JOINT MEETING AGENDA









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

Friday, October 3, 2025 – 9:00 am John F. Armstrong Wing, Blake Library 2351 SE Monterey Road, Stuart

I. Call to Order and Pledge of Allegiance

Carmine Dipaolo, Mayor, Village of Indiantown Village Council

II. Introductions and Opening Comments

Carmine Dipaolo, Mayor, Village of Indiantown Village Council Sarah Heard, Chair, Martin County Board of County Commissioners Campbell Rich, Mayor, City of Stuart City Commission Amy B. Pritchett, 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, Engineering and Utilities Director, City of Stuart

c. Village Utilities and Public Works Update

Patrick Nolan, Utilities and Public Works Director, Village of Indiantown

d. County / City / Village Growth and 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, 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.

PUBLICWORKS @WORK

OCTOBER 3, 2025

PUBLIC WORKS DEPARTMENT







CHARLIE LEIGHTON PARK IMPROVEMENTS

Construction Started in September

Park & Boat Ramps Closed Until Summer 2026

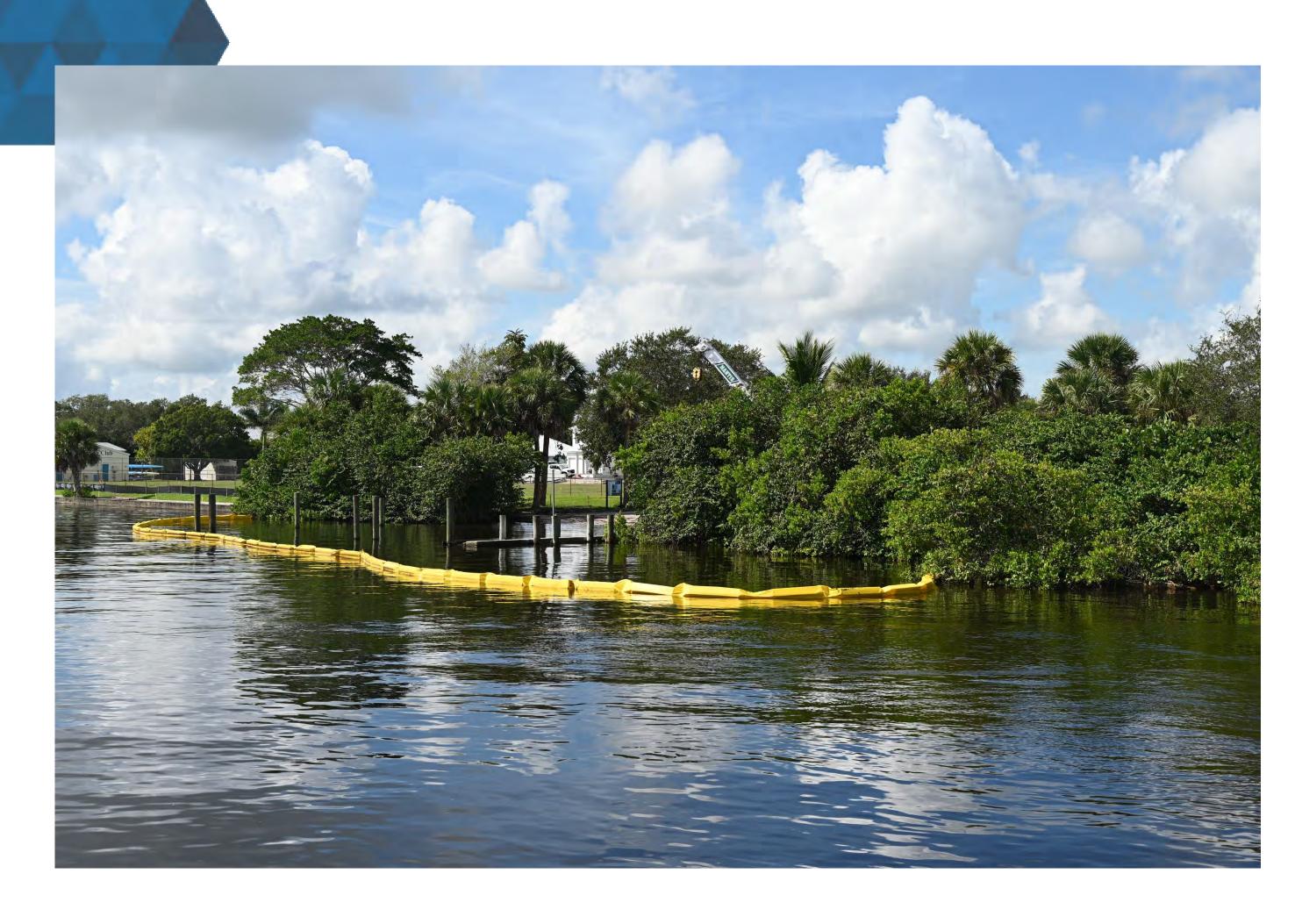
Alternative Boat Ramps:

- Sandsprit Park
- Jensen Beach Boat Ramp
 Stuart Causeway
- Jensen Beach Causeway





CHARLIE LEIGHTON PARK IMPROVEMENTS







CHARLIE LEIGHTON PARK IMPROVEMENTS



- New Boat Ramp
- Expanded Car and Trailer Parking
- Additional Docks
- Picnic Areas, Green
 Space and Gazebo
- Enhanced Pedestrian
 Access Under the Bridge
- Expansion of the Crew/Rowing Building Site

PORT SALERNO PENINSULA IMPROVEMENTS

- Upgraded Drainage
- Sidewalk Replacement
- Coordinated with Utilities and Solid Waste Septic-to-Sewer Program





PORT SALERNO PENINSULA IMPROVEMENTS







LEILANI HEIGHTS IMPROVEMENTS

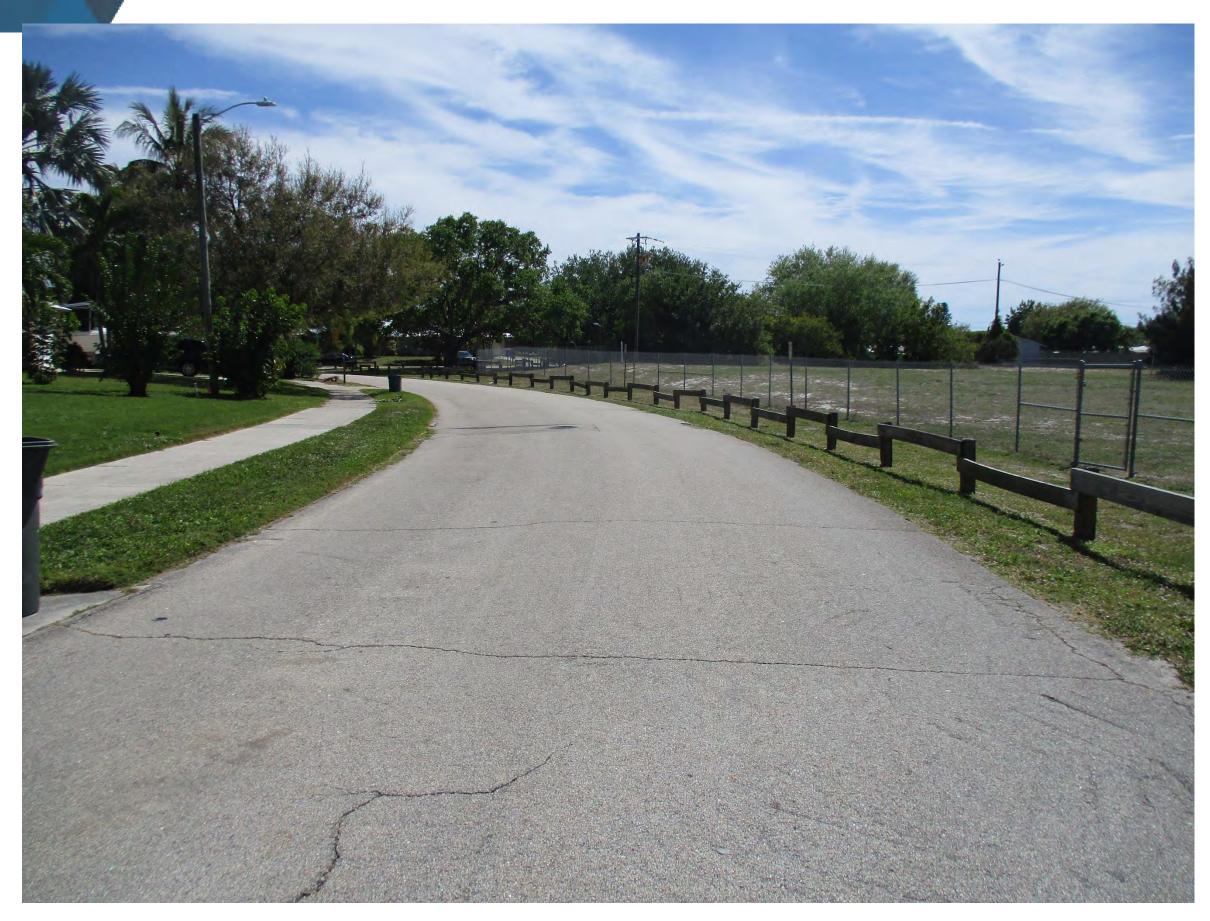


Roadway Enhancements – Pavement milling and resurfacing for smoother, safer travel

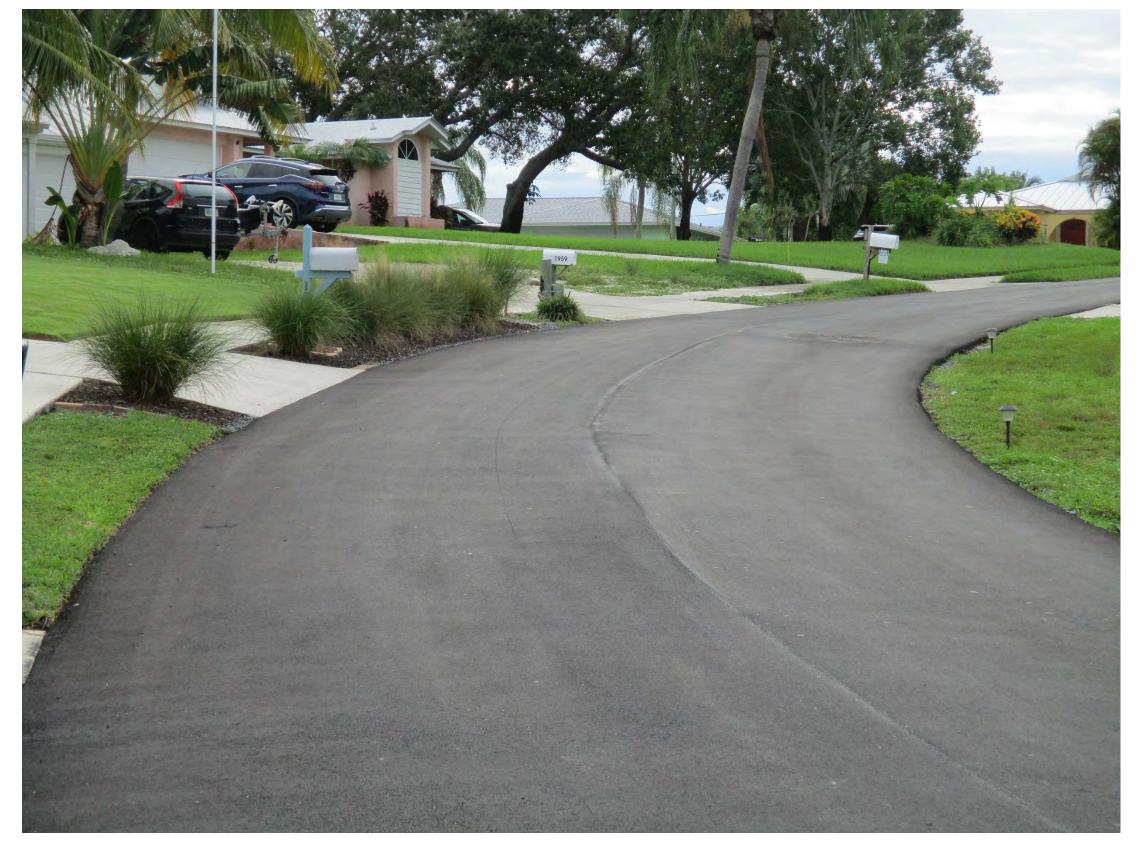




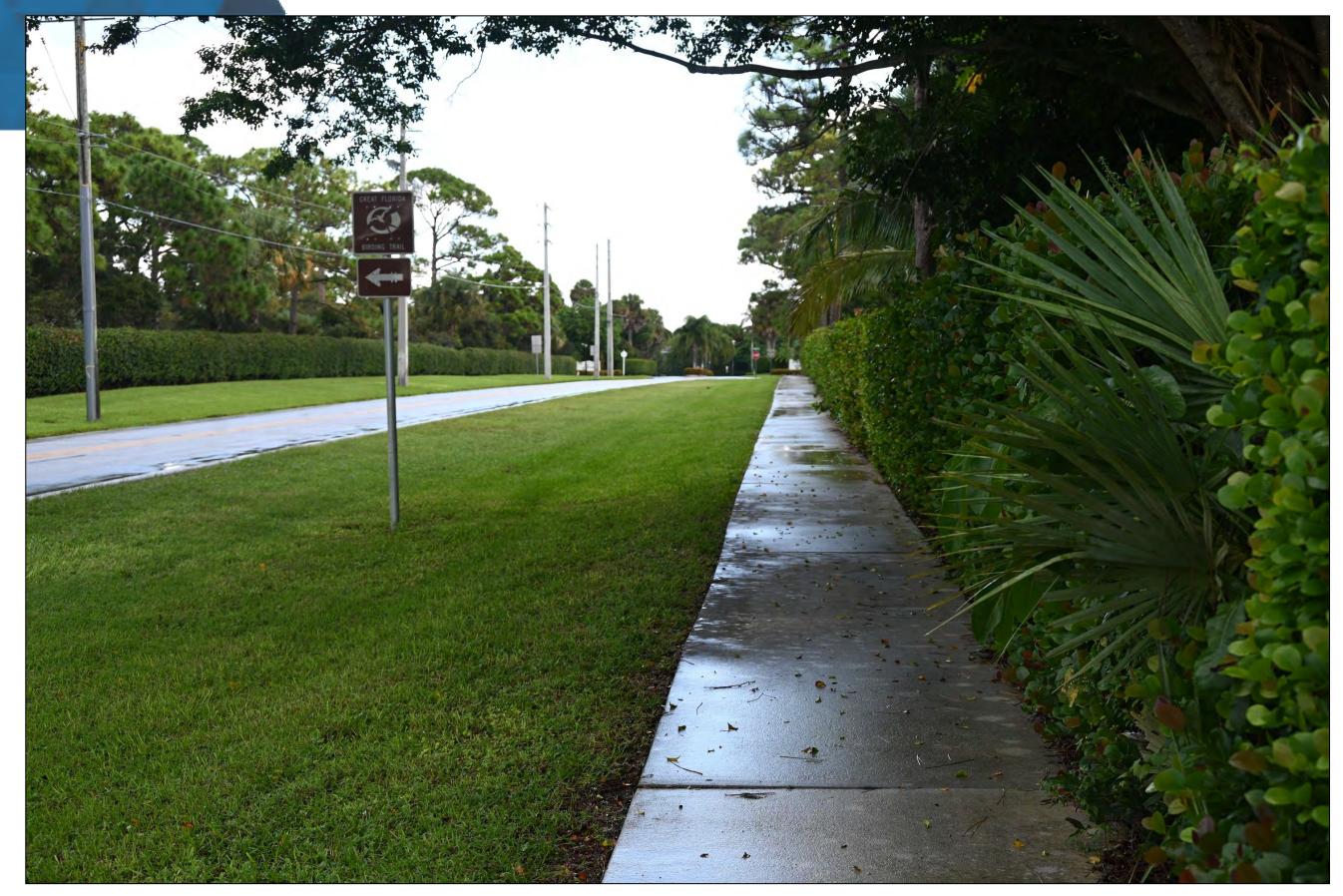
LEILANI HEIGHTS IMPROVEMENTS





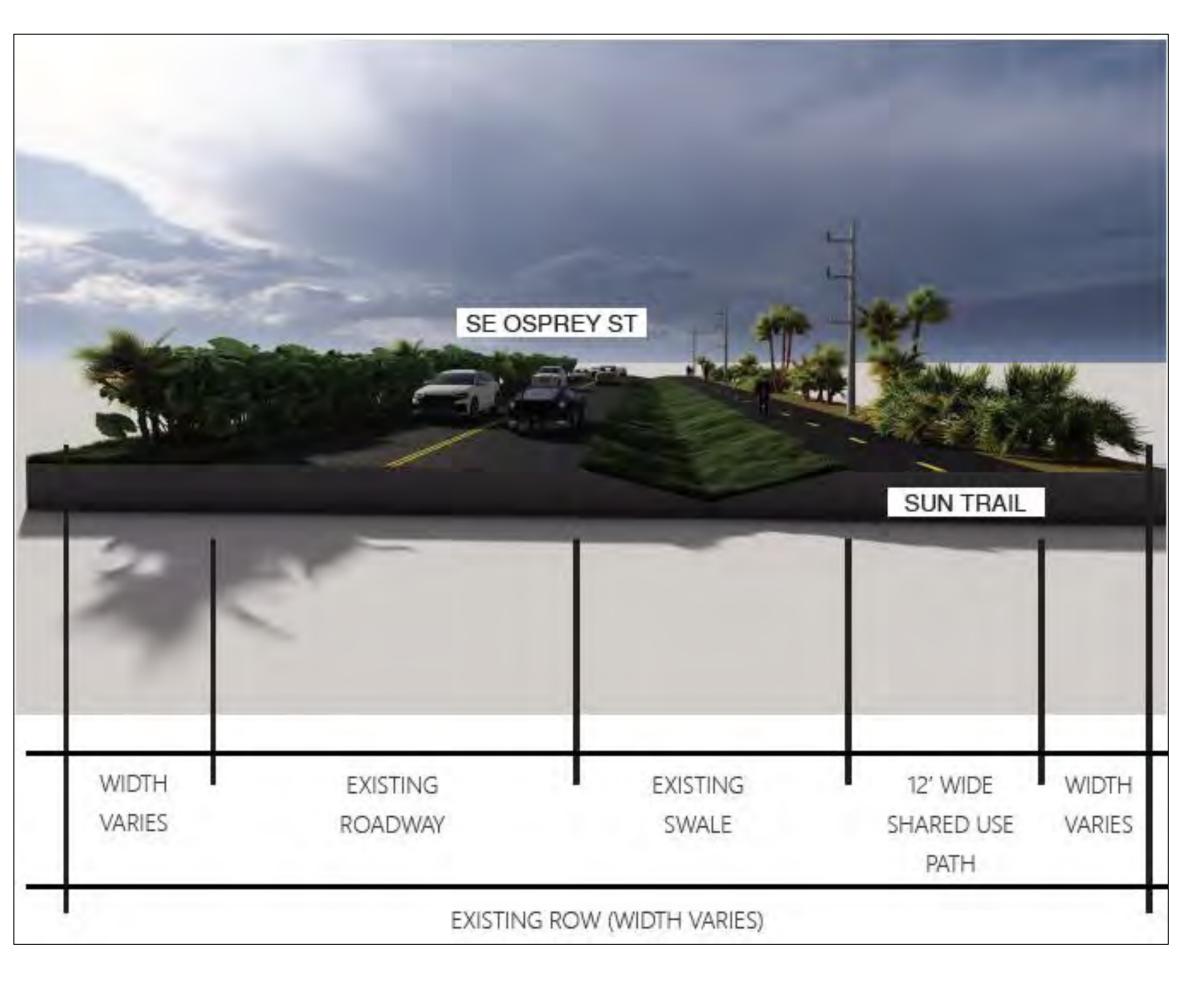


SUNTRAIL MULTI-MODAL PATHWAY

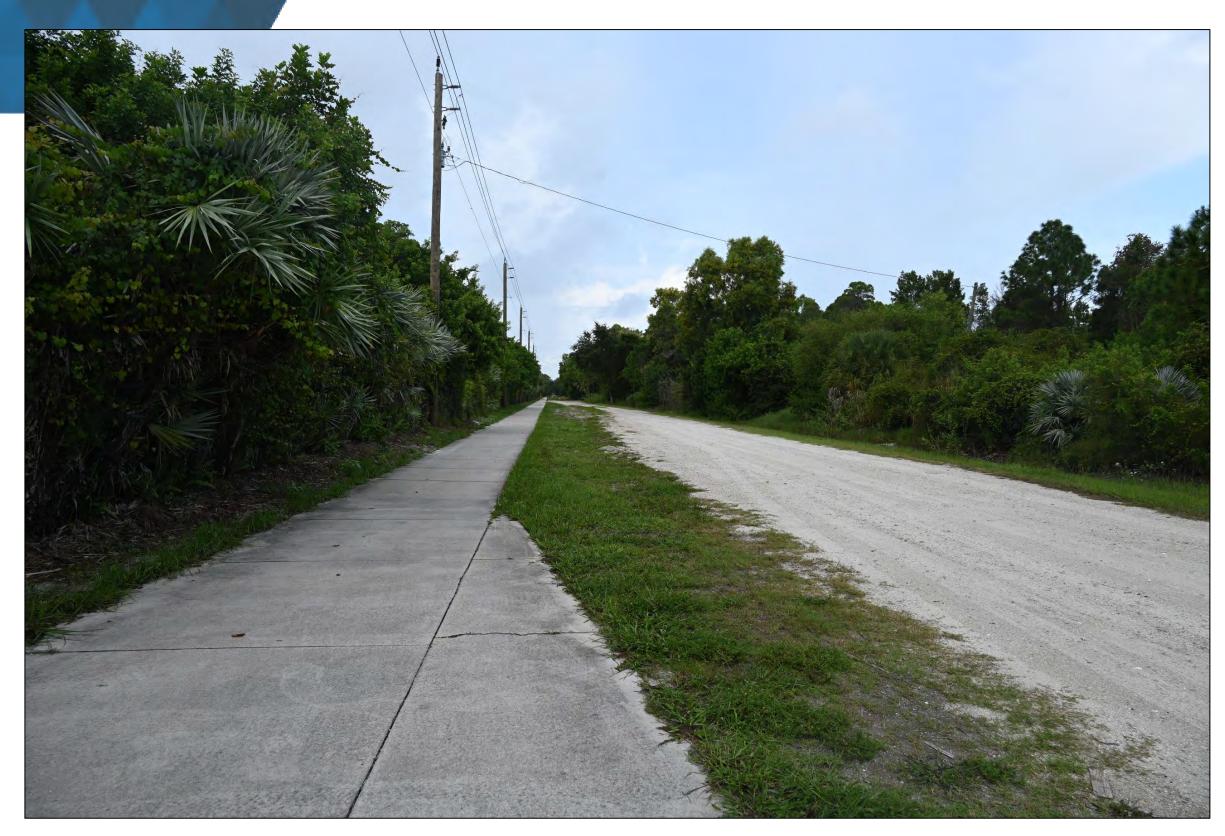


SE Osprey Street



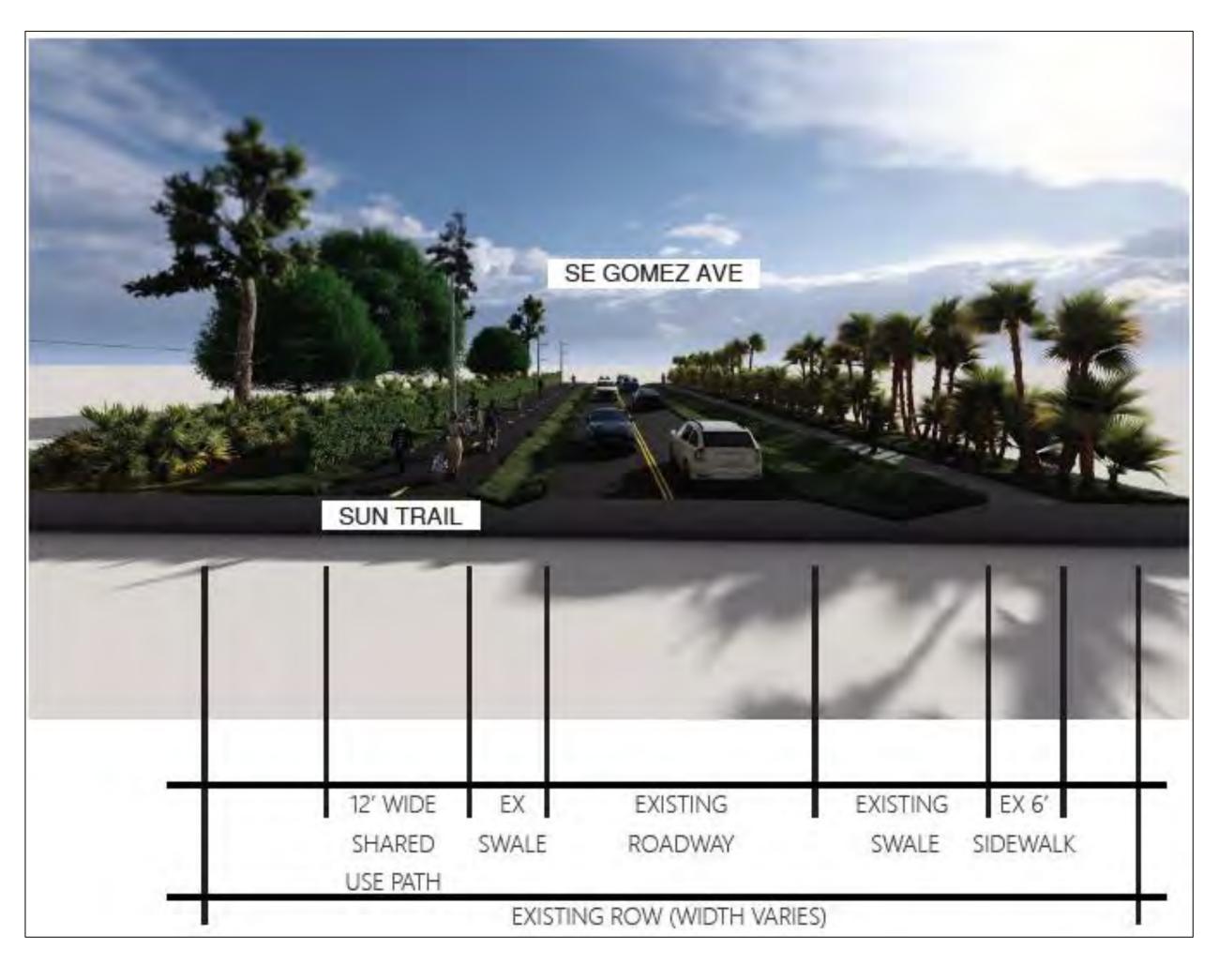


SUNTRAIL MULTI-MODAL PATHWAY



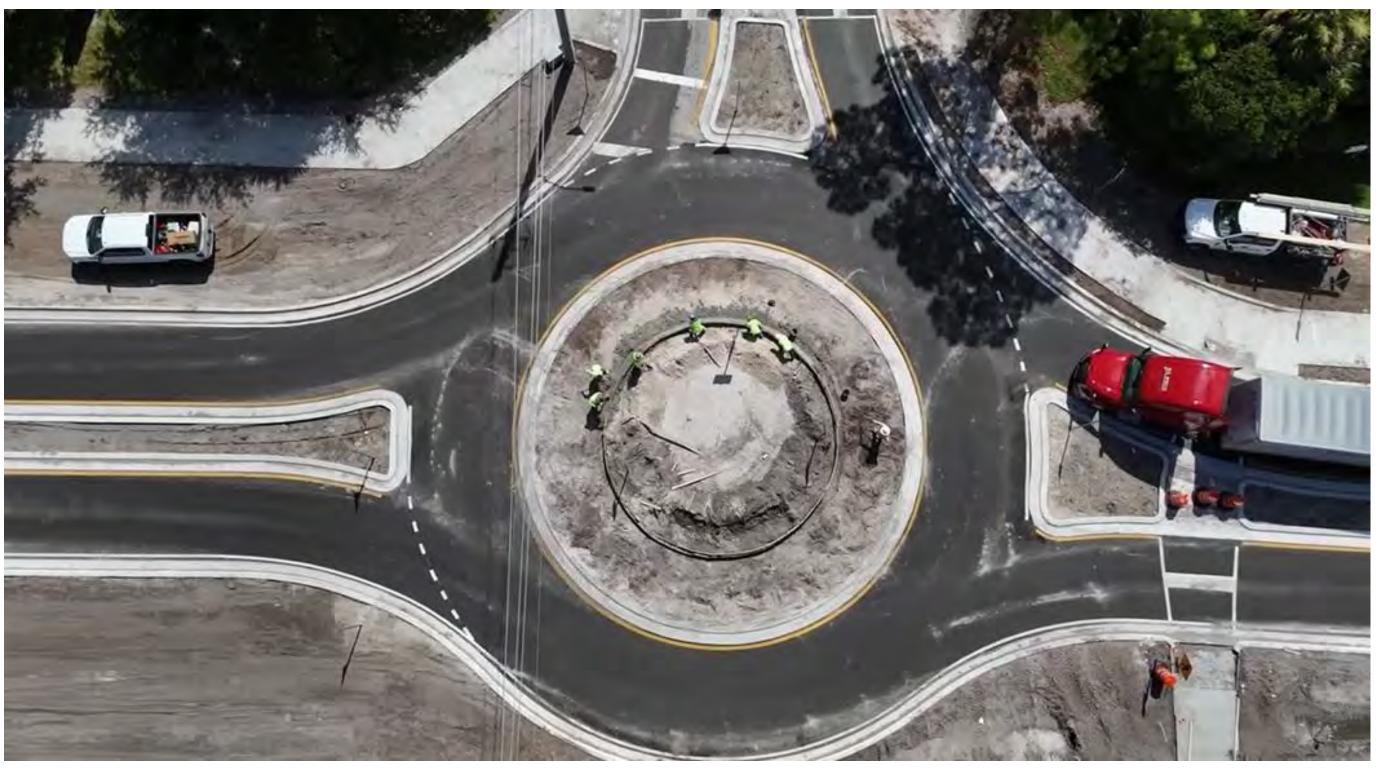
SE Gomez Avenue





PALM CITY ROUNDABOUT

Sunset Trail & High Meadow Avenue



Truck Apron, Landscaping, Streetlighting and Final Paving Being Added





FIDDLER CRAB PADDLING ACCESS

Indian River Lagoon

0.17 Miles

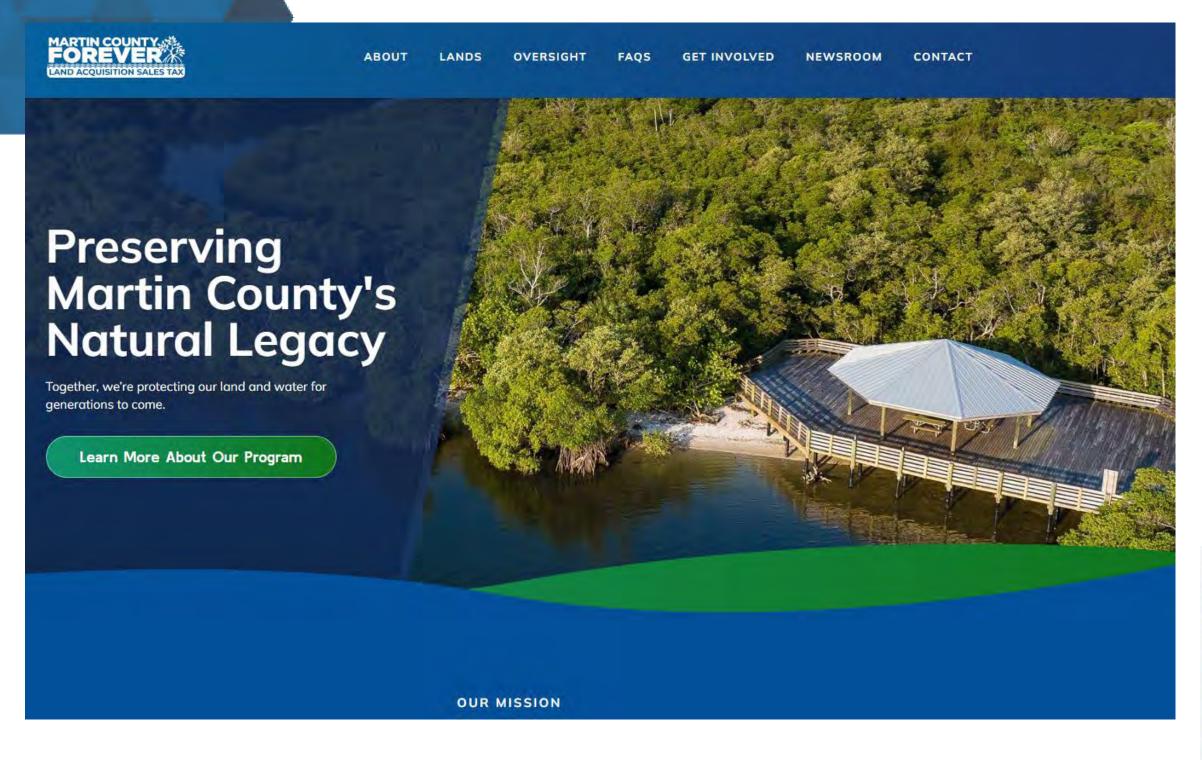
Legend

Project Boundary





MARTIN COUNTY FOREVER









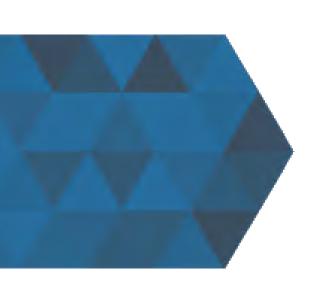




INDIAN RIVERSIDE PARK LIVING SHORELINE







QUESTIONS?

Follow us on social media for project updates, community programs, and a behind-the-scenes look at the crews keeping Martin County moving.









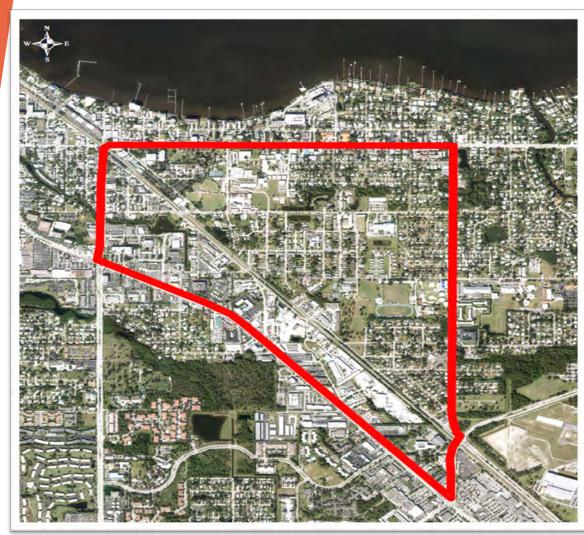
CITY OF STUART

UTILITIES & ENGINEERING DEPARTMENT

October 3, 2025



TRANSPORTATION PROJECTS



Location map for Zone 3 Pavement Maintenance

ANNUAL PAVEMENT MAINTENANCE-ZONE 3

- Point Repairs/Micro Surfacing/Asphalt Mill & Overlay
- Application of Asphalt Treatment
- Currently in design

TRANSPORTATION PROJECTS



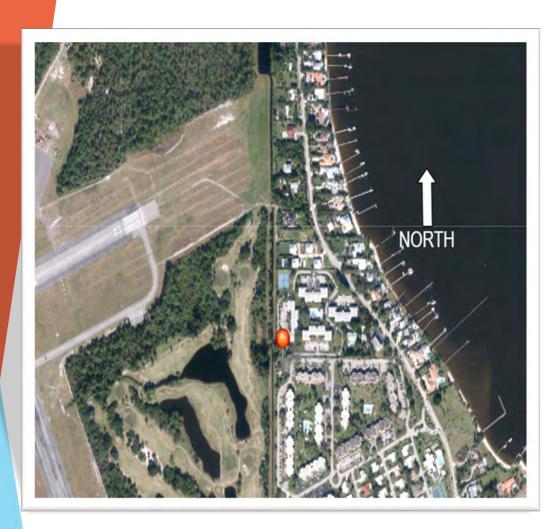
Location map

City of Stuart Fire Station #3 Signalization Prj.

- Currently under construction
- Anticipated completion November 2025



UTILITY PROJECTS



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.

- Currently under construction
- Anticipated completion March 2026

UTILITY PROJECTS



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.

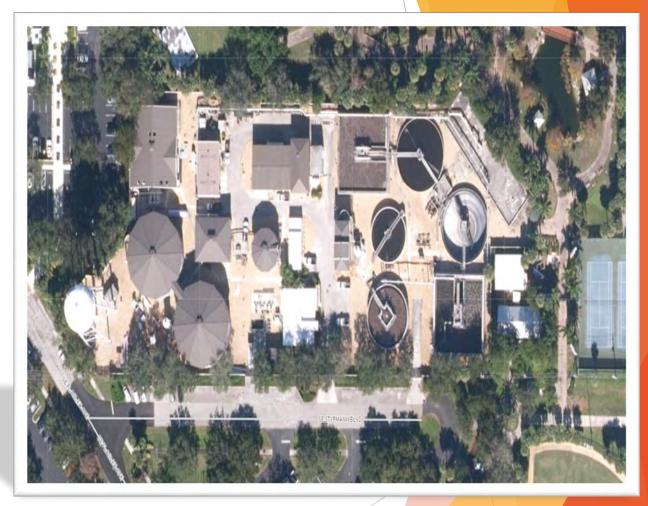
- Construction currently underway
- Anticipated completion December 2025

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 January 2026





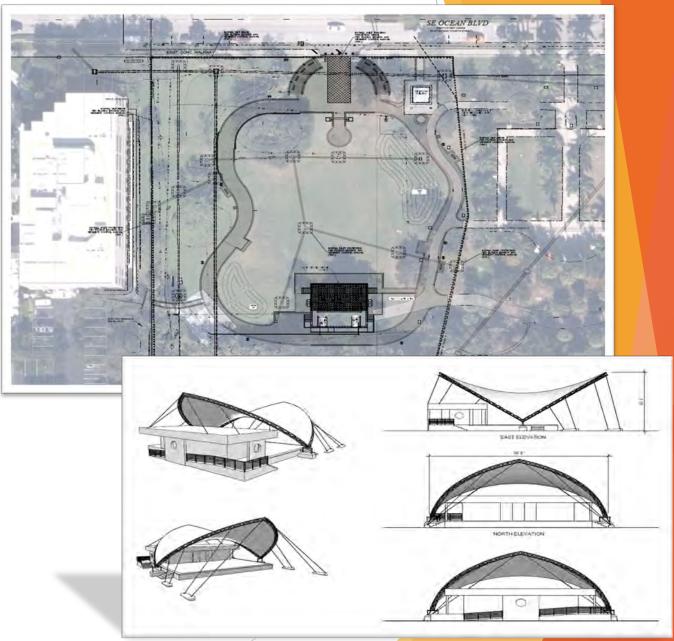
Veterans Memorial Park Phase-4 Amphitheatre Prj.

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).

- Currently under construction
- Project is currently on schedule
- Anticipated completion March 2026





QUESTIONS?





VILLAGE OF INDIANTOWN

Utilities & Public Works Update

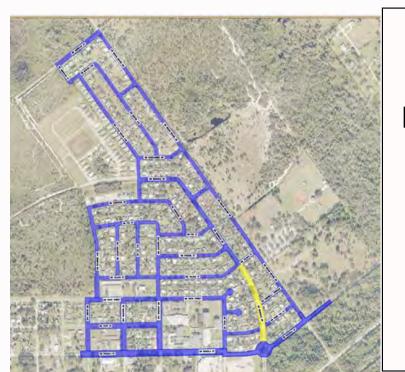
Pat Nolan- Utilities & Public Works Director

September 2025





Uptown Roadway and Drainage Repair

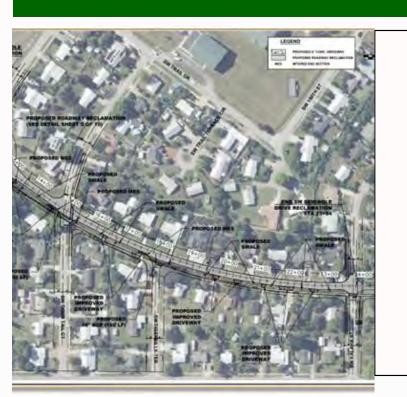


Design Phase has been Completed

Funding Source:

Florida Department of **Transportation Grant**

Seminole Drive Project



Neighborhood Revitalization

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** Florida Department of **Transportation Grant**

Roadway Repair & Maintenance



Completed the 1st year of a multi year Asphalt Repair & Maintenance Program throughout the Village.

Planning has begun for the next Phase.



Water Projects

Water Plant Project



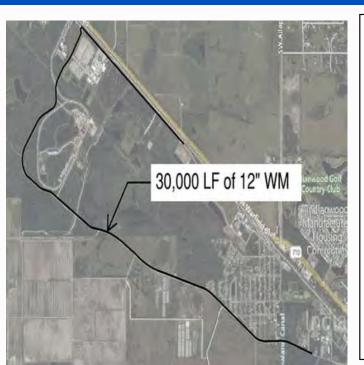
Planned rehabilitation of the existing Water
Plant and plans to build a new Water
Treatment Plant.

Awarded Funding from State Revolving Fund.

Recently Received Funding for Phase 1 for the

New Water Plant

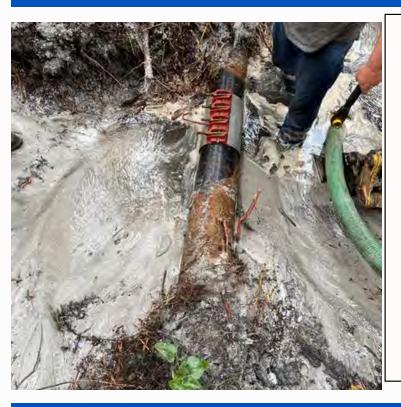
12" Water Main Looping Project



12 Inch Water Main Farm Road looping around to State Road 710

Construction has been Completed

Railroad Avenue Water Main



100-Year-Old 8-inch water main replaced and upgraded to a 16 Inch Water replacement from Booker Park to Fernwood Forest along the CSX Railroad Right-of-Way.

Seeking Funding

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 FY 2025



Special Water Projects

Deep Injection Well





Permits have been received from Florida Department of Environmental Protection and Construction of Deep Injection Well has begun.

Wastewater Projects

~ New Wastewater Plant Under Construction ~





Questions/Comments

Pat Nolan
Utilities & Public Works Director
pnolan@indiantownfl.gov

Martin County Growth and Development Trends

Growth and Development October 3, 2025

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 <u>here</u> for the interactive map.

Below are population projections through 2050, with the 2024 estimate.

Municipalities City/County	2024	2025	2030	2035	2040	2045	2050
Jupiter Island	814	814	854	879	899	914	927
Ocean Breeze Park	608	614	638	657	671	683	693
Sewalls Point	2,057	2,076	2,159	2,222	2,271	2,310	2,343
Village of Indiantown	6,700	6,763	7,031	7,238	7,397	7,523	7,633
Stuart	20,191	20,380	21,189	21,813	22,291	22,671	23,002
Unincorporated	134,483	135,753	141,129	145,290	148,471	151,000	153,203
Total County	164,853	166,400	173,000	178,100	182,000	185,100	187,800

Source: 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.

Historic Growth

	M artin (County	Florida		
		Percent		Percent	
	Estimated	Change	Estimated	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%	

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 September 16, 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
		51 TH
August	Paddock Palm City	6 DU
September (thru		
9/16/2025)		0
Total		90 dwellings ytd

^{*}Phases within a master plan

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

Non-residential Approvals from January thru September 16, 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.
		Remove
		accessory
		residential
		uses and
		revise non-
		residential
		square
August	Meridian Marina	footage.

September	The Ranch PUD Ph 1 Site Plan*	1,842 acres
	Baron Landings (formerly Golf World)	16,374 s.f.
		221,750 s.f.
Total		1,842 acres

^{*}Phases within a master plan

In Review

In Review	
Residential	Units
9465 SE LLC	10 MF
	4 MF
9025 Bridge RD	6TH
Baron Landings Multifamily (Formerly Golf World)	299 MF
Birch Plaza	3 MF
The Cove at Hobe Sound	36 TH
Highpointe PUD Phase 2 Revised Major*	+ 6 SF
Jerue Residences	3 SF
Newfield Workplace Ph 1B*	275 mixed
Oasis Hobe Sound	39 SF
Paradise Lake PUD	12 SF
PBS Headquarters Minor Final	4 MF
Preserve at Rio Marine Village	145 MF/TH
Rio Marine East* (See non-residential table also)	192 mixed
Piverlight (mixed use, also see non residential	58 MF
Riverlight (mixed use, also see non-residential table)	7 TH
table)	9 SF
Storie Mixed-Use Village	4,000 Units
Waterside PUD	1,000 SF
Wisteria Place	17 TH

^{*}Phases within a master plan

 $SF-Single\ Family \qquad DU-Duplex \qquad TH-Townhomes$

In Review	
Non-Residential	
9465 SE LLC – Residential Storage	16,049 s.f.
9025 Bridge Road	4,672 s.f.
Apex Pavers Storage Yard Minor	38,000 s.f.
American Humane Association	1,312 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.
Bridge Road Self Storage	99,420 s.f.

	_		
Bridge Road Car Club	55,823 s.f.		
Boys and Girls Club Hobe Sound	28,942 s.f.		
Coastal Waste & Recycling	11,800 s.f.		
DogWorld	6,798 s.f.		
Extra Space Storage	63,114 s.f.		
	1,856 s.f. leasable		
Gulf Stream Tower	area		
High Reach 2 Warehouse	30,000 s.f.		
Mavis-Kanner Hwy	7,152 s.f.		
Heritage Ridge Storage Place (aka Storage			
Place Hobe Sound)	64,260 s.f.		
Hobe Sound Commercial Minor	9,650 s.f.		
Immersive Homes Florida	4,546 s.f.		
Martin Commerce Park PUD and Master	1,042,680 s.f.		
NNA East (warehouse)	60,000 s.f.		
Ozinga Palm City	5,873 s.f.		
Palm City Project L.I.F.T.	12,574 s.f.		
	20,959 s.f./105 hotel		
Palm Pike Crossing Lot 5*	rooms		
PBS Headquarters Minor Final	17,629 s.f.		
Plaza Bonita Minor Final	11,200 s.f.		
	,		
Rio Marine East* (See residential table also)	18,662 s.f.		
	24,902 s.f.		
	Commercial		
Rio Marine West*	15,626 sf. mixed		
Riverlight (mixed use, see residential table as	13,096 s.f. and 5-		
well)	room hotel		
Stuart Equipment Rental Facility Minor	30,000 c f		
Storage Rentals of America @ Osprey	30,000 s.f. 97,500 s.f.		
Storie Mixed-Use Village	887,500 s.f.		
SW 96 th Street Convenience Store	9,472 s.f.		
	1,600 s.f. leasable		
SW 96 th Street Monopine Tower	area		
	5,975 s.f. leasable		
Trailwind Farms Tower	area		
Treasure Coast Commerce Center*	30,924 s.f.		
Treasure Coast Commerce Center Lots 1 and 2*	17,280 s.f.		
*Di-			

^{*}Phases within a master plan

Building permits issued for the preceding 10 years

• Unincorporated Residential Units Associated with Permits Issued, by Year with year-to-date data through September 16 of 2025.

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Thru September 16
Single-											
family	304	283	281	347	272	384	389	325	528	492	415
Duplex	4	10	0	0	0	4	12	24	20	14	10
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	1
Total	324	379	328	357	316	405	510	480	847	712	470

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



Growth and DevelopmentOctober 2025

City of Stuart Development Department

Jodi Kugler Development Director The City of Stuart is under construction of non-residential uses.

Project
Baron Business Park
Project Lift
Zen Auto
1560 Boone LLC – Popeye's Restaurant

In Review - Non-Residential Units

The City of Stuart is in review for non-residential uses.

In Review				
Non-Residential				
Bayview Southern Development, LLC				
Coffee Rush at Cornerstone Center				
Coffee Rush – Stuart Landings Phase II				
The Barn Theatre				



Joint Workshop October 3, 2025

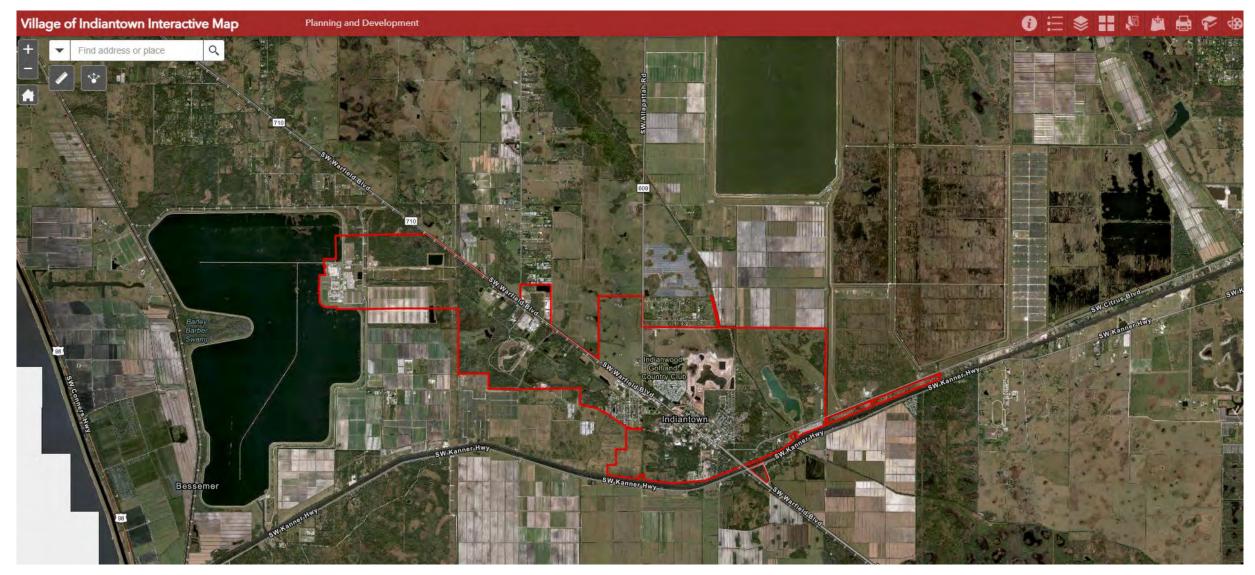
Website: Access to Village Maps





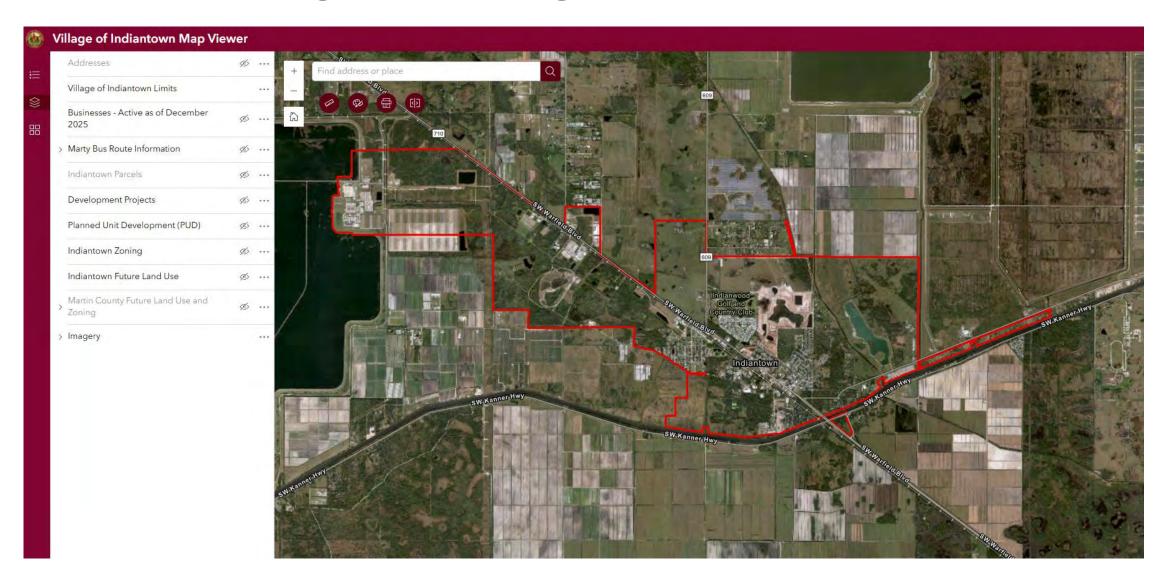
Village of Indiantown GIS Mapping





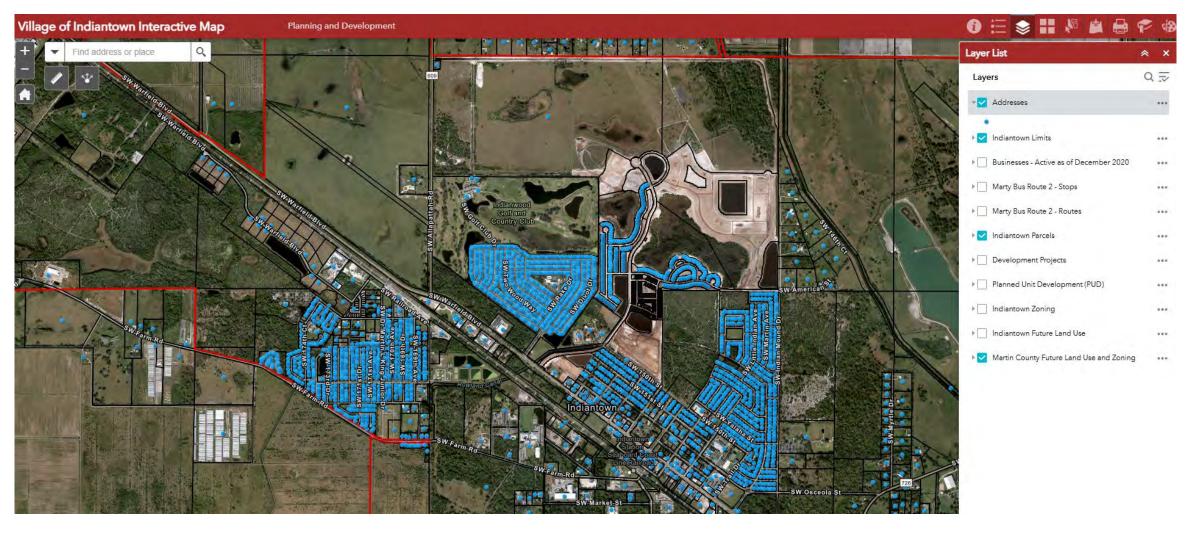


GIS Mapping: Updating layout & Information



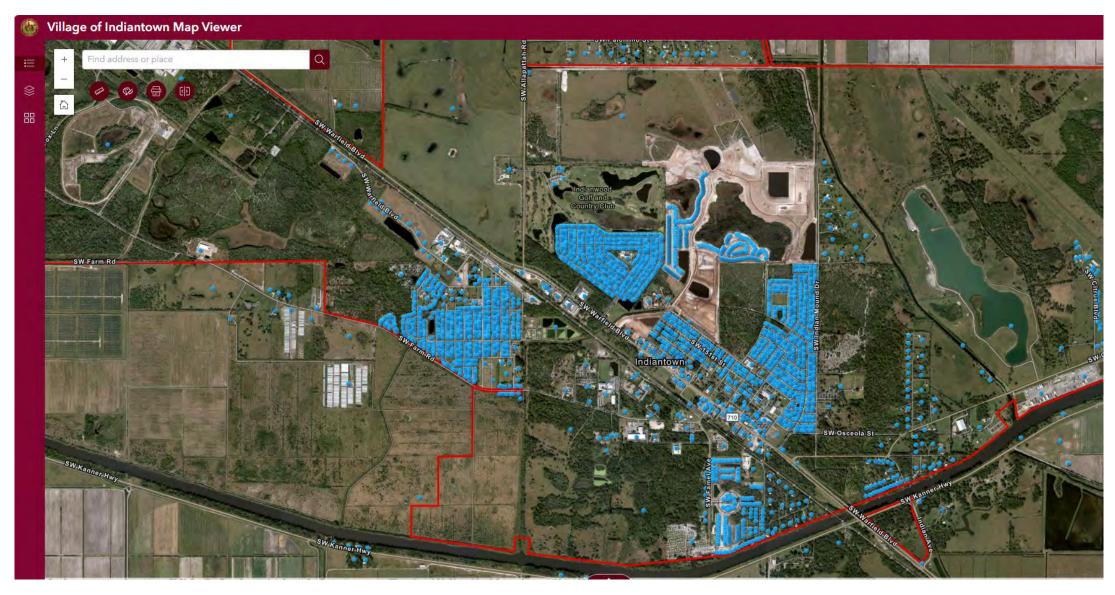
Recently added: Addressing Layer





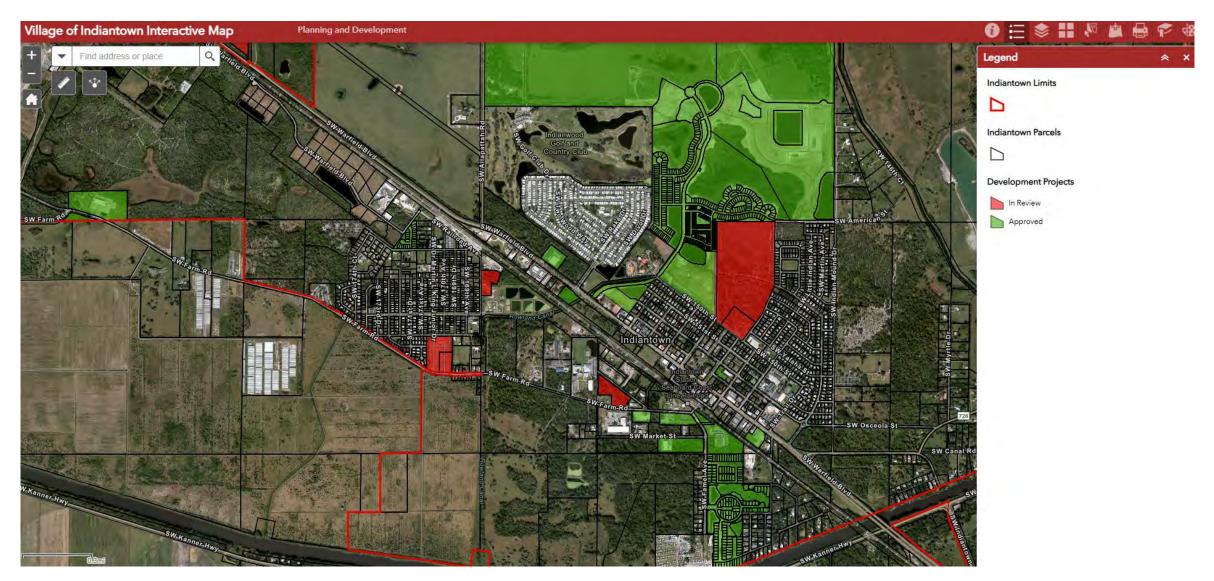


GIS Mapping: Addressing proposed



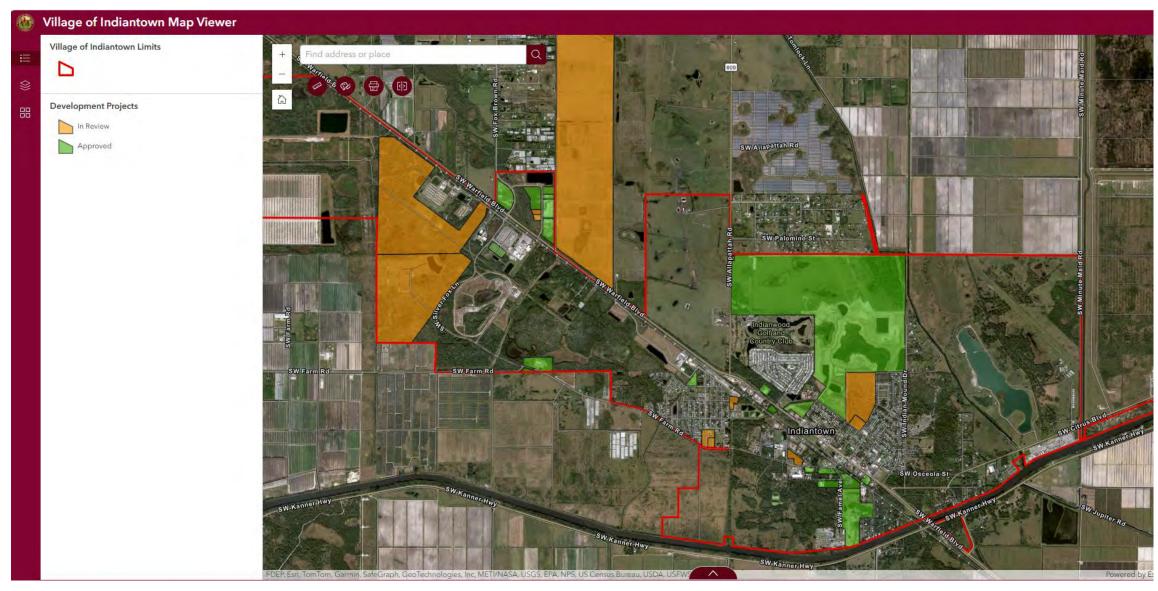
Existing GIS: Development Projects





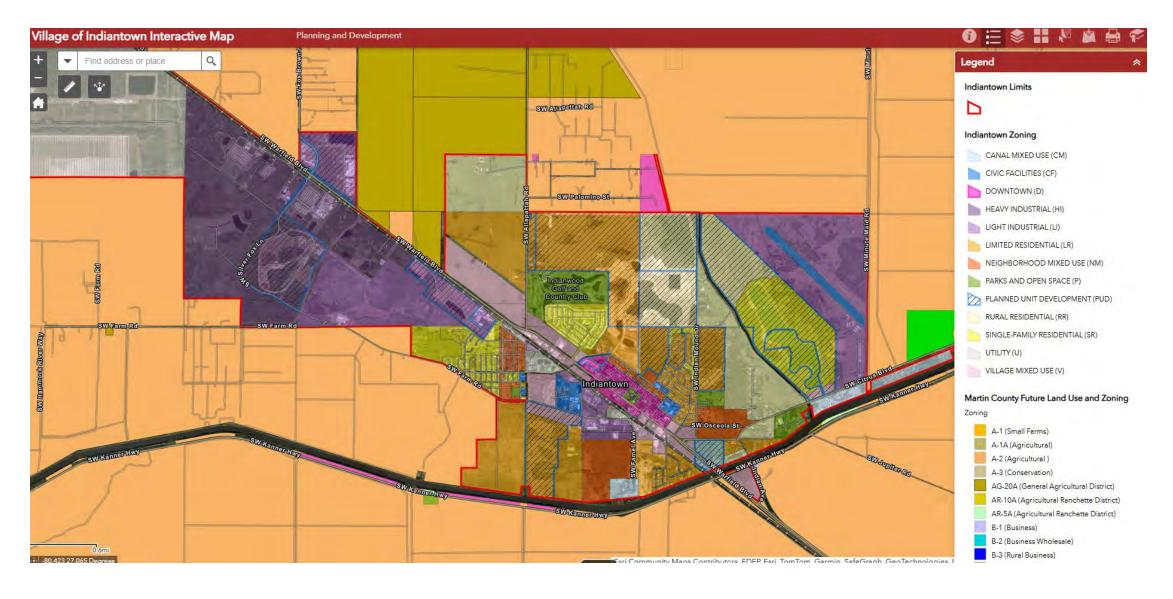






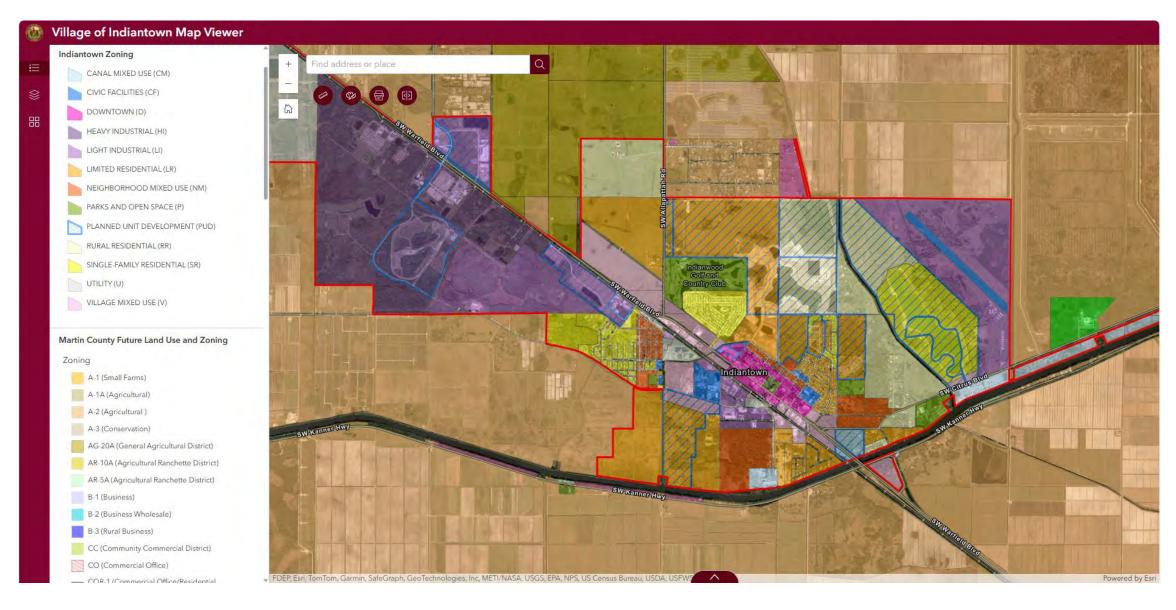
GIS: Existing Village & County Zoning Map





Proposed GIS: Village & County Zoning Map





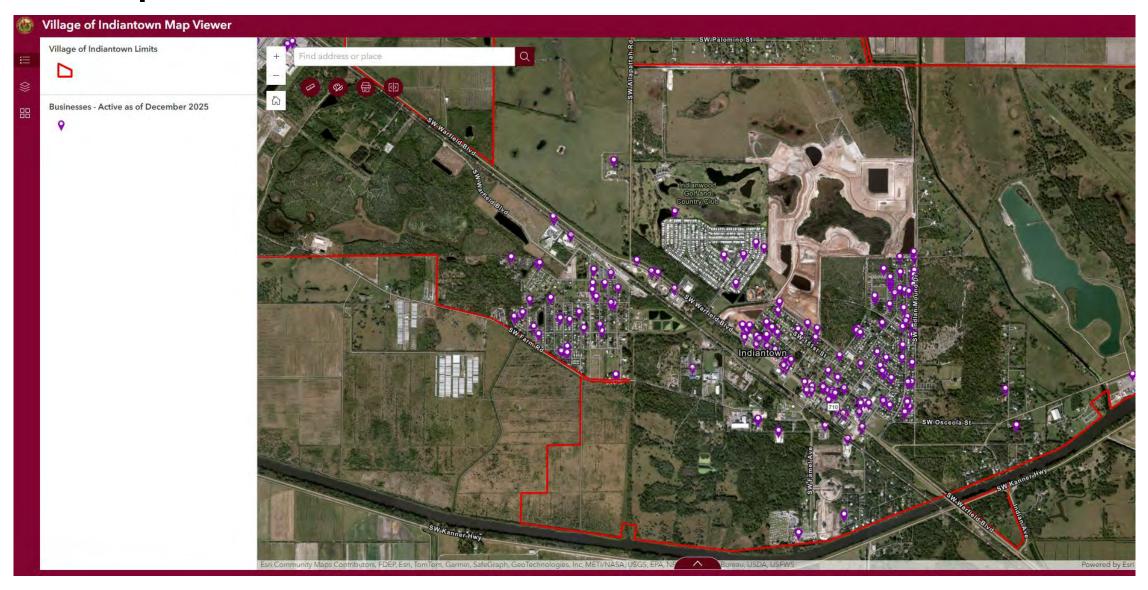
Proposed GIS: Marty Bus Route Information





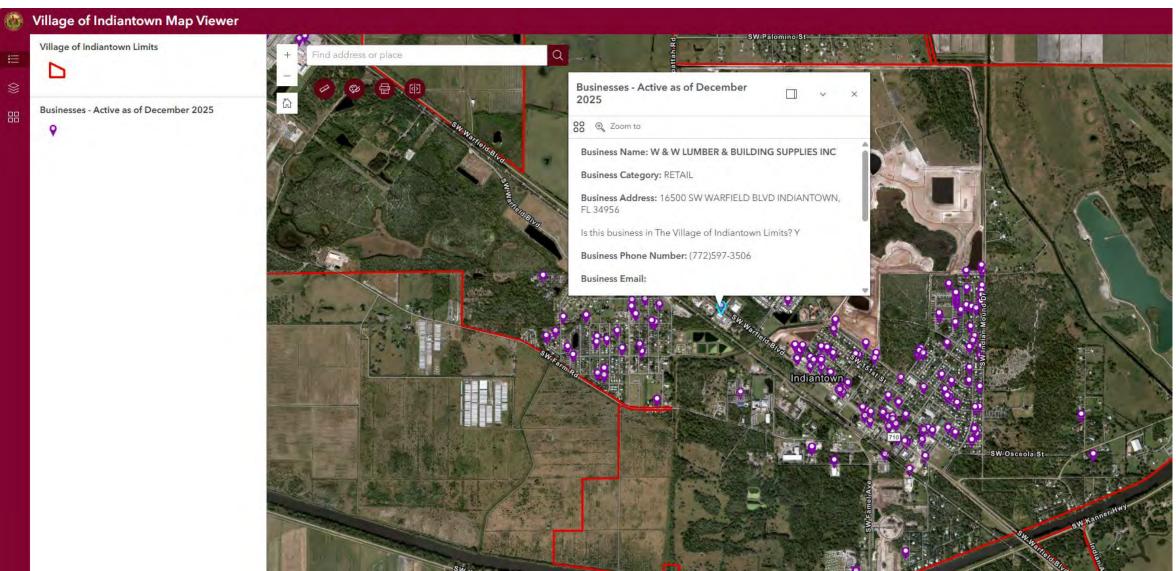


Proposed: Active Business Information



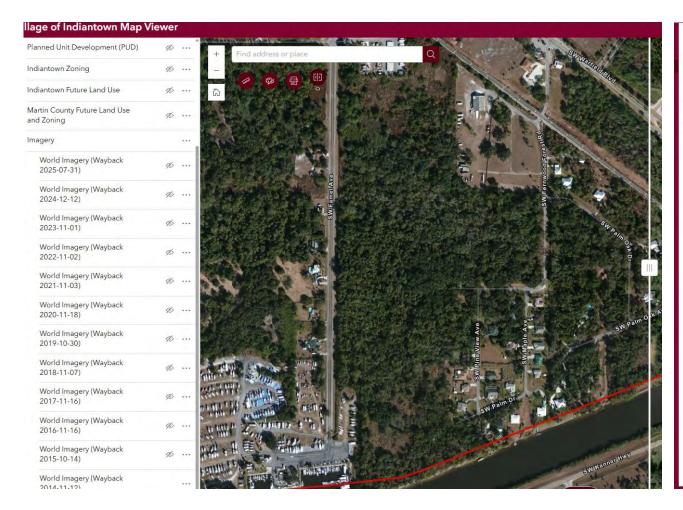
Proposed: Active Business Information







Proposed GIS Map: Imagery (Wayback)



	Planned Unit Development (PUD)	Ø		+ Find address or place
	Indiantown Zoning	95		
	Indiantown Future Land Use	Ø		
>	Martin County Future Land Use and Zoning	Ø		A Company of the Comp
V	Imagery			
	World Imagery (Wayback 2025-07-31)	Ø	***	
	World Imagery (Wayback 2024-12-12)	Ø		Formstax
	World Imagery (Wayback 2023-11-01)	95		
	World Imagery (Wayback 2022-11-02)	95		
	World Imagery (Wayback 2021-11-03)	95		
	World Imagery (Wayback 2020-11-18)	Ø		
	World Imagery (Wayback 2019-10-30)	Ø		wasio Ay
	World Imagery (Wayback 2018-11-07)	Ø		
	World Imagery (Wayback 2017-11-16)	Ø		
	World Imagery (Wayback 2016-11-16)	Ø		
	World Imagery (Wayback 2015-10-14)	Ø		THE
	World Imagery (Wayback 2014-11-12)			Esti Community Maps Contributors, FDER & OpenStreetMap, Microsoft, Esti, TomTom, Garmin, SafeGraph, GeoTechnologies, In

NON-RESIDENTIAL PROJECTS



Project Name	Location	Square footage	Proposal	Project Status
	15388 SW Warfield			
Dollar Tree	Blvd.	10,000	Commercial building	Close to C.O. stage.
Stor-A-Way	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & Under Construction/Building Permit stage.
				Approved site plan & Under
Performance	Lot 8 Venture Park,		Marine manufacturing	Construction/Building Permit
Power Boats	SW Impact Dr	13,442	service & repair	stage.
T.A. Estates	SW Farm Road	22,600	Office & warehouse buildings	Approved site plan & Under Construction/Building Permit stage.
			25,000 sf	Approved site plan & Under
	SW Farm Road &		manufacturing building	Construction/Building Permit
Grind Hard	Silverfox Lane	26,116	facility	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	Pending resubmission following DRC meeting 9-17-2025
Yellowpine Truss Company	SW Silverfox Lane – former Juice Plant property	86,165	Truss Company	Approved site plan & Under Construction/Building Permit stage.
P3 Technologies	Venture Park, Lot 9 SW Impact Drive	1,500	Truss Company	Approved site plan & Under Construction/Building Permit stage.
Indiantown Go Kart Facility	SW Carrier St	3,170	Private go-kart facility & shop/office	Pending resubmission following DRC meeting 7-14-2025

NON-RESIDENTIAL PROJECTS



Project Name	Location	Square footage	Proposal	Project Status
	Venture Park		Truck parking and manufacturing	Pending resubmission of site plan in response to DRC
Sky Leasing	Lot 16	2,496	facility	comments 5-2025.
				Pending resubmission of site
US Advance	Venture Park		Truck parking and	plan in response to DRC
Transportation	Lot 15	120	office facility	comments 5-2025.
				Pre-application meeting held 5-
	13820 SW Silver		Data processing	2025. Pending major site plan
Silver Fox	Fox Lane	2 million	center	application submission.

Total Non-residential: 2,262,749 sf

Total Non-residential approved, site plan & under construction/built 193,973 sf

https://indiantownfl.maps.arcgis.com/apps/webappviewer/index.html?id=eab56313077d4d7b9fc2c3d47f9bd84a



Project Name	Location	Residential #'s	Residenti al Type	Project Status
T			05 M5 0	5th Amendment to
	SW Warfield Boulevard, SW Allapattah		SF, MF, &	PUD Final approved
Site Plan	Road SW Indian Mound Drive	2,488	TH	2-27-2025
				Approved & at
				Building
	SW Warfield Boulevard, SW Allapattah			Permit/Construction
Terra Lago Phase 1A	Road SW Indian Mound Drive	224	SF	stage.
				Approved & at
				Building
	SW Warfield Boulevard, SW Allapattah			Permit/Construction
Terra Lago Phase 1B	Road SW Indian Mound Drive	584	SF & TH	stage.
Terra Lago Phase	SW Warfield Boulevard, SW Allapattah			Pending Final Site
1C	Road SW Indian Mound Drive	300	MF	Plan submission
	SW Warfield Boulevard, SW Allapattah			Pending Final Site
Terra Lago Phase 2	Road SW Indian Mound Drive	262	SF	Plan submission



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

Project Name	Location	Residenti al #'s	Residentia l Type	Project Status
				Approved & at
				Building
River Oak Major				Permit/Construction
Site Plan & Plat	SW Famel Street	131	SF	stage
				Approved & at
				Building
	SW Lincoln Street & SW Commerce Park			Permit/Construction
Seminole Crossing	Drive	25	SF	stage
Indianwood	SW Warfield Boulevard and SW			Pre-app held. Pending
Landing	Indianwood Drive	57	TH	Site Plan Submission
				PUD Amendment
				approved 6-2025.
Osceola Pines PUD				Limited to 40 units
Master Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	due to water capacity
				DRC meeting held 9-
	16986 SW Charleston Street and 16991 SW			17-2025 – close to
Heritage Park	Farm Street	71	SF	approval.

Project Name	Location	Residential #'s	Residential Type	Project Status
	16986 SW Charleston Street and			
Heritage Park Plat	16991 SW Farm Street	71	SF	Under DRC review.
JPI Indiantown	Corner of SW 150th St & SW Shawnee Ave	40	SF	DRC Meeting 9-17-2025 – pending resubmission.
Park View				Approved site plan – no
Apartments	SW Osceola Street	40	MF	building permits to date.
Hendry Ridge	SW Farms Road	443	SF, TH, & APT	Pre-app scheduled for DRC 10-8-2025.
River Oak PUD	SW Famel Ave	800	SF, MF, & TWH	Pre-app held. Pending Site Plan Submission.
Citrus Grove	SW Citrus Blvd	309	SF & TWH	Applicant preparing for CPA, & rezoning to PUD.

Total units with master site plan, site plan, or pre-application applications recently: 4,562units

Total units with site plan approval – under construction or full approvals issued ahead of building

permits/construction: 1,528 units

https://indiantownfl.maps.arcgis.com/apps/webappviewer/index.html?id=eab56313077d4d7b9fc2c3d47f9bd84a

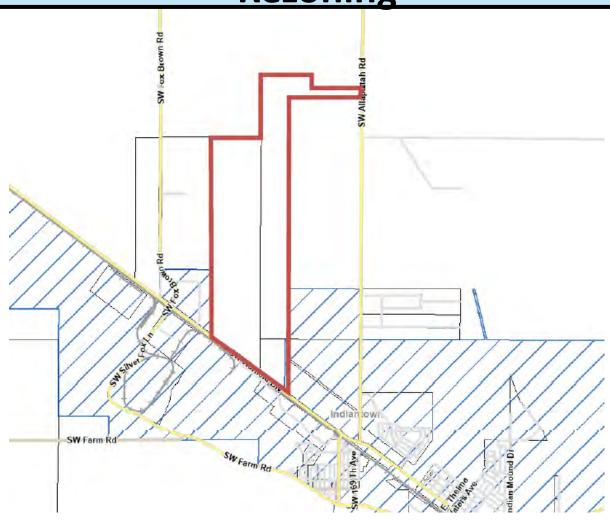


Submitted Application for Annexation, Comprehensive Plan Amendment, & Rezoning

Plan Amendment	Application Location	Acres	Previous FLU	Proposed FLU	Final Action
Beskar Investments, LLC	North side of SW Warfield Blvd between SW Fox Brown Road & SW Allapattah Road.	1,289.71- acres	Martin County Unincorporate d Agricultural		Under Review







MARTIN COUNTY SCHOOL DISTRICT JOINT MEETING AGENDA







Stuart City Commission

Martin County Board of County Commissioners

Martin County School Board

Indiantown Village Council

Friday, October 03, 2025

John F. Armstrong Wing, Blake Library
2351 SE Monterey Road, Stuart

MARTIN COUNTY SCHOOL DISTRICT

UPDATES



LEARNING. LEADING. RISING.

MARTIN COUNTY SCHOOL DISTRICT 10.03.2025

Educate All Students for Success

The Three District-Operated High Schools Ranked Among Top 25% in the Nation According to U.S. News & World Report



U.S. News Rankings

- Jensen Beach High School
 - #133 in Florida, up from #144 in 2024
 - Top 11% nationally
- Martin County High School
 - #230 in Florida, up from #233 in 2024
 - Top 16% nationally
- South Fork High School
 - #314 in Florida, up from #328 in 2024
 - Top 24% nationally



PRESENTATION ON THE 2025-26 MARTIN COUNTY SCHOOL BOARD ADOPTED MILLAGE RATES



2025/26 vs 2024/25 Martin County School Board Adopted Millage rates

Description	Adopted 2024/25	Adopted 2025/26	Increase (Decrease) over PY
State Law Millage Levy:			
Required Local Effort	3.0770	3.0540	(0.0230)
Local Board Millage Levy:			
Discretionary Operating	0.7480	0.7480	0.0000
Additional Voted Millage	0.4250	0.4250	0.0000
Subtotal Operating	4.2500	4.2270	-0.0230
Capital Outlay	1.5000	0.9500	(0.5500)
Total Millage	5.7500	5.1770	-0.5730



Note: The 2025/26 Adopted Millage Rate is 9.96% less than the 2024/25 adopted rate.

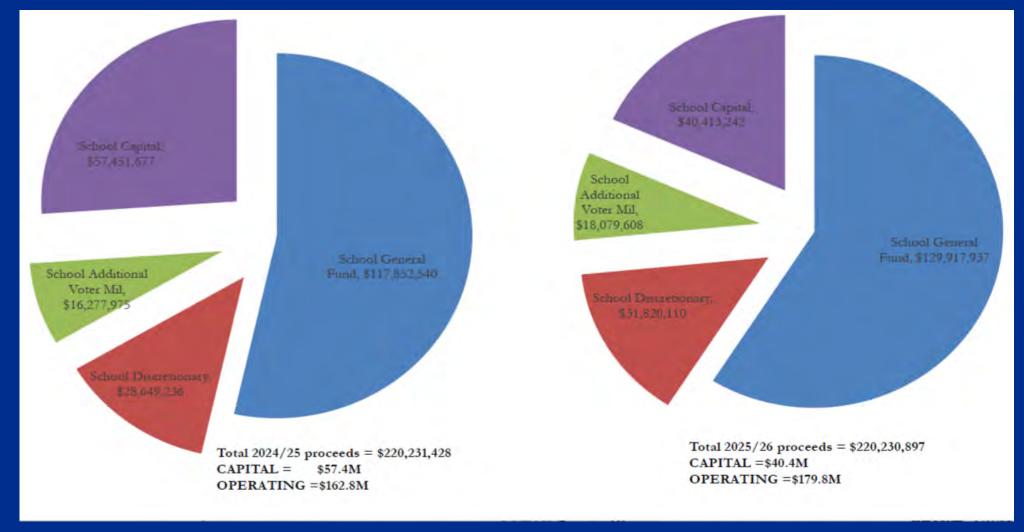
Adopted 2025/26 Millage Rates vs. Rollback Rate

Description	Roll Back Rate	Adopted 2025/26	Increase (Decrease)over roll back
State Law Millage Levy:			
Required Local Effort	2.8117	3.0540	0.2423
Local Board Millage Levy:			
Discretionary Operating	0.6840	0.7480	0.0640
Additional Voted Millage	0.3880	0.4250	0.0370
Subtotal Operating	3.8837	4.2270	0.3433
Capital Outlay	1.3710	0.9500	(0.4210)
Total Millage	5.2547	5.1770	-0.0777

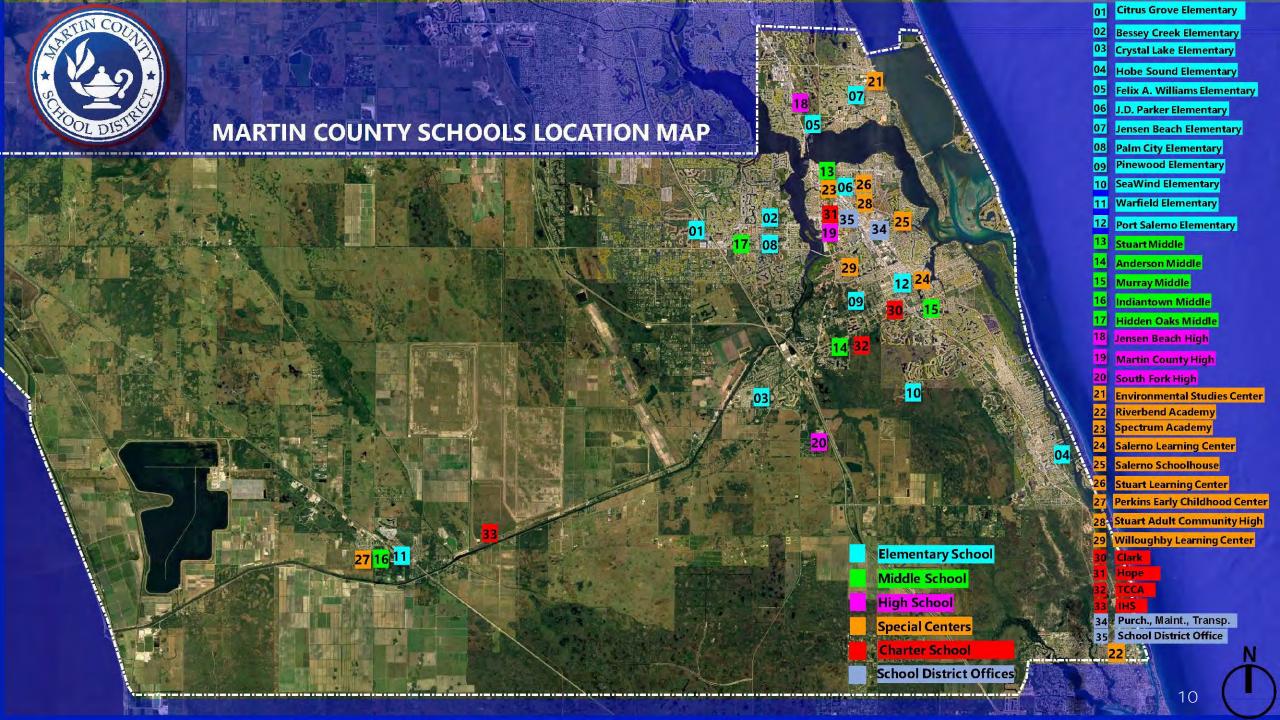




Comparative Pie Charts – Level funding effect of decrease to rollback rate





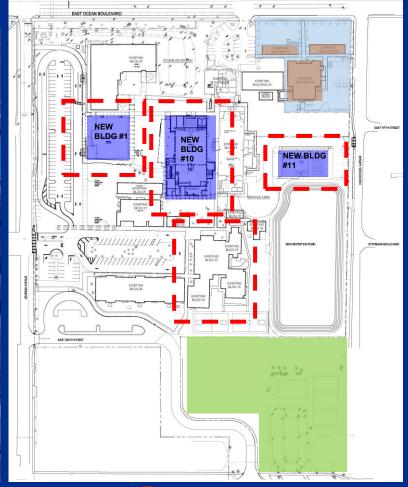


STUART MIDDLE SCHOOL

NEW ADMINISTRATIVE & MEDIA CENTER BUILDING, NEW Bldg.# 10 FOOD SERVICE / MULTIPURPOSE BUILDING, GYM RENOVATION, NEW CHILLER PLANT AND SITE WORK. PHASE I,II & III PROJECT IS COMPLETE. THE GYM WAS

OPENNED ON 09.02.2025 FOR USE.







MURRAY MIDDLE SCHOOL

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



A&E AIA CONTRACT WAS APPROVED ON THE 08.19.2025 SCHOOL BOARD MEETING.

CMR AIA CONTRACT WAS APPROVED ON THE 09.16.2025 SCHOOL BOARD MEETING.

THE PROJECT SCHEDULE HAS STARTED BASED ON THE 08.19.2025 DATE.

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



WARFIELD ELEMENTARY SCHOOL

NEW ADMIN., MEDIA CENTER, CLASSROOMS AND SITE RENOVATIONS



RFQ IN PROCESS FOR THE A&E SERVICES AND THE CMr SERVICES RFQ WILL FOLLOW.

PHASE I

- **NEW MEDIA CENTER**
- (12) NEW CLASSROOMS
- NEW SITE WORK DEMOLITION OF EXIST. BLDGS, AND SITE
- CHILLER PLANT ADDITIONS AND RENOVATIONS
- **NEW ADMINISTRATION AREA**

Mission:

Educate all students for success.

District Vision:

A dynamic educational system of excellence.

