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.

MARTIN COUNTY

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JULY 31, 2025

PUBLIC WORKS DEPARTMENT

NEIGHBORHOOD RESTORATION PROJECT UPDATES

PHASE 1 – DRAINAGE IMPROVEMENTS

• **Port Salerno Peninsula**	Construction 30% complete
• **Rocky Point**	Out to Bid Fall 2025
• **City of Stuart Riverside Park**	Construction 70% complete
• **Old Palm City North**	Design 90%
• **SPS Manatee Business Park**	Finalizing Drainage Study
• **South County**	Survey 80%

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NEIGHBORHOOD RESTORATION PROJECT UPDATES

PHASE 2 –ROADWAY RESURFACING

Leilani Heights	Construction to Begin August 2025
Hobe Hills	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%

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BRIDGE PROJECT UPDATES

Dixie East Fork Creek Bridge	Construction Complete
Hobe Sound Bascule Bridge	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

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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.

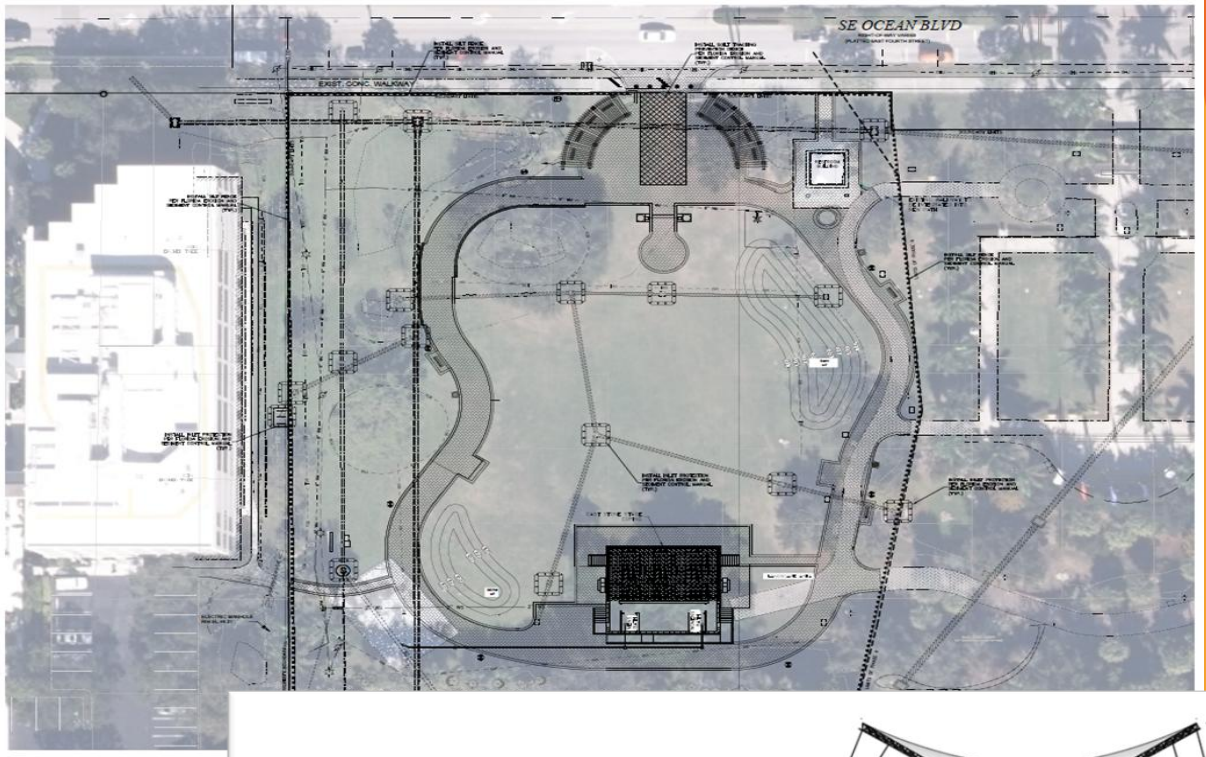
- Currently under construction
- Anticipated completion- January 2026

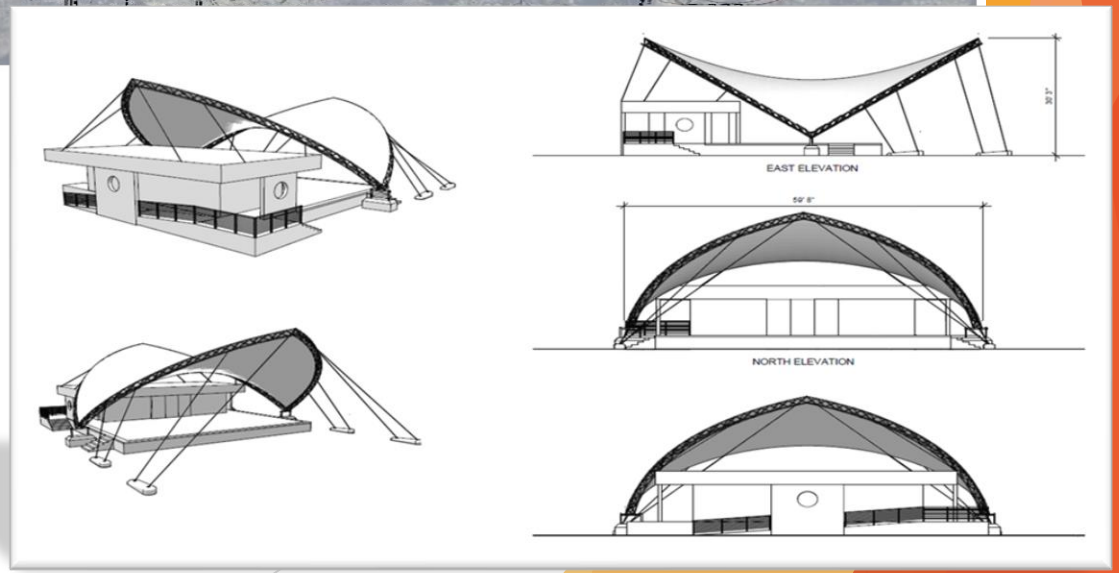
Veterans Memorial Park Phase-4 Amphitheatre Prj.

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?

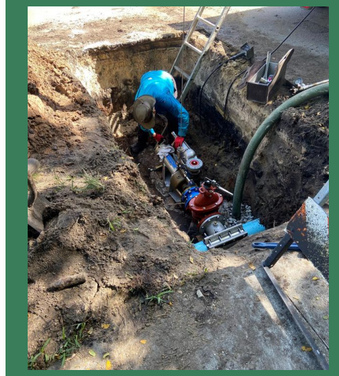
City of Stuart
UTILITIES & ENGINEERING

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

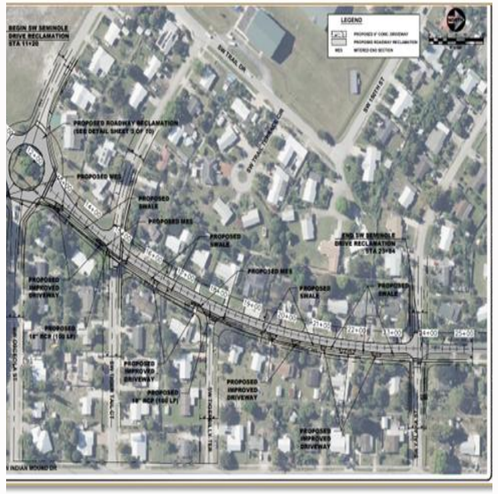
SW Lincoln Street Roadway and Drainage Project

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



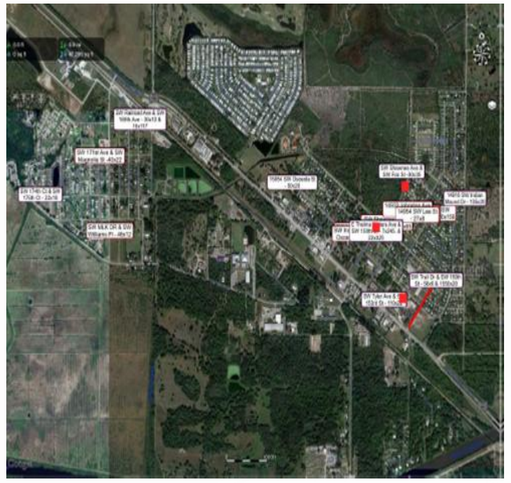
BID CLOSED ON 5/29/2024

Neighborhood Revitalization 2019

Funding Source

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

Roadway Repair & Maintenance



Completed the 1st 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.

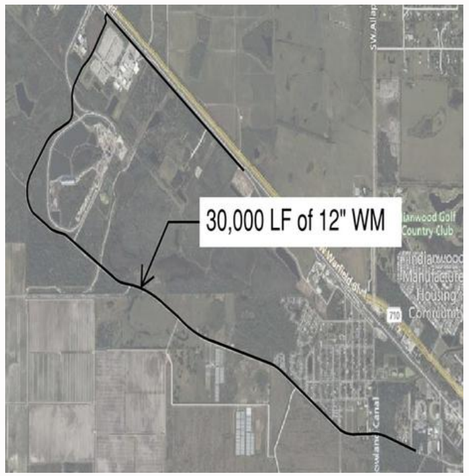
Recently Received Funding for Phase 1 for the New Water Plant

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

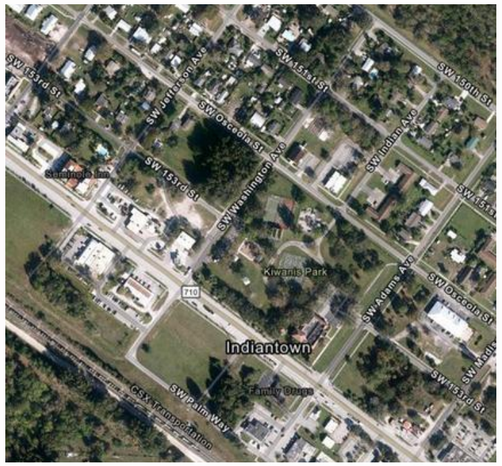
12" Water Main Looping Project



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

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.

Municipalities City/County	2024 Estimate	2025	2030	2035	2040	2045	2050
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
Total County	**164,853**	**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. 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
Total		**33**

*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.
Total		**183,961 s.f.**

In Review

In Review	
Residential	**Units**
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

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.
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 96th Street Convenience Store	9,472 s.f.
SE 96th 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.**

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Thru June
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
Total	**304**	**379**	**328**	**357**	**316**	**405**	**510**	**480**	**847**	**712**	**327**

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
Total	**235,205**

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
Total	**173,192**

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 Manufaturing 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.
Indiantown MVR WWT Sedron Technologies	**SW 168th Ave. VOI Utilities Plant.**	**63,800**	**Processing Facility**	**In Review, 2nd resubmission – on hold pending submission of application on the old Juice Plant property, Indiantown.**
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.
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
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.**

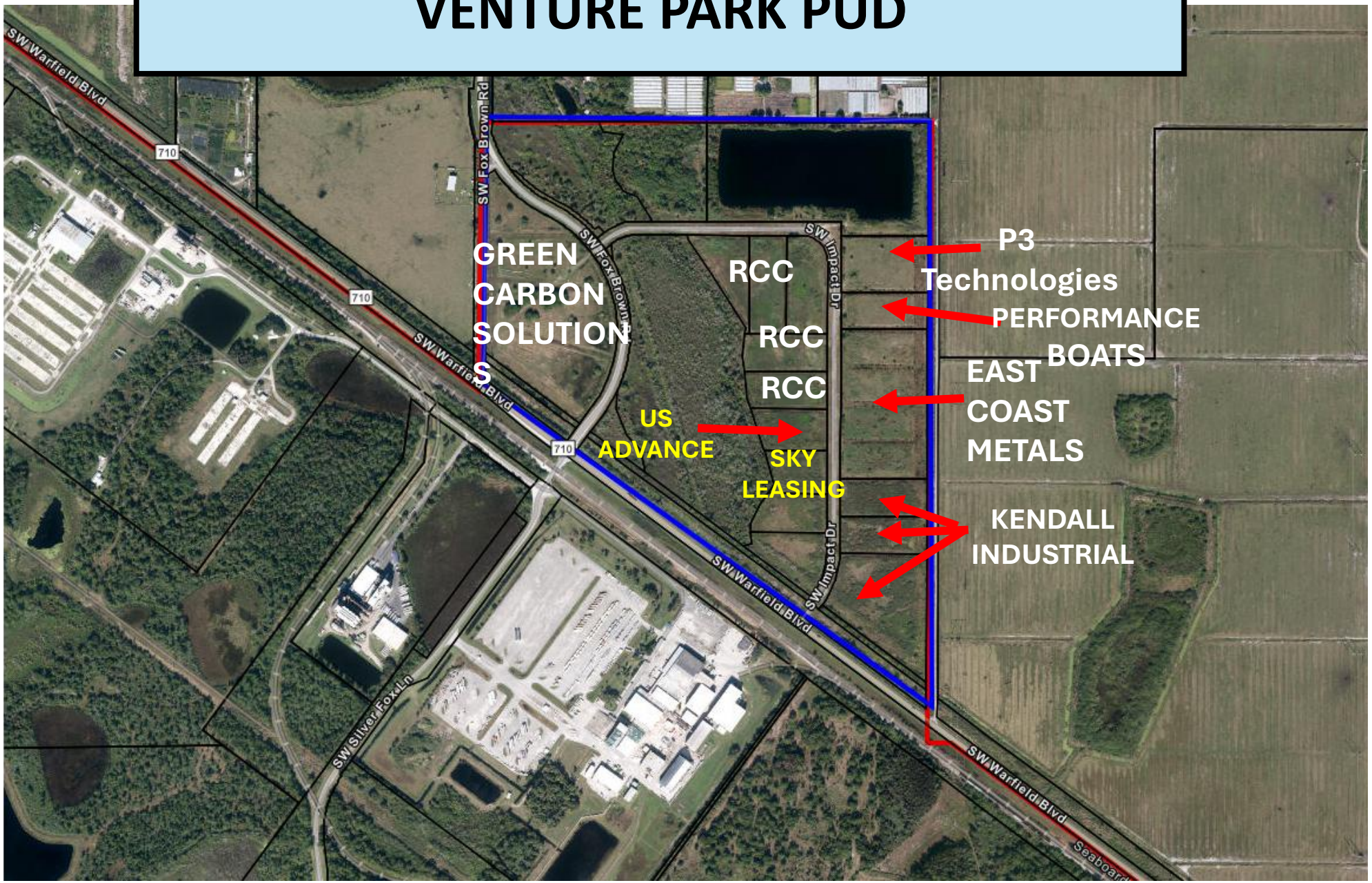
Total square footage of projects completed – non-residential including pre-applications, site plans under active review, and approved **3,767,104 square feet.**

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**

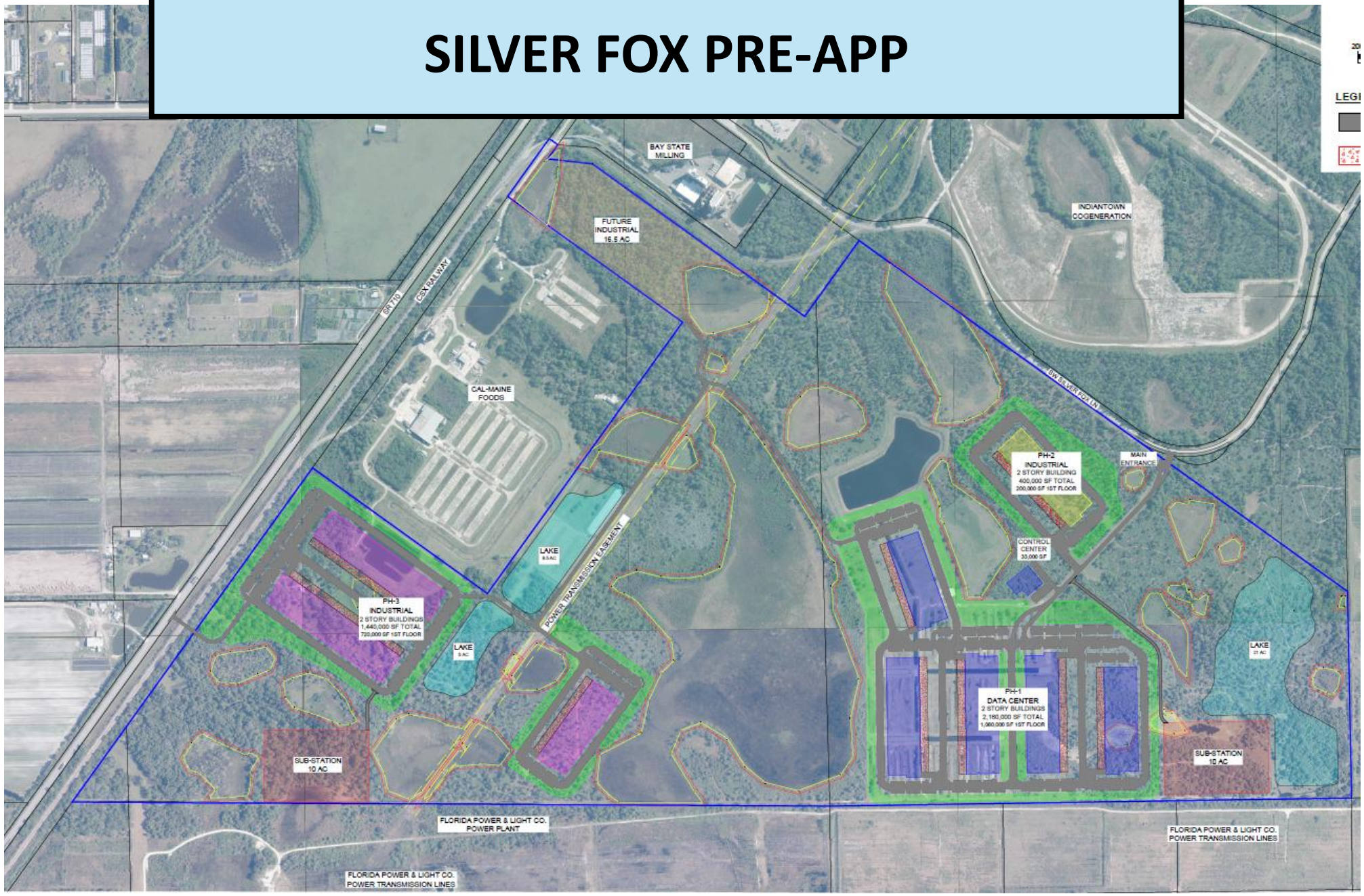
RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential Type	Project Status
Terra Lago Master Site Plan	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	2,488	SF, MF, & TH	5th Amendment to PUD Final approved 2-27-2025
Terra Lago Phase 1A	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	224	SF	Approved & at Building Permit/Construction stage.
Terra Lago Phase 1B	SW Warfield Boulevard, SW Allapattah Road SW Indian Mound Drive.	574	SF & TH	Approved & at Building Permit/Construction stage.

VENTURE PARK PUD



SILVER FOX PRE-APP



RESIDENTIAL DEVELOPMENT

Project Name	Location	Residential #'s	Residential 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	Residential #'s	Residential 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.
Seminole Crossing	**SW Lincoln Street & SW Commerce Park Drive.**	**25**	**SF**	**Approved & Recorded 6-2025. Under construction with Building Permits.**
Indianwood Landing	SW Warfield Boulevard and SW Indianwood Drive.	57	TH	Pre-app held. Pending Site Plan Submission.
Osceola Pines PUD Master Site Plan	**SW Shawnee Ave. & SW 150th St.**	**158**	**SF**	**PUD Amendment approved 6-2025**

RESIDENTIAL DEVELOPMENT

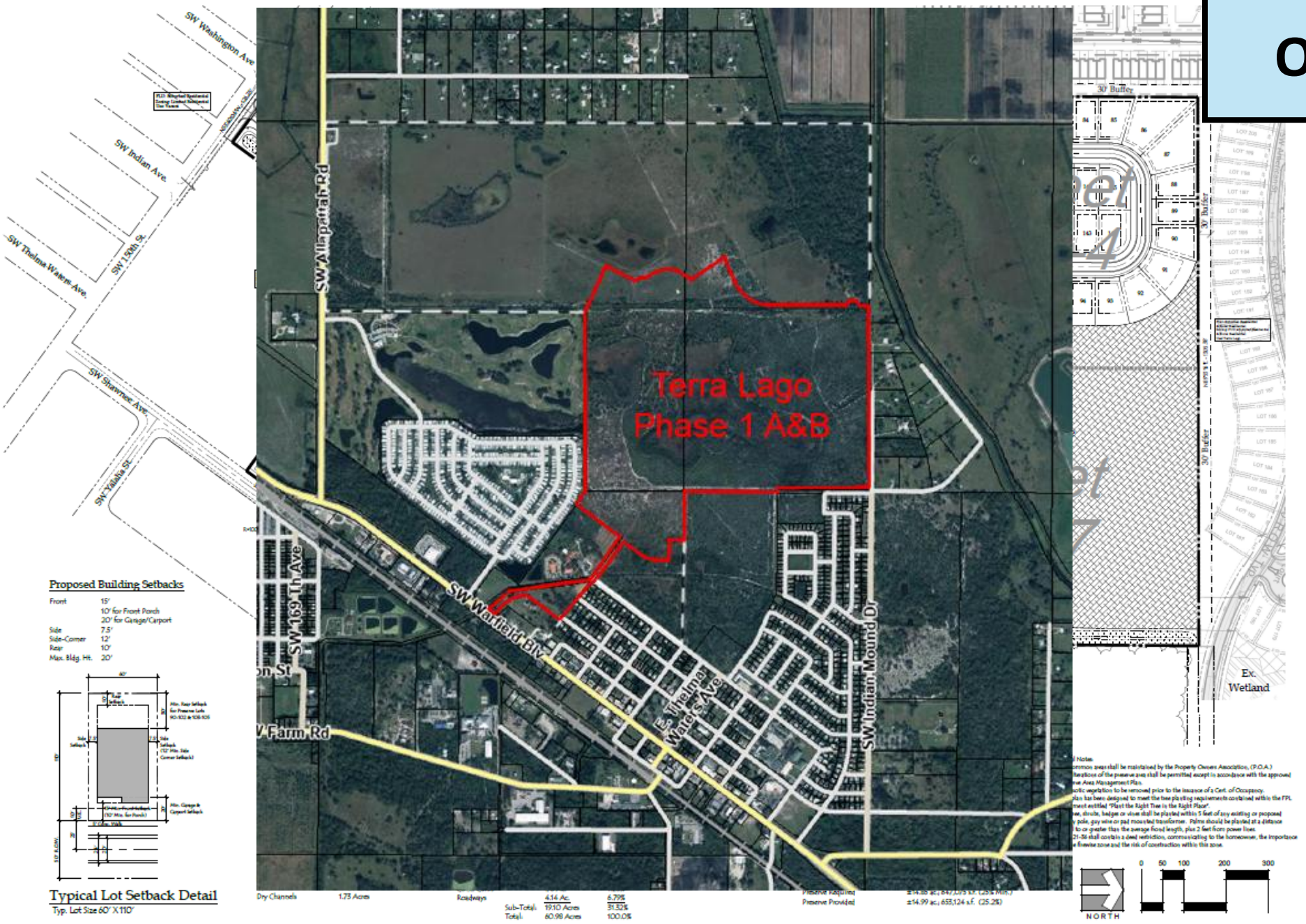
Project Name	Location	Residential #'s	Residential Type	Project Status
Osceola Pines PUD Major Site Plan	SW Shawnee Ave. & SW 150th St.	158	SF	Major Site Plan approved June 2025 – Phase project with 40 units approved as part of Phase 1 – ERC related.
Osceola Pines Plat	SW Shawnee Ave. & SW 150th St.	158	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

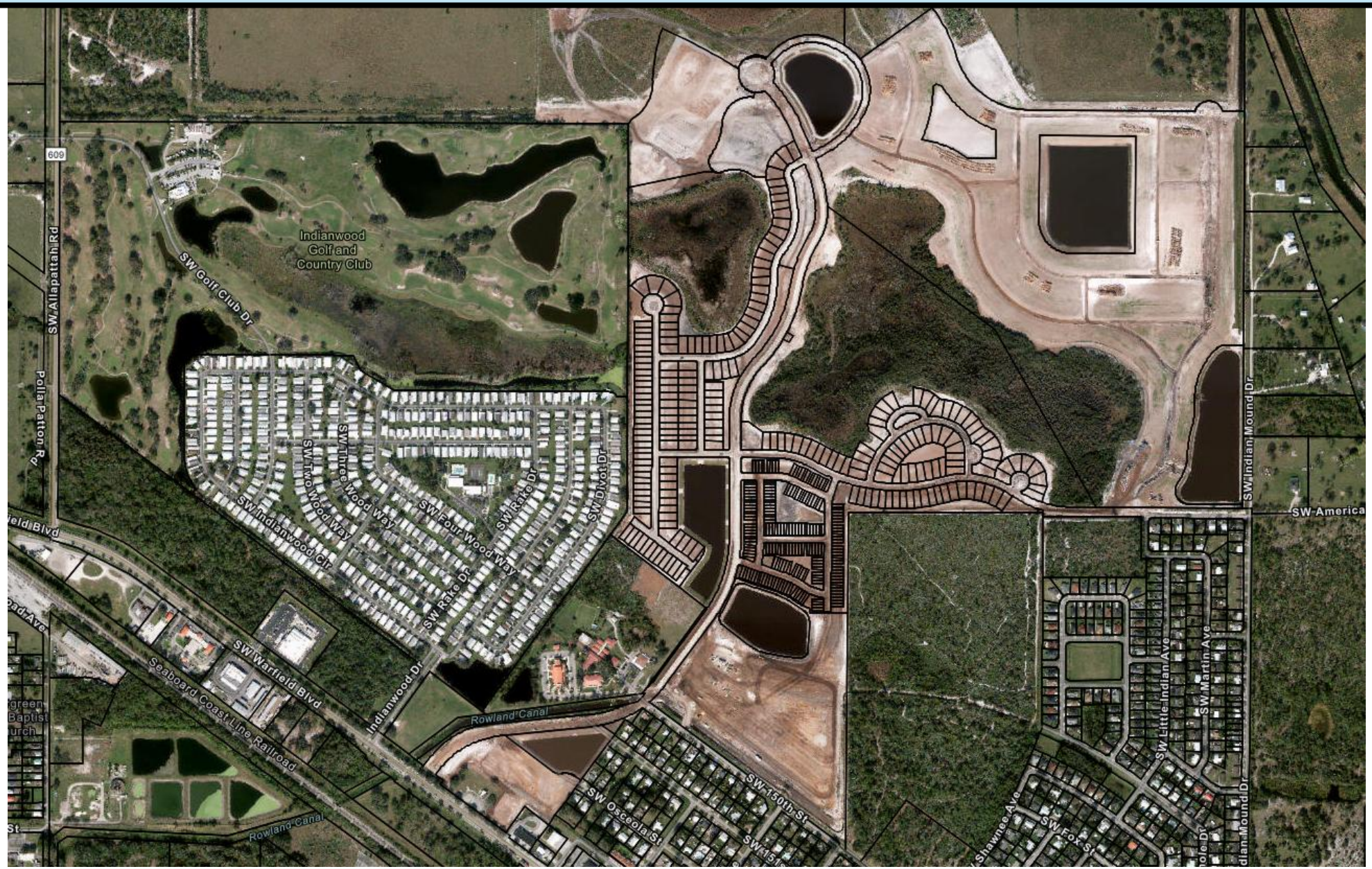
Project Name	Location	Residential #'s	Residential Type	Project Status
JPI Indiantown	Corner of SW 150th St & SW Shawnee Ave	40	SF	Minor Site Plan Staff Report Issued 5-27-2025. Pending Resubmission.
Park View Apartments	SW Osceola Street	40	MF	Approved site plan – no building permits to date.
Seminole 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.
Citrus Grove Pre-app	**SW Citrus Blvd**	**309**	**SF & TWH**	**Pre-app for 309 residential units**
Total units with master site plan, site plan, or pre-application applications recently: **4,587 units**				
Total units with site plan approval – under construction or full approvals issued ahead of building permits/construction : **1,180 units**				

JPI Indiantown
Osceola Pines & Heritage Park

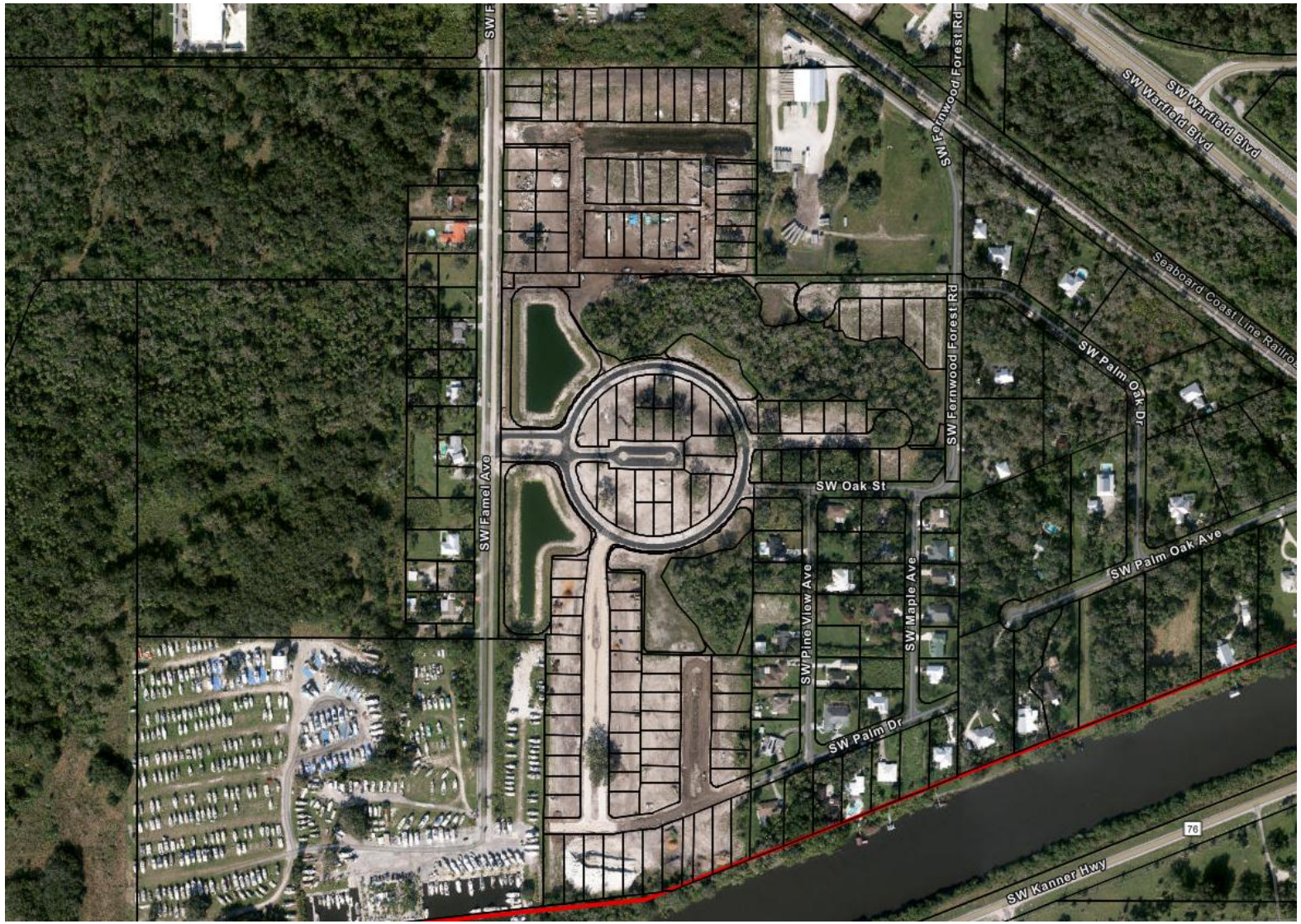
Osceola Pines



TERRA LAGO Phases 1A & 1B

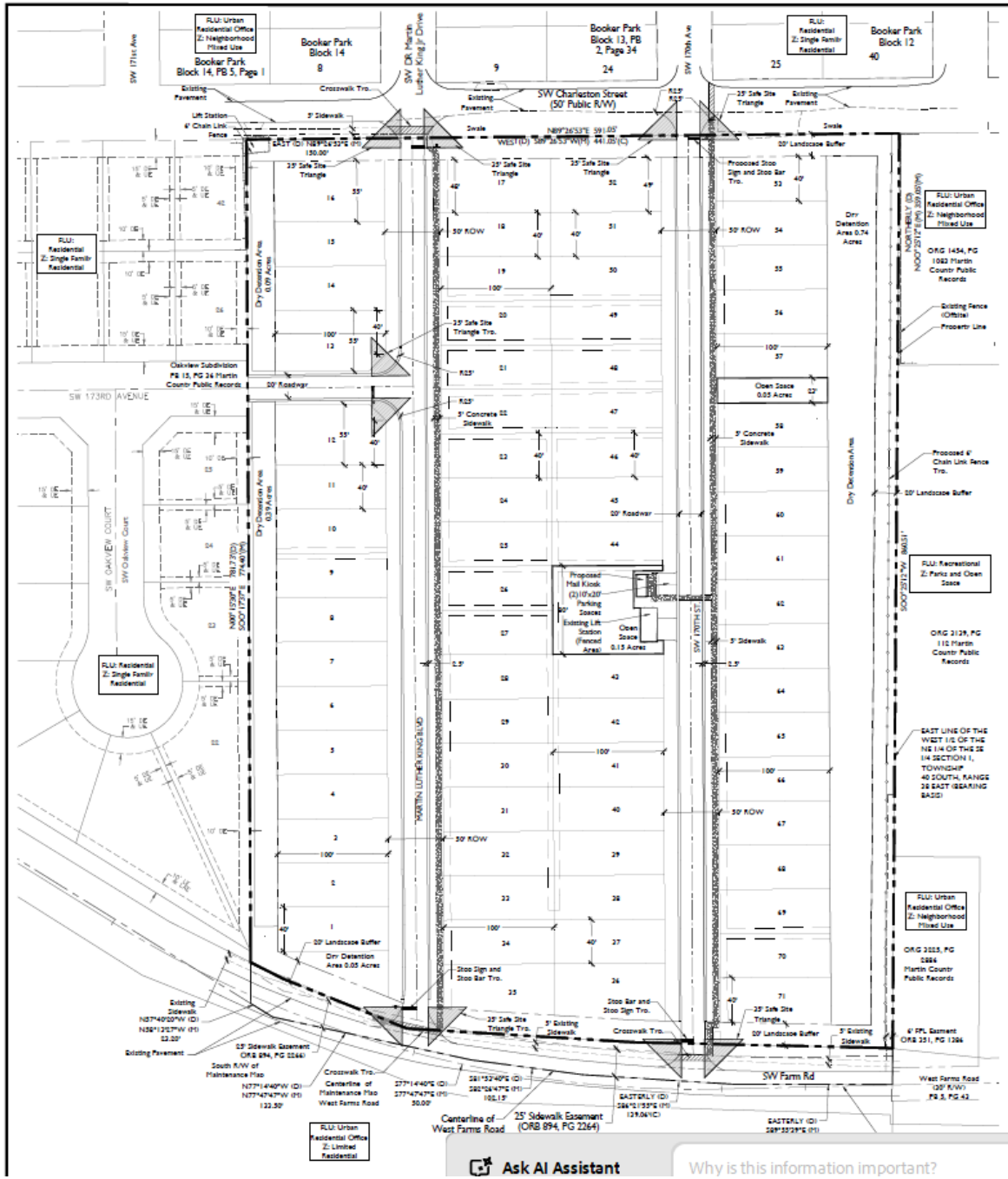


River Oak – Under Construction



Seminole Crossing – Under Construction

Heritage Park
Major Site Plan



Development Team	
Developer	DR Horton
	6123 Lyons Road, Suite 100
	Coconut Creek, FL 33073
Civil Engineer	Civil Design, Inc.
	1400 Centrepark Blvd, #905
	West Palm Beach, FL 33401
Site Plan/ Land Planner	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410
Surveyor	Caulfield & Wheeler, Inc
	7900 Glades Rd, Suite 100
	Boca Raton, FL 33434
Landscape Architect	JMorton Planning and Landscape Architecture
	3910 RCA Blvd #1015
	Palm Beach Gardens, FL 33410

Site Data

Project Address 16591 SW Farm Street

Total Site Area

Future Land Use Designation

Zoning District

Building and Lot Data

Proposed Total Single Family Dwelling Units (40'X100')

Maximum Density

Proposed Density

*Max Height

*Maximum Height may be exceeded by Variance.

Parking Data

Total Required Parking (2 Spaces Per Lot)

Total Parking Provided

Dry Detention

Open Space/Recreation Proposed

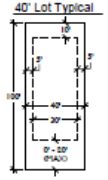
Sign Requirements

A signage plan shall be provided as a seperate application in accordance with Sec. 3-4.15 Signage.

Property Development Regulations

	Minimum Lot Dimensions			Lot Coverage	Minimum Setbacks			
	Size	Width	Depth		Front	Side	Street	Rear
Required	4,000 SF	40'	100'	65%	0' - 20' Max	5'	5'	10'
Proposed	4,000 SF	40'	100'	65%	0' - 20' Max	5'	5'	10'

40' Lot Typical



NOTE:
1) Front Setback required 0' Min. to 20' Max
2) Accessory structure 5' Min Rear Setback
3) 13x13' Sight Triangle to be provided for lot typicals at driveway and street intersection

Heritage Park
Major Site Plan
Indiantown, Florida

Scale: 1" = 50'

Sheet 1 of 1

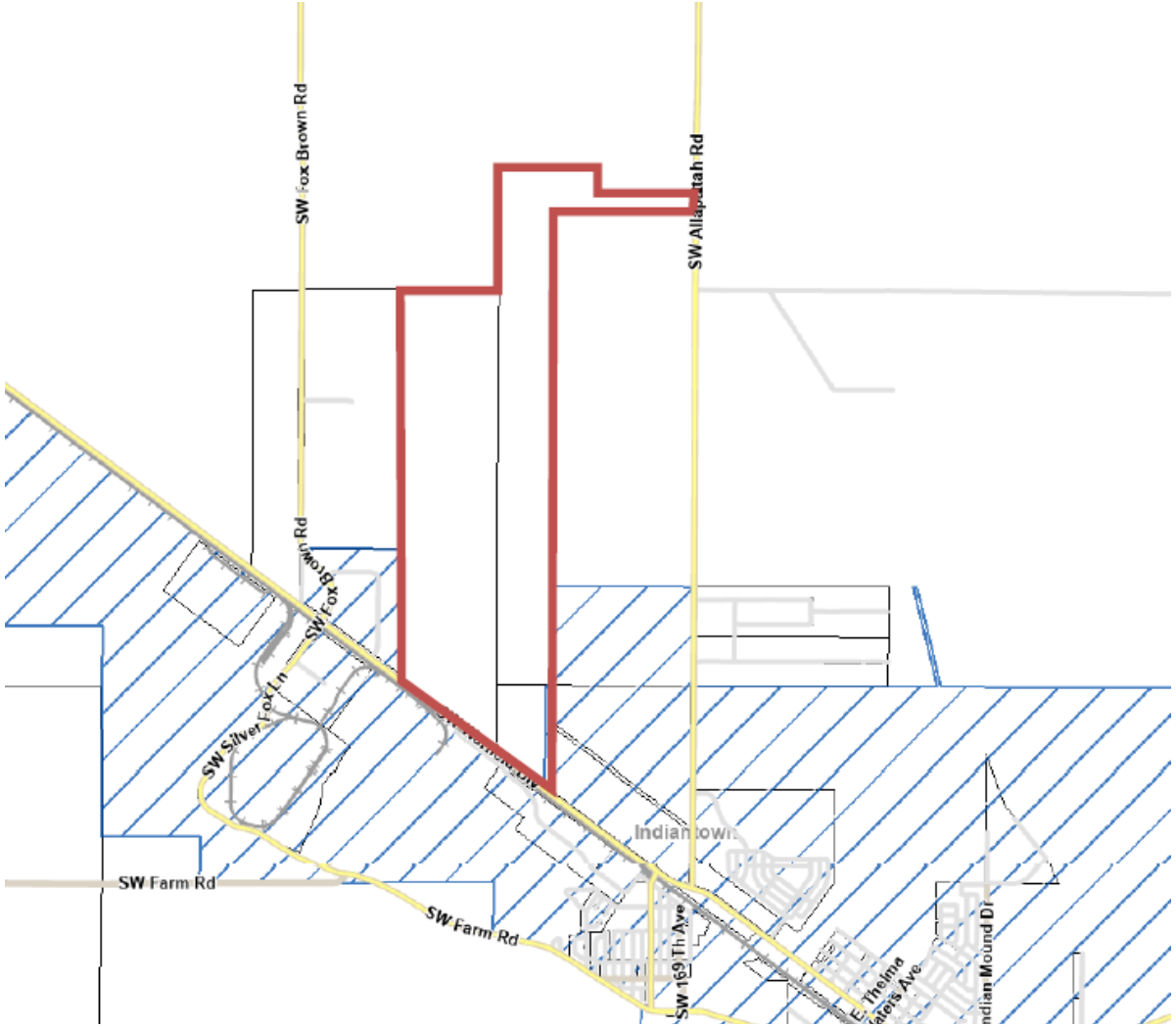
Ask AI Assistant

Why is this information important?

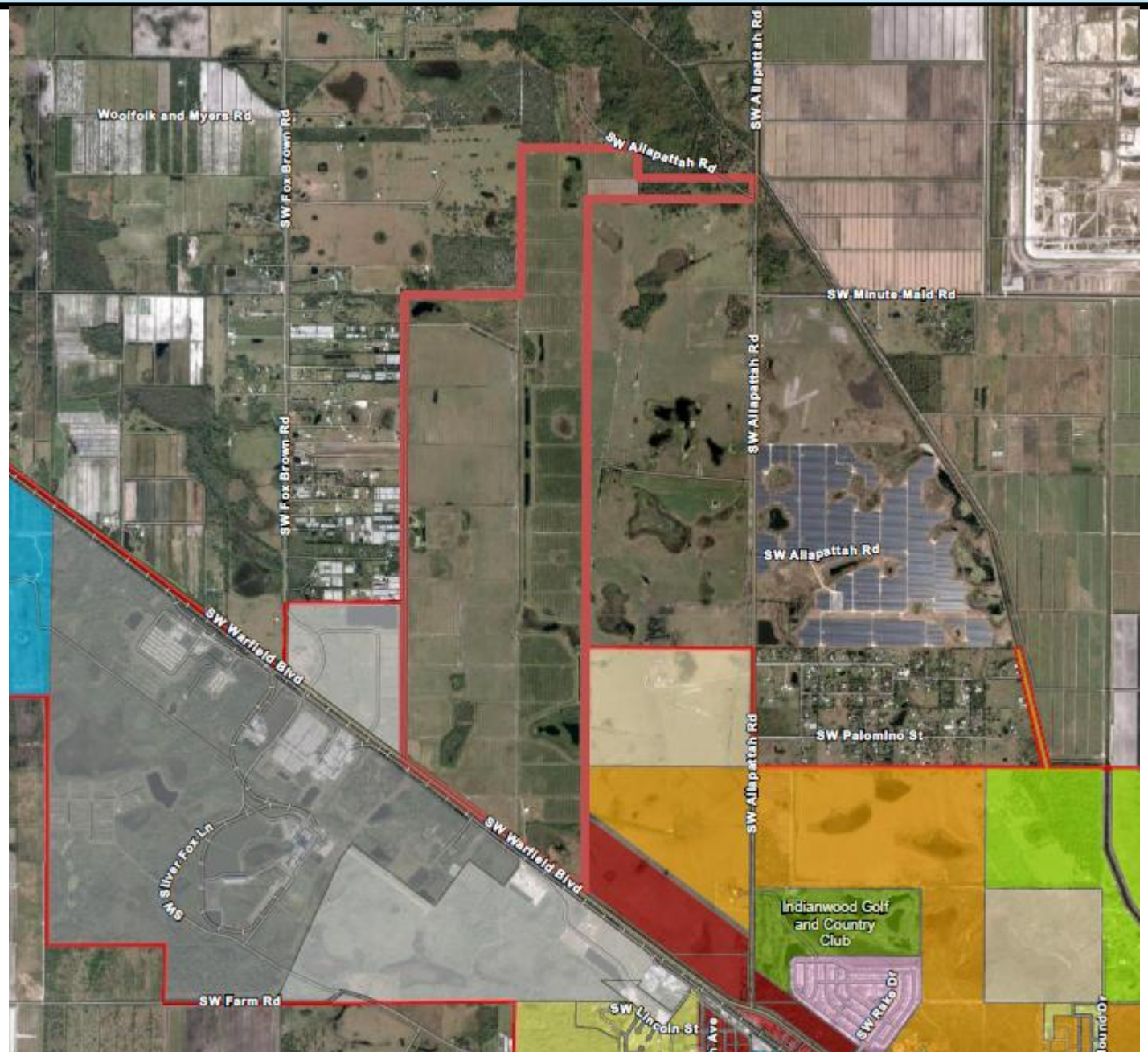
Annexation, COMPREHENSIVE PLAN AMENDMENT, & Rezoning

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

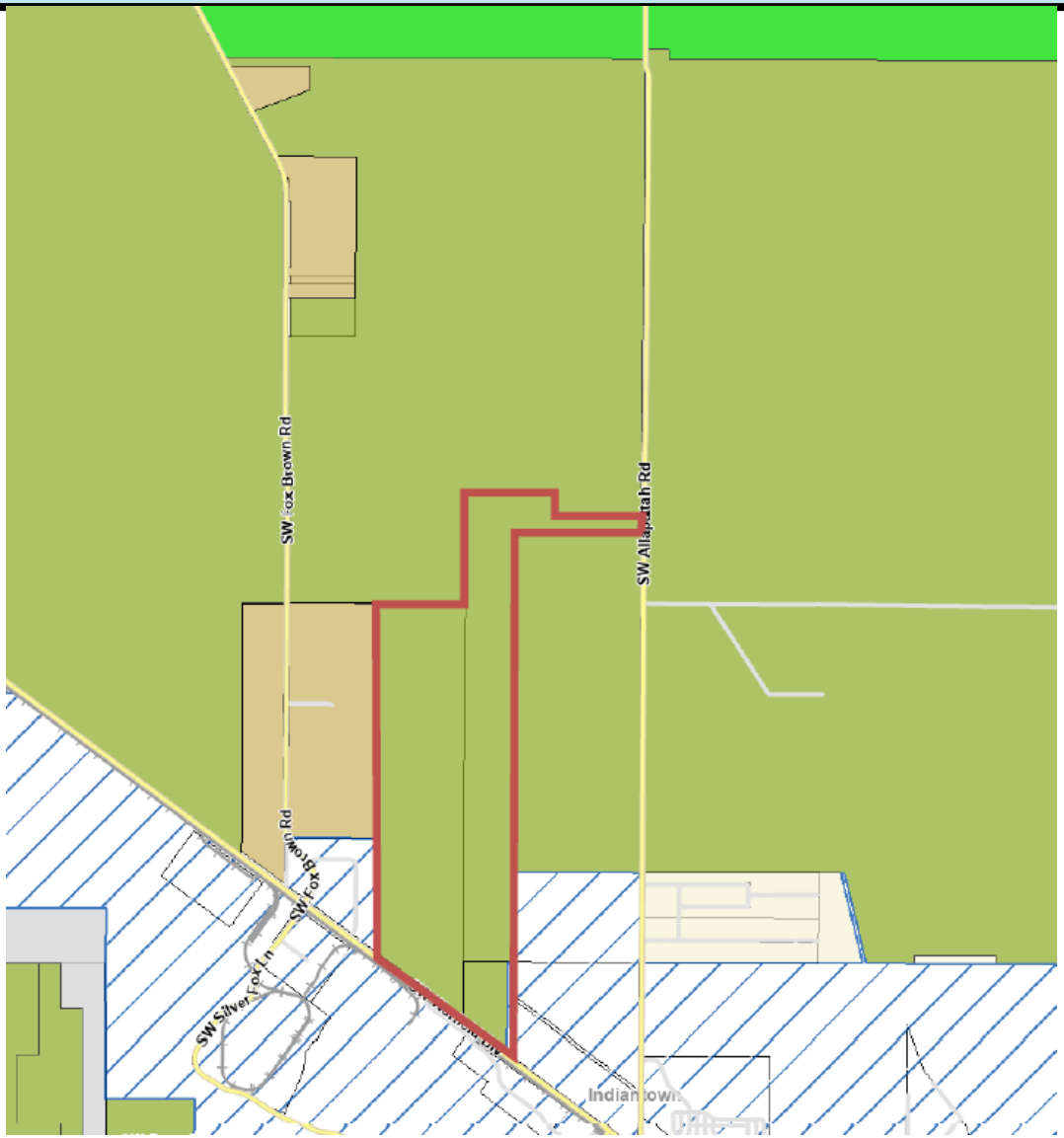
Annexation Request



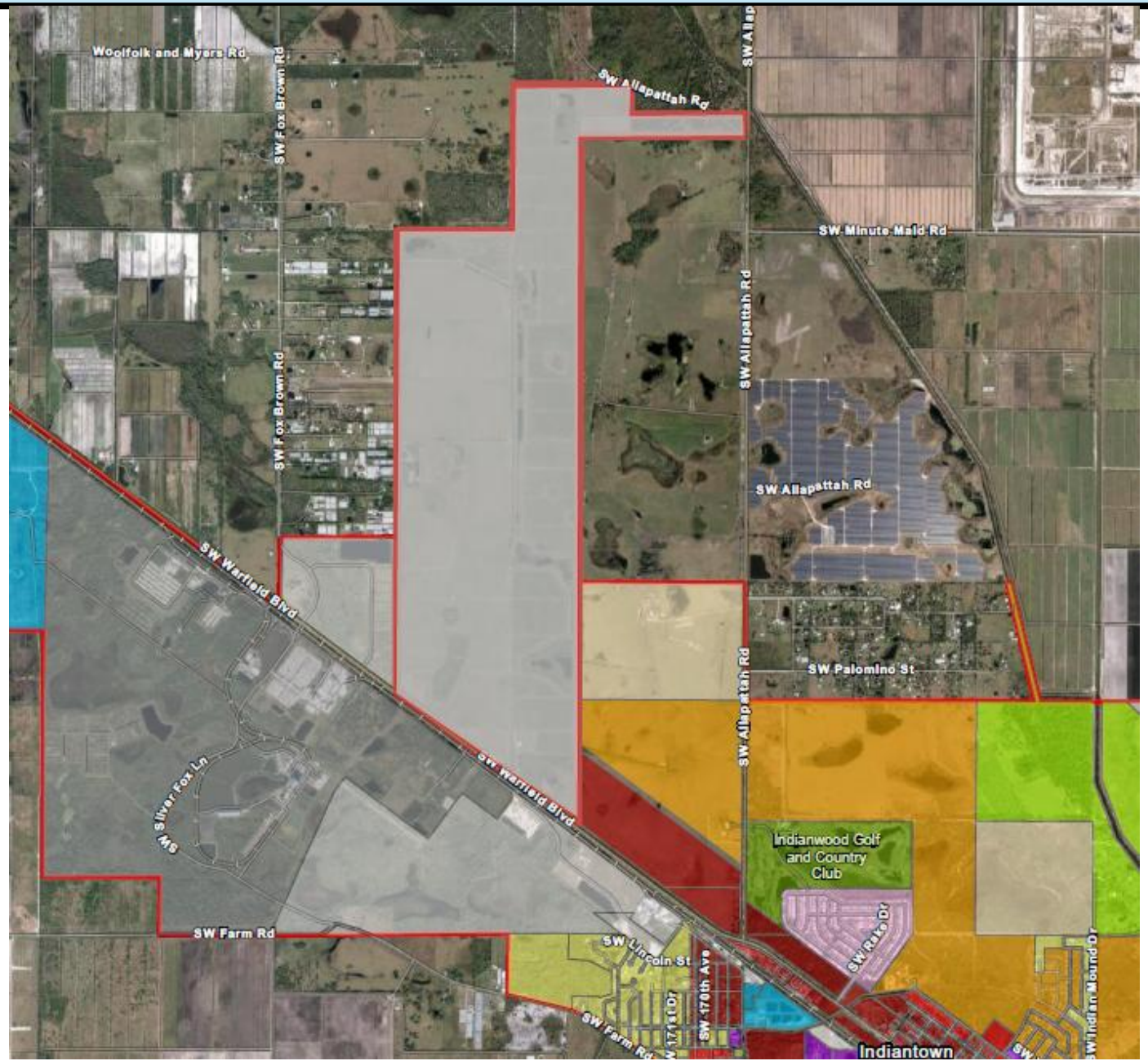
Annexation: Proposed Area



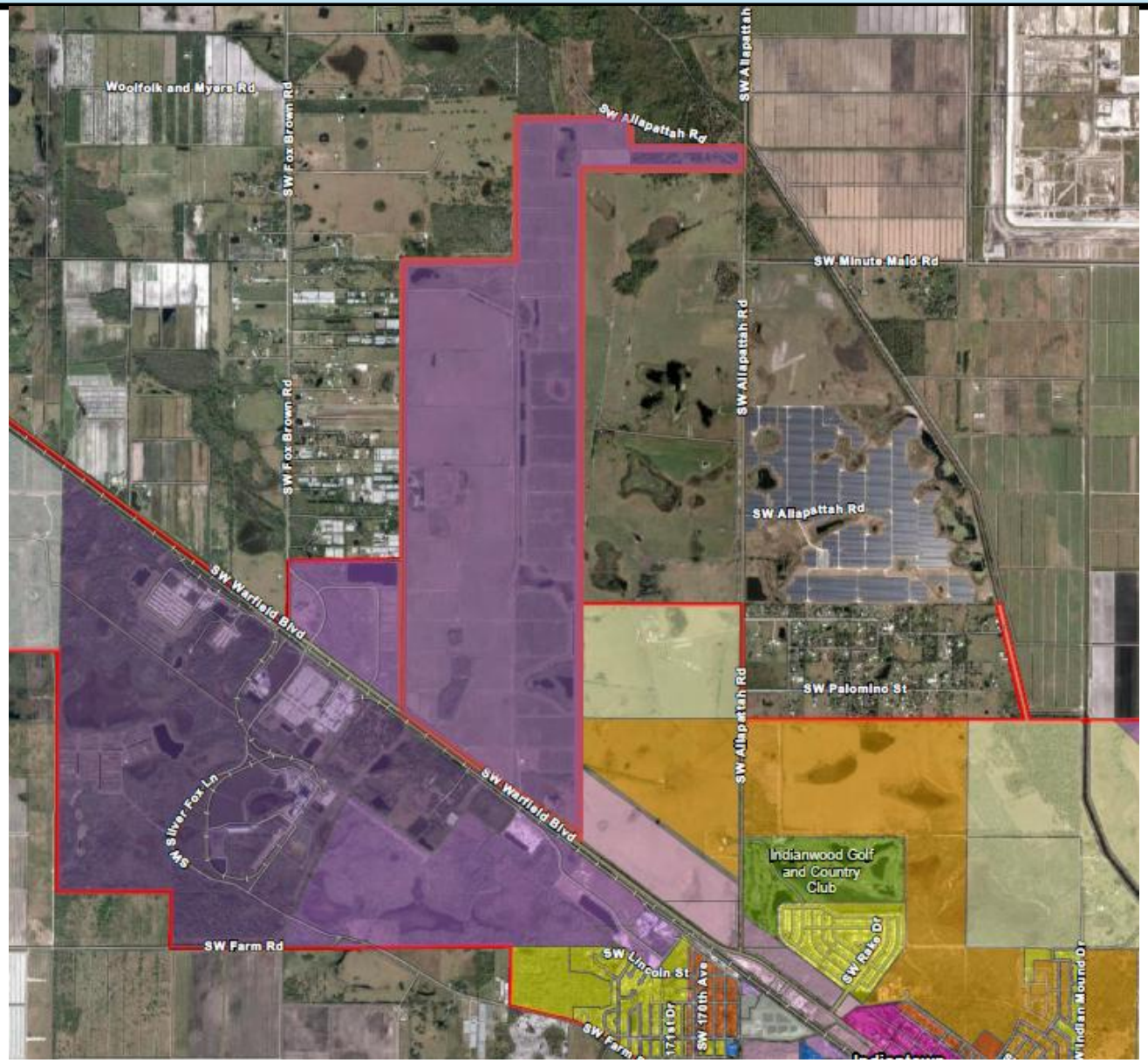
Martin County Existing Land Use - Agricultural



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

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

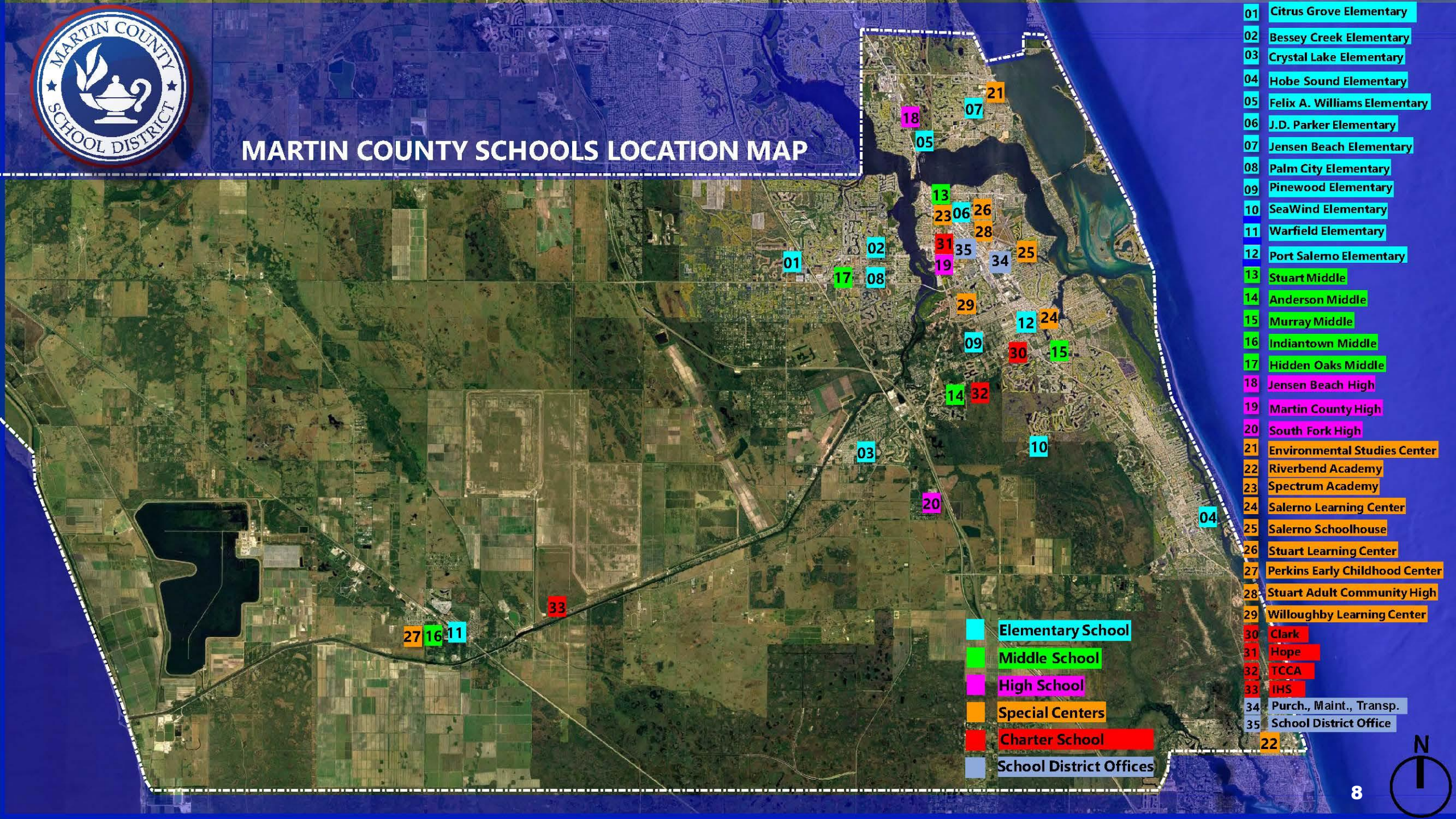
- Anderson Middle - B
- Hidden Oaks Middle - A
- Indiantown Middle - B
- Murray Middle - B
- Stuart Middle - B
- Jensen Beach High - A
- Martin County High - B
- South Fork High - B

MARTIN COUNTY SCHOOL DISTRICT

07.31.2025

Educate All Students for Success

MARTIN COUNTY SCHOOLS LOCATION MAP



MURRAY MIDDLE SCHOOL

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

RFQ AWARD FOR A&E FIRM WAS APPROVED AT THE 06.16.2025 SCHOOL BOARD MEETING.

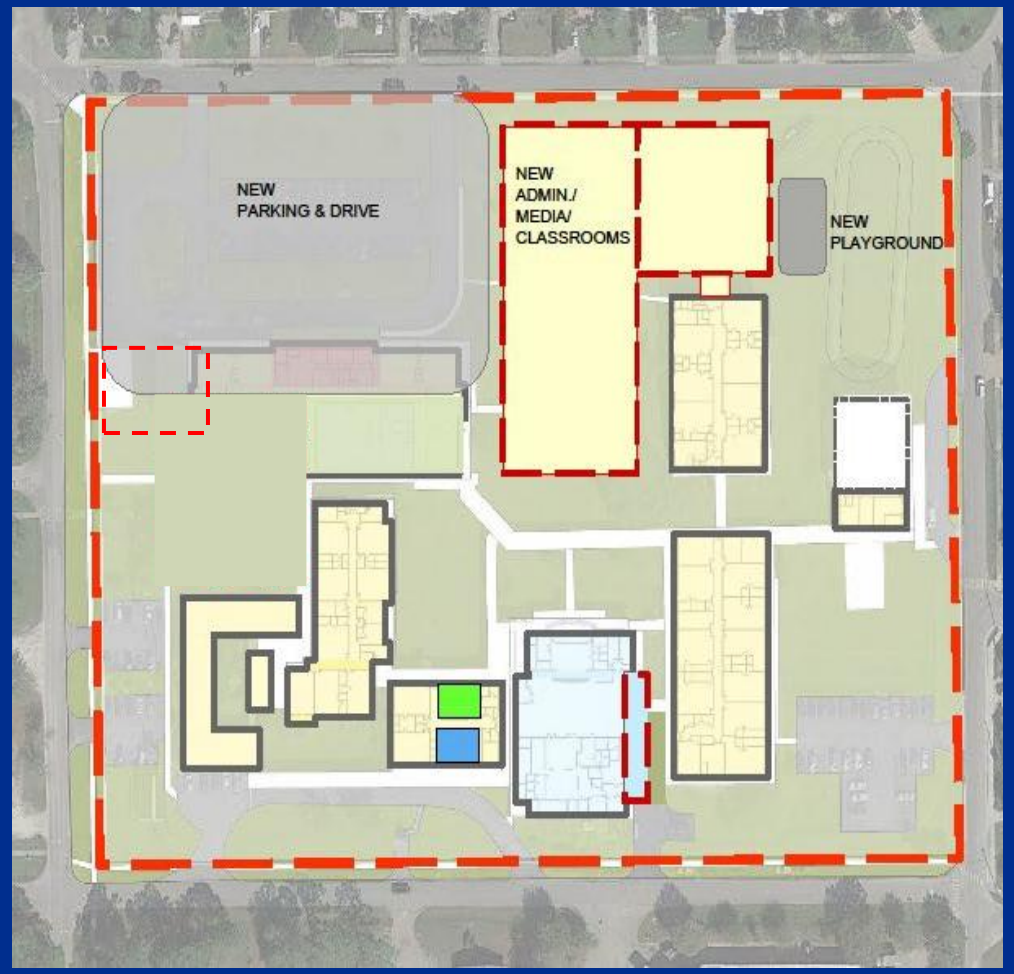
RFQ SCORING IN PROCESS FOR THE CMr COMPANIES.

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 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

Mission:

Educate all students for success.

District Vision:

A dynamic educational system of excellence..