



February 6, 2026

VIA HAND DELIVERY

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

**Re: Project Name: Newfield
Petition for Text Amendment of Martin County Ordinance 1083**

Dear Mr. Schilling:

On December 11, 2025 and January 28, 2026, I sent you letters, on behalf of Mattamy Palm Beach LLC (the "Owner"), who owns property in the Planned Mixed-Use Village known as Newfield in Martin County, Florida, requesting an amendment to Article 11- Planned Mixed-Use Village. The letter requested an amendment to add excavation standards to Article 11 – Planned Mixed-Use Village which will allow for a maximum depth of 40-feet for an excavated body of water for projects in the Planned Mixed-Use Zoning District the ("PMUV").

To that end, the undersigned submitted a Petition for Text Amendment of Martin County Ordinance 1083 (the "Petition"). Please consider this letter a request to amend the proposed language submitted in our Petition, in its entirety and replace it with the proposed language below, which was discussed and agreed upon by the County and our client.

We request that the text of Article 11, Division 6.- Site Development Standards be amended to add Section 11.6.9. – Excavation standards, and that it read as follows:

1. *Minimum distance from rights-of-way. No excavation that creates an open body of water shall be allowed within 50 feet of any road right-of-way as measured from the water control elevation of the open body of water.*

2. *Minimum distance from property lines. No excavation that creates an open body of water shall be allowed within 50 feet of any property line as measured from the water control elevation of the open body of water.*

3. Minimum distance from wetlands. Excavation that creates an open body of water near wetlands shall be designed and operated such that the natural hydroperiod of wetlands shall not be altered, and wetlands shall be protected from siltation and eutrophication. See divisions 1 and 2 of Article 4 - Site Development Standards for additional requirements.

4. Minimum distance from wells and septic systems. No excavation that creates an open body of water shall be allowed within 75 feet of an existing well or septic system measured from the water control elevation of the open body of water.

5. Maximum depth. The depth of an open body of water shall not exceed 40 feet as measured from the water control elevation to the bottom, and the bottom shall be a minimum of 30 feet above the confining unit of the Upper Floridan Aquifer (Hawthorn Group). Material excavated below a depth of 15 feet shall be restricted to Sand as classified by the American Society of Testing and Materials (ASTM) Soil Classification System (ASTM D-2487).-A Geotechnical Report shall be submitted with any application for excavation greater than 15 feet deep. It shall be signed and sealed by a professional engineer or professional geologist licensed in the State of Florida qualified to provide the required information and shall contain the following information:

a. Sampling. Geological and hydrological assessments shall be based on soil sampling to a minimum depth of 50 feet or at least ten feet below the proposed excavation depth, and at least one per every acre of the proposed open body of water. Samples will be collected on minimum five-foot interval for sieve analysis testing.

1. At least one soil sample shall be drilled to at least 70 feet to demonstrate that the proposed excavation depth will be a minimum of 30 feet above the confining unit of the Upper Floridan Aquifer (Hawthorn Group).

2. At least one soil sample shall be drilled using the Standard Penetration Test (SPT) method to verify that the maximum side slopes identified in section 11.6.9.6 can be achieved and maintained.

b. Lithologic descriptions. Lithologic descriptions (description of materials from the drilling samples, i.e., sand, clay, limestone, etc.) shall be provided for each soil sample to demonstrate the nature of the sediment encountered in the drilling samples.

c. Sieve analyses. The results of the sieve analysis for each soil boring shall be provided to demonstrate that material proposed to be excavated is sand.

d. Water Quality. Groundwater samples shall be collected from a minimum of two on-site monitoring wells at the surface and the maximum depth of the proposed excavation and shall be sampled for chlorides and total dissolved solids. The presence of chlorides shall be lower than 250 mg/l, and the presence of total dissolved solids shall be less than 920 mg/l. The results will set the background water quality, which meets the required minimum standards, and will act as the compliance standard to ensure that there is no degradation of water quality at the site.

e. Certification. Certification must be provided by a professional engineer or professional geologist licensed in the State of Florida qualified to provide the required information that certifies the water quality of the aquifers and surrounding wells will not be impacted. Such certification shall be supported by geological and hydrological assessments that fully demonstrate the subsurface soils and groundwater conditions and fully demonstrate the proximity to the subsurface aquifers and confining layers.

6. *Maximum side slopes. The depth of an open body of water shall not exceed one foot vertical to four feet horizontal from the top of bank to a depth of three feet below the control elevation. Below the depth of three feet from the water control elevation, the excavation shall not exceed one foot vertical to two feet horizontal.*

7. *Dewatering. Dewatering shall be in accordance with Section 4.347.A.8.*

8. *Dredging. Creation of an open body of water below the wet season water table shall be hydraulically dredged or excavated by mechanical means or dragline. The processing area for the dredged material shall be depicted on a final site plan and shall be designed to retain all silt and water on-site.*

9. *Recharge trench. No water from dredging activities shall be discharged from the site nor into a wetland. The processed water shall be directed through a recharge trench around the open body of water and conveyed back to the open body of water.*

10. *Blasting. Blasting is prohibited.*

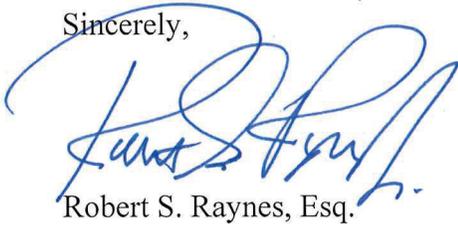
11. *Stockpile height. Stockpiles shall be limited to a maximum height of 25 feet above existing grade.*

12. *Monitoring. Samples must be collected and analyzed semiannually for site compliance. The results of the semiannual analysis will be provided to the County Engineer within five days of the sample testing results. Should any sample fail the compliance standard, the County Engineer will issue a notice to cease and desist all activities related to the excavation and require the applicant to provide a plan to mitigate the degraded water quality within 30 days. No excavation-related activities shall commence until the background water quality is restored.*

Other provisions of Division 8. – Excavating, Filling, and Mining would still apply to the PMUV Zoning District except for the specific excavation standards which would be set forth in Article 11 of the LDR.

Thank you very much for your consideration of this Petition for Text Amendment of the Martin County Ordinance 1083, and please advise if I may provide any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert S. Raynes". The signature is stylized and cursive, with a large initial "R" and "S".

Robert S. Raynes, Esq.

cc: Elyse Elder, County Attorney (via email)
Don Donaldson, County Administrator (via email)
John Sinnott, Principal Planner (via email)
Sebastian Fox, Assistant County Attorney (via email)