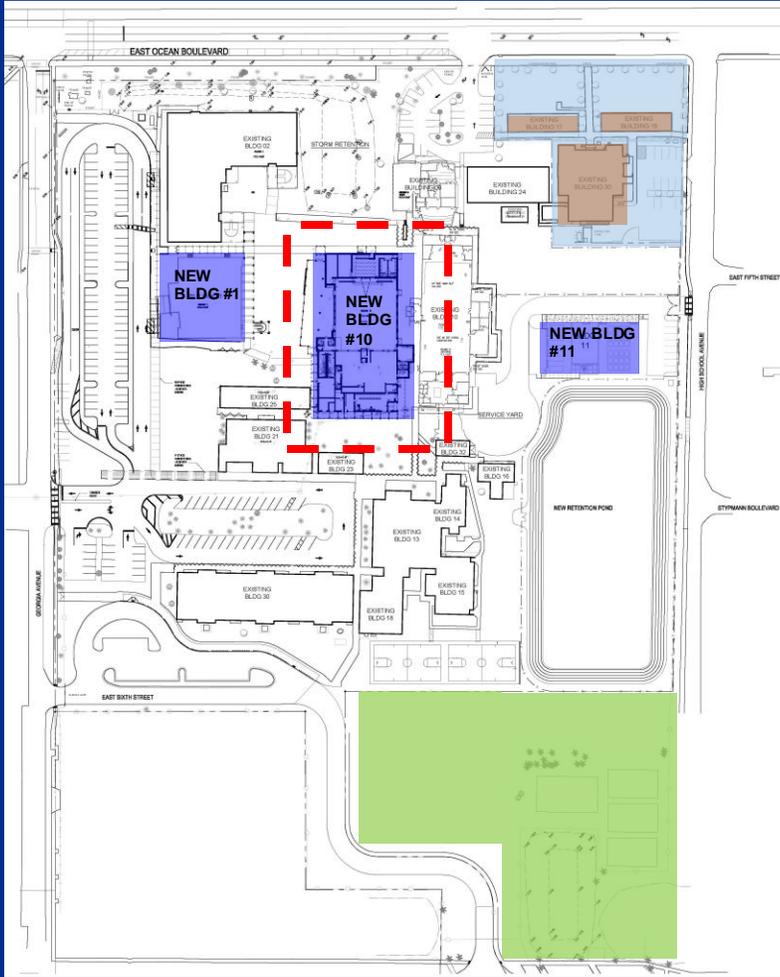


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STUART MIDDLE SCHOOL

NEW Bldg.# 10 FOOD SERVICE / MULTIPURPOSE BUILDING AND SITE WORK PROJECT. PHASE II PROJECT IS 27.52% COMPLETE.



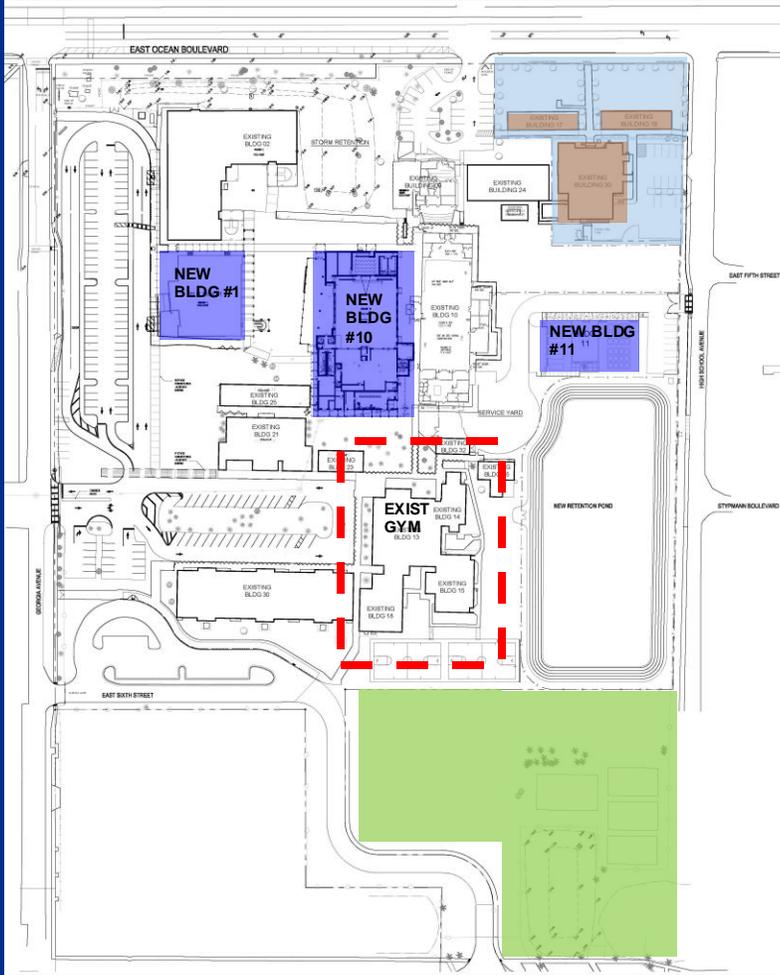
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STUART MIDDLE SCHOOL

EXISTING GYM RENOVATION PROJECT.

PHASE III PO ESTIMATES IN PROCESS.



ESTIMATED
BUDGET NUMBER:

PHASE III

- PAINT INSIDE OF GYM BLDGS. AND EXTERIOR OF BLDGS. ON CAMPUS
- REPLACE GYM FLOORING, BLEACHERS, WALL PADS
- ROOF REPAIRS
- SITE WORK
- HVAC REPLACEMENT & NEW CHILLER / ICE STORAGE



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SOUTH FORK HIGH SCHOOL

SPORTS COMPLEX & FIELDS, SITE DRAINAGE SYSTEM AND CHILLER PLANT & HVAC SYSTEM PROJECT – NEW CHILLER PLANT AND THE NEW GYM CONSTRUCTION IN PROCESS, 94.20% COMPLETE.



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PURCHASING, MAINTENANCE & TRANSPORTATION

ENHANCED SECURITY PROJECT 68% COMPLETE.



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MARTIN COUNTY SCHOOL DISTRICT



CAPITAL PROJECTS



MURRAY MIDDLE SCHOOL
NEW ADMIN., MEDIA, CLASSROOMS & SITE RENOVATIONS

1/2 CENT SALES TAX



WARFIELD ELEMENTARY SCHOOL
NEW ADMIN., MEDIA, CLASSROOMS & SITE RENOVATIONS

1/2 CENT SALES TAX



SOUTH FORK HIGH SCHOOL
SPORTS COMPLEX & FIELDS, SITE DRAINAGE SYSTEM AND CHILLER PLANT & HVAC SYSTEM PROJECT

1/2 CENT SALES TAX



SOUTH FORK HIGH SCHOOL
GOLF COURSE RENOVATION PROJECT

1/2 CENT SALES TAX



SCHOOL DISTRICT OFFICE
WAREHOUSE RENOVATION PROJECT



SOUTH FORK HIGH SCHOOL
L&P CLASSROOM BUILDING REPLACEMENT PROJECT



HIDDEN OAKS MIDDLE SCHOOL
CHILLER & ICE STORAGE RENOVATION PROJECT



STUART MIDDLE SCHOOL
PHASE II - NEW BUILDING #10, CAFETERIA & MULTIPURPOSE BUILDING, DEMOLITION AND SITE WORK PROJECT



STUART MIDDLE SCHOOL
PHASE I - NEW ADMINISTRATIVE & MEDIA CENTER BUILDING, NEW POWER PLANT AND SITE WORK PROJECT



STUART MIDDLE SCHOOL
PHASE III - EXISTING GYM RENOVATION PROJECT

1/2 CENT SALES TAX



MARTIN COUNTY HIGH SCHOOL
NEW CLASSROOMS AND SITE RENOVATIONS

1/2 CENT SALES TAX



MARTIN COUNTY HIGH SCHOOL
NORTH CHILLER PLANT RENOVATION PROJECT

STUDENT SUCCESS



MARTIN COUNTY HIGH SCHOOL
POOL COMPLEX, LOCKER ROOM, WEIGHT ROOM & ATHLETIC BLDGS. ASSESSMENT PROJECT



MARTIN COUNTY HIGH SCHOOL & JENSEN BEACH HIGH SCHOOL
GYM ACOUSTICS ASSESSMENT PROJECT



KITCHEN HVAC PROJECT
MARTIN COUNTY SCHOOL DISTRICT
BCES, CLES, FAWES, PWES, SWES, WLC, HOMS



MARTIN COUNTY HIGH SCHOOL
PORTABLE REMOVAL & SITE WORK PROJECT



JENSEN BEACH HIGH SCHOOL
CTE BLDG. ADDITION PROJECT

1/2 CENT SALES TAX



SOUTH FORK HIGH SCHOOL
CTE PROJECT - NEW CLASSROOMS & SURROUNDING AG BUILDINGS RENOVATIONS

EMPLOYEE SUCCESS



FELIX A. WILLIAMS ELEMENTARY SCHOOL
ENHANCED SECURITY PROJECTS



SEAWIND ELEMENTARY SCHOOL
ENHANCED SECURITY PROJECTS

1/2 CENT SALES TAX



HOBE SOUND ELEMENTARY SCHOOL
ENHANCED SECURITY PROJECTS



ANDERSON MIDDLE SCHOOL
ENHANCED SECURITY PROJECT

1/2 CENT SALES TAX



SOUTH FORK HIGH SCHOOL
ENHANCED SECURITY PROJECT

1/2 CENT SALES TAX

CULTURE OF COLLABORATION

FINANCIAL STABILITY



PURCHASING, MAINTENANCE & TRANSPORTATION SITE
ENHANCED SECURITY PROJECT

1/2 CENT SALES TAX



MCSD FACILITIES DEPARTMENT

MISSION: Educate All Students for Success

DISTRICT VISION: A Dynamic Educational System of Excellence



fostering creativity, innovation, and academic excellence

TOGETHER



Millage Reauthorization

Fast Facts About the Existing Millage Referendum

- **This will be a renewal of the existing referendum to continue to provide MCSD with spending flexibility.**
- **Allows for local control over spending.**
- **There are five categories that this money is used for: School Safety & Security, Mental Health, Recruiting & Retaining Teachers & Support Staff, Professional Development and Academic Initiatives.**
- **Martin County School District students receive 100% of the referendum money collected which currently amounts to \$900 per student.**
- **Half a Mill on TAXABLE VALUE (not market value) after a reduction for Homestead Exemption. For example, a 3 bedroom/2 bath home with a \$550,000 Market Value may have a \$206,000 Taxable Value - \$25,000 Exemption = \$181,000. That \$181,000 would be charged up to (per the 2022 language change referenced above) a Half Mill, which is a maximum of \$90.50.**

- **Three changes** have been made to the referendum language since its initial approval by voters in 2018 -
 - "UP TO" was added to allow for less than the full half mill to be collected based on needs identified each Spring as the District's operating budget is approved.
 - "Support Staff" was added to the Recruit & Retain category to include valued employees who assist with providing a quality educational experience to our students.
 - "Charter Schools" were added to fully inform voters that funding generated is shared with Martin County charter schools as required by law.
- **Millage funding positions MCSD to remain competitive with salaries of neighboring districts.**
- Millage dollars fund **additional MCSO school resource officers and enhanced mental wellness programs** to ensure a safe learning environment for students.
- Millage funding is **continuously monitored by an oversight committee comprised of Martin County citizens** to ensure transparency and accountability.
- The reauthorization of the millage referendum has been endorsed by the **Martin County Education Association (MCEA), AFSCME Florida Local #597** and the **Jensen Beach Chamber of Commerce.**

ACTIVE ENROLLMENTS (IN ATTENDANCE) PRE K-5 ELEMENTARY SCHOOLS

	Enrolled in attendance	Enrolled in attendance	Enrollment Discrepancy
	9/25/2023	9/25/2024	
	Only PK ESE	Only PK ESE	
ELEMENTARY SCHOOLS *currently over capacity			
(0025) SEAWIND ELEMENTARY	502	515	13
(0051) JD PARKER SCHOOL OF TECHNOLOGY	507	529	22
(0061) PALM CITY ELEMENTARY	569	575	6
(0101) PORT SALERNO ELEMENTARY	679	729	50
(0111) HOBE SOUND ELEMENTARY	462	459	(3)
(0131) WARFIELD ELEMENTARY	760	819	59
(0211) JENSEN BEACH ELEMENTARY	567	616	49
(0291) PINWOOD ELEMENTARY	673	653	(20)
(0301) CRYSTAL LAKE ELEMENTARY	443	442	(1)
(0331) BESSEY CREEK ELEMENTARY*	562	593	31
(0341) FELIX A. WILLIAMS ELEMENTARY	511	499	(12)
(0371) CITRUS GROVE ELEMENTARY	570	594	24
Total Elementary Schools	6,805	7,023	218

ACTIVE ENROLLMENTS (IN ATTENDANCE) GRADES 6-12 SECONDARY SCHOOLS

Enrolled in attendance	Enrolled in attendance	Enrollment Discrepancy
9/25/2023	9/25/2024	

MIDDLE SCHOOLS			
(0021) STUART MIDDLE SCHOOL	827	780	(47)
(0081) MURRAY MIDDLE SCHOOL	631	561	(70)
(0221) INDIANTOWN MIDDLE SCHOOL	487	446	(41)
(0321) HIDDEN OAKS MIDDLE	990	916	(74)
(0361) DR.DAVID L.ANDERSON MIDDLE SCH	961	912	(49)
Total Middle Schools	3,896	3,615	(281)

HIGH SCHOOLS *currently over capacity			
(0031) MARTIN COUNTY HIGH SCHOOL*	2,110	2,052	(58)
(0241) SOUTH FORK HIGH SCHOOL	1,811	1,775	(36)
(0351) JENSEN BEACH HIGH SCHOOL*	1,637	1,715	78
Total High Schools	5,558	5,542	(16)

ACTIVE ENROLLMENTS (IN ATTENDANCE) - SPECIAL CENTERS

Enrolled in attendance	Enrolled in attendance	Enrollment Discrepancy
9/25/2023	9/25/2024	

SPECIAL CENTERS			
(0070) RIVER BEND ACADEMY **	79	89	10
(0071) HOSPITAL/HOMEBOUND	5	4	(1)
(0073) SPECTRUM ACADEMY	120	162	42
(0080) PROJECT SEARCH	6	7	1
(0091) MARTIN S.A.I.L.S.	9	8	(1)
(0133) TEEN PARENT	0	0	0
(0294) WILLOUGHBY LEARNING CENTER	44	42	(2)
(9063) MARTIN COUNTY JAIL	0	0	0
Total Special Centers	263	312	49

Notes

**RBA: Not all enrolled students are funded through DOE FTE calculation

ACTIVE ENROLLMENTS (IN ATTENDANCE) ESE PRE K-12

	Enrolled in Attendance 09/25/2023	Enrolled in Attendance 09/25/2024	Enrollment Discrepancy
Total Traditional Schools	16,259	16,180	(79)
Total Special Centers	263	312	49
Total Traditional Schools and Special Centers	16,522	16,492	(30)

Mission:

Educate all students for success.

District Vision:

A dynamic educational system of excellence.

