

June 5, 2024

Paul Schilling  
Director  
Martin County Growth Management Department  
2401 SE Monterey Road,  
Stuart, FL 34996



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Urban Design  
Land Planning  
Landscape Architecture

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**Re: Newfield (f.k.a Pineland Prairie)  
Petition for LDR Change  
Text Amendment to LDR Article 11 – PMUV Code**

Dear Mr. Schilling,

On behalf of the property owner, Mattamy Palm Beach, LLC (Applicant), Urban Design Studio (Agent) has prepared and hereby respectfully submits this formal Petition for LDR Change, an application proposing a Text Amendment to Article 11 of the Martin County (County) Land Development Regulations (LDR) adopted as Ordinance 1083, Planned Mixed-Use Village (PMUV) Code. The Applicant owns and is the master developer of all property described within Ordinance 1083, as referenced in the County's Comprehensive Growth Management Plan Policy 4.13A.15, and generally described as the ±3,411 acres located west of the Florida's Turnpike and north of S.W. Martin Highway commonly known as Newfield (f.k.a Pineland Prairie).

The Applicant is currently processing multiple applications for the development of property across Newfield including an application for Master Site Plan approval for the SD-W East Neighborhood. In the course of processing these applications, the Applicant and their professional consultants have coordinated with County staff and the Office of the Settlement Architect (OSA) extensively in a collaborative process to implement the adopted vision of the Newfield PMUV Code. Through this coordination, the Applicant has identified a series of text amendments to the PMUV Code which, if adopted, will serve to address scrivener's errors, clarify definitions, and accommodate the planning and development of the Workplace (SD-W) Neighborhoods. The proposed amendments are the minimal revisions necessary to adequately address the purpose of the change and have been discussed with County staff and the OSA prior to the preparation of this request. As noted, the proposed amendments have been prepared through direct coordination with County staff and the OSA to ensure revisions continue to convey the intent of the PMUV Code in all cases.

In support of the above-stated goals of this petition, the Applicant is proposing the following text amendments to Article 11 of the County's LDRs. Existing code language is included in italics with all edits, deletions and additions, represented in red text. Struck through passages are proposed for deletion and underlined passages are proposed for addition.

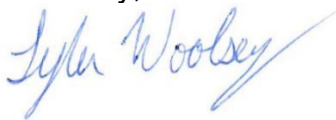
In addition to the proposed modifications to the data tables for the approved Drive-Urban, Workplace Street 1, and Workplace Street 2 Street Types, the Applicant is proposing a series of new street types to be utilized within the SD-W East Master. Conceptual sections and data tables have been provided for each proposed street type within the SD-W Master Site Plan package. Per the Sec. 11.5.3.A.2 of the PMUV Code, the County Engineer may approve new street types administratively without requiring amendment to Article 11 of the LDRs.

As described above, the proposed amendments to Article 11 will allow the Applicant, as the owner and master developer of Newfield, to more effectively implement the vision and intent of the adopted Mixed-Use Village (MUV) Future Land Use and the Planned Mixed-Use Village (PMUV) Form-Based Code, specifically within the SD-W East Neighborhood. The proposed amendments are consistent with CGMP FLUE Policy 4.13A.15 and all other Goals, Objectives, and Policies of the CGMP and will have no impact on property outside of the PMUV Zoning District of which all lands are entirely under the ownership of the Applicant.

Enclosed with this request please find a check in the amount of \$3,115.00 as the application fee for a Petition for LDR Change in accordance with the Martin County Development Review Fee Schedule.

On behalf of the property owner and Applicant, Urban Design Studio appreciates the time and efforts of County staff in consideration of the proposed Petition for LDR Change to amend Ordinance 1083 and LDR Article 11 PMUV Code. Should you have any questions about the above request or require any additional documentation, please feel free to contact me by phone at 561-366-1100 or via email at [twoolsey@udsflorida.com](mailto:twoolsey@udsflorida.com).

Sincerely,



Tyler Woolsey, AICP

CC: Elysse Elder, Deputy County Attorney (via email)  
Peter Walden, Deputy Growth Management Director (via email)  
Liz Nagal, Development Review Administrator (via email)  
Marcela Cambolor-Cutsaimanis, Office of the Settlement Architect (via email)