

**FIRST AMENDMENT TO THE LEASE AGREEMENT
BETWEEN
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
AND
THE DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE**

THIS FIRST AMENDMENT TO LEASE AGREEMENT (“AMENDMENT”) is made this ____ day of _____, 2025, by and between **MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, having its principal office at 2401 SE Monterey Road, Stuart, Florida 34996 (hereinafter referred to as the “COUNTY”) and **THE DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE**, a political subdivision of the State of Florida, having its principal address at 3209 Virginia Ave., Ft. Pierce, FL 34981 (hereinafter referred to as “TRUSTEES”).

RECITALS

WHEREAS, COUNTY and TRUSTEES entered into a Lease Agreement dated February 22, 2022 (the “Lease”) for approximately 25.04 acres of vacant land located at 19000 Citrus Boulevard, Indiantown, FL 34956; and

WHEREAS, COUNTY and TRUSTEES have agreed to amend the Lease by adding to the Leased Premises approximately 30.72 acres of adjacent vacant land, as shown on the Sketch and Description set forth on **Exhibit “B”** attached hereto (the “Additional Premises”), on which TRUSTEES desire to construct, maintain and make available for public access certain sports fields and associated support facilities and structures. The current Leased Premises, as set forth on **Exhibit “A”**, and the Additional Premises, as set forth on **Exhibit “B”**, will be known and referred to, collectively, as the “Leased Premises”; and

WHEREAS, COUNTY and TRUSTEES acknowledge that the subject property was acquired pursuant to a funding agreement between the South Florida Water Management District (“DISTRICT”) and COUNTY. The funding agreement specifies that COUNTY is required to obtain written consent from DISTRICT prior to the transfer any right or interest in the subject property. DISTRICT provided its consent on September 22, 2025, which is attached hereto as **Exhibit “C”**; and

WHEREAS, the COUNTY has determined that the Leased Premises is appropriate for the proposed public use and is not currently needed for COUNTY purposes.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals & Defined Terms.** COUNTY and TRUSTEES acknowledge and agree that the foregoing recitals are true, correct and fully binding upon them in all respects, which

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recitals are in their entirety hereby incorporated into this First Amendment. All capitalized terms used herein and not otherwise defined in this First Amendment shall have the meaning ascribed to such terms in the Lease.

2. Paragraph 1 of the Lease Agreement is hereby deleted in its entirety and replaced with the following:

Description of Leased Premises. The TRUSTEES hereby lease from the COUNTY, and the COUNTY hereby leases to the TRUSTEES, the real property described on **Exhibit “A”** and **Exhibit “B”** attached hereto and made a part of this Lease (collectively, the “Leased Premises”).”

3. Paragraph 2 of the Lease Agreement is hereby deleted in its entirety and replaced with the following:

Use of Leased Premises. The TRUSTEES shall use the Leased Premises solely and exclusively for the construction and operation of a charter high school, a multi-purpose athletic facility and a soccer and tract facility (collectively, the “Facilities”) and for no other purpose without the prior written consent of COUNTY, which consent may be withheld in COUNTY’s sole and absolute discretion. The TRUSTEES shall construct and operate the Facilities in accordance with all applicable laws, rules and regulations.

The TRUSTEES agree not to hold any event(s) on the Leased Premises the week before, during and after the Martin County Fair. The TRUSTEES agree that there shall be no camping, lodging, sheltering or active overnight use of any portion of the Leased Premises.

Access will be granted to the TRUSTEES through a separate Non-Exclusive Access and Maintenance Easement.”

4. **Full Force and Effect; Conflicts.** Except as specifically amended hereby, all other aspects of the Lease shall remain in full force and effect and are hereby in all respects ratified and confirmed.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties have executed this First Amendment to Lease Agreement effective as of the date set forth in the first paragraph of this Amendment.

ATTEST:

DISTRICT BOARD OF TRUSTEES OF
INDIAN RIVER STATE COLLEGE,

WITNESS:

Suzanne Parsons
Suzanne Parsons

Print Name
3209 Virginia Ave, Fort Pierce, FL
Witness Address

Christa Luna
CHRISTA LUNA, CHAIR

Timothy E. Moore
TIMOTHY E. MOORE, PH.D., PRESIDENT

WITNESS:

Suzanne Parsons
Suzanne Parsons

Print Name
3209 Virginia Ave, Fort Pierce, FL
Witness Address

STATE OF FLORIDA }

COUNTY OF ~~MARTIN~~ St.} Lucie

The foregoing instrument was acknowledged before me by physical presence or () online notarization this 3rd day of December, 2025, by Christa Luna And Timothy E. Moore as Chair and President respectively, of the District Board of Trustees of Indian River State College, a political subdivision of the State of Florida, who (X) is personally known to me or () has produced _____ as identification.

(NOTARY SEAL)

Suzanne Parsons
Notary Public



ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF
THE CIRCUIT COURT & COMPTROLLER

_____, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY

SEBASTIAN FOX, SENIOR ASSISTANT
COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-052.DWG | M.C. PROJ. NO. 21-052

SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF C-44 PROJECT MARTIN COUNTY PARK & FLOWAGE EASEMENT, SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST & SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, DATED MARCH 2007, FILE & DRAWING NUMBER 06-1068-04-01 BY GCY INCORPORATED.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3 AND 4, SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS SOUTH 89°51'14" WEST ALONG THE NORTHERLY SECTION LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST OF SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: DB=DEED BOOK, FPL=FLORIDA POWER AND LIGHT, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ORB=OFFICIAL RECORDS BOOK, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, SFWMD=SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

↖ = BREAKLINE

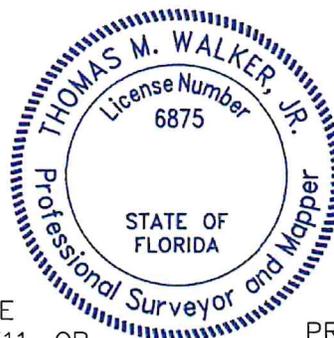


= QUARTER SECTION CORNER



= SECTION CORNER

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**SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE**

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: **JAN 10 2022**

LEASE PARCEL
S34 T39S R39E & S3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY : *TMW*

DRAWN BY : *JMM* | SCALE : *N/A*

DATE : *11/24/2021*

DRAWING # *21-052*

MARTIN COUNTY, STUART, FLORIDA

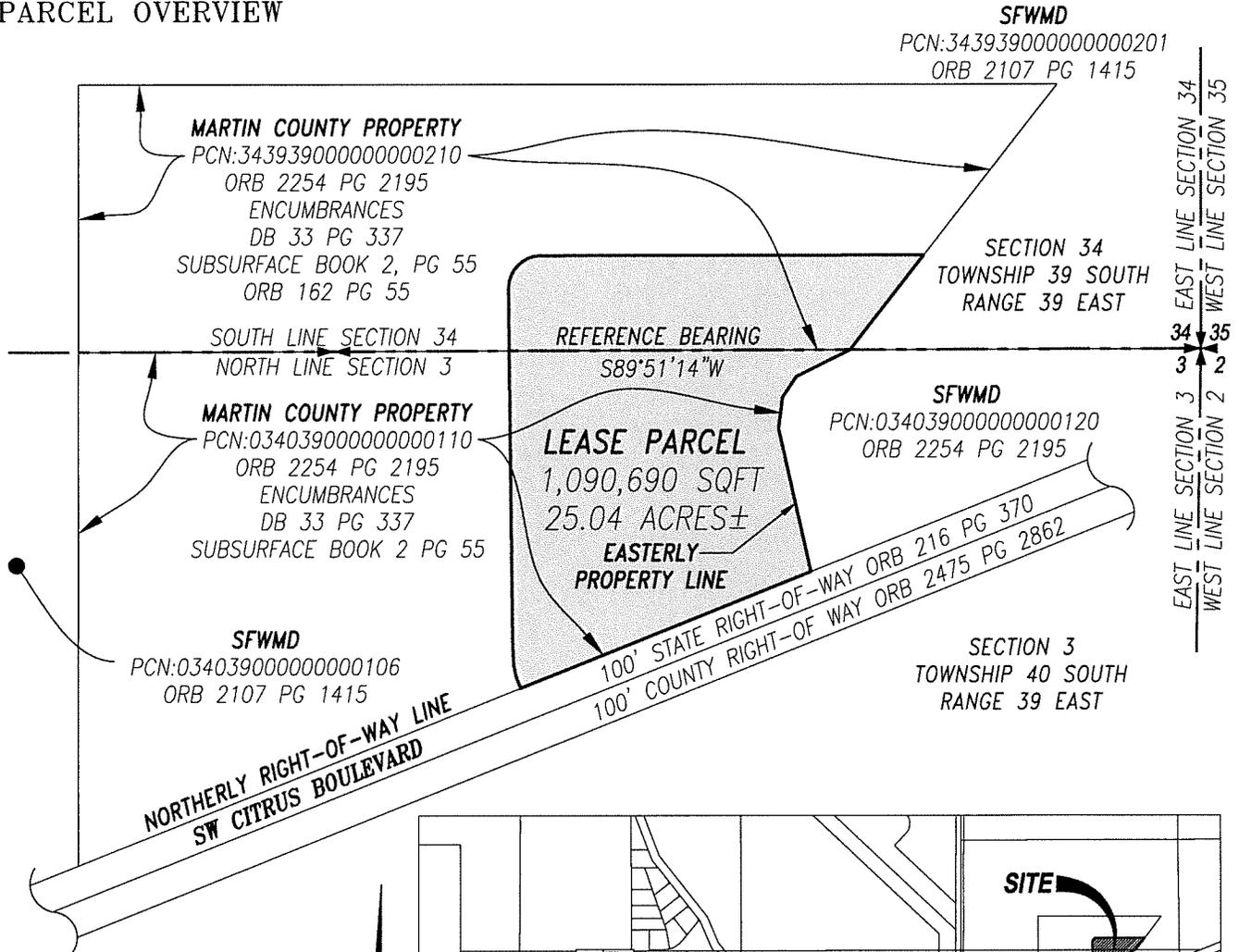
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-052.DWG | M.C. PROJ. NO. 21-052

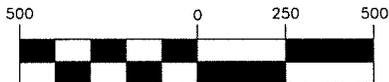
SHEET NO. 2 OF 4

EXHIBIT A

PARCEL OVERVIEW

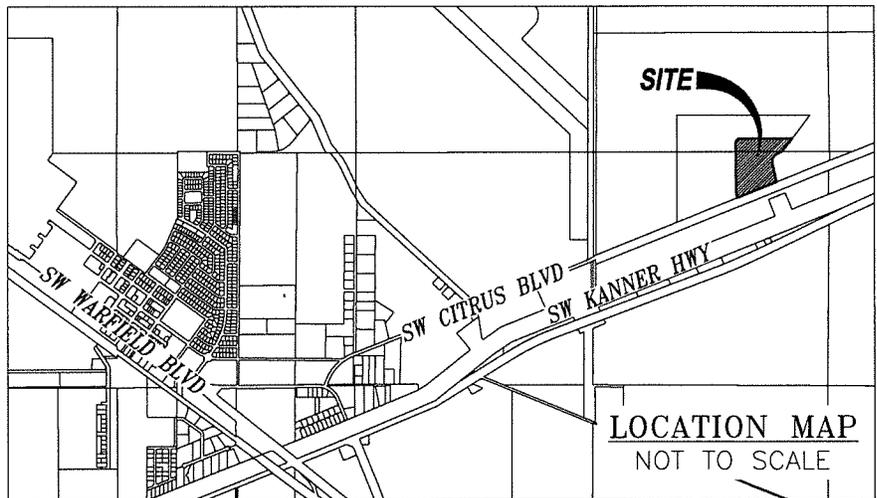


GRAPHIC SCALE



(IN FEET)

1 inch = 500 ft.



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3 AND 4.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

LEASE PARCEL

**S34 T39S R39E & S3 T40S R39E
 MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=500'
DATE : 11/24/2021	
DRAWING # 21-052	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-052.DWG | M.C. PROJ. NO. 21-052

SHEET NO. 3 OF 4

EXHIBIT A

DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°51'14" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,074.37 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF A PROPERTY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 63°35'39" WEST ALONG THE SAID EASTERLY PROPERTY LINE, A DISTANCE OF 184.47 FEET TO A POINT; THENCE SOUTH 33°42'10" WEST, A DISTANCE OF 76.12 FEET TO A POINT; THENCE SOUTH 07°06'32" WEST, A DISTANCE OF 95.80 FEET TO A POINT; THENCE SOUTH 12°36'11" EAST, A DISTANCE OF 447.99 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SW CITRUS BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 216, PAGE 370, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, DEPARTING SAID EASTERLY LINE, SOUTH 68°08'43" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 957.69 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 199.98 FEET, A CHORD BEARING OF NORTH 13°55'01" WEST AND A CHORD LENGTH OF 93.97 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°13'02", A DISTANCE OF 94.86 FEET TO A POINT; THENCE NORTH 02°32'20" WEST, A DISTANCE OF 60.69 FEET TO A POINT; THENCE NORTH 00°32'48" WEST, A DISTANCE OF 879.66 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE OF SECTION 3; THENCE CONTINUE NORTH 00°32'48" WEST, A DISTANCE OF 189.17 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 44°32'51" EAST AND A CHORD LENGTH OF 142.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°47'08", A DISTANCE OF 158.45 FEET TO A POINT; THENCE NORTH 89°56'25" EAST, A DISTANCE OF 1172.53 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY PROPERTY LINE; THENCE SOUTH 38°04'01" WEST ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 367.32 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,090,690 SQUARE FEET (25.04 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 4.

LEASE PARCEL

S34 T39S R39E & S3 T40S R39E

MARTIN COUNTY, FLORIDA

SUPERVISED BY : *TMW*

DRAWN BY : *JMM* | SCALE : *N/A*

DATE : *11/24/2021*

DRAWING # *21-052*

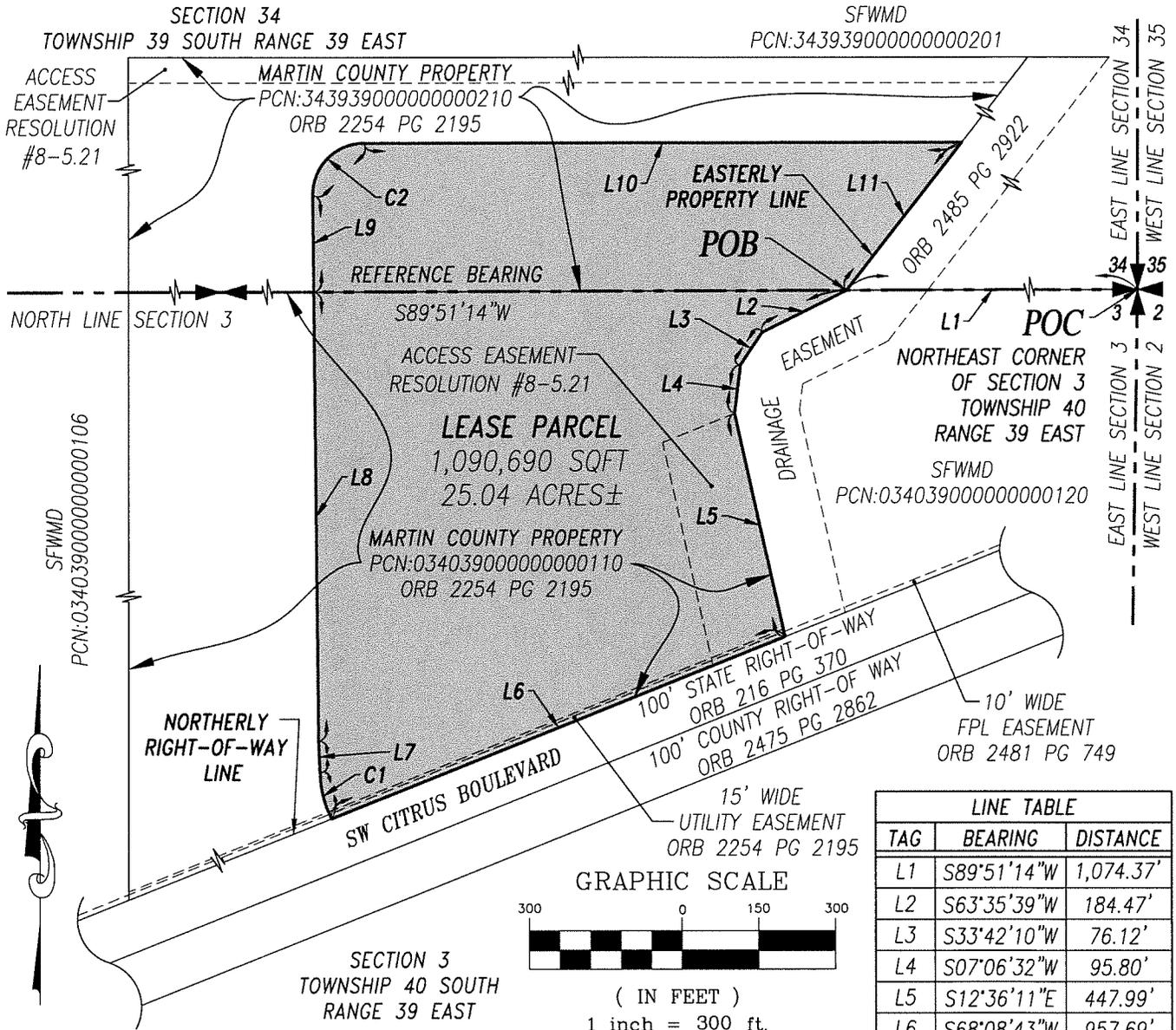
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-052.DWG | M.C. PROJ. NO. 21-052

SHEET NO. 4 OF 4

EXHIBIT A



LINE TABLE		
TAG	BEARING	DISTANCE
L1	S89°51'14"W	1,074.37'
L2	S63°35'39"W	184.47'
L3	S33°42'10"W	76.12'
L4	S07°06'32"W	95.80'
L5	S12°36'11"E	447.99'
L6	S68°08'43"W	957.69'
L7	N02°32'20"W	60.69'
L8	N00°32'48"W	879.66'
L9	N00°32'48"W	189.17'
L10	N89°56'25"E	1172.53'
L11	S38°04'01"W	367.32'

CURVE TABLE					
TAG	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	199.98'	N13°55'01"W	93.97'	27°13'02"	94.86'
C2	100.00'	N44°32'51"E	142.39'	90°47'08"	158.45'

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=300' OR SMALLER.

LEASE PARCEL
S34 T39S R39E & S3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW
 DRAWN BY : JMM | SCALE : 1"=300'
 DATE : 11/24/2021
 DRAWING # 21-052

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-049

DWG. FILE NAME: 25-049.DWG

SHEET NO.

1 OF 3

EXHIBIT B

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF C-44 PROJECT MARTIN COUNTY PARK & FLOWAGE EASEMENT, SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST & SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, PERFORMED BY GCY INCORPORATED, FILE & DRAWING NUMBER 06-1068-04-01, DATED MARCH 2007
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 89°51'14" EAST ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: CCR=CERTIFIED CORNER RECORD, FPL=FLORIDA POWER & LIGHT, L=LENGTH, NO.=NUMBER, ORB=OFFICIAL RECORDS BOOK, PCN=PARCEL CONTROL NUMBER, PB=PLAT BOOK, PG=PAGE, POB=POINT OF BEGINNING, ROW=RIGHT-OF-WAY, SFWMD=SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SQFT=SQUARE FEET, SW'RLY=SOUTHWESTERLY.

-  = SECTION CORNER
-  = 1/4 SECTION CORNER
-  = BREAKLINE



SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE



THOMAS M. WALKER, JR., PSM
 MARTIN COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. PSM 6875

DATE: OCT 07 2025

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LEASE PARCEL
 SECTION 3 T40S R39E
 MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
DRAWING ID: 25-049C	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-049

DWG. FILE NAME: 25-049.DWG

SHEET NO.

2 OF 3

EXHIBIT B

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NORTH 00°03'31" EAST, A DISTANCE OF 1314.37 FEET TO A POINT; THENCE DEPARTING SAID WESTERLY LINE NORTH 89°59'36" EAST, A DISTANCE OF 1256.58 FEET TO A POINT; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 806.95 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. CITRUS BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 68°08'43" WEST, A DISTANCE OF 1363.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,338,361 SQUARE FEET, (30.72 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

LEASE PARCEL
SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
DRAWING ID: 25-049C	

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928

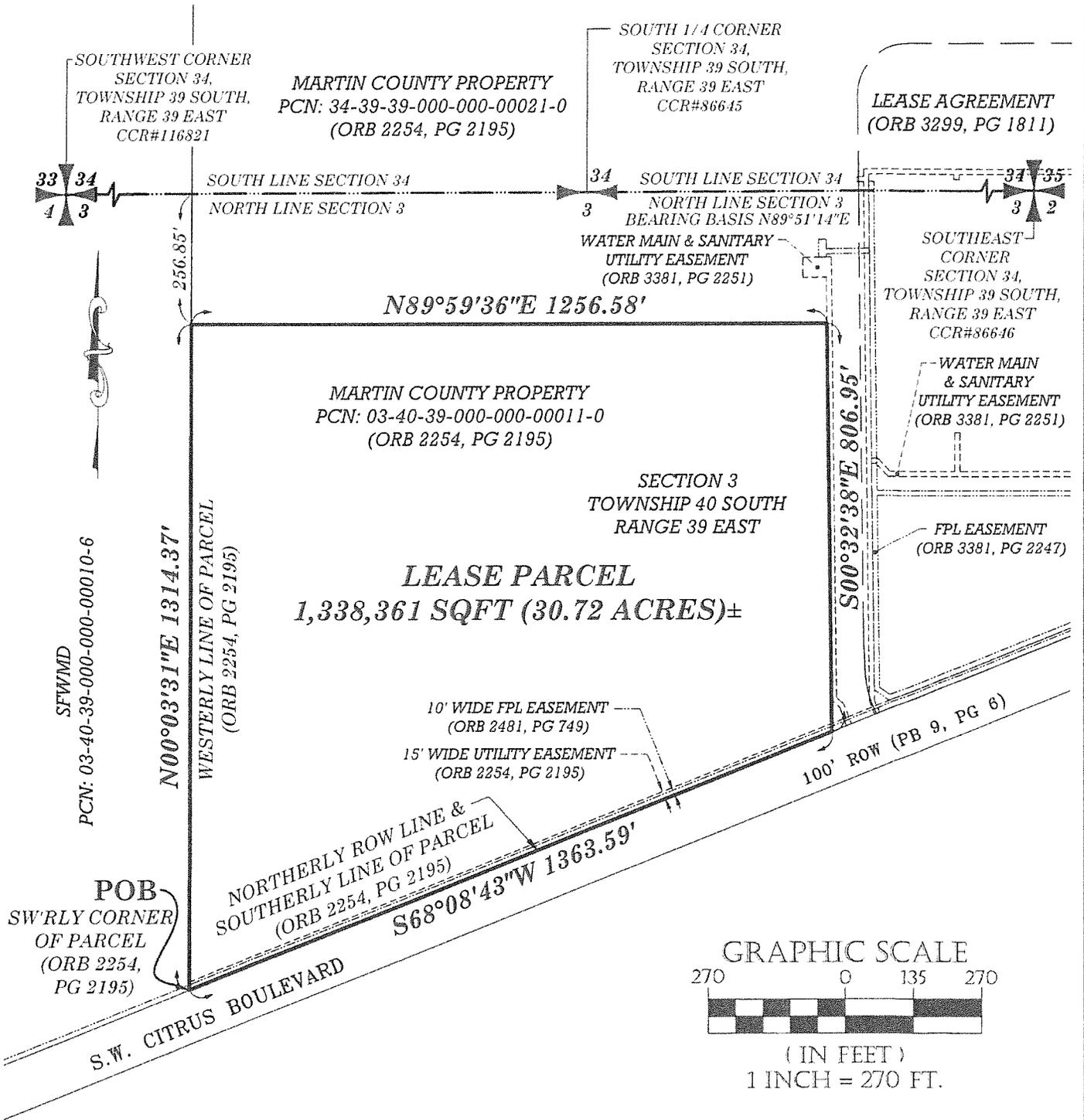
M.C. PROJ. NO. 25-049

DWG. FILE NAME: 25-049.DWG

SHEET NO.

3 OF 3

EXHIBIT B



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=270' OR SMALLER.

LEASE PARCEL
SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: 1" = 270'
DRAWING ID: 25-049C	

EXHIBIT “C”

From: Palmer, Ray <rpalmer@sfwmd.gov>
Sent: Monday, September 22, 2025 11:33 AM
To: Carla Segura <csegura@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>
Cc: Schaeffer, Robert <rschaef@sfwmd.gov>; Murphy, Patrick <pmurphy@sfwmd.gov>
Subject: RE: Notification and Request for Consent - County Recreation Area C-44 Project (IRL-South Project)

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Carla,

Thank you for discussing this request with me this morning. The South Florida Water Management District (District) consents to the proposed lease of the property, referred to as the C-44 Project – County Recreation Area, to Indian River State College by Martin County (County) for educational purposes.

Additionally, after further review of the attached Funding Agreement and Amendments, it does not appear necessary for the County to seek consent from the US Army Corps of Engineers (Corps) or the District to lease the County’s property based on the Second Amendment to the Funding Agreement, Section II.1.C.(1). This paragraph releases the County Property from the terms and conditions of the Funding Agreement.

Please let me know if you have any questions or need additional information.

Respectfully,



Ray

RAY PALMER

Bureau Chief, Real Estate
Ecosystem Restoration Division
3301 Gun Club Road, MS 8830
West Palm Beach, Florida 33406
Office (561) 682-2246
RPalmer@sfwmd.gov

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