

MARTIN COUNTY, FLORIDA
Growth Management Department



**Amendment to Division 6, Article 11, Planned
Mixed-Use Village**

Project Description: Amend Division 6, Site Development Standards, Article 11,
Planned Mixed-Use Village, Land Development Regulations, Martin
County Code (LDR)
Project Number: LDR 25-04
Staff: John Sinnott, Principal Planner
Date of this Report: February 6, 2026

A. Basis for changes

This is a request by Gunster, Yoakley & Stewart, P.A., on behalf of Mattamy Palm Beach LLC for approval of an amendment to Division 6, Site Development Standards, Article 11, Planned Mixed-Use Village, Land Development Regulations, Martin County Code, to add excavation standards for projects within the Planned Mixed-Use Village Zoning District (PMUV).

Article 11 is a form-based code which implements the Mixed-Use Village future land use designation of the Comprehensive Growth Management Plan (CGMP). This article was approved in 2018 through the adoption of Ordinance 1083. The PMUV code regulates the Newfield project, formerly known as Pineland Prairie. The Newfield project consists of approximately 3,411 acres of land located west of Florida's Turnpike and adjacent to the C-23 Canal in Palm City.

Division 6, Site Development Standards, within Article 11 contains criteria for parking, signage, lighting, placement of utilities, landscaping, stormwater management, and preservation areas. The applicant proposes to amend Division 6 by adding Section 11.6.9, Excavation Standards. These excavation standards would allow for a maximum depth of 40 feet for an excavated body of water for projects in the PMUV.

B. Proposed changes

The proposed Section 11.6.9, Excavation Standards, contains setback requirements from rights-of-way, property lines, and wells/septic systems. Excavations within the vicinity of wetlands would continue to be subject to existing provisions in Division 1 and Division 2 of Article 4, Site Development Standards, LDR.

The proposed amendment provides for a maximum depth of 40 feet as measured from the water control elevation to the bottom, and the amendment stipulates that the bottom of the excavation must be a minimum of 30 feet above the confining unit of the Upper Floridan Aquifer (Hawthorn Group). The depth of an excavation proposed pursuant to this amendment will be contingent upon the applicant's submittal of a geotechnical report demonstrating the following: the minimum vertical separation from the aquifer can be satisfied, maximum side slopes can be achieved, background water quality will not be negatively impacted, and that material to be excavated consists of sand. The geotechnical report must also include certification from a professional engineer or professional geologist licensed in the State of Florida that certifies the water quality of the aquifers and surrounding wells will not be impacted

The sampling, reporting, and monitoring requirements contained within the proposed amendment are consistent with existing excavation and fill standards found in Division 8, Excavating, Filling, and Mining, Article 4, LDR, which were adopted by the Board of County Commissioners via Ordinance 1191 in November 2022. The Board of County Commissioners has approved the implementation of these standards in Division 8, Article 4, LDR, allowing excavation to 40 feet maximum for other projects, including The Ranch Planned Unit Development (PUD) and the Seven J's North Industrial Park PUD.

C. Staff Recommendation

The proposed amendment is shown in the attached draft Ordinance. Underlined text is added.

Staff recommends approval of the proposed changes to Division 6, Site Development Standards, Article 11, Planned Mixed-Use Village.

E. Attachments