

NEWFIELD SD-W EAST MASTER PLAN

Request by Urban Design Studio on behalf of MAM US LLC

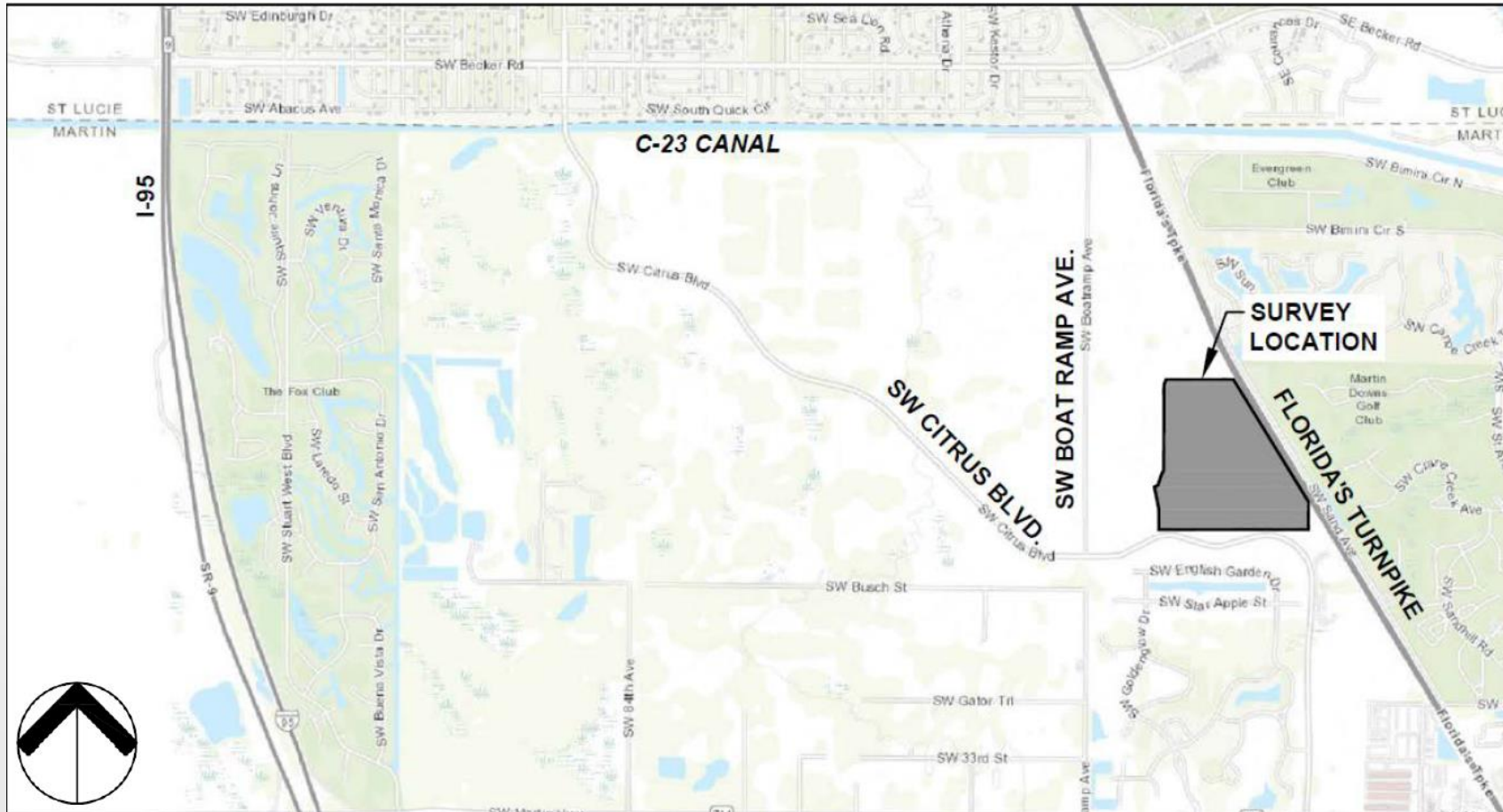
Presented by: Elizabeth Nagal, AICP, CNU-A

Development Review Administrator



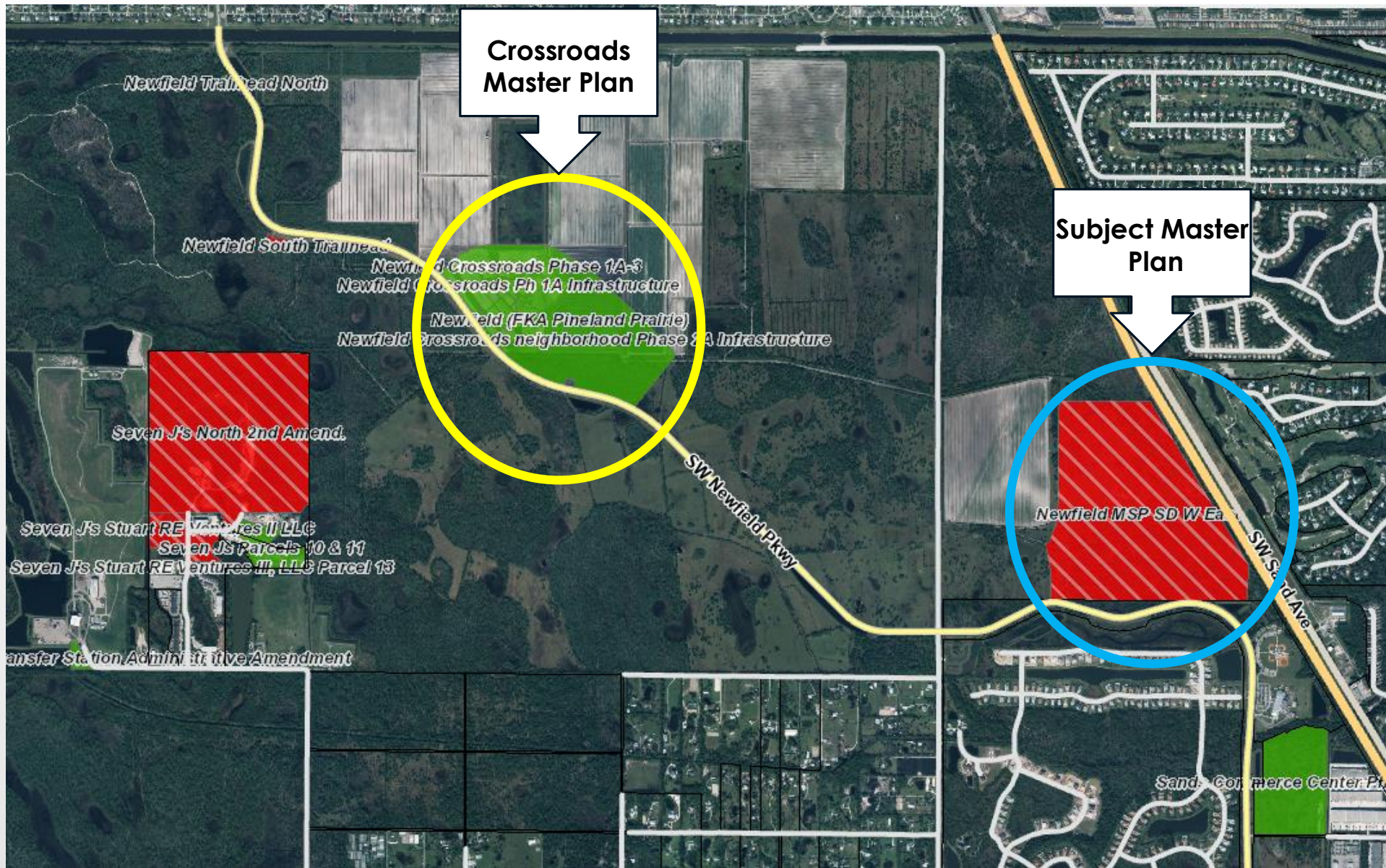
LOCATION MAP:

NTS



West of Florida Turnpike, north of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.36 miles east of SW Boat Ramp Avenue, in Palm City.





East of previously approved Crossroads neighborhood



Newfield History

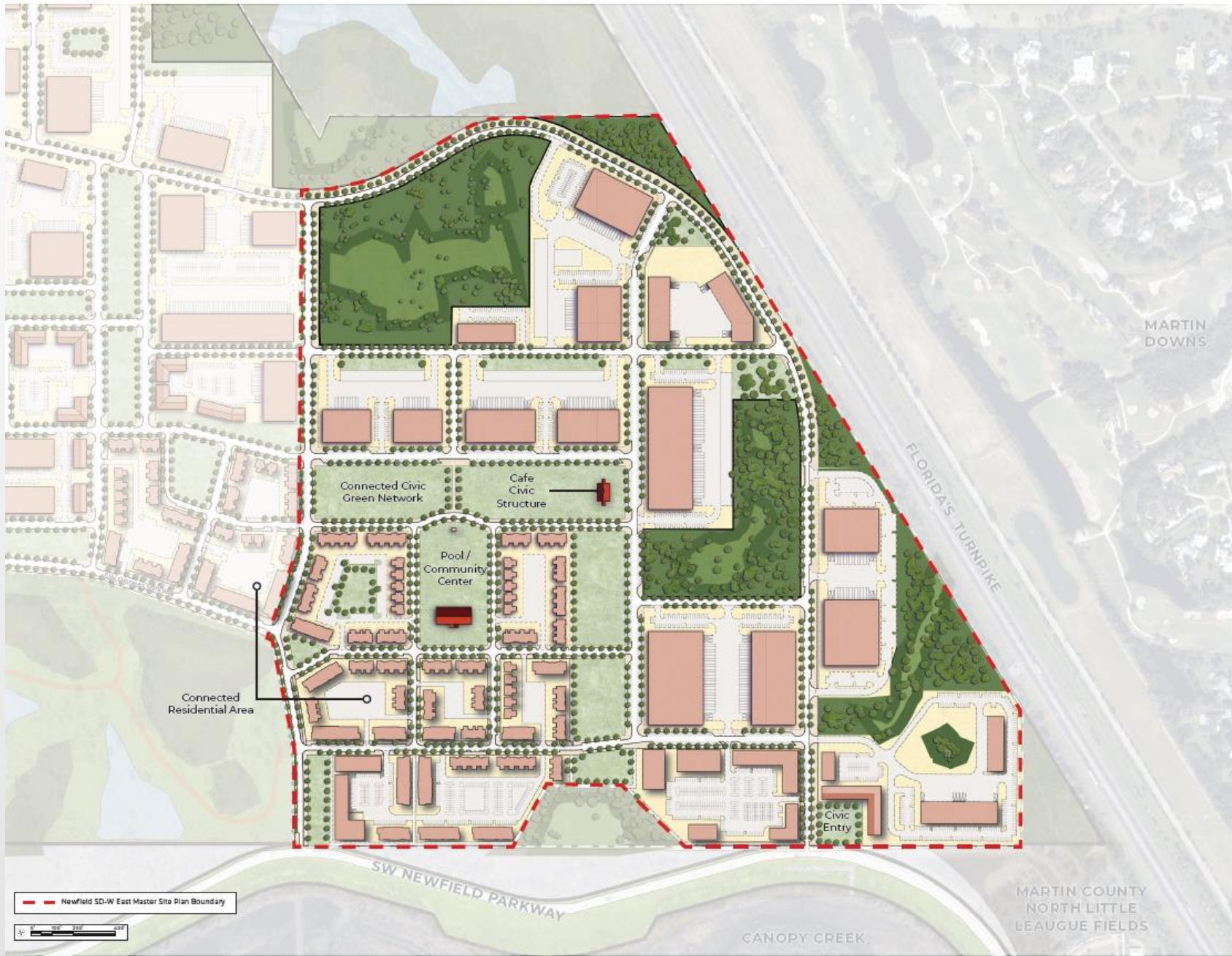
- Newfield received approval for Development Agreement on Dec. 15, 2020
- Unique to Newfield:
 - Future Land Use: Mixed-Use Village
 - Zoning: Planned Mixed-Use Village (PMUV)
- Article 11 provides regulations for general location, size, type of neighborhoods
- Overall development potential regulated by Agreement and Policy 4.13A.15(4)
 - 4,200 residential units
 - 290,000 square feet commercial/office/retail
 - 2,000,000 square feet/300 acres other non-residential uses
- Crossroads Neighborhood Master Plan
 - Approved December 15, 2020
 - Subsequent final site plans



SD-W East Neighborhood

- Approx. 193.18 acres
- Mix of uses:
 - 436 units (10.4% of total permitted)
 - 34,070 square feet commercial/office/retail (11.75% of total)
 - 1,100,000 square feet other nonresidential (55% total)
- Approx. 48 acres of wetlands, included in PAMP III at time of first final site plan within master plan area
 - No development approved with master plans





Newfield

MASTER SITE PLAN

**ILLUSTRATIVE PLAN:
MASTER SITE PLAN**

Note: This is not a regulatory drawing; this is an Illustrative Plan required in the PMUV and meant to guide future development of the site.

Lots shown in this drawing are for illustrative purposes only.

08/27/2024

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TABLE A: TRANSECT ZONE ALLOCATION

TRANSECT	T1: NATURAL	T2: RURAL	T3: EDGE	T4: GENERAL	T5: MIXED USE CENTER	SD-W: WORKPLACE	C: CIVIC
REQUIRED	N/A	N/A	N/A	5% - 15% OR B AND D	5% - 25%	65% - 85%	5% - 10%
PROVIDED	N/A	N/A	N/A	6.0%	5.8%	73.5%	34.1%

NOTE: T3 TRANSECT EXCLUDED FROM TRANSECT ZONE ALLOCATION CALCULATIONS IN SD-W NEIGHBORHOOD PER SEC. 11.3.1.D.2

TABLE B: MINIMUM RESIDENTIAL DENSITY (436 TOTAL UNITS)

TRANSECT	T1: NATURAL	T2: RURAL	T3: EDGE	T4-R: GENERAL	T5: MIXED USE CENTER	SD-W: WORKPLACE	C: CIVIC
REQUIRED	N/A	N/A	N/A	12 DU/AC	32 DU/AC	N/A	N/A
PROVIDED	N/A	N/A	N/A	14 DU/AC	32 DU/AC	1 DU/AC	N/A

MASTER SITE PLAN AREA:

THE NEIGHBORHOOD TYPE IN THIS MASTER SITE PLAN AREA IS ESTABLISHED AS A WORKPLACE DISTRICT NEIGHBORHOOD BY FIGURE 2.1. THE REGULATING PLAN FOR PMUV COMPLIANCE WITH THE MINIMUM AREA ALLOWED FOR NEIGHBORHOOD DEVELOPMENT IS PURSUANT TO TABLE 3-1 NEIGHBORHOOD TYPE SUMMARY. THE WORKPLACE DISTRICT SHALL BE BETWEEN 125 AND 200 ACRES.

NEIGHBORHOOD SIZE: 193.18 ACRES
 ALLOCATED TOWARD TRANSECT: 125.89AC
 RIGHT OF WAY: 32.61 AC

TRANSECT ZONE ALLOCATION:

THE ALLOCATION OF TRANSECT ZONES AND REQUIRED CIVIC OPEN SPACE BY PERCENTAGE WITHIN EACH NEIGHBORHOOD IS CONSISTENT WITH SEC. 11.3.4 NEIGHBORHOOD TYPES AND TRANSECT ZONES SUMMARY CHARTS, TABLE 3-1.

SEE TABLE A

RESIDENTIAL UNIT COUNT:

THE MINIMUM RESIDENTIAL DENSITY FOR THE TOTAL NET ACRES ALLOCATED TO EACH TRANSECT ZONE WITHIN EACH NEIGHBORHOOD IS CONSISTENT WITH SEC. 11.3.4 NEIGHBORHOOD TYPES AND TRANSECT ZONES SUMMARY CHARTS, TABLE 3-1. AS ESTABLISHED IN SEC. 11.3.1.D.3, RESIDENTIAL DENSITY IS MEASURED FOR THE TOTAL NET ACRES ALLOCATED TO EACH TRANSECT ZONE THROUGHOUT ALL NEIGHBORHOODS, COLLECTIVELY, WITHIN THE PMUV ZONING DISTRICT.

TOTAL UNIT COUNT: 436

NOTES:

- ALL WETLANDS AND WETLAND BUFFERS SHOWN ON THIS MASTER PLAN WILL BE GOVERNED UNDER PAMP II AT THE TIME OF FINAL SITE PLAN.
- THE T5 TRANSECT SHALL CONTAIN A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES.

LEGEND:

	MASTER SITE PLAN BOUNDARY LINE (193.18 AC)
	T1: NATURAL (26.82 AC)
	SD-W: WORKPLACE (87.72 AC)
	T4: GENERAL (8.06 AC)
	T5: MIXED USE CENTER (7.12 AC)
	C: CIVIC (19.78 AC)

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Newfield - SD-W East
 Martin County, FL
 PMUV Master Plan-Transsect Zone Allocation

NORTH
 0 75 150 300
 Scale: 1" = 150'-0"

Date: 03-15-2024
 Project No.: 21-079-001
 Designed By: RD
 Drawn By: RD/RB
 Checked By: RD/TW

Revision Dates:
 03-15-2024: RD/REDAW/TW
 03-15-2024: RD/REDAW/TW
 03-15-2024: RD/REDAW/TW



Review of this application is not required by the Local Planning Agency (LPA).



Recommendation

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board approve the Master Site Plan and Phasing Plan for Newfield SD-W East continent upon the approval of the concurrent revisions to Article 11 (LDR 24-05).

