



Martin County Property Appraiser  
Jenny Fields, CFA



# INTERACTIVE CALENDAR

[Searches](#)[Homestead Exemption](#)[Tools & Downloads](#)[Forms](#)[Learn More](#)[News](#)[Our Office](#)

## *"We VALUE Martin!"*

*We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect.*

A handwritten signature in black ink that reads "Jenny".

Jenny Fields, CFA

[MEET JENNY >](#)[E-NEWS SIGN UP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)

# INTERACTIVE CALENDAR

« January 2025 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Office Closed for New Year's Day Date of Assessment in the State of Florida	2 January E-Newsletter	3 iCareCommunity Magazine	4
5 Friends and Neighbors of Martin County	6 Treasure Coast Home & Living	7	8	9 Martin Cares	10 Tangible Personal Property Tax Return Mailing	11
12	13	14 Weichert Realtors Integrity Group	15 Florida Institute of Certified Public Accountants Salifish Chapter	16	17	18
19 Friends and Neighbors of Martin County	20 Office Closed for Martin Luther King Jr. Day	21	22 Martin County Realtors of the Treasure Coast	23	24	25
26	27	28	29	30	31	

- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

Presentations Publications Mailings Important Dates

## Martin County Realtors of the Treasure Coast



Property Appraiser Jenny Fields will be presenting to the members of the Martin County Realtors of the Treasure Coast.

### Event Information

<b>Event Date</b>	January 22, 2025
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[Back](#)

# Value Adjustment Board

- The purpose of the value adjustment board (VAB) is to hear appeals regarding property value assessments, denied exemptions or classifications, ad valorem tax deferrals, portability decisions, and change of ownership or control. Taxpayers or their representatives file petitions with the VAB clerk in the county where the property is located.
- The Value Adjustment Board (VAB) is an independent board consisting of two members of the Board of County Commissioners, one member of the County School Board, and two Citizen Members.
- The VAB appoints Special Magistrates to conduct hearings on petitions filed with the VAB.



# Value Adjustment Board Stats for 2025

Count of Results	Column Labels							
Row Labels	1-Pending	2-Withdrawn	3-Amended & WD	4-Heard	5.1-Denied Good Cause	5-Denied	6-Granted	Grand Total
⊕ AG		1		4	1		2	8
⊕ Comm	39	61	9	18		25		152
⊕ Exempt		7		5	4			16
⊕ Res	2	30	21	2	5	13		73
⊕ TPP		26	3					29
Grand Total	41	125	33	29	10	38	2	278

To learn more about the VAB board, filing a petition, timeframes to file, and the general rules of engagement through the process, check out the VAB Petition instructions under the Forms section of our website [www.pa.martin.fl.us](http://www.pa.martin.fl.us) or visit the Florida Department of Revenue at the link below.

<https://floridarevenue.com/property/Documents/pt101.pdf>



# Community Development District (CDD)

# Martin County Community Development Districts

Newfield



Terra Lago



Waterside





# Community Development District (CDD)

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER 1150

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 3. NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, ARTICLE 10, SPECIAL DISTRICTS OF CHAPTER 71. FINANCE AND TAXATION, GENERAL ORDINANCES, MARTIN COUNTY CODE; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS AND SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 190.005(2), Florida Statutes, Shadow Lake Groves, Inc. filed a petition for the establishment of a community development district with the Board of County Commissioners; and

WHEREAS, pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners has conducted the required public hearing and considered the statutory factors in making its determination to grant or deny the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA, THAT:

PART 1: CREATION OF DIVISION 3. NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, ARTICLE 10. SPECIAL DISTRICTS OF CHAPTER 71. FINANCE AND TAXATION, GENERAL ORDINANCES, MARTIN COUNTY CODE

Division 3. Newfield Community Development District, is hereby created to read as follows:

#### ARTICLE 10. SPECIAL DISTRICTS

##### Division 3. Newfield Community Development District

##### Section 71.430. Established; name.

Pursuant to Chapter 190, Florida Statutes, the Newfield Community Development District is hereby established.

##### Section 71.431. Boundaries

The boundaries of the Newfield Community Development District are as set forth in Exhibit A, attached hereto and incorporated by reference.

[Type text] Struck through passages are deleted; underlined passages are added.

## About the District

The Newfield Community Development District was established pursuant to F.S. Chapter 190 and is governed by a five-member Board of Supervisors elected by landowners within the District. The CDD may impose and levy taxes and/or assessments on the property to pay off bonds issued for capital improvements.

All property owners within the CDD will be subject to annual assessments which are broken down in two components:

1. The operation and maintenance (O & M) of the improvements
2. Debt service (annual principal & interest) on the capital improvement bonds.

The CDD may utilize the Martin County Tax Collector to collect these assessments each year. The annual assessments appear as one line in the non-ad valorem section of the property tax bill. The fiscal year is October 1st – September 30th.

## COMMUNITY DEVELOPMENT DISTRICT (CDD):

Townhomes: \$2,244

Twin Villas: \$2,494

35' Single Family Homesite: \$2,843

40' Single Family Homesite: \$2,943

45' Single Family Homesite: \$3,142

50' Single Family Homesite: \$3,192

60' Single Family Homesite: \$3,232

# Tangible Personal Property Update

• Total Active TPP Accounts: 12,152

• Total Waiver Accounts: 5,878

• 2025 TPP Return Mailing Date: 1/15/25

• Normal Filing/Extension Request Date: 4/1/25

• Extension Filing Date: 5/15/25

TANGIBLE PERSONAL PROPERTY TAX RETURN																																																												
PARCEL ID # : ACCOUNT # : DISTRICT # : FEDERAL EMPLOYER ID # : NAICS # :                If incorrect, [ ][ ][ ][ ][ ][ ][ ][ ][ ]		<b>Return To Martin County Property Appraiser By April 1 To Avoid Penalties - As required by 193.057 &amp; 193.062 F.S.</b>																																																										
		STATE OF FLORIDA	<b>Confidential</b>																																																									
		COUNTY OF	F.S. 193.074																																																									
		<b>MARTIN 2025</b>																																																										
HAVE QUESTIONS PLEASE CALL (772) 288-5608		BUSINESS NAME (DBA) & LOCATION ADDRESS:																																																										
By filing this form timely, you are applying for the \$25,000 exemption.																																																												
<b>MAIL COMPLETED RETURN TO:</b>																																																												
JENNY FIELDS, CFA PERSONAL PROPERTY DEPT MARTIN COUNTY PROPERTY APPRAISER 3473 SE WILLOUGHBY BLVD., SUITE 101 STUART, FL 34994																																																												
If name and address is incorrect, please make needed corrections.																																																												
1. Owner or person in charge: _____ Phone: _____ Business/corporate name _____		6. Type or nature of your business: Trade levels (check all that apply) <input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Manufacturing <input type="checkbox"/> Professional <input type="checkbox"/> Service <input type="checkbox"/> Agricultural <input type="checkbox"/> Leasing/Rental <input type="checkbox"/> Other, specify: _____																																																										
2. Physical location (no PO boxes): _____		7. Did you file a TPP return in this county last year? <input type="checkbox"/> Yes <input type="checkbox"/> No Name and location: _____																																																										
3. Do you file a TPP tax return under any other name? <input type="checkbox"/> Yes <input type="checkbox"/> No Name on most recent return of tax bill: _____		8. Former owner of business: _____ Date Sold: _____																																																										
4. Date you began business in this county: _____		9. If sold, to whom? _____																																																										
5. Fiscal year and date: _____ If before 12/31 last year, does this return reflect additions/deletions through Dec 31? <input type="checkbox"/> Yes <input type="checkbox"/> No		<table border="1"> <thead> <tr> <th>Personal Property Summary Schedule - Enter totals from page 2 or from an attached itemized list or depreciation schedule with original cost and date of acquisition.</th> <th>Taxpayer's Estimate of Fair Market Value</th> <th>Original Installed Cost</th> </tr> </thead> <tbody> <tr><td>10 Office furniture, office machines, and library</td><td></td><td></td></tr> <tr><td>11 EDP equipment, computers, and word processors</td><td></td><td></td></tr> <tr><td>12 Store, bar and lounge, and restaurant furniture, equipment, etc.</td><td></td><td></td></tr> <tr><td>13 Machinery and manufacturing equipment</td><td></td><td></td></tr> <tr><td>14 Farm, grove, and dairy equipment</td><td></td><td></td></tr> <tr><td>15 Professional, medical, dental, and laboratory equipment</td><td></td><td></td></tr> <tr><td>16 Hotel, motel, and apartment complex</td><td></td><td></td></tr> <tr><td>16a Rental units (stove, refrigerator, appliances, furniture, drapes, and other)</td><td></td><td></td></tr> <tr><td>17 Mobile home attachments (carport, utility building, cabana, porch)</td><td></td><td></td></tr> <tr><td>18 Service station and bulk plant equipment (underground tanks, lifts)</td><td></td><td></td></tr> <tr><td>19 Signs (billboard, pole, wall, portable, directional etc.)</td><td></td><td></td></tr> <tr><td>20 Leasehold improvements-grouped by type, year of install &amp; description</td><td></td><td></td></tr> <tr><td>21 Pollution control equipment</td><td></td><td></td></tr> <tr><td>22 Equipment owned by you but rented, leased or held by others</td><td></td><td></td></tr> <tr><td>23 Supplies not held for resale (not including inventory)</td><td></td><td></td></tr> <tr><td>24 Renewable energy source devices</td><td></td><td></td></tr> <tr><td>25 Other, specify</td><td></td><td></td></tr> <tr><td colspan="3" style="text-align: center;"><b>TOTAL PERSONAL PROPERTY</b></td></tr> </tbody> </table>		Personal Property Summary Schedule - Enter totals from page 2 or from an attached itemized list or depreciation schedule with original cost and date of acquisition.	Taxpayer's Estimate of Fair Market Value	Original Installed Cost	10 Office furniture, office machines, and library			11 EDP equipment, computers, and word processors			12 Store, bar and lounge, and restaurant furniture, equipment, etc.			13 Machinery and manufacturing equipment			14 Farm, grove, and dairy equipment			15 Professional, medical, dental, and laboratory equipment			16 Hotel, motel, and apartment complex			16a Rental units (stove, refrigerator, appliances, furniture, drapes, and other)			17 Mobile home attachments (carport, utility building, cabana, porch)			18 Service station and bulk plant equipment (underground tanks, lifts)			19 Signs (billboard, pole, wall, portable, directional etc.)			20 Leasehold improvements-grouped by type, year of install & description			21 Pollution control equipment			22 Equipment owned by you but rented, leased or held by others			23 Supplies not held for resale (not including inventory)			24 Renewable energy source devices			25 Other, specify			<b>TOTAL PERSONAL PROPERTY</b>		
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I declare I have read this tax return and the accompanying schedules and statements. The facts in them are true. If prepared by someone other than the taxpayer, the preparer signing this return certifies that this declaration is based on all information he or she has knowledge of.		<table border="1"> <thead> <tr> <th colspan="2">For Property Appraiser Use Only</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> \$25,000 Exemption</td> <td><input type="checkbox"/> Less Exemptions</td> </tr> <tr> <td><input type="checkbox"/> Widow(er)</td> <td><input type="checkbox"/> Taxable Value</td> </tr> <tr> <td><input type="checkbox"/> Blind</td> <td><input type="checkbox"/> Penalties</td> </tr> <tr> <td><input type="checkbox"/> Total Disability</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other, specify</td> <td></td> </tr> </tbody> </table>		For Property Appraiser Use Only		<input type="checkbox"/> \$25,000 Exemption	<input type="checkbox"/> Less Exemptions	<input type="checkbox"/> Widow(er)	<input type="checkbox"/> Taxable Value	<input type="checkbox"/> Blind	<input type="checkbox"/> Penalties	<input type="checkbox"/> Total Disability		<input type="checkbox"/> Other, specify																																														
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Signature taxpayer _____	Print name _____	Title _____	Date _____																																																									
Signature preparer _____	Print name _____	Preparer ID _____	Date _____																																																									
Address _____		Phone _____	Signature deputy _____ Date _____																																																									
Sign and date your return, send original to the county property appraiser's office by April 1. Unsigned returns cannot be accepted by the appraiser's office. If you are entitled to a widow's, widower's, or disability exemption on personal property (not already claimed on real estate), consult your appraiser.																																																												
Page 1 of 2		MCPA-405 Rev 12/23																																																										

# Tangible Personal Property Update



From the office of Jenny Fields  
Martin County Property Appraiser

Dear New Business Owner,

On behalf of the Martin County Property Appraiser's Office, I congratulate you on the opening of your new business. This is an exciting time for you and your team, and I want to assure you that our office is here to support you.

Business ownership can be complex when it comes to property taxes and the assessment process. Please find enclosed the following informational handouts:

- Answers to frequently asked questions relating to Tangible Personal Property
- *Business Marketing Tools* that provide guidance on how to harness the success of your business.

#### Important Dates to Remember

- January -TPP Tax Returns are mailed to you from our Office
- April 1<sup>st</sup> -Deadline for you to complete and return your TPP Tax Return
- August -*Notice of Proposed Property Taxes* are mailed to you
- November -Tax bills are mailed to you by the Tax Collector

Again, congratulations on the opening of your new business in Martin County. If you have any questions, please do not hesitate to call us at (772) 288-5609.

#### Tangible Personal Property Department

Representing Jenny Fields, CFA • Martin County Property Appraiser  
772.288.5609 • [tpp@pa.martin.fl.us](mailto:tpp@pa.martin.fl.us)  
3473 SE Willoughby Blvd., Suite 101, Stuart, FL 34994



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

## Business Marketing

Start With Us to get Free Tools at Your Fingertips

- Create Brand Awareness

**TARGET**  
a specific audience



Examples:

- Business type (florist, hardware, beauty salon)
- Homeowner's Association
- Properties with pools
- Waterfront properties

- Promote Your Product/Service

**DEFINE**  
a geographic area



Examples:

- By district
- By city
- By subdivision
- By street

- Drive Traffic

### 2 Options:

1

Scan the QR codes  
for detailed instructions



How to create  
mailing labels



How to buffer parcels  
& create mailing labels

2

Visit our website  
"Tools & Resources"  
"Data"



[pa.martin.fl.us/tools](http://pa.martin.fl.us/tools)



## OWN A BUSINESS?

Please join us for an informational workshop to understand your Tangible Personal Property (TPP) return, highlight free business marketing tools, and answer questions about business assets.

Peter & Julie Cummings Library  
2551 SW Matheson Ave, Palm City, FL 34990

### Join us if you:

- Are starting a business soon
- Are a new business
- Have a small business
- Have recently received your TPP Tax Return for 2025
- Have TPP related questions
- Are not certain if you should file



Monica Magill, TPP Specialist,  
representing Jenny Fields, Martin  
County Property Appraiser

March 6th, 2025

2:00-3:30pm



## LIBRARY EVENTS

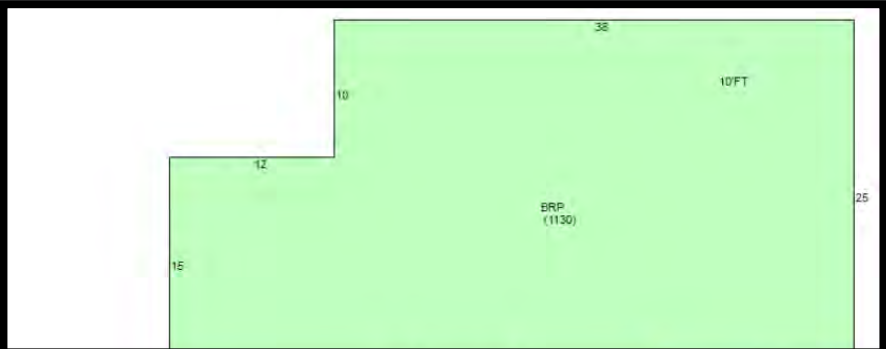


Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • "We VALUE Martin!" • (772) 288-5609

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# **New Construction & Development**

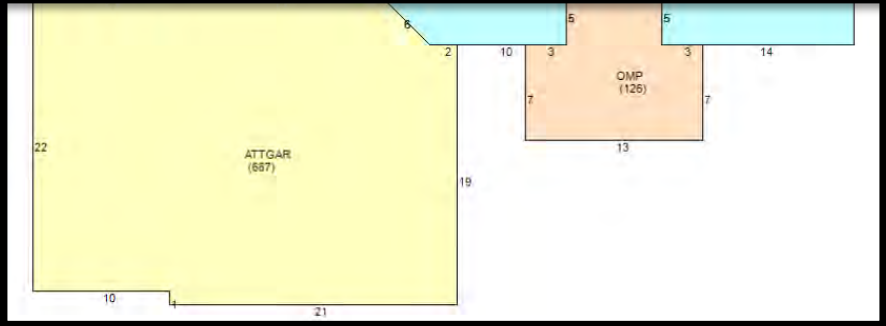


1. LAND

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
<b>NBC: 553800</b>															
55-38-41-550-000-00220-0	1260 1260 SE ILLUSION ISLE W	0100	0100	55380	37	4,050	2,435	01	1	0.00	TC	09/25/2024	780,000	562,260	0.721
55-38-41-550-000-00230-0	1262 1262 SE ILLUSION ISLE W	0100	0100	55380	37	4,515	2,577	01	1	0.00	TE	04/30/2024	710,000	618,560	0.871
55-38-41-550-000-00250-0	1266 1266 SE ILLUSION ISLE W	0100	0100	55380	37	3,509	2,577	01	1	0.00	TE	05/15/2024	760,000	573,920	0.755
55-38-41-550-000-00440-0	1391 1391 SE LEGACY COVE CI	0100	0100	55380	37	3,453	2,577	01	1	0.00	TE	04/18/2024	620,000	599,770	0.967
55-38-41-550-000-00920-0	1485 1485 SE LEGACY COVE CI	0100	0100	55380	37	2,554	1,891	01	1	0.00	TE	02/09/2024	497,000	443,080	0.892
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI	0100	0100	55380	37	3,492	2,492	01	1	0.00	SOLE	07/10/2024	548,900	522,230	0.951
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI	0100	0100	55380	37	3,492	2,492	01	1	0.00	TE	11/26/2024	560,000	522,230	0.933
55-38-41-550-000-01080-0	1453 1453 SE LEGACY COVE CI	0100	0100	55380	37	4,811	2,492	01	1	0.00	TC	01/08/2024	746,000	594,840	0.797
55-38-41-550-000-01160-0	1478 1478 SE LEGACY COVE CI	0100	0100	55380	47	3,750	2,029	01	1	0.00	SOLE	01/09/2024	585,000	489,050	0.836
55-38-41-550-000-01390-0	1617 1617 SE TRADITION TRCE	0100	0100	55380	47	2,360	1,525	01	1	0.00	SOLE	05/30/2024	529,000	400,190	0.757
55-38-41-550-000-01410-0	1593 1593 SE TRADITION TRCE	0100	0100	55380	47	2,905	1,987	01	1	0.00	SOLE	11/20/2024	468,000	439,680	0.939
55-38-41-560-000-00030-0	1413 1413 SE CONFERENCE CI	0100	0100	55380	37	4,479	2,267	01	1	0.00	SOLE	06/04/2024	835,000	585,260	0.701
55-38-41-560-000-00200-0	1359 1359 SE SUMMIT TRL	0100	0100	55380	37	3,990	2,267	01	1	0.00	SOLE	06/14/2024	775,000	568,110	0.733
55-38-41-560-000-00350-0	1455 1455 SE CONFERENCE CI	0100	0100	55380	37	3,267	2,415	01	1	0.00	TE	07/18/2024	650,000	569,200	0.876
55-38-41-560-000-00530-0	1506 1506 SE LEGACY COVE CI	0100	0100	55380	37	4,247	2,443	01	1	0.00	TE	02/28/2024	804,000	578,460	0.719
55-38-41-560-000-00580-0	1581 1581 SE CONFERENCE CI	0100	0100	55380	37	3,759	2,755	01	1	0.00	TE	05/01/2024	675,000	587,450	0.870
55-38-41-560-000-00670-0	1414 1414 SE SUMMIT TRL	0100	0100	55380	37	6,066	3,646	01	1	0.00	SOLE	11/15/2024	805,000	707,480	0.879
55-38-41-560-000-00930-0	1236 1236 SE CONFERENCE CI	0100	0100	55380	25	3,963	2,415	01	1	0.00	TE	08/27/2024	820,000	573,510	0.699

2. IMPROVEMENTS

<b>NBC:</b>	553800	<b>Mean:</b>	0.828	<b>Min Ratio:</b>	0.699
<b>Count:</b>	18	<b>Median:</b>	0.853	<b>Max Ratio:</b>	0.967
<b>Standard Deviation:</b>	0.093	<b>Avg. Abs. Dev.</b>	0.081	<b>COD:</b>	9.505



3. SALES



# Single Family Residential

# D·R·HORTON

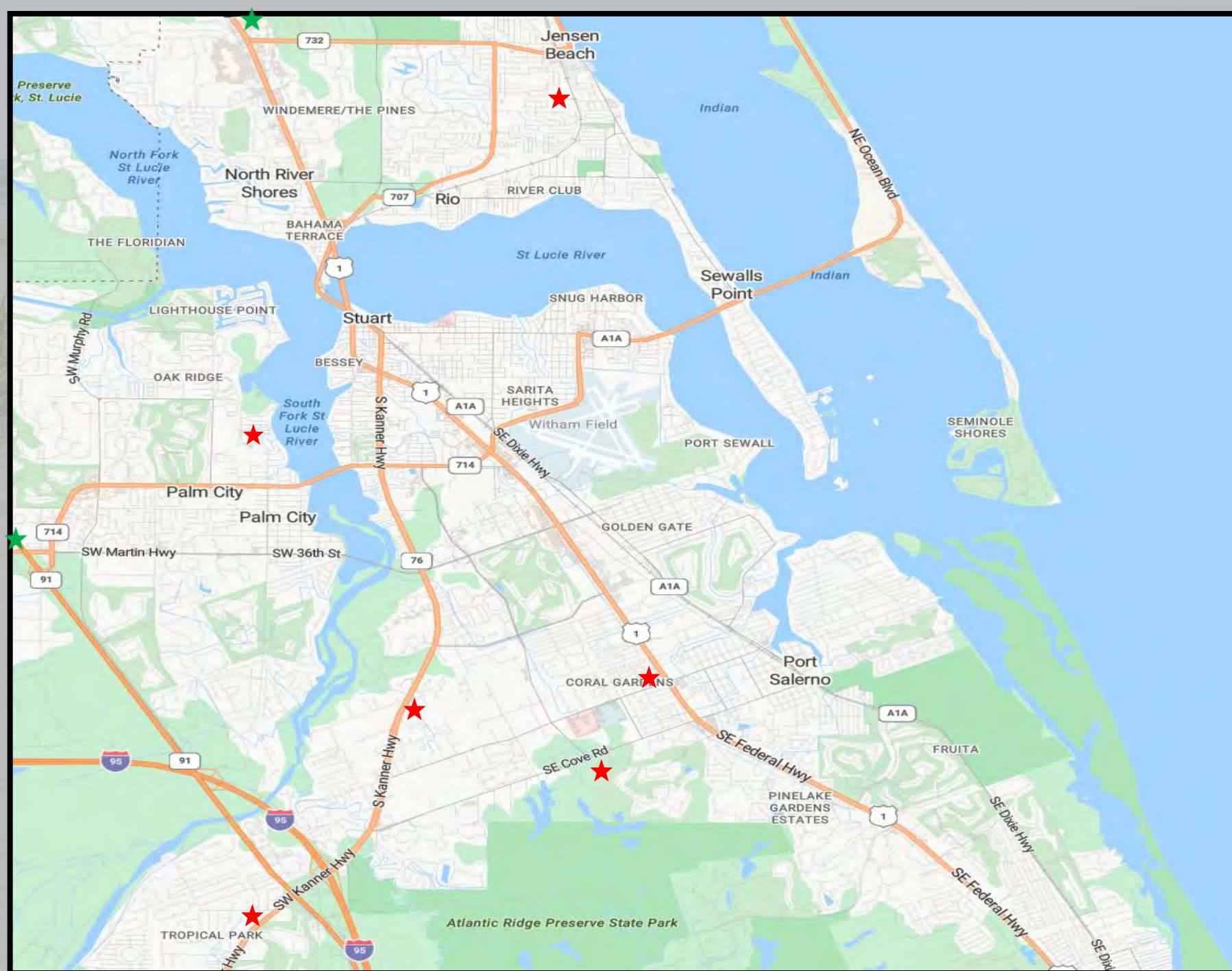
America's Builder



1. Sabal Point – 68 SFD, \$539+
2. The Oaks – 24 SFD, \$699+
3. Willow Pointe – 65 SFD, \$550+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD, \$599+
6. Twin Oaks – 28 SFD, \$589+



1. Avila – 169 TH, \$423+
2. Newfield - Rosette Park (SFD/TH), \$497+



# Sabal Pointe





# The Oaks



# Willow Pointe



# Sandpiper Square



# Preserves at Park Trace



# Twin Oaks



# Avila



# Newfield - Rosette Park





- 1. Highpointe – 319 SFD, \$563+
- 2. Bridgewater – 107 SFD, \$2.74+
- 3. Camellia – 98 TH, \$389+

# KOLTER



- 1. Cove Royale – 117 SFD, \$619+

## KHovnanian Homes



- 1. Salerno Reserve – 79 SFD \$674+, 88 TH \$424+



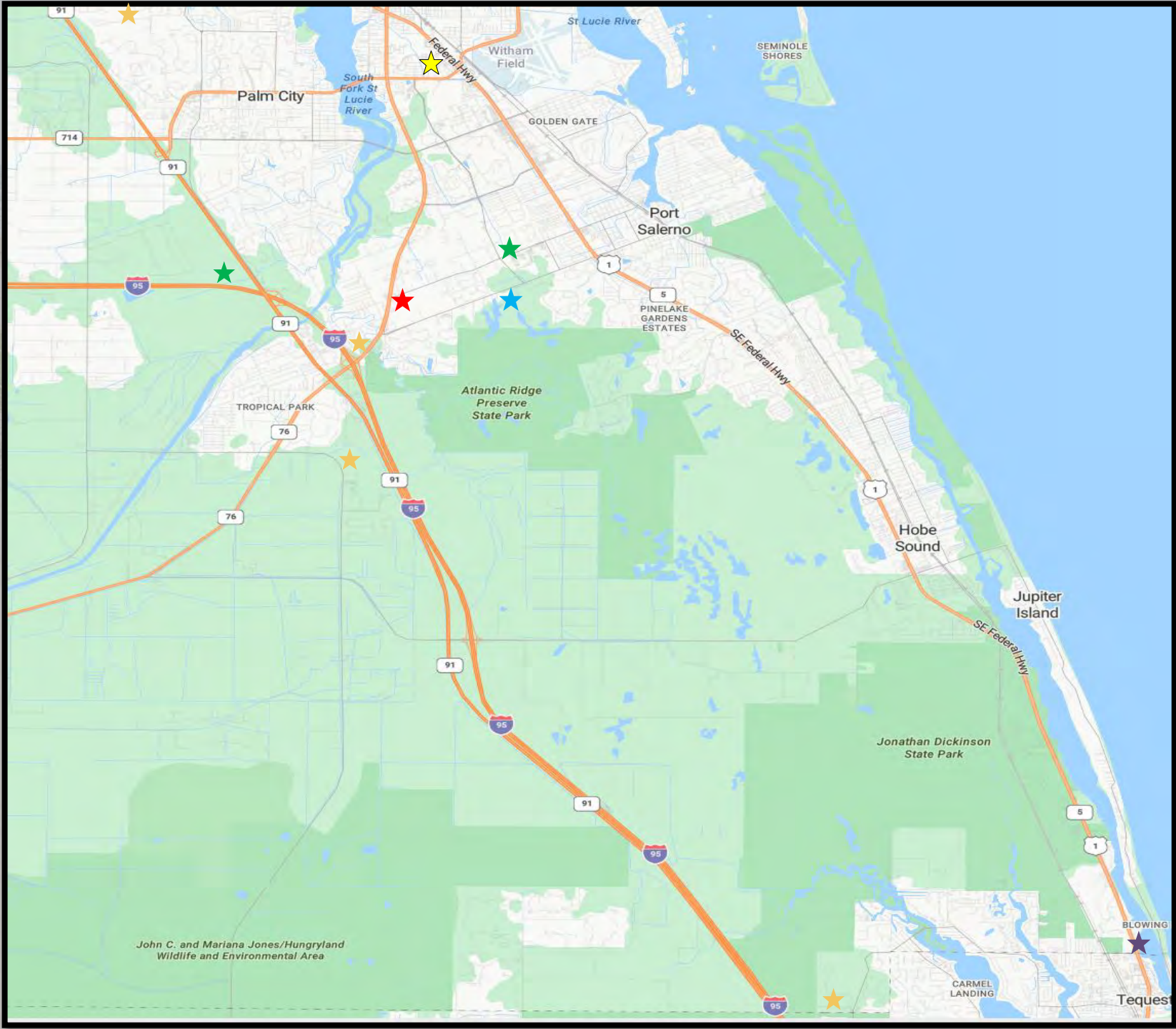
- 1. Pentalago – 42 Lots \$429+



### Sailfish Cay

- 1. Forte Luxe – 16 TH, \$3.97+

- 1. 60 TH, \$400 - \$600





# Highpointe



# Bridgewater



# Camellia



# Cove Royale



# Salerno Reserve



# Pentalago



# Forte Luxe



# Sailfish Cay







# Master Planned Communities

# NEWFIELD

MARTIN COUNTY, FL

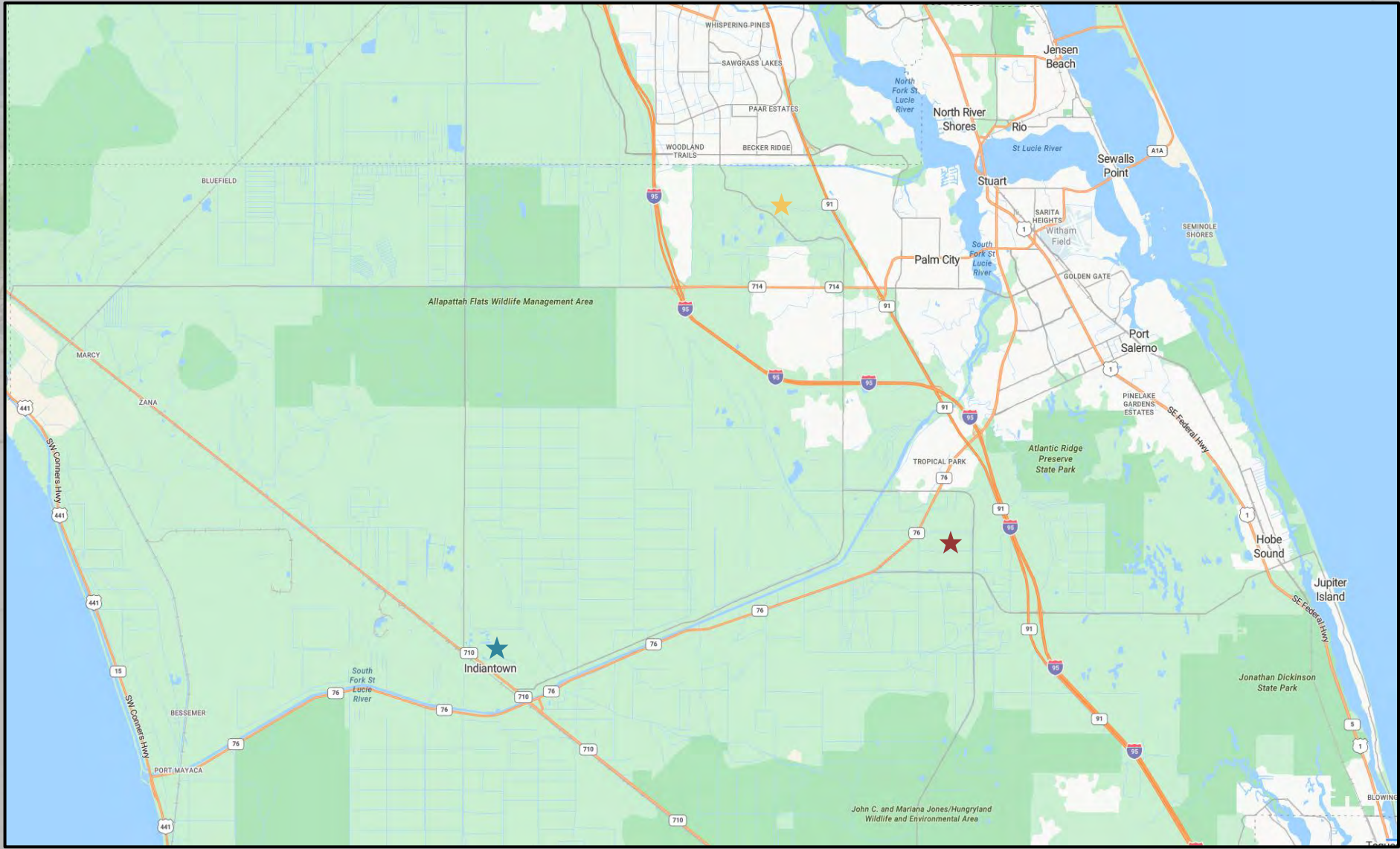
# Storie



TERRA LAGO  
VILLAGE OF INDIANTOWN

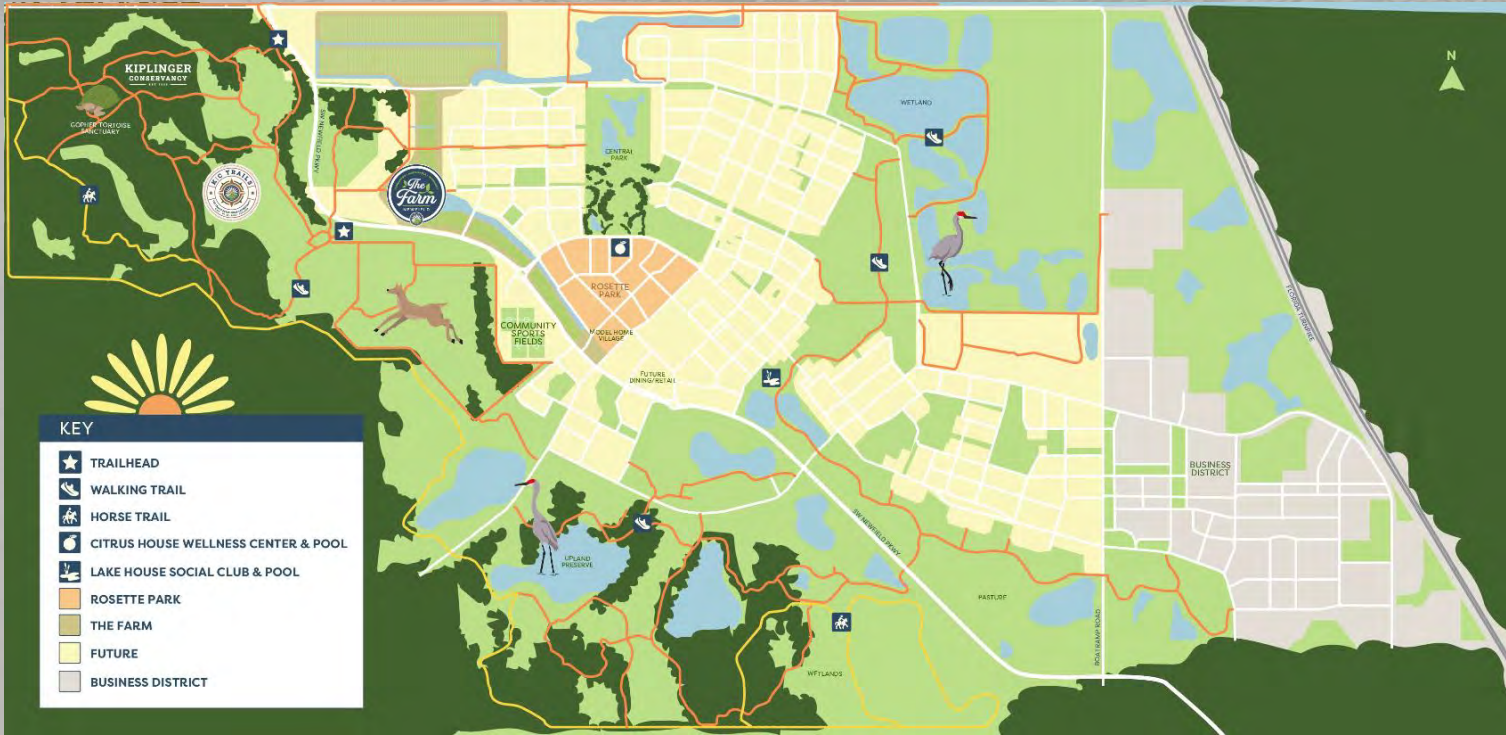


THE GARCIA COMPANIES



# NEWFIELD

MARTIN COUNTY, FL









# Golf Courses



# APOGEE





# APOGEE



# Master Site Plan

## SITE DATA

FUTURE LAND USE: AGRICULTURAL  
EXISTING ZONING: A-2  
PROPOSED ZONING: PUD  
TOTAL SITE AREA: 3,902.84 AC  
RESIDENTIAL UNITS: 175 SINGLE FAMILY LOTS  
OPEN SPACE: 3,547.85 AC (91%)  
AGRICULTURE: 1,205.26 AC (31%)  
TOTAL SITE AREA: 3,902.84 AC  
SOUTHERN PARCEL: 3,460.62 AC  
NORTHERN PARCEL: 442.22 AC

## PROPOSED USE:

BONAFIDE AGRICULTURE, 175 SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (26) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE





Discovery  
LAND COMPANY



# Rolling Sands





# Multifamily Residential

# MULTI-FAMILY

## Multi-Family

2025

Volaris (270 Units) ★

Tradewinds (177 Units) ★

COS/2020

County/2020

2023/2024

-Indigo (212 Units) ★

-The Reserve (197 Units) ★

-River North (280 Units) ★

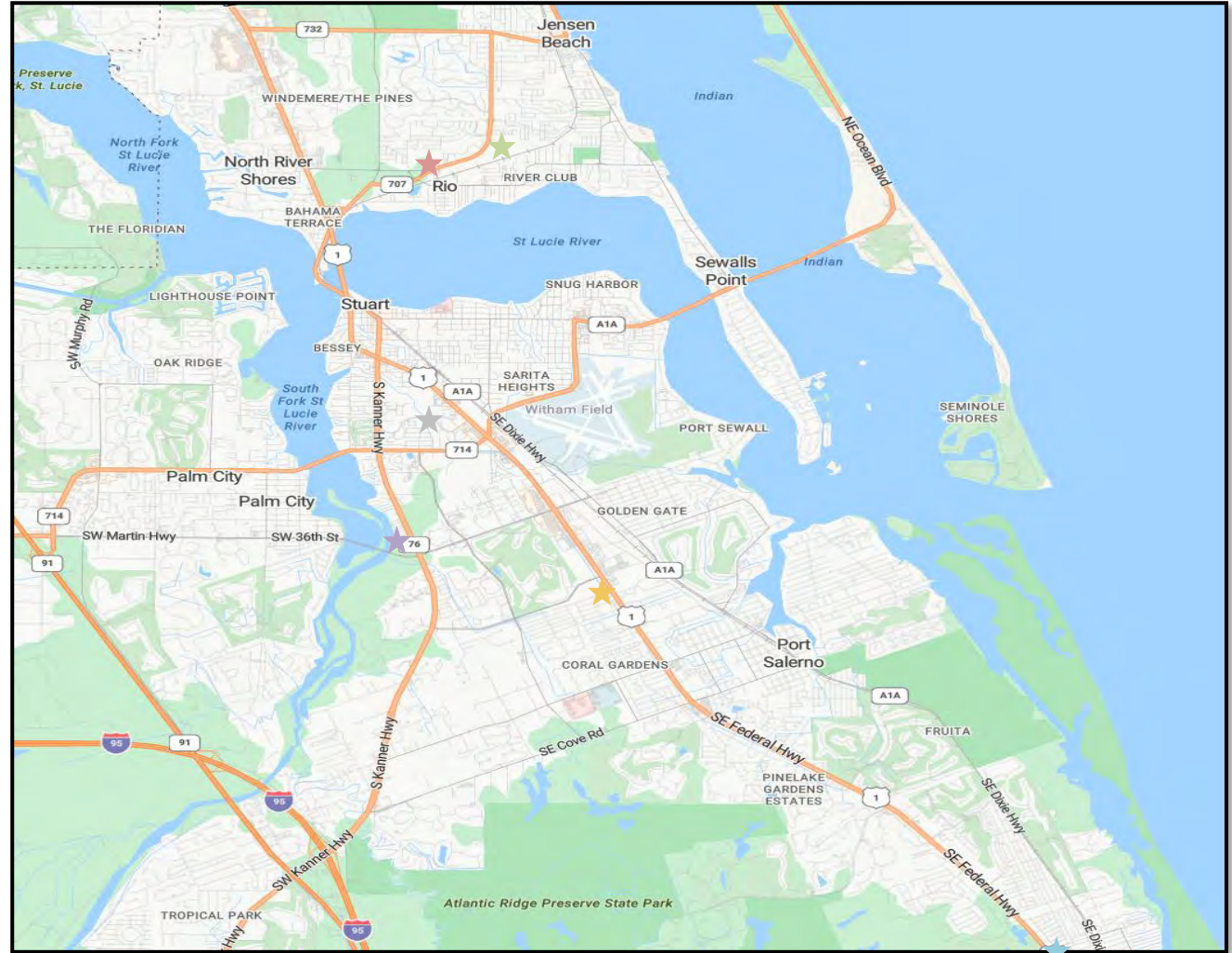
-Central Parkway Lofts (172 Units) ★

COS/2020

County/2018

COS/2020

COS/2021



# Volaris



# Tradewinds





# Martin County Metropolitan Planning Organization (MPO)



## Martin County BOCC Proposed Development Map



## City of Stuart Development Map





# **Treasure Coast Real Estate Data (2024 Certified Tax Rolls)**

# TREASURE COAST REAL ESTATE DATA 2024

## MARTIN

**56.9B**

Total Market Value

**6.45%**

23-24 Percent Increase

**34.8B**

Total Taxable Value

**10.04%**

23-24 Percent Increase

## INDIAN RIVER

**48.6B**

Total Market Value

**6.20%**

23-24 Percent Increase

**29.3B**

Total Taxable Value

**10.19%**

23-24 Percent Increase

## ST. LUCIE

**70.7B**

Total Market Value

**6.88%**

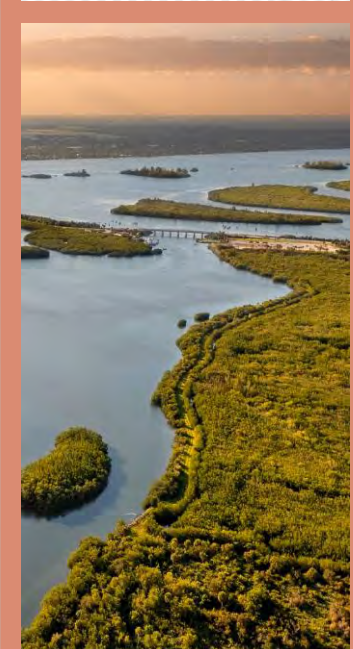
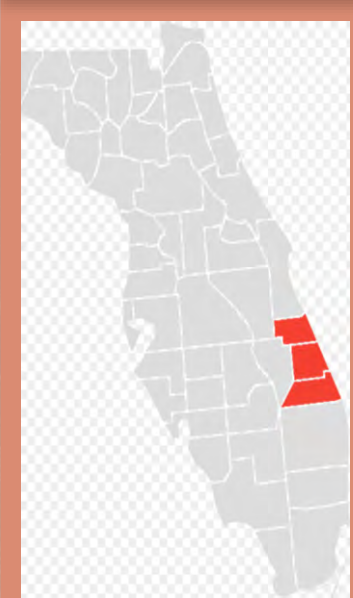
23-24 Percent Increase

**40.0B**

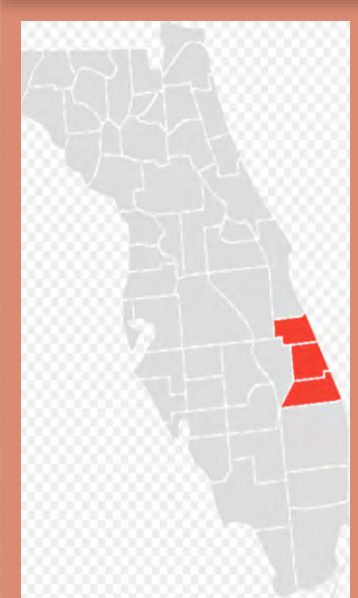
Total Taxable Value

**13.20%**

23-24 Percent Increase



# TREASURE COAST REAL ESTATE DATA 2024



## MARTIN

**162,006**

Total Population

**543.7**

Sq. Miles

**96,883**

Real Property Parcels

**+257**

23-24 Increase

## INDIAN RIVER

**167,352**

Total Population

**502.8**

Sq. Miles

**94,343**

Real Property Parcels

**+479**

23-24 Increase

## ST. LUCIE

**358,704**

Total Population

**571.7**

Sq. Miles

**186,359**

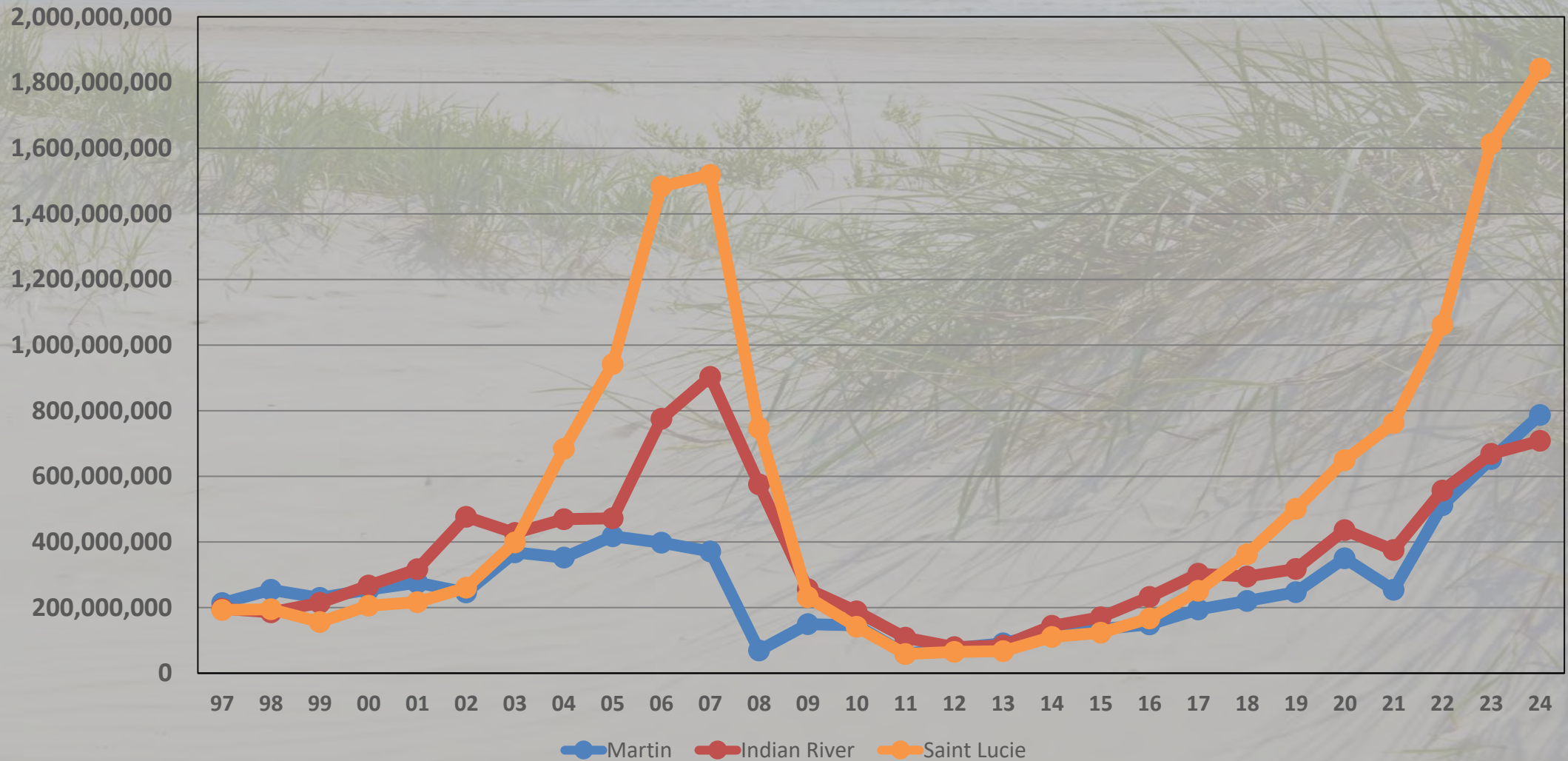
Real Property Parcels

**+2,839**

23-24 Increase

# TREASURE COAST REAL ESTATE DATA

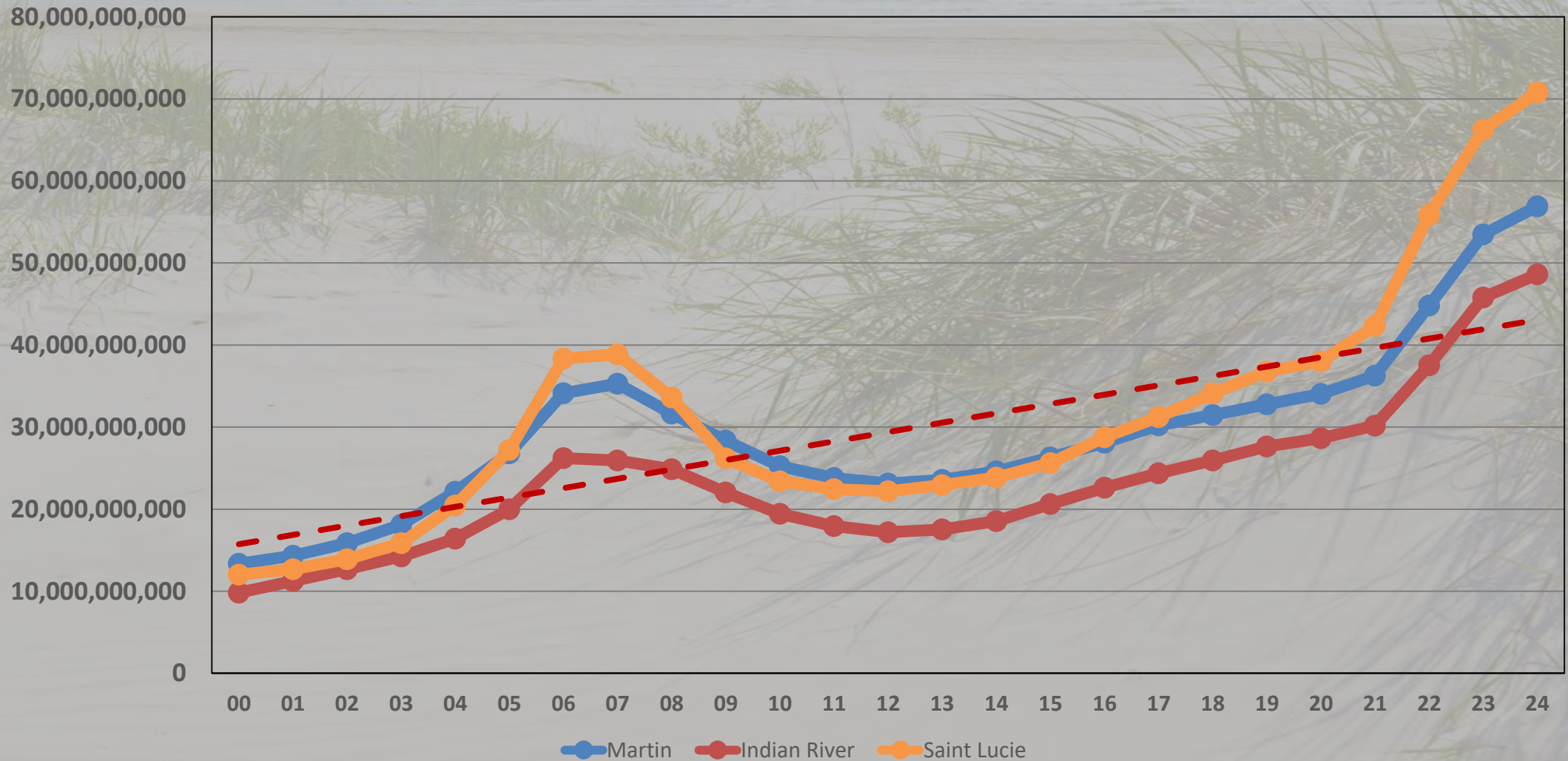
## Historical 25 Year New Construction Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

# TREASURE COAST REAL ESTATE DATA

## Historical 24 Year Market Value Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



# Amendment 5 Review

# Homestead Exemption

Homestead is one way to reduce the amount of real estate taxes you will have to pay on your residential property. In the State of Florida, if you own property, and make the property your permanent residence, as of January 1st of the tax year, you may qualify for the \$25,000 homestead exemption. An additional \$25,000 homestead exemption is automatically applied to the assessed value above \$50,000.

By law, a homestead exemption is not transferable to your new home. If you move, you must file a new homestead application by coming into the office or online at [www.pa.martin.fl.us](http://www.pa.martin.fl.us).



You will receive the full \$50,000 exemption if your Assessed Value is \$75,000 or greater.



**PROPOSED**

## Constitutional Amendment

To be voted on  
November 5, 2024 ballot.

### Amendment 5 –

#### Homestead Annual Inflation Adjustment

The original homestead exemption of up to \$25,000 would stay the same. However, if passed, the Constitutional Amendment would allow the second \$25,000 homestead exemption to adjust with inflation.



# **AMENDMENT 5 – PASSED CONSTITUTIONAL AMENDMENT**

## **IMPORTANT ASPECTS OF THE PASSED AMENDMENT**

- **Passed in General Election with more than 60% Florida voter approval**
- **This is a statewide exemption and applies to all counties.**
- **Will begin in 2025 tax year**

# **AMENDMENT 5 – PASSED CONSTITUTIONAL AMENDMENT**

## **IMPORTANT ASPECTS OF THE PASSED AMENDMENT**

- **Annual factor only applies to the 2<sup>nd</sup> \$25,000 Exemption**
- **2<sup>nd</sup> \$25,000 Exemption does not apply to School Levies**
- **Factor can only be positive and does not apply if CPI is negative number**
- **Uses the same CPI measurement as annual Save Our Homes but is not limited at 3%**

# AMENDMENT 5 – PASSED

## CONSTITUTIONAL AMENDMENT

<b>Current Homestead Exemption Tax Savings</b>			
<b>Current Homestead Exemption</b>	<b>Exemption Amount</b>	<b>Tax Savings in Town of Sewall's Point</b> Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	<b>Tax Savings in City of Stuart</b> Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711
1st \$25,000 Applies to all Taxing Authorities	25,000	\$ 410.89	\$ 457.85
2nd \$25,000 Applies to all except School Board	25,000	\$ 262.31	\$ 309.28
<b>Total</b>		<b>\$ 673.20</b>	<b>\$ 767.13</b>

**Current Annual Tax Savings Range:**  
**\$673.20 - \$767.13**

# AMENDMENT 5 – PASSED

## CONSTITUTIONAL AMENDMENT

### Hypothetical Homestead Exemption Tax Savings (After 10 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point		Tax Savings in City of Stuart	
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924		Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711	
1st \$25,000 Applies to all Taxing Authorities	25,000	\$	410.89	\$	457.85
2nd \$25,000 Applies to all except School Board	31,623	\$	331.81	\$	391.22
<b>Total</b>		\$	742.69	\$	849.07

**Current Annual Tax Savings Range:  
\$673.20 - \$767.13**

**After 10 Years of Amendment 5 Annual Tax Savings Range:  
\$742.69 - \$849.07**

# AMENDMENT 5 – PASSED

## CONSTITUTIONAL AMENDMENT

### Hypothetical Homestead Exemption Tax Savings (After 20 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point		Tax Savings in City of Stuart	
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924		Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711	
1st \$25,000 Applies to all Taxing Authorities	25,000	\$	410.89	\$	457.85
2nd \$25,000 Applies to all except School Board	39,985	\$	419.54	\$	494.66
<b>Total</b>		\$	830.42	\$	952.51

**Current Annual Tax Savings Range:  
\$673.20 - \$767.13**

**After 20 Years of Amendment 5 Annual Tax Savings Range:  
\$830.42 - \$952.51**

# AMENDMENT 5 – PASSED

## CONSTITUTIONAL AMENDMENT

### Hypothetical Homestead Exemption Tax Savings (After 30 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point	Tax Savings in City of Stuart
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711
1st \$25,000 Applies to all Taxing Authorities	25,000	\$ 410.89	\$ 457.85
2nd \$25,000 Applies to all except School Board	52,696	\$ 552.91	\$ 651.91
Total		\$ 963.80	\$ 1,109.76

**Current Annual Tax Savings Range:  
\$673.20 - \$767.13**

**After 30 Years of Amendment 5 Annual Tax Savings Range:  
\$963.80 - \$1,109.76**

# AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

## ADDITIONAL HOMESTEAD EXEMPTION ADJUSTMENT

Section 196.031(1)(b), Florida Statute, requires the value of the additional homestead exemption be adjusted annually based on the Consumer Price Index as reported by the United States Department of Labor, Bureau of Labor Statistics. The \$25,000 value of the additional exemption will be increased when the inflation adjustment is positive and applied to the assessed value greater than \$50,000. The adjustment begins with the 2025 tax year assessment.

- a. The percentage change in the Consumer Price Index (CPI) for all urban consumers, U.S. city average, all items 1967 = 100 or successor reports\* for the preceding calendar year as initially reported by the U.S. Department of Labor, Bureau of Labor Statistics.

The current successor report is the 1982 – 84 = 100 current series.

The CPI change amounts in the chart below are from the year prior to the year listed.

\*The percentage changes are rounded to the nearest tenth of a percent.

**Additional Homestead Exemption Annual Increase**

Year	CPI Change*	Maximum Exemption Amount
2025	2.9%	\$25,722
2024	Base year	\$25,000

Increase to Exemption Effecting Non School Levies	Sewall's Point Non School Millage (10.4924)	Stuart Non School Millage (12.3711)
722	\$ 7.58	\$ 8.93

# How Does a Calamity Affect My Taxes?

## How Does a Calamity Affect My Property Taxes?

If your residential improvements are rendered uninhabitable for at least 30 days, the property owner may request a refund of taxes for the portion of the year in which the home was deemed uninhabitable. This does not include structures that are not essential to the use and occupancy of the residential dwelling, such as a detached garage, pool, or land.

An application for refund needs to be filed with the Property Appraiser by March 1 in the year following the calamity. The Property Appraiser will review all information submitted. If they determine the applicant is eligible, then they will complete the DR-465 and submit it to the Martin County Tax Collector within 30 days after the determination, but no later than April 1st.

The Tax Collector shall calculate the damage differential pursuant to Florida Statute 197.319 and process a refund in an amount equal to catastrophic event refund.





# 197.319 – REFUNDS CONT'D

- **Examples of Catastrophic Weather events typically affecting multiple properties:**
  - **Hurricane**
  - **Tornado**
  - **Wildfire**
  - **Flooding**

# 197.319 – REFUNDS CONT'D

- **Examples of Catastrophic Non-weather events typically affecting individual properties:**
  - **Unintentional Fire**
  - **Water Damage**
  - **Structural Failure**

# CATASTROPHIC EVENT TAX REFUND



## Application for Catastrophic Event Tax Refund

Section 197.319, Florida Statutes

DR-465  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Effective 11/23  
Page 1 of 2

This completed application, must be filed with the county property appraiser on or before March 1 of the year immediately following the catastrophic event.

COMPLETED BY APPLICANT	
Applicant name	County <span>Select County</span>
Mailing address	Property address (if different from mailing)
Phone	Parcel identification number, if available
1. Date the catastrophic event occurred in your county	
2. Number of days property was uninhabitable during the calendar year that the catastrophic event occurred (must be uninhabitable for at least 30 days):	
3. Describe the catastrophic event	
4. Has the property been restored to a habitable condition? Yes <input type="checkbox"/> No <input type="checkbox"/> If so, when was the property habitable?	
Florida law requires property appraisers to determine if you are entitled to a refund of taxes. Supporting documentation is required for purposes of determining the conditions of uninhabitability, such as utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.	
Under penalties of perjury, I declare that I have read this application and that the facts stated in it are true to the best of my knowledge and belief.	
Signature of property owner	Date
<i>Complete and provide to the county property appraiser.</i>	
COMPLETED BY PROPERTY APPRAISER	
1. Just value of residential parcel as of January 1 of the year the catastrophic event occurred:	
2. Number of days property was uninhabitable (must be uninhabitable for at least 30 days):	
3. Postcatastrophic event just value:	
4. Percent change in value:	0.00%
The property appraiser has determined that the applicant's entitlement to the refund is based on the above factors.	
Signature, property appraiser or designee	Date
<i>Provide a copy to the property owner.</i>	
<i>For approved applications, forward to the county tax collector on or before April 1.</i>	

## Instructions

DR-465  
R. 11/23  
Page 2 of 2

Section 197.319, Florida Statutes (F.S.), provides a refund of property taxes paid for residential improved property rendered uninhabitable for at least 30 days due to a catastrophic event. To be eligible for refund, the property must be determined "uninhabitable," that is the property could not be used or occupied for the purpose for which it was constructed for a period of at least 30 days due to damage to, destruction of, or a condition that compromises the structural integrity of the residential improvement which was caused by a catastrophic event. The owner of the property must file a sworn application and supporting documentation with the property appraiser's office by March 1, of the year immediately following the catastrophic event.

### Completed by Applicant:

- If available, provide the parcel identification number for the damaged or destroyed property.
- Supporting documentation is required. Attach any documentation supporting the claim that the property was uninhabitable during the specified period. Supporting documentation includes utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.
- Submit the signed, dated, and completed application with the supporting documentation to the property appraiser's office in the county where the property is located.
- If approved, the county tax collector will issue a refund to the applicant.

The property appraiser will notify the property owner of the determination no later than April 1 of the year following the date on which the catastrophic event occurred. If your application for tax refund under section 197.319, F.S., is not determined satisfactorily, the Florida Property Taxpayer's Bill of Rights recognizes your right to an informal conference with the local property appraiser. You may also file a petition with the value adjustment board clerk, pursuant to section 194.011(3), Florida Statutes, on or before the 30<sup>th</sup> day following issuance of notice by the property appraiser. Regardless of a scheduled informal conference with the property appraiser, petitions involving determinations on refund of taxes for catastrophic event may be submitted to the value adjustment board. Complete and file Form DR-486, *Petition to the Value Adjustment Board – Request for Hearing*, with the value adjustment board clerk (Form DR-486 is incorporated by reference in Rule 12D-16.002, F.A.C.).

### Completed by Property Appraiser:

- The property appraiser must review the application and any supporting documentation submitted by the applicant to determine if the applicant is entitled to a refund of taxes.
- If the applicant is eligible for the refund and the application was timely filed, complete, sign, and date the application. Forward a copy of the application and an official written statement of determination to the tax collector and the applicant within 30 days after the determination and no later than April 1, of the year following the date on which the catastrophic event occurred, providing:
  - The just value of the residential improved property as of January 1 of the year the catastrophic event occurred
  - The total number of days the residential improved property was uninhabitable
  - The postcatastrophic event just value
  - The percent change in value applicable to the residential improved property
- If the applicant is ineligible for the refund, provide a copy of this application, and include an official written statement of the property appraiser's determination no later than April 1 to the applicant.

# 197.319 – REFUND EXAMPLE

The following example is for a residential property that was rendered uninhabitable for 95 days by a hypothetical catastrophic event. The following information is used to calculate the refund:

- January 1 **pre-catastrophic event** just value of the parcel: **\$300,000**
- January 1 **pre-catastrophic event** just value of the residential improvement (the house, attached garage, and attached porches only): **\$225,000**
- **Post-catastrophic event** just value of the parcel (January 1 parcel just value *less* residential improvement just value): **\$75,000**
- Number of days the property was uninhabitable: **95 days**
- Total annual property taxes paid: **\$2,250**

The first step is to find the percent change in value by subtracting the parcel's post-catastrophic event just value from the pre-catastrophic event just value using the following calculations:

Change in value:	$\$300,000 \text{ less } \$75,000 =$	<b>\$225,000</b>
Percent change in value:	$\$225,000 \text{ divided by } \$300,000 =$	<b>.75 or 75%</b>

The second step is to find the percent of days the residence was uninhabitable by dividing the number of days the residential improvement was uninhabitable by the number of days in the year using the following calculation:

Percent of uninhabitable days:	$95 \text{ days divided by } 365 \text{ days} =$	<b>.26 or 26%</b>
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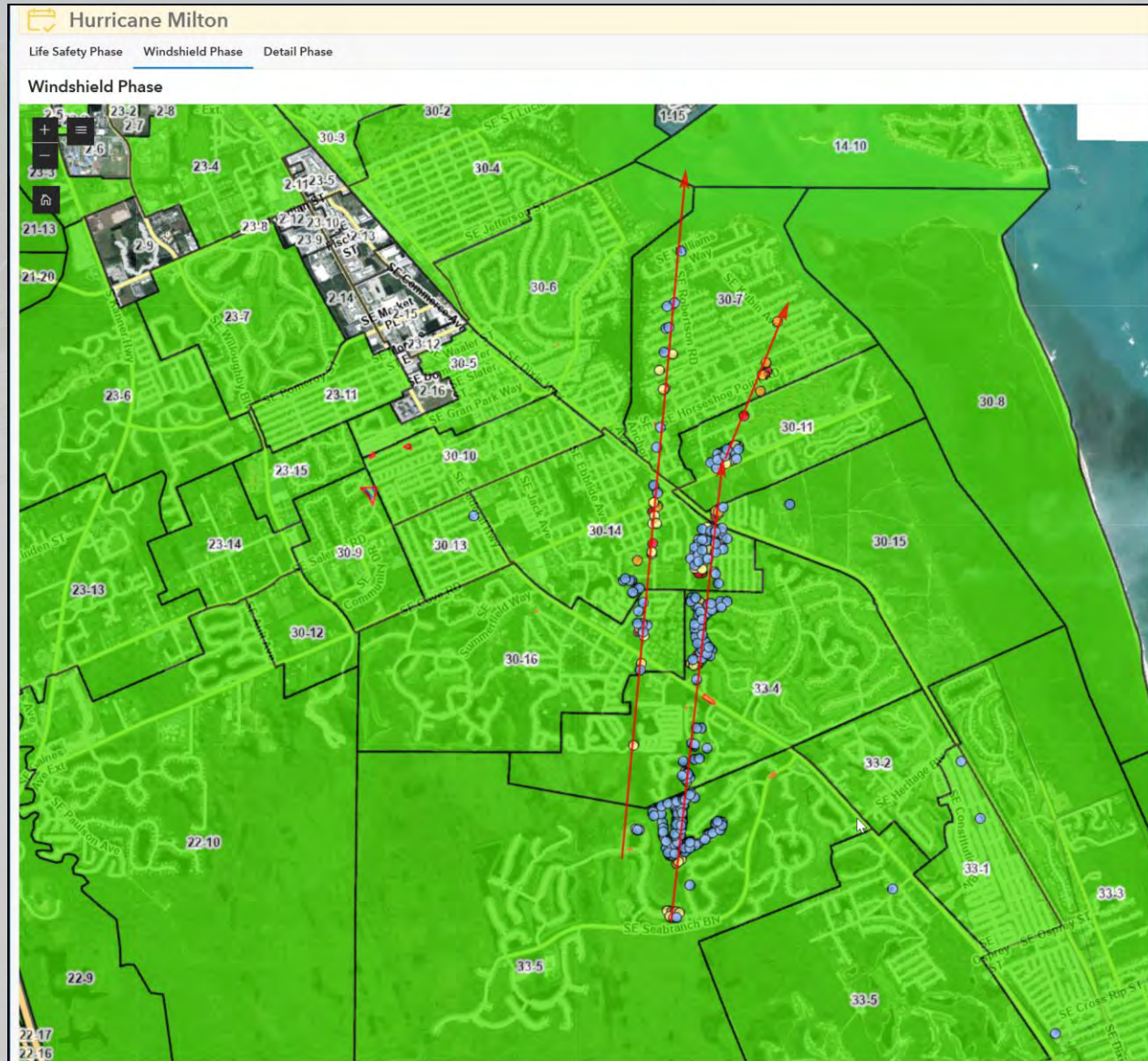
The third step is to find the damage differential by applying the percent change in value to the percent of uninhabitable days using the following calculation:

Damage differential calculation:	$.75 \text{ multiplied by } .26 =$	<b>.195</b>
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Finally, the refund amount is calculated by applying the damage differential to the total property annual taxes paid:

Refund calculation:	$\$2,250 \text{ multiplied by } .195 =$	<b>\$438.75 refund due</b>
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# HURRICANE MILTON TORNADOES



<b>Damage Type</b>	<b>Count</b>
DESTROYED	30
MAJOR	31
MINOR	92
AFFECTED	285
NO DAMAGE	17
<b>Grand Total</b>	<b>455</b>

# How Does a Calamity Affect My Value?

**Affidavit of Intent if Homestead**

**110% Rebuild Rule**

**FEMA Floodplain 50% Rebuild Rule**

## How Does a Calamity Affect My Property Value?

When a calamity occurs, it is the responsibility of the property owner to notify the Office of the Property Appraiser as soon as possible. Any change in value as a result of the calamity will be reflected in the following tax roll year.

The Property Appraiser will consider the condition of the property as of January 1 after the event and any remaining damage will be taken into account for the next years value.

Any changes, additions or improvements, commenced within 3 years that replace all or a portion of the property, that was damaged or destroyed may not increase your assessed value.

## ▼ Substantial Improvement / Substantial Damage / 50% Rule

Martin County participates in the Community Rating System (CRS) established by FEMA through the National Flood Insurance Program. This requires the county to determine if improvements over the past five-year period are substantial, meaning the cumulative value of the improvements meets or exceeds 50% of the value of the structure being improved.

This requirement applies only to structures that are within a Special Flood Hazard Area (SFHA) and are not compliant with current Flood Protection regulations. It does not matter whether the structure is residential or commercial, insured or uninsured, nor first-floor or top-floor condominium.

If a structure located in a SFHA is not built to the current design flood elevation, and is "substantially damaged" or "substantially improved," it must be brought into compliance with the Martin County Floodplain Management Ordinance and Florida Building Code, including elevating the building and all electrical and mechanical equipment to a minimum of 1-foot above the base flood elevation.

This typically applies to the addition to or remodeling of older structures, but it also affects structures that have sustained major damage.

## **FEMA accepts 2 options:**

**Property Appraiser Structure Value (Request a Building Value Review)**

**Request a retrospective (pre-storm) actual cash value (ACV) Fee Appraisal**



# **New Advanced Search & Updated Website Features**