

DIVISION 6, ARTICLE 11-PMUV

LDR TEXT AMENDMENT

Board of County Commissioners

February 24, 2026

Owner/Applicant: Mattamy Palm Beach LLC

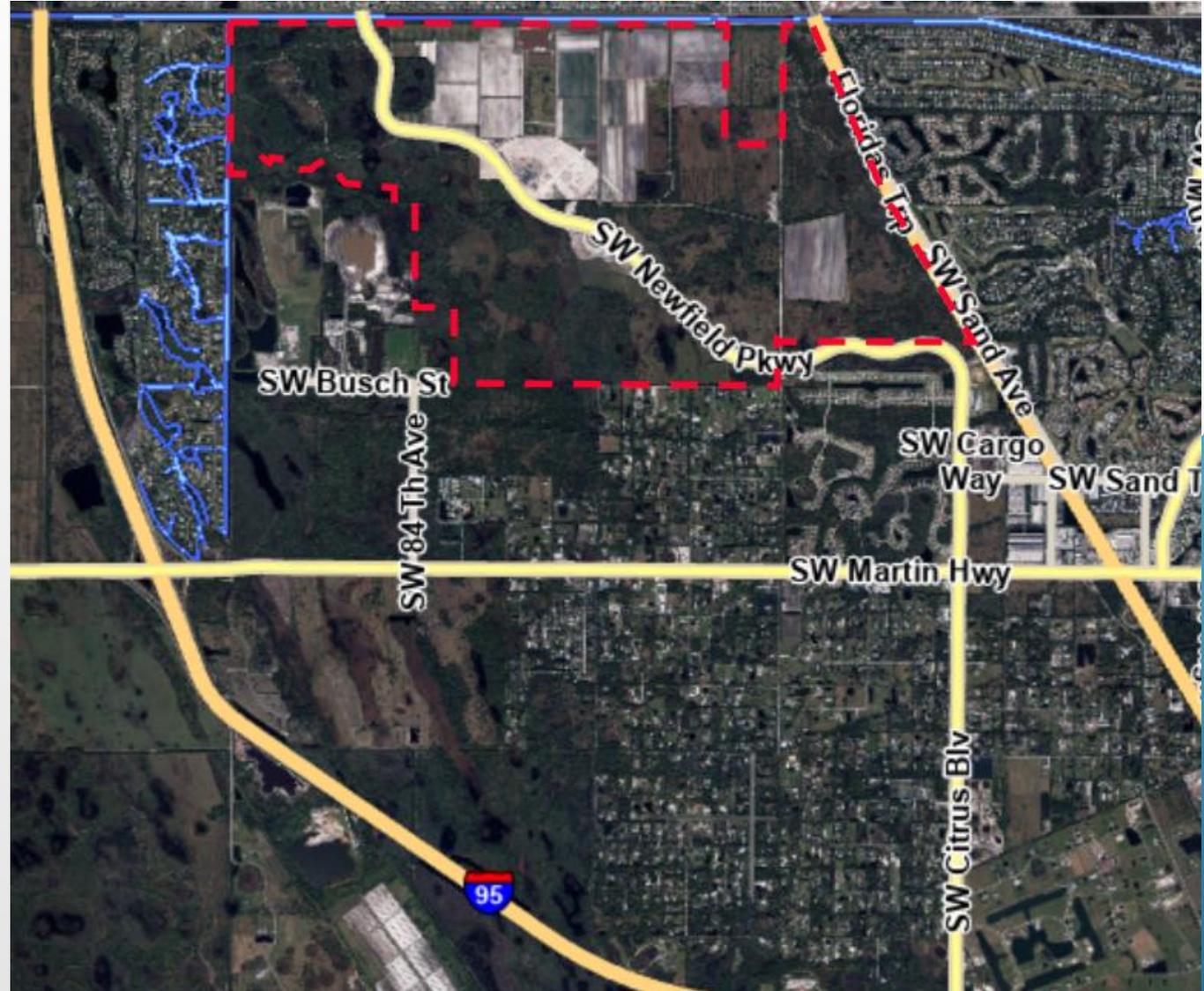
Requested by: Gunster, Yoakley & Stewart, P.A.

Project Coordinator: John Sinnott, Principal Planner



LDR AMENDMENT – DIVISION 6, ARTICLE 11

- Article 11 was approved in 2018 through the adoption of Ordinance 1083.
- Regulates the Newfield project, f/k/a Pineland Prairie
- ~3,411 acres



LDR AMENDMENT – DIVISION 6, ARTICLE 11

- The proposed amendment adds excavation standards to Division 6, Site Development Standards, Article 11.
- Proposes maximum excavation depth of 40 feet.
- Bottom of excavations must be at least 30 feet above confining unit of Upper Floridan Aquifer (Hawthorn Group).
- Material excavated below 15 feet restricted to sand



LDR AMENDMENT – DIVISION 6, ARTICLE 11

- Establishes setbacks of excavations from rights-of-way, property lines, and wells/septic systems.
- Excavations in the vicinity of wetlands would continue to be subject to Divisions 1 and 2 of Article 4, LDR.
- Sampling, reporting, and monitoring requirements which are consistent with existing excavation and fill standards found in Division 8, Excavating, Filling, and Mining, Article 4, LDR.



LOCAL PLANNING AGENCY

- This matter was heard before the LPA on February 19, 2026.
- The recommendation is presented to the Board.



STAFF RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the proposed Ordinance amending Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code.

