

# JOINT MEETING AGENDA



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

**Thursday, July 31, 2025 – 9:00 am  
John F. Armstrong Wing, Blake Library  
2351 SE Monterey Road, Stuart**

- I. **Call to Order and Pledge of Allegiance**  
Sarah Heard, Chair, Martin County Board of County Commissioners
- II. **Introductions and Opening Comments**  
Sarah Heard, Chair, Martin County Board of County Commissioners  
Christopher Collins, Vice Mayor, City of Stuart City Commission  
Amy B. Pritchett, 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, 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 City Growth and Development Updates**  
Samantha Lovelady, Principal Planner, Martin County BOCC  
Jodi Kugler, Development Director, City of Stuart  
Taryn Kryzda, Village Manager, 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.

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JULY 31, 2025

PUBLIC WORKS DEPARTMENT





# NEIGHBORHOOD RESTORATION PROJECT UPDATES

## PHASE 1 – DRAINAGE IMPROVEMENTS



- **Port Salerno Peninsula**
- **Rocky Point**
- **City of Stuart Riverside Park**
- **Old Palm City North**
- **SPS Manatee Business Park**
- **South County**

Construction 30% complete  
Out to Bid Fall 2025

Construction 70% complete  
Design 90%

Finalizing Drainage Study  
Survey 80%



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# NEIGHBORHOOD RESTORATION PROJECT UPDATES

## PHASE 2 –ROADWAY RESURFACING

**Leilani Heights**  
**Hobe Hills**

Construction to Begin August 2025  
Construction Fall 2025



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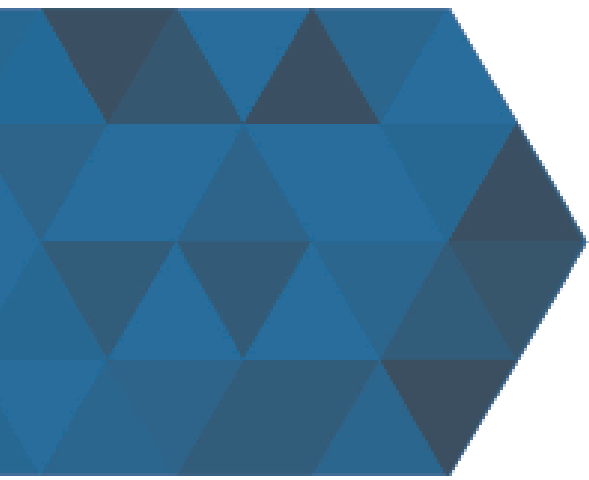


# ROADWAY & SIDEWALK CONSTRUCTION

- **SE Avalon Dr. Sidewalk** Construction August 2025
  - **MacArthur Blvd. Reconstruction** Construction Complete 2025
  - **Fox Brown Road** Construction September 2025
  - **Dixie Highway Multi-Modal Path** Design 100%
  - **Waterside Way** Construction 90% complete
- 
- **Sun Trail Multi-Modal** Design 60%
  - **Washington St. Sidewalk** Design 60%







# BRIDGE PROJECT UPDATES

**Dixie East Fork Creek Bridge**  
**Hobe Sound Bascule Bridge**

Construction Complete  
Design 100%

County Line Road/Loxahatchee River Bridge expected to go to Bid Summer 2025



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# TRAFFIC PROJECT UPDATES

- ❑ **Dixie Hwy at Cross Rip St – New Traffic Signal**  
Under Design
- ❑ **Salerno Rd at Kanner Hwy - Intersection Improvement**  
Preparing Bid Package
- ❑ **Constitution Blvd at Federal Hwy - Signalization**  
Under Construction
- ❑ **High Meadow Ave at Sunset Trail – Roundabout**  
Under Construction



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# ENVIRONMENTAL RESOURCE PROJECT UPDATES



- **Martin County Forever**
- **Cypress Creek Floodplain**  
Permitting
- **East Fork Creek Phase 2**  
Construction Underway
- **Seagrass Nursery**  
Construction Underway
- **Kitching Creek Eastern Flow Way**  
Conceptual Design
- **Mapp Creek Stormwater Treatment Area**  
Conceptual Design







# ENVIRONMENTAL RESOURCE PROJECT UPDATES



- **IRL Restoration (Seagrass Planting)**  
Last year plantings did well this dry season  
New summer plantings underway
- **MacArthur Dune Restoration**  
Design complete  
Construction 25/26
- **Hutchinson Shore Protection Project**  
Design complete  
Construction 25/26
- **Living Shoreline Projects**  
Twin Rivers - construction complete  
Re-planting underway  
Indian RiverSide Park - Spring construction





# THANK YOU!



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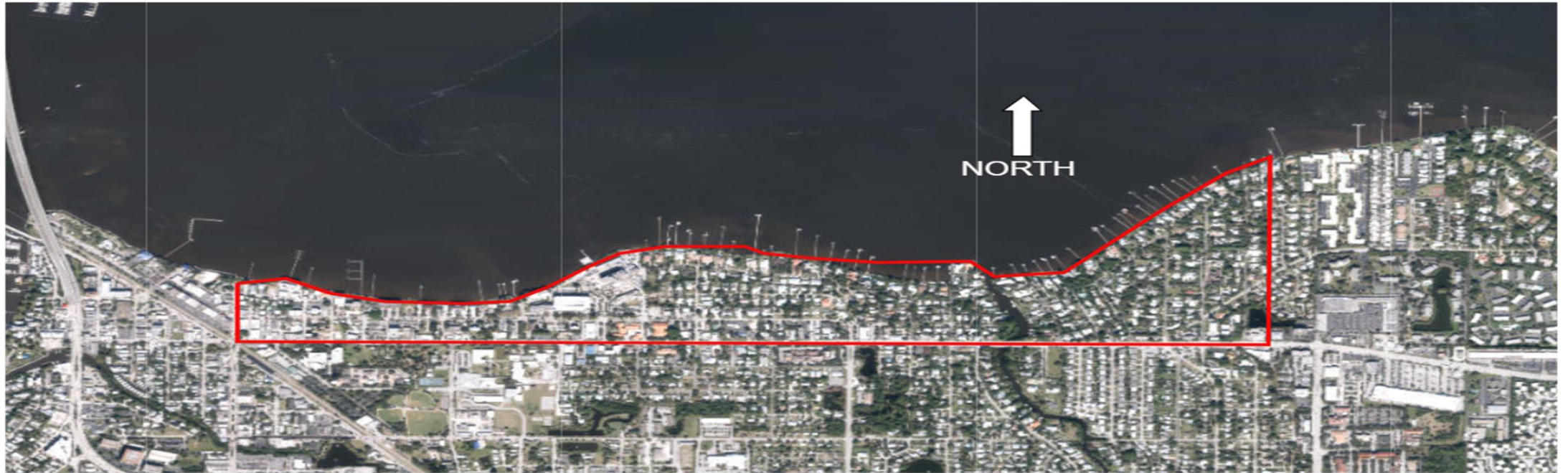
# **CITY OF STUART**

## **UTILITIES & ENGINEERING DEPARTMENT**

July 31, 2025



# 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
- ☛ Anticipated completion- September 2025



# UTILITY PROJECTS



Conquistador Lift Station

## 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.

- Bid process is completed
- Construction contract awarded
- Anticipated start of construction- September 2025
- Anticipated completion- March 2026

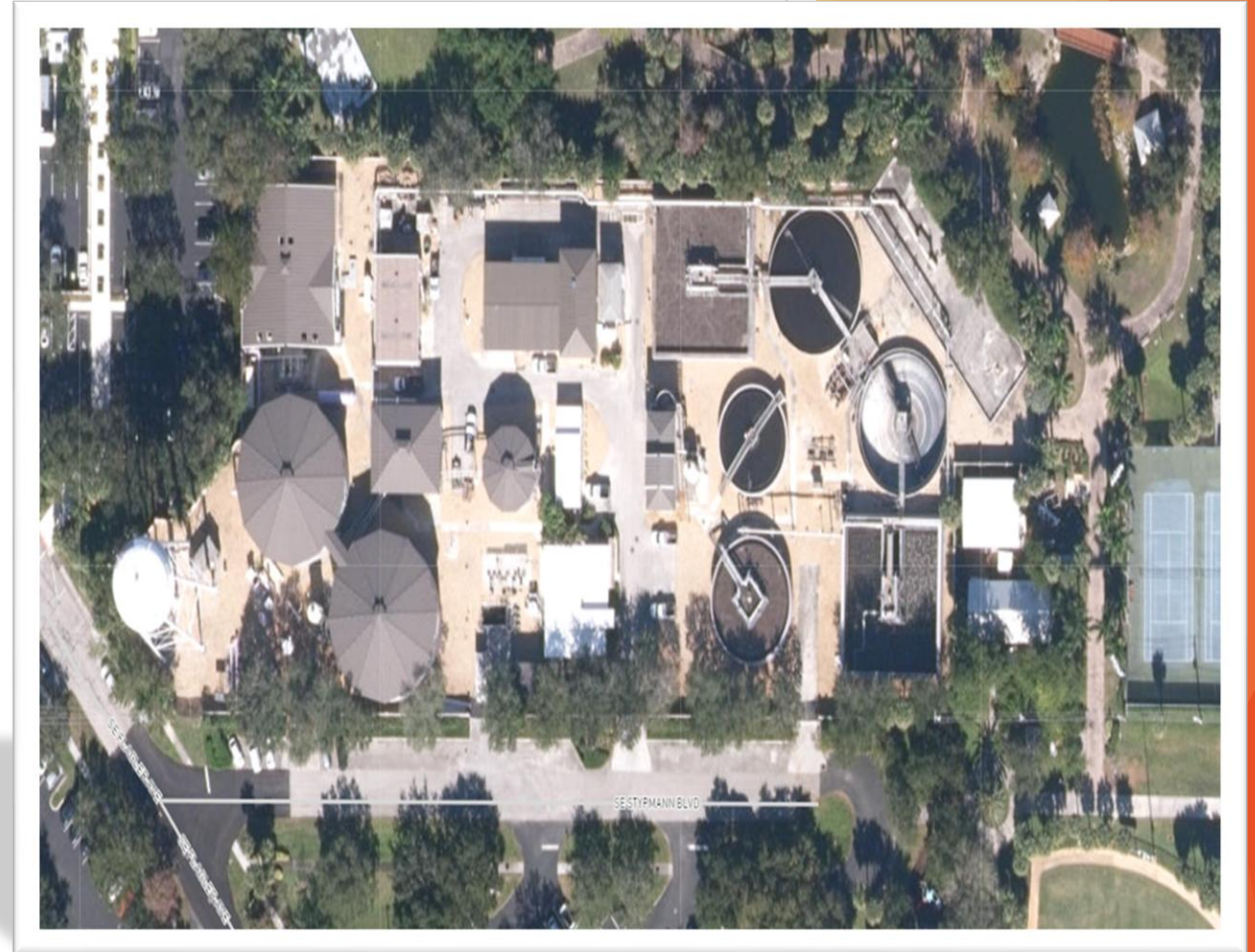


# FACILITY PROJECTS

## 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



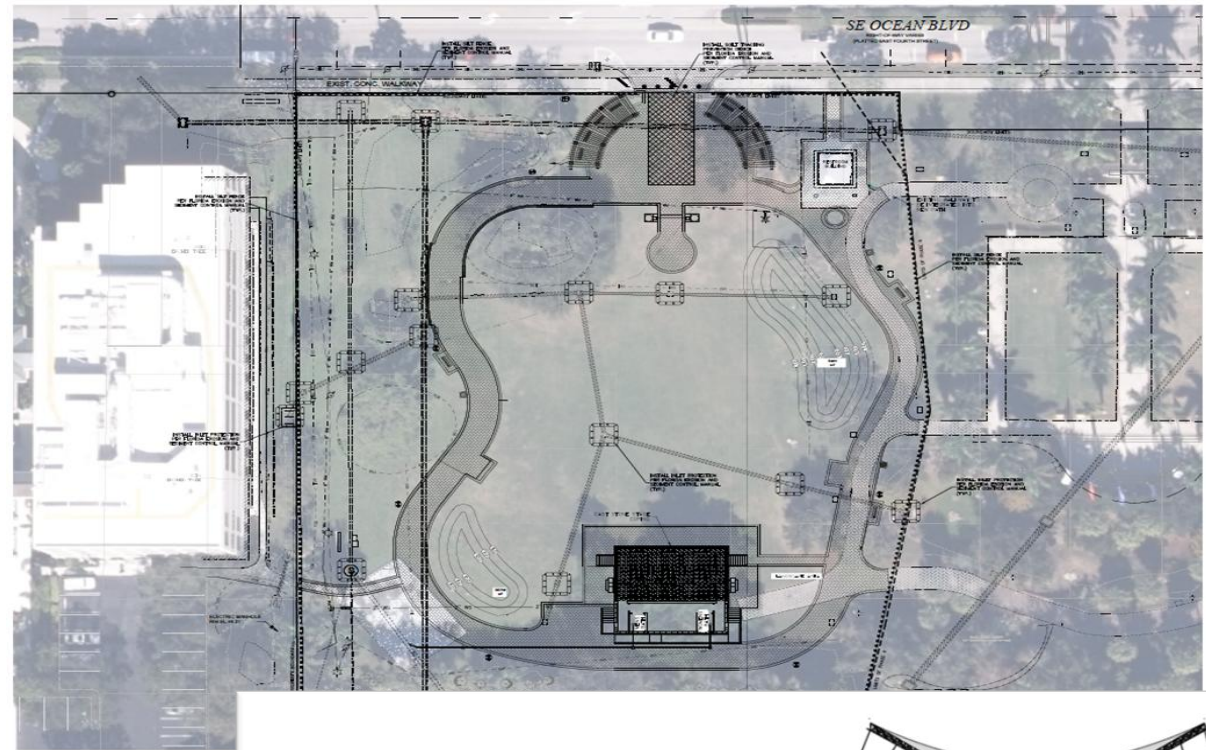


# Veterans Memorial Park Phase-4 Amphitheatre Prj.

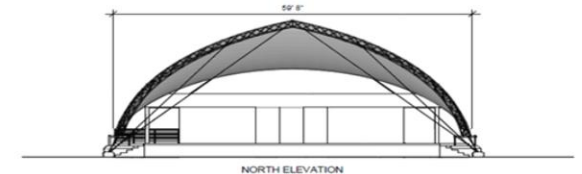
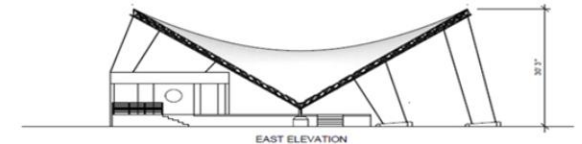
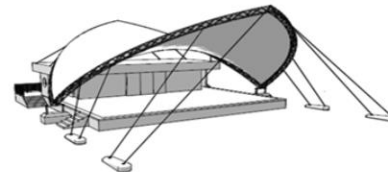
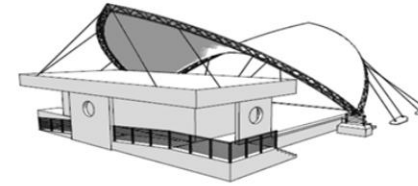
The project will generally consist of the construction of an outdoor Amphitheater located within the City of Stuart Veteran Memorial Park, in the City of Stuart.

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

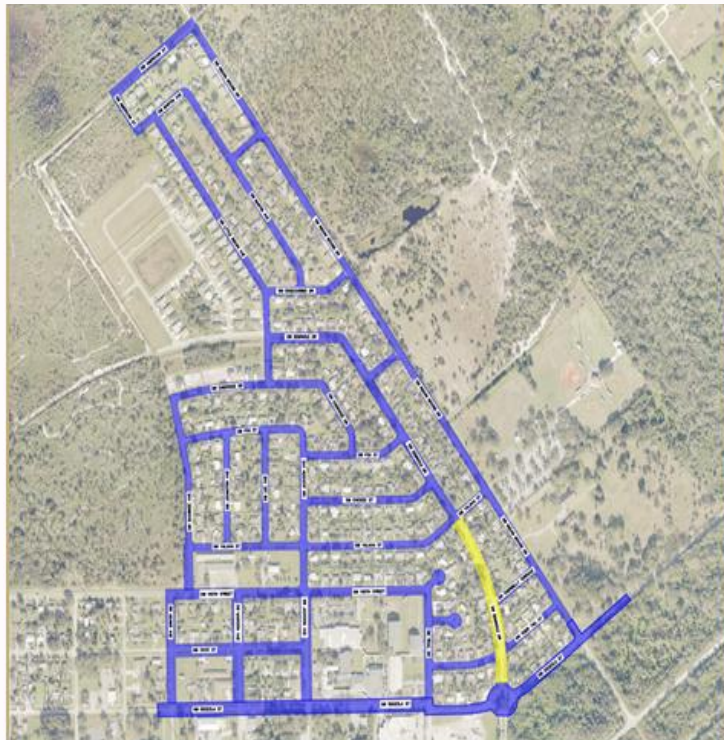
**July 2025**





# Public Works Projects

## Uptown Roadway and Drainage Repair



Design Phase is Nearly Complete

### Funding Source:

Florida Department of Transportation Grant

## SW Lincoln Street Roadway and Drainage Project

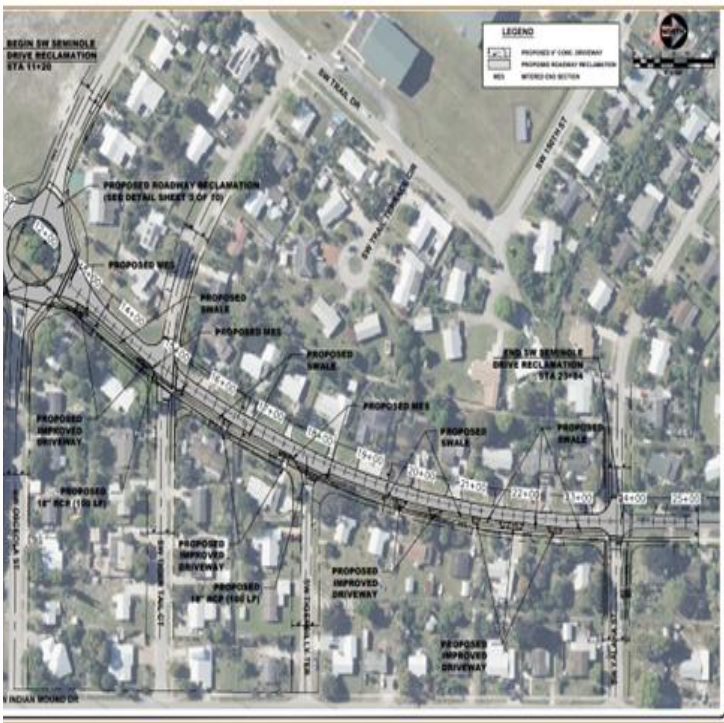


Project will increase vehicular safety by providing a paved roadway and update drainage to eliminate unsafe ditches

### Funding Source

Florida Department of Transportation Grant

## Seminole Drive Project

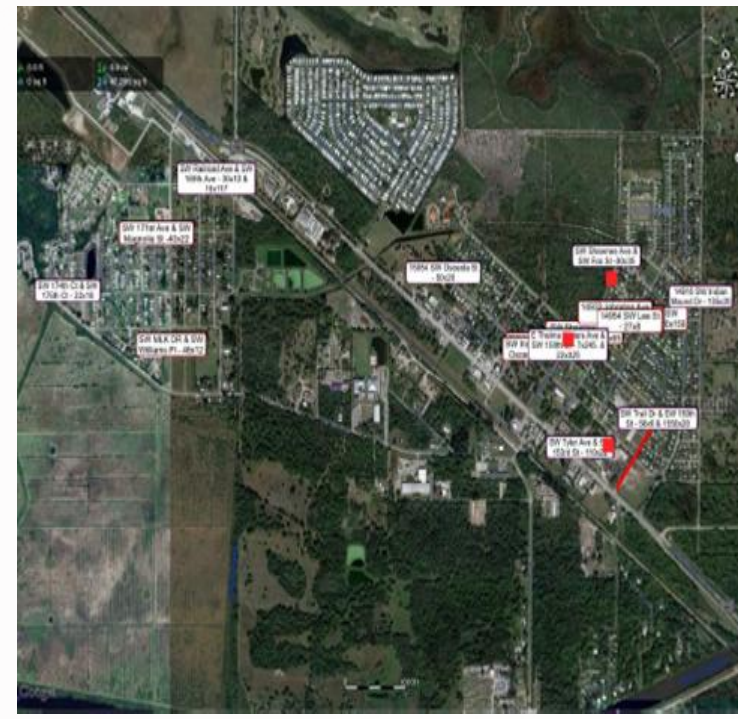


**BID CLOSED ON 5/29/2024**  
Neighborhood Revitalization  
2019

### Funding Source

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

## Roadway Repair & Maintenance



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





# 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

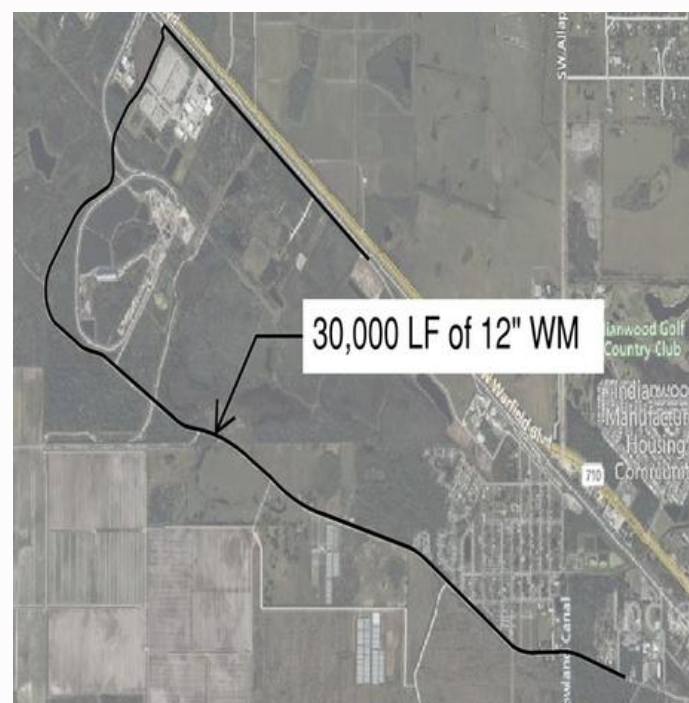
## Railroad Avenue Water Main



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

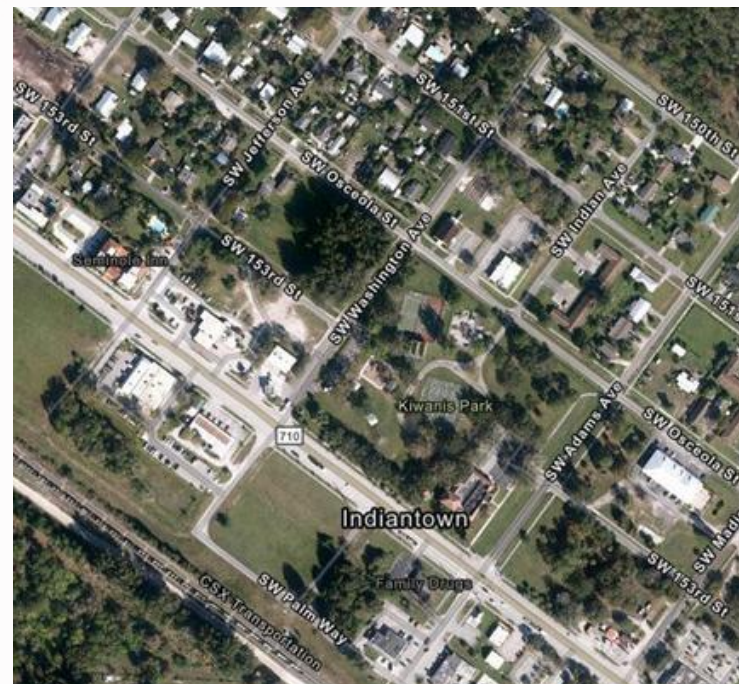
## 12" Water Main Looping Project



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

Construction is estimated to be completed by August 2025

## 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 Project

## Deep Injection Well



Permits have been received from Florida Department of Environmental Protection and Construction of Deep Injection Well on Water Treatment Plant Site has begun.



# Waste Water Projects

## New Lift Station Under Construction





# MANY THANKS

## GOVERNOR DESANTIS APPROVES \$22.5 MILLION FOR THE VILLAGE OF INDIANTOWN TOWARDS REVERSE OSMOSIS FACILITY

We would like to take the time to thank our State Legislative Delegates: Senator Gayle Harrell, Representative Overdorf, and Representative John Snyder; Village Council Members: Mayor Carmine Dipaolo, Vice Mayor Angelina Perez, Council Members: Vernestine Williams-Palmer, Phyllis Waters Brown, and Karen Onsager; Community Leaders: Kevin Powers and Josh Kellam; and Village Staff.







# Questions/Comments

Pat Nolan  
Utilities & Public Works Director  
[pnolan@indiantownfl.gov](mailto:pnolan@indiantownfl.gov)



# **Martin County Growth and Development Trends**

**Growth and Development  
July 31, 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 [here](#) for the interactive map.

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

<b>Municipalities City/County</b>	<b>2024 Estimate</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
Jupiter Island	814	790	831	856	875	891	906
Ocean Breeze Park	608	619	643	662	677	690	701
Sewalls Point	2,057	2,074	2,154	2,220	2,269	2,311	2,350
Village of Indiantown	6,700	6,781	7,043	7,260	7,419	7,558	7,685
Stuart	20,191	19,601	20,359	20,986	21,447	21,849	22,216
Unincorporated	134,483	135,835	141,072	145,416	148,613	151,400	153,941
<b>Total County</b>	<b>164,853</b>	<b>165,700</b>	<b>172,100</b>	<b>177,400</b>	<b>181,300</b>	<b>184,700</b>	<b>187,800</b>

Source: Bureau of Economic and Business Research (BEBR), Volume 57, Bulletin 198, January 2024. 2024 Estimate: BEBR Florida Population Studies, Florida Estimate of Population, April 1, 2024. **It should be noted that BEBR has not yet released updated projections for 2025 at the time of this report.**



## Unincorporated County

### Residential Approvals from January thru June 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
	Discovery PUD Ph 3B*	Add a performance center and maintenance facility
	Discovery PUD Ph3C*	Main golf clubhouse
	Discovery PUD Ph 1C*	Maintenance facility
<b>Total</b>		<b>33</b>

\*Phases within a master plan

SF – Single Family

MF – Multifamily

DU – Duplex

TH - Townhomes

### Non-residential Approvals from January thru June 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.
<b>Total</b>		<b>183,961 s.f.</b>



## In Review

<b>In Review</b>	
<b><i>Residential</i></b>	<b>Units</b>
9465 SE LLC	10 MF
9025 Bridge RD	4 MF 6TH
Baron Landings Multifamily (Formerly Golf World)	299 MF
Birch Plaza	3 MF
The Cove at Hobe Sound	38 TH
Jerue Residences	3 SF
Newfield Workplace Ph 1B	275 mixed type
Oasis Hobe Sound	39 SF
Paddock Palm City	51 TH 6 DU 1 SF
PBS Headquarters Minor Final	4 MF
Preserve at Rio Marine Village	145 MF/TH
Rio Marine East*	192 mixed
Riverlight (mixed use, also see non-residential table)	58 MF 7 TH 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    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	4,672 s.f.
Apex Pavers Storage Yard Minor	38,000 s.f.
American Humane Association	1,312 s.f.
The Alamo	7,985 s.f.
Baron Landings Commercial Buildings (Formerly Golf World)	16,422 s.f.
Berry Avenue Medical Office	7,000 s.f.
Birch Plaza	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.
Gulf Stream Tower	1,856 s.f. leasable area
High Reach 2 Warehouse	30,000 s.f.
Mavis-Kanner Hwy	7,152 s.f.
Meridian Marina	Remove accessory residential uses and revise non-residential square footage.
Heritage Ridge Storage Place (aka Storage Place Hobe Sound)	64,260 s.f.
Hobe Sound Commercial Minor	9,650 s.f.
Hobe Sound Publix Minor (Scooter's Coffee)	668 s.f.
Hog Striping Storage	20,698 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.
Palm City Project L.I.F.T.	12,574 s.f.
Palm Pike Crossing	20,959 s.f./105 hotel rooms
PBS Headquarters Minor Final	17,629 s.f.
Plaza Bonita Minor Final	11,200 s.f.
Rio Marine East	18,662 s.f.
Rio Marine West	24,902 s.f. Commercial 15,626 sf. mixed
Riverlight (mixed use, see residential table as well)	13,096 s.f. and 5-room hotel
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	9,472 s.f.
SE 96 <sup>th</sup> Street Monopine Tower	1,600 s.f. leasable area
Treasure Coast Commerce Center	30,924 s.f.
Treasure Coast Commerce Center Lots 1 and 2	17,280 s.f.



**Building permits issued for the preceding 10 years**

- **Unincorporated Residential Units Associated with Permits Issued, by Year with year-to-date data through June of 2025.**

<b>Type</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025 Thru June</b>
Single-family	304	283	281	347	272	384	389	325	528	492	282
Duplex	4	10	0	0	0	4	12	24	20	14	6
Multi-family	11	86	46	0	38	11	108	129	295	197	38
Mobile home	5	0	1	10	6	6	1	2	4	9	1
<b>Total</b>	<b>304</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>327</b>



# **Growth and Development July 2025**

## **Martin County Growth Management Department**

Paul Schilling  
Director

Samantha Lovelady, AICP  
Principal Planner

## **City of Stuart Development Department**

Jodi Nentwick-Kugler  
Development Director

## **Village of Indiantown Planning and Development**

Deanna Freeman  
Community Development Director



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## **Growth and Development Report**

The purpose of this document is to summarize developments for the Joint City/County/Village/ School Board between April 2025 through July 2025. Except where noted, data in this report is produced by the Martin County Growth Management Department, the Village of Indiantown, and the City of Stuart Planning Division. Inquiries should be directed to the individual department contacts.



The City of Stuart approved 235,205 square feet of non-residential uses.

Project	Square feet
Baron Business Park	235,205 office/flex space
<b>Total</b>	<b>235,205</b>



### In Review – Non-Residential Units

The City of Stuart is in review for 173,912 square feet of non-residential uses.

In Review	
Non-Residential	
Seacoast Bank Headquarters	173,192
<b>Total</b>	<b>173,192</b>





**Summary of Development  
Activity up to  
July 2025**



# NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
DeMarcellus	15700 SW Farm Rd.	17,500	Building Addition - manufacturing	Approved site plan – Building Permit Stage.
Dollar Tree	15388 SW Warfield Blvd.	10,000	Commercial building	Approved site plan & Under Construction/Building Permit stage.
Stor-A-Way	15501 SW Famel Ave.	11,650	Addition storage building	Approved site plan & Under Construction/Building Permit stage.
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.
RCC Construction	Venture Park PUD, SW Impact Dr, Lots 9-14	22,500	Manufacturing building facility	Approved site plan. Building Permit Stage.
Green Carbon	Venture Park PUD, SW Impact Drive Lots 20-23	13,800	Industrial Charcoal Plant Production facility	Approved site plan and Constructed Completed. Preparing to submit Phase 2 as a final site plan.
East Coast Metal Structures	Venture Park PUD, SW Impact Drive Lots 4-7	99,500	Steel Manufacturing Facility	Approved site plan & Construction Completed.



# NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Kendall Industrial	Venture Park Lots 1, 2, & 3 SW Impact Drive	24,000	Office Space & Industrial Manufacturing Facility	Approved and constructed.
Village Market	SW Warfield Blvd	4,892	Gas station & convenience store	Approved, no building permits received to date.
Tractor Supply	SW Warfield Blvd	23,433	Retail building & 23,683 outdoor storage/retail	Approved and constructed.
<b>Indiantown MVR WWT Sedron Technologies</b>	<b>SW 168th Ave. VOI Utilities Plant.</b>	<b>63,800</b>	<b>Processing Facility</b>	<b>In Review, 2<sup>nd</sup> resubmission – on hold pending submission of application on the old Juice Plant property, Indiantown.</b>
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	Truss Company Manufacturing Facility	Approved site plan & Under Construction/Building Permit stage.
Biomedical Industrial Park	SW Market St	20,440	Biomedical facility	Approved, construction completed.
<b>Indiantown Go Kart Facility</b>	<b>SW Carrier St</b>	<b>3,170</b>	<b>Private go-kart facility &amp; shop/office</b>	<b>Pending resubmission following DRC meeting 7-14-2025</b>



# NON-RESIDENTIAL PROJECTS

Project Name	Location	Square footage	Proposal	Project Status
Indiantown Technology & Commerce Park	SW Warfield Blvd	1.3 million	Industrial Park – Permit Ready	Approved in Martin County prior to incorporation – permit ready (if consistent with PUD Master/Final approved) – building permits required ahead of construction.
Sky Leasing	Venture Park Lot 16	2,496	Truck parking and manufacturing facility	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 of site plan in response to DRC comments 5-2025.
Silver Fox	13820 SW Silver Fox Lane	2 million	Data processing center	Pre-application meeting held 5-2025. Pending major site plan application submission.

Total square footage of projects completed – non-residential including pre-applications, site plans under active review, and approved **3,767,104 square feet.**

Excluding Indiantown Technology & Commerce Park (permit ready but not yet build out of lots as 1.3 million square foot maximum threshold & Silver Fox Data Center Pre-application (2 million square feet) = **467,104 square feet**

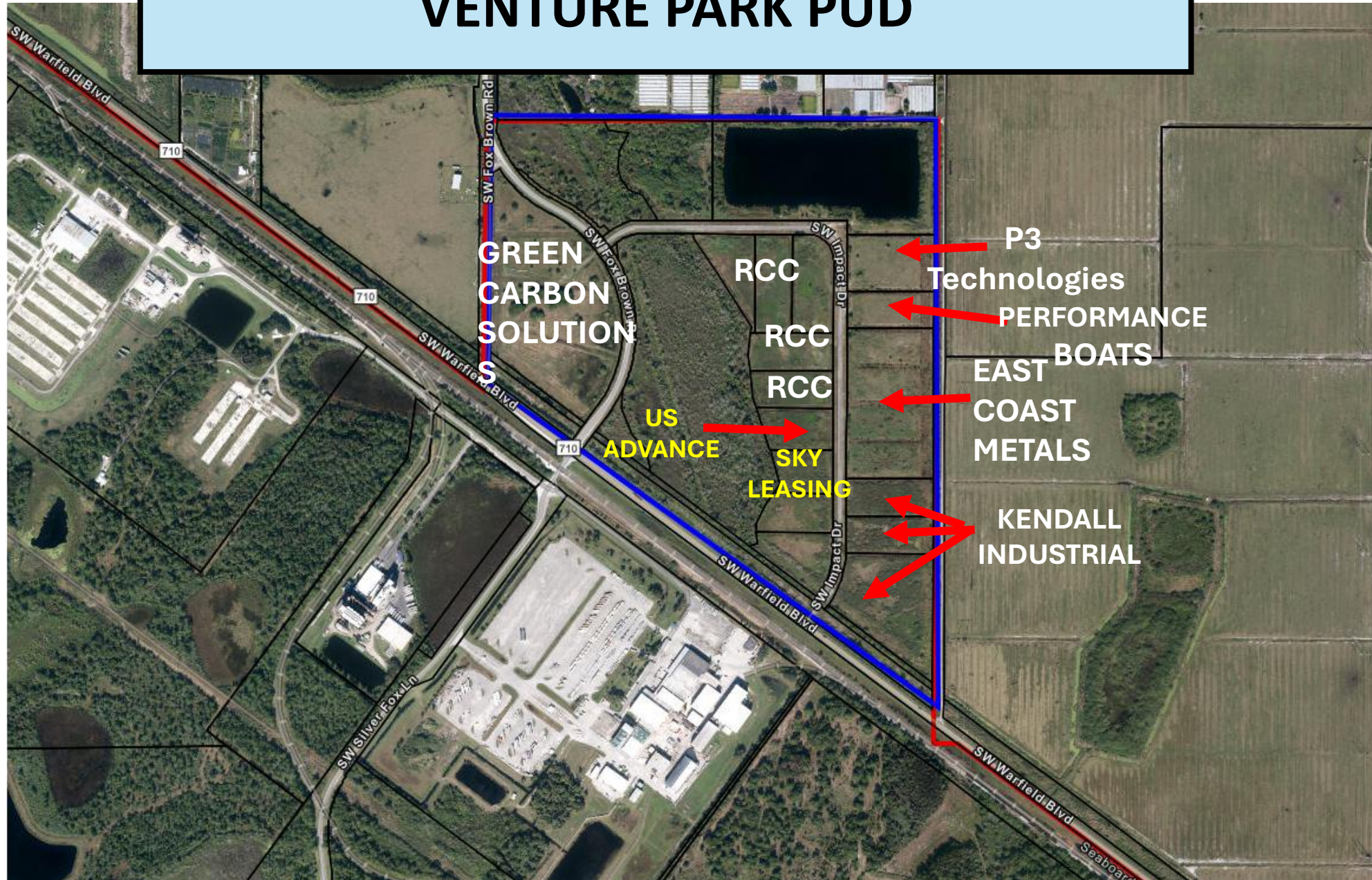


# RESIDENTIAL DEVELOPMENT

Project Name	Location	Resident ial #'s	Residenti al 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.	574	SF & TH	Approved & at Building Permit/Construction stage.

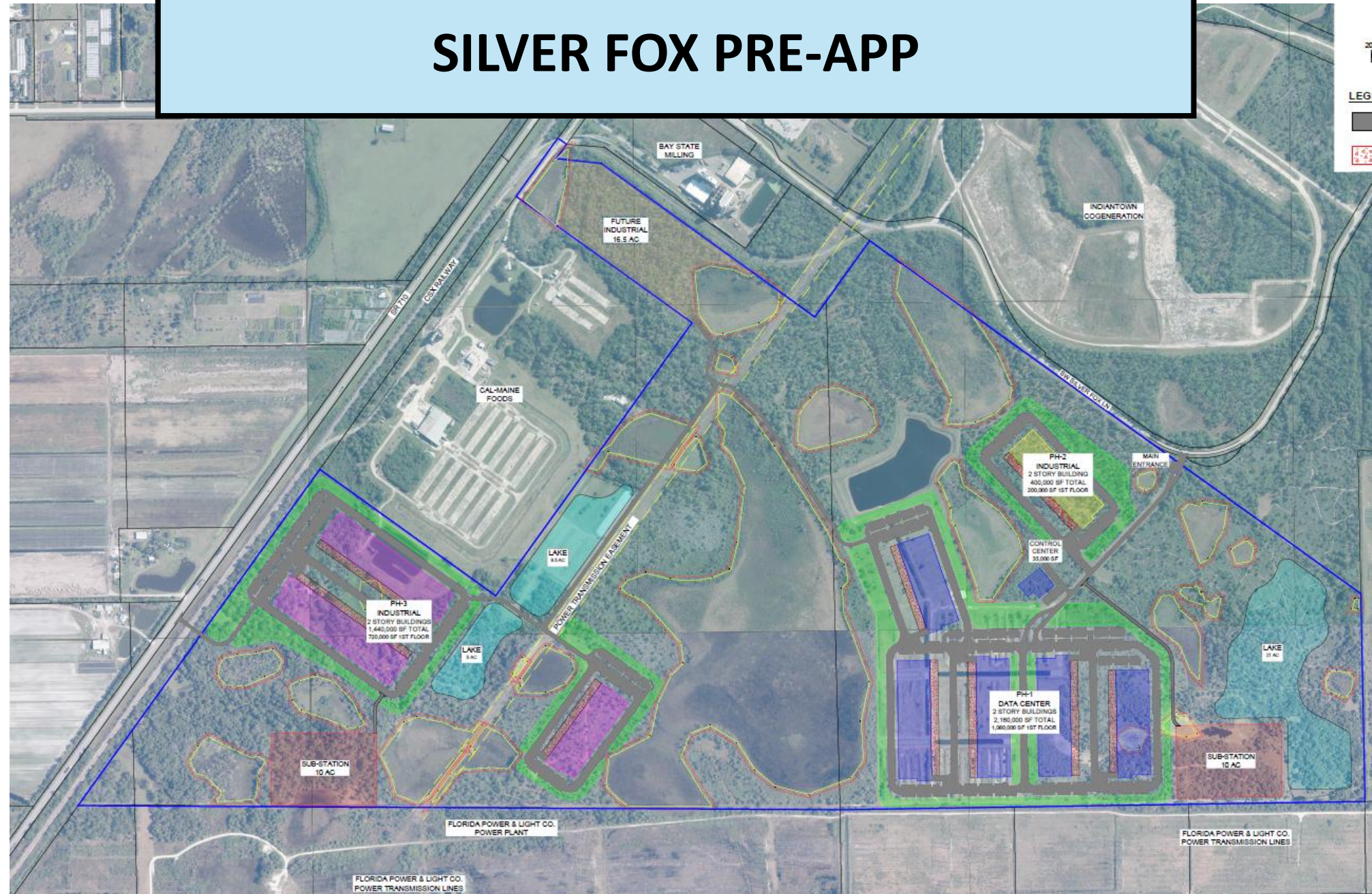


# VENTURE PARK PUD





# SILVER FOX PRE-APP





# RESIDENTIAL DEVELOPMENT

Project Name	Location	Resident ial #'s	Residenti al Type	Project Status
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
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 & 574	SF & TH	Approved by Village Council 2-27-2025.



# RESIDENTIAL DEVELOPMENT

Project Name	Location	Resident ial #'s	Residenti al Type	Project Status
River Oak Major Site Plan	SW Famel Street.	131	SF	Approved & at Building Permit/Construction stage.
River Oak Plat	SW Famel Street.	131	SF	Approved & Recorded 3-2025.
<b>Seminole Crossing</b>	<b>SW Lincoln Street &amp; SW Commerce Park Drive.</b>	<b>25</b>	<b>SF</b>	<b>Approved &amp; Recorded 6-2025. Under construction with Building Permits.</b>
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive.	57	TH	Pre-app held. Pending Site Plan Submission.
<b>Osceola Pines PUD Master Site Plan</b>	<b>SW Shawnee Ave. &amp; SW 150th St.</b>	<b>158</b>	<b>SF</b>	<b>PUD Amendment approved 6-2025</b>



# RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #s	Residential Type	Project Status
Osceola Pines PUD Major Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	Major Site Plan approved June 2025 – Phase project with 40 units approved as part of Phase 1 – ERC related.
Osceola Pines Plat	SW Shawnee Ave. & SW 150th St.	158	SF	Plat approved June 2025.
Heritage Park	16986 SW Charleston Street and 16991 SW Farm Street	71	SF	Major Site Plan resubmission 7-2025 – DRC currently reviewing.
Heritage Park	16986 SW Charleston Street and 16991 SW Farm Street	71	SF	Plat submitted. Pending resubmission from applicant to be consistent with Major Site Plan changes made



# RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential Units	Residential Type	Project Status
JPI Indiantown	Corner of SW 150 <sup>th</sup> St & SW Shawnee Ave	40	SF	Minor Site Plan Staff Report Issued 5-27-2025. Pending Resubmission.
Park View Apartments	SW Osceola Street	40	MF	Approved site plan – no building permits to date.
Seminole Junction	SW Lincoln Street	28	TH	Approved and constructed
MG I-Town	SW Farms Road	497	SF, TH, & APT	Pre-app held. Pending Site Plan Submission.
River Oak PUD	SW Famel Ave	800	SF, MF, & TWH	Pre-app held. Pending Site Plan Submission.
<b>Citrus Grove Pre-app</b>	<b>SW Citrus Blvd</b>	<b>309</b>	<b>SF &amp; TWH</b>	<b>Pre-app for 309 residential units</b>
Total units with master site plan, site plan, or pre-application applications recently: <b><u>4,587 units</u></b>				
Total units with site plan approval – under construction or full approvals issued ahead of building permits/construction : <b><u>1,180 units</u></b>				



# JPI Indiantown Osceola Pines & Heritage Park







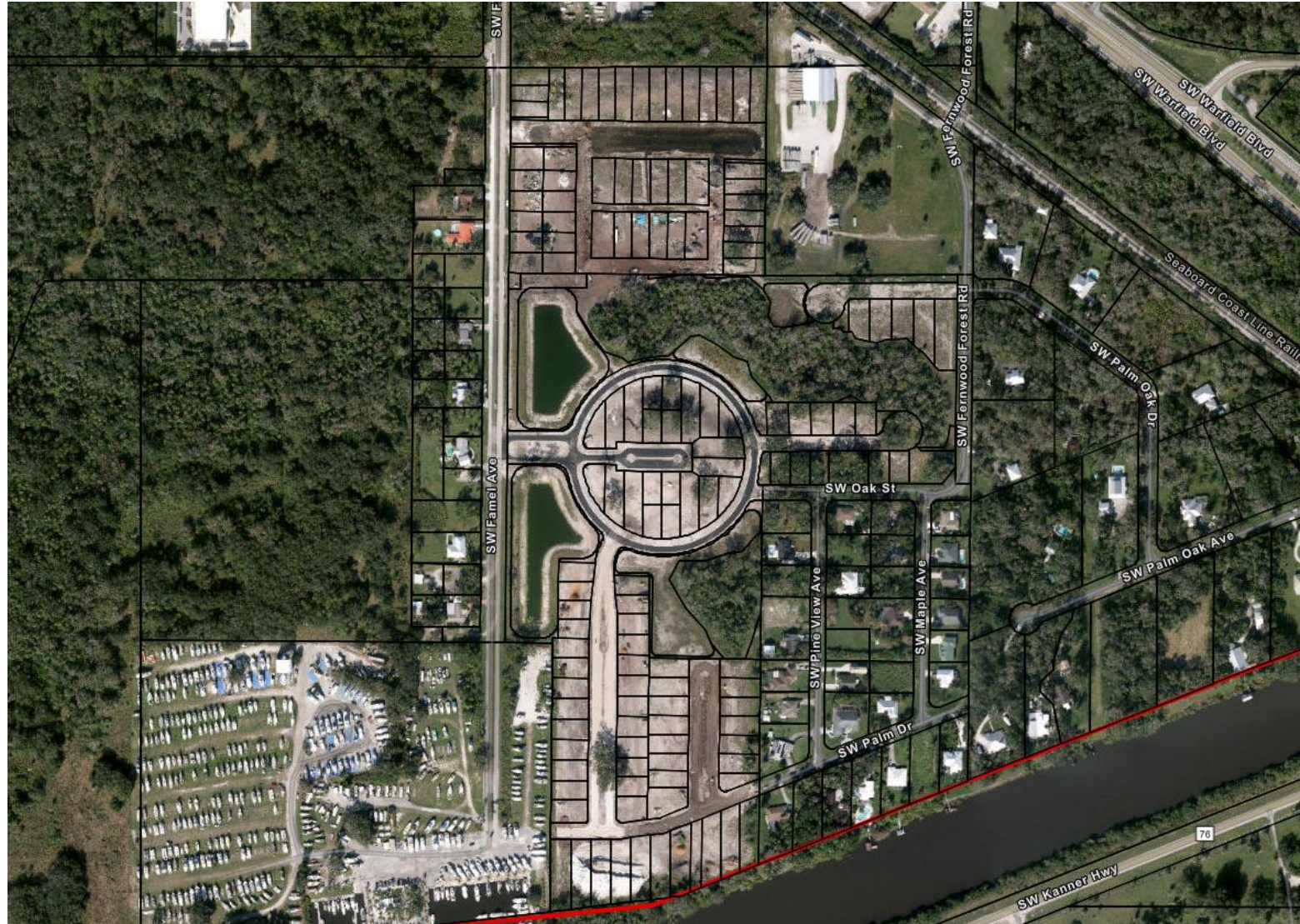


# TERRA LAGO Phases 1A & 1B





# River Oak – Under Construction

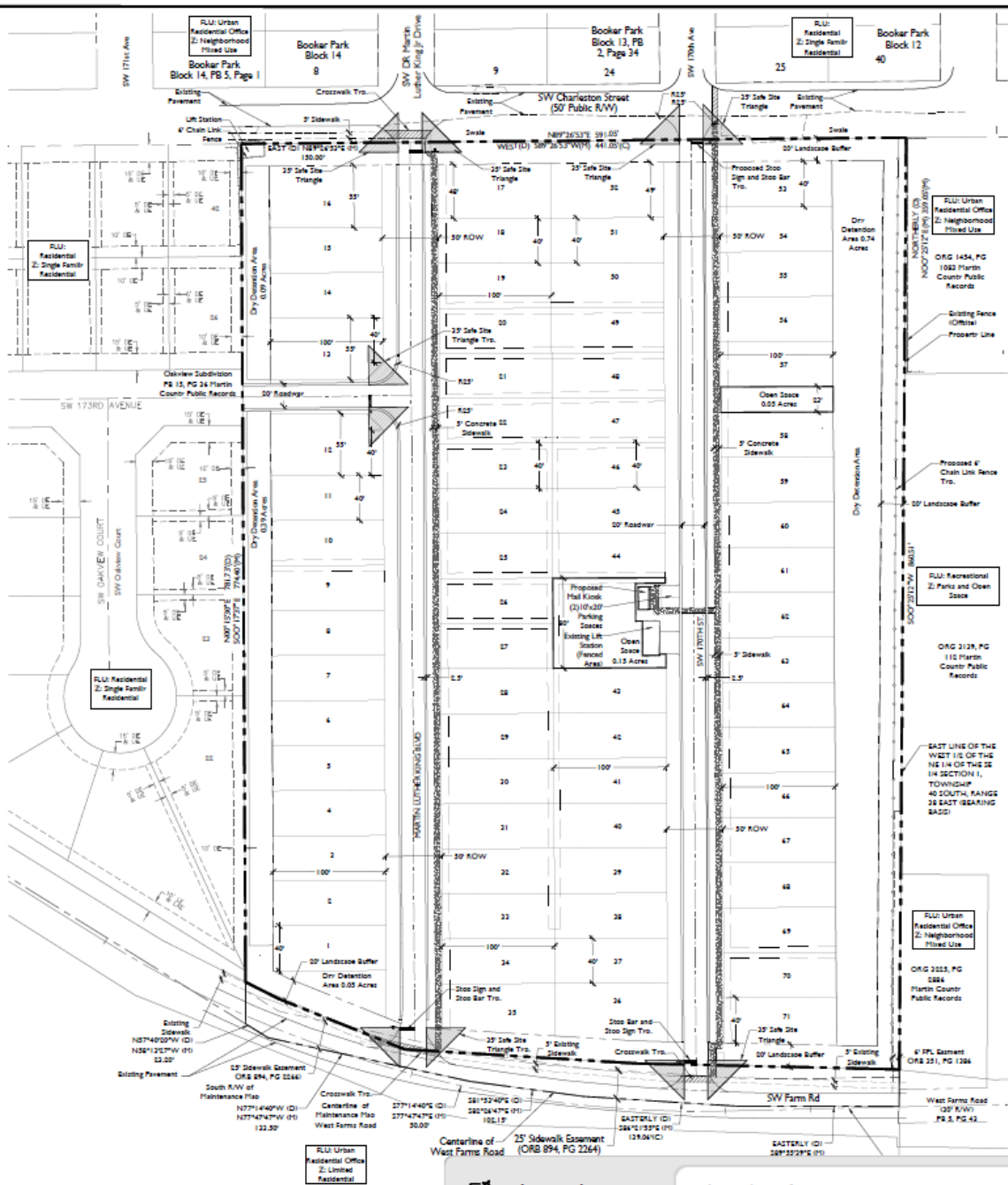




# Seminole Crossing – Under Construction







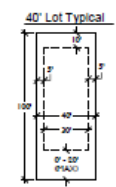
Development Team	
Developer	DL Horton
City Engineer	City of Miami, FL 33133
Site Plan/Land Planner	DL Horton Planning and Landscape Architecture, 3510 RCA Blvd #1015, Palm Beach Gardens, FL 33410
Surveyor	Caulfield & Wheeler, Inc., 7900 Glades Rd, Suite 100, Boca Raton, FL 33434
Landscape Architect	DL Horton Planning and Landscape Architecture, 3510 RCA Blvd #1015, Palm Beach Gardens, FL 33410

**Site Data**  
Project Address: 16981 SW Farm Street  
Total Site Area: 10.00 Acres  
Future Land Use Designation: Zoning District  
Building and Lot Data  
Proposed Total Single Family Dwelling Units (40'x100')  
Maximum Density: 40 Units/Acre  
Proposed Density: 40 Units/Acre  
Maximum Height: 35' (Maximum Height may be exceeded by Variance)

**Parking Data**  
Total Required Parking (2 Spaces Per Lot): 80 Spaces  
Total Parking Provided: 80 Spaces  
Dry Detention: Open Space/Recreation Proposed

**Sign Requirements**  
A signage plan shall be provided as a separate application in accordance with Sec. 3-4-15 Signage.

Property Development Regulations				
	Minimum Lot Dimensions			Lot Coverage
	Size	Width	Depth	
Required	4,000 S/F	40'	100'	55%
Proposed	4,000 S/F	40'	100'	55%



NOTE:  
1) Front Setback required 10' Min. to 20' Max.  
2) Accessory structure 5' Min. Rear Setback.  
3) 12x12' Sight Triangle to be provided for lot typical at driveway and street intersection.

# Heritage Park Major Site Plan

Heritage Park Major Site Plan  
Indiantown, Florida



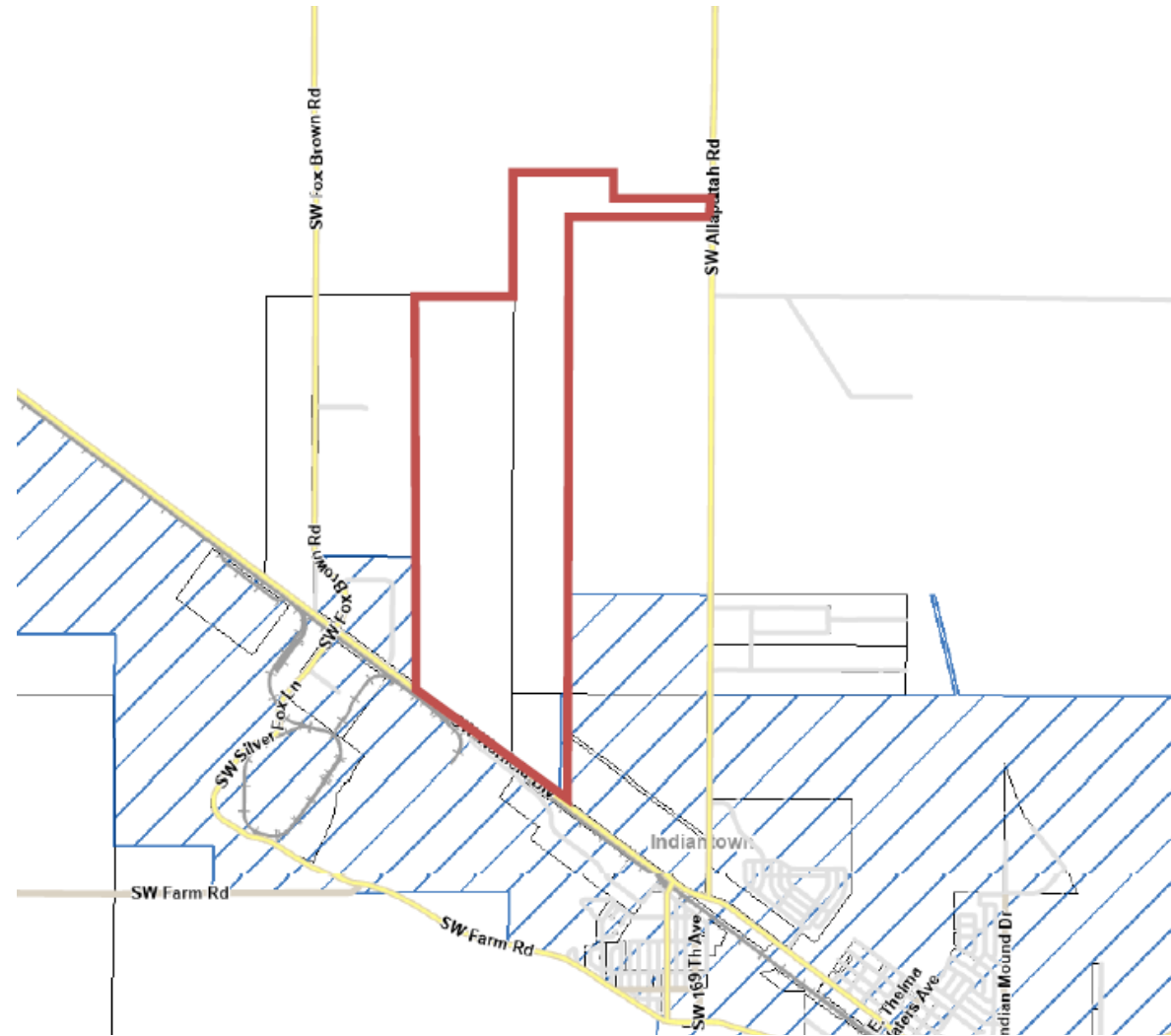


# Annexation, COMPREHENSIVE PLAN AMENDMENT, & Rezoning

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 Unincorporated Agricultural	Light Industrial	Submitted 7-11-2025 under review with DRC

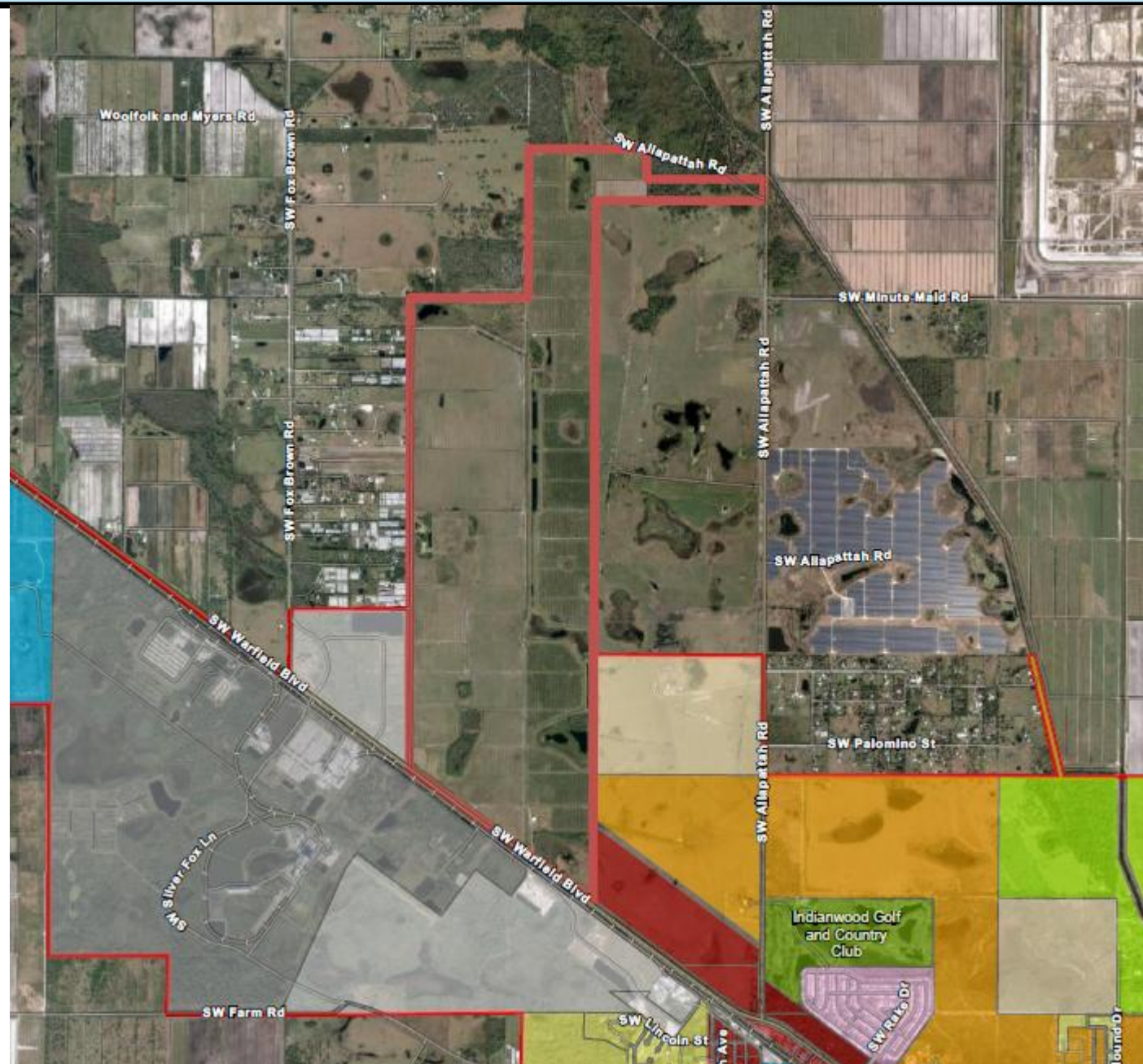


# Annexation Request



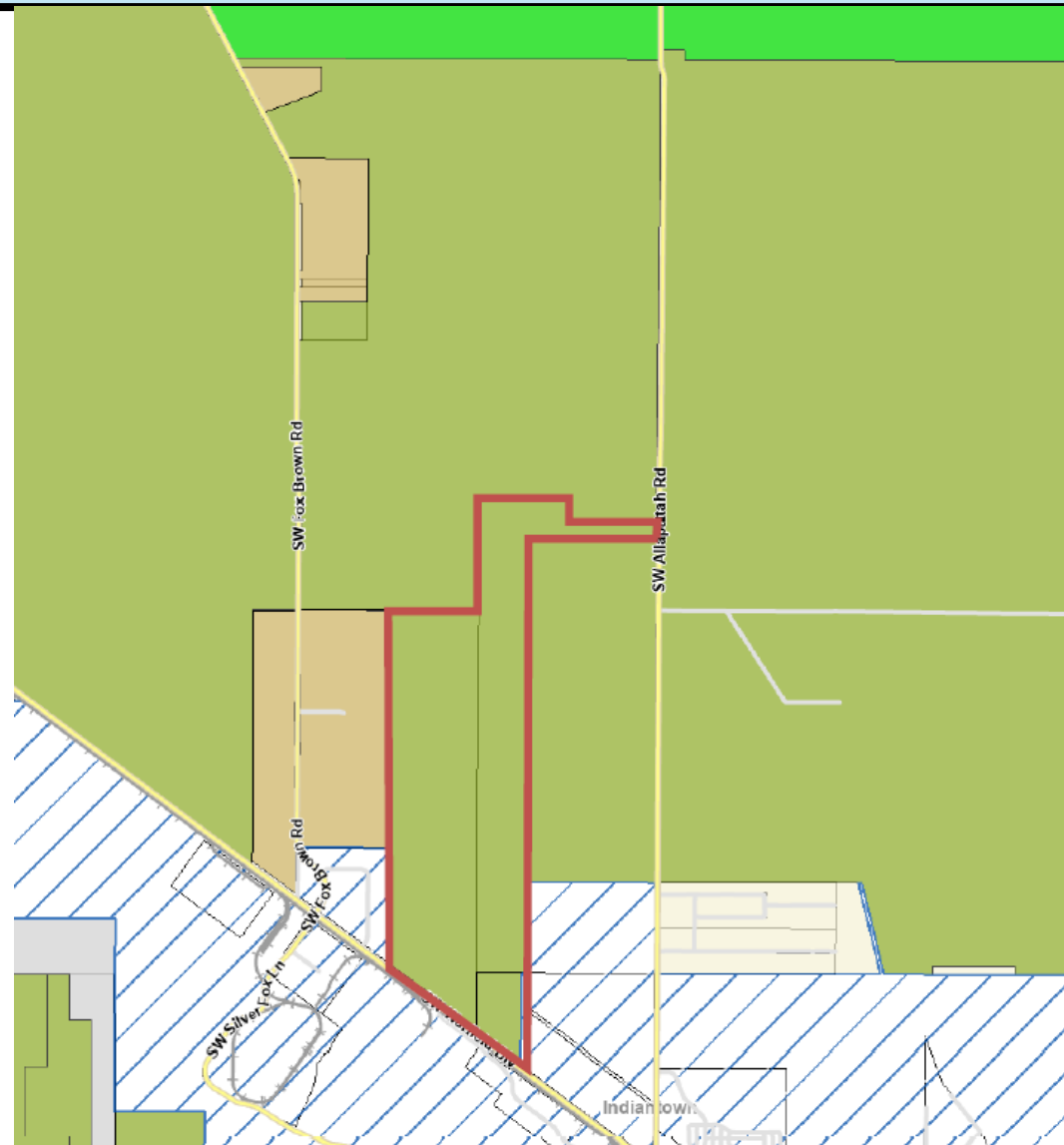


# Annexation: Proposed Area



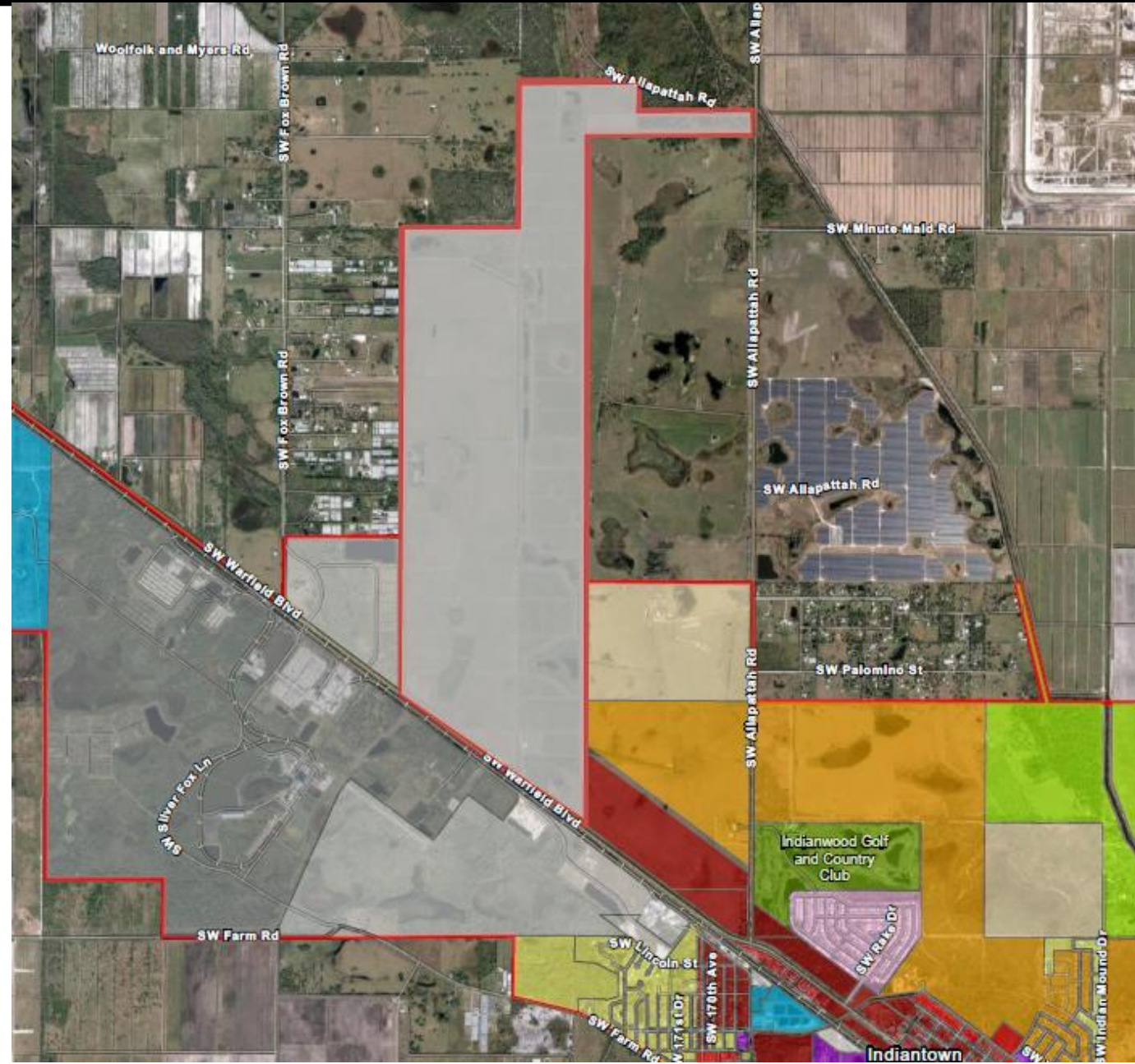


# Martin County Existing Land Use - Agricultural



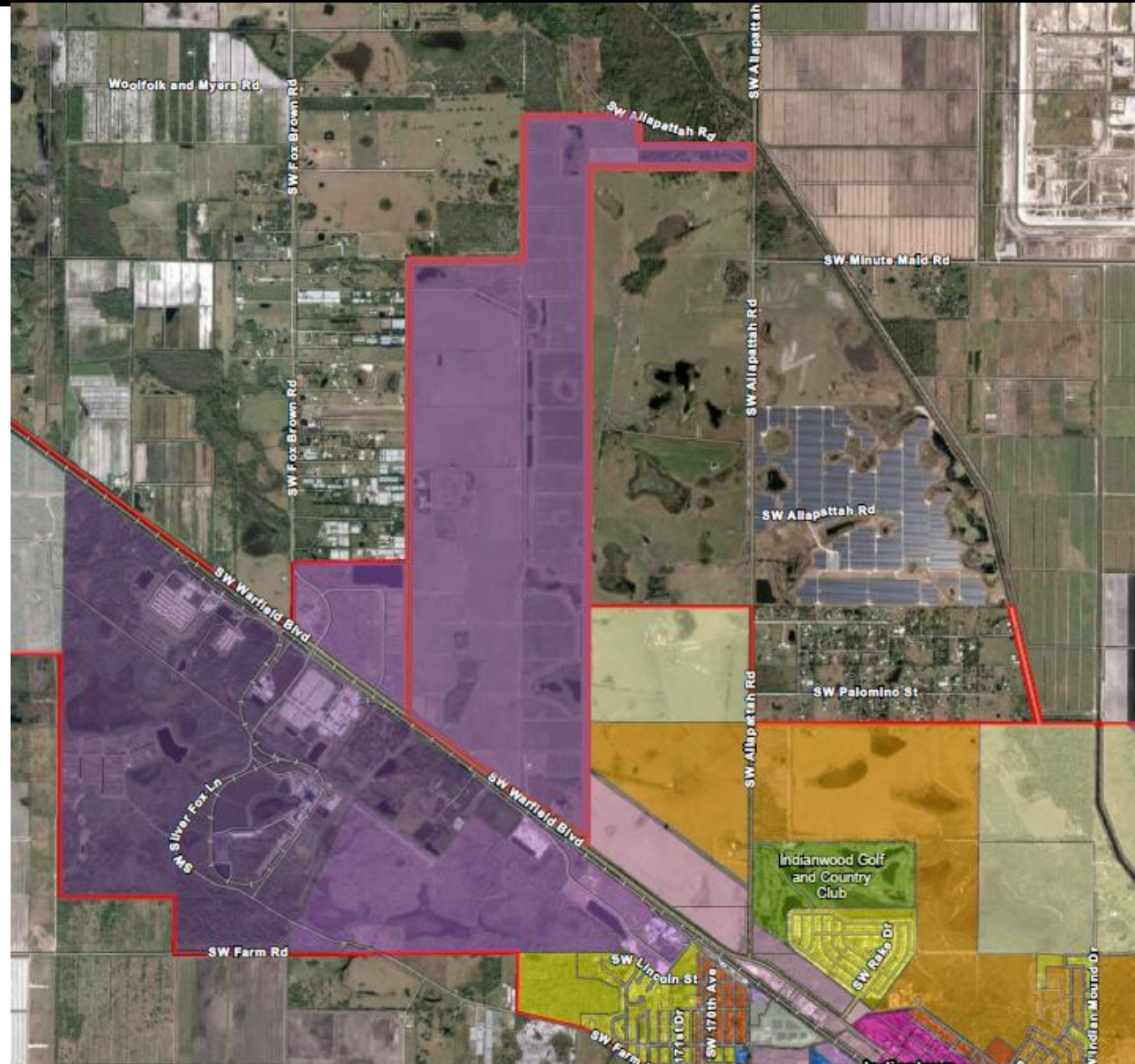


# Annexation Proposed Land Use Light Industrial





# Annexation Proposed Zoning: Light Industrial





# **MARTIN COUNTY SCHOOL DISTRICT JOINT MEETING AGENDA**



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

**Thursday, July 31, 2025  
John F. Armstrong Wing, Blake Library  
2351 SE Monterey Road, Stuart**



***UNSTOPPABLE***



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

**MARTIN COUNTY SCHOOL DISTRICT  
UPDATES**



# STATE RANKINGS

- The Florida Department of Education has released updated district rankings, and the Martin County School District has officially earned an 'A' rating — a reflection of the continued growth and achievement seen across our schools.
- The Martin County School District last earned an “A” rating in 2019, prior to the introduction of Florida’s new statewide accountability system (2023).
- According to recently released state rankings, the Martin County School District holds the **highest levels** of student proficiency in **Algebra**, **Geometry**, and **Writing** among all districts on the Treasure Coast.
- The MCSD has **ZERO** "D" or "F" rated schools.



# COMPARED TO OTHER SCHOOL DISTRICTS

- MCSD outperformed St. Lucie Public Schools in English Language Arts (ELA), Mathematics, Algebra, Geometry, Science, Civics, U.S. History, and Writing.
- MCSD outperformed the School District of Indian River County in Algebra, Geometry, and Writing.
- MCSD outperformed the Palm Beach County School District in Mathematics, Algebra, Geometry, Civics, and U.S. History.





# SCHOOL GRADES

- Bessey Creek Elementary - A
- Citrus Grove Elementary - A
- Crystal Lake Elementary - A
- Felix A. Williams Elementary - A
- Hobe Sound Elementary - C
- J.D. Parker Elementary - C
- Jensen Beach Elementary - A
- Palm City Elementary - A
- Pinewood Elementary - C
- Port Salerno Elementary - C
- SeaWind Elementary - C
- Warfield Elementary - C



# SCHOOL GRADES

- Anderson Middle - B
- Hidden Oaks Middle - A
- Indiantown Middle - B
- Murray Middle - B
- Stuart Middle - B
- Jensen Beach High - A
- Martin County High - B
- South Fork High - B





**MARTIN COUNTY SCHOOL DISTRICT**

**07.31.2025**

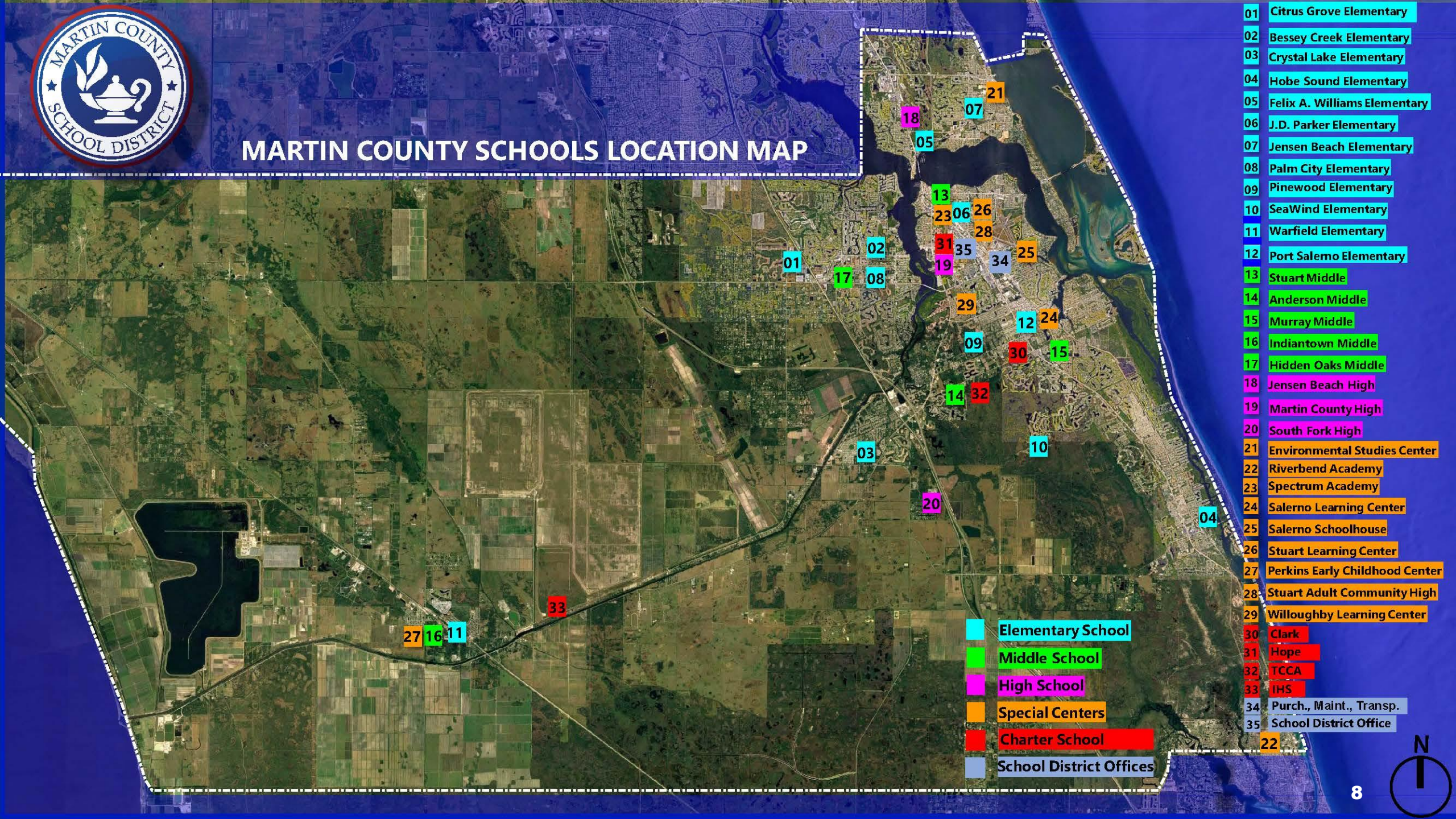


***Educate All Students for Success***





## MARTIN COUNTY SCHOOLS LOCATION MAP



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

- 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





This aerial map shows the Murray Middle School campus and surrounding streets. The school building is centrally located. To its west is a large parking lot. To its east is a grassy field with a baseball diamond. Streets shown include SE 47th Ave, SE 46th Ave, SE 45th Ave, SE 44th Ave, SE 43rd Ave, and SE Cleckley St. Project locations are highlighted with colored boxes and labels:

- NEW BLDG #1**: A small green box located between the parking lot and the school building.
- NEW BLDG #9**: A larger green box located east of the parking lot and north of the gym renovation area.
- NEW PARKING & CARLINE**: A grey box located west of the parking lot.
- GYM RENOVATION**: A red box located south of the new building #9 and east of the parking lot.
- CHILLER PLANT ADDITION**: A green box located south of the school building, near SE 44th Ave.

- 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 THE QUE AND WILL FOLLOW MMS ONCE THE PSAC PROCESSES ARE COMPLETE FOR MMS.

### 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



*fostering creativity, innovation, and academic excellence*

**UNSTOPPABLE**





**Mission:**

Educate all students for success.

**District Vision:**

A dynamic educational system of excellence.

