

# REQUEST FOR THE FIRST AMENDMENT TO THE NEWFIELD DEVELOPMENT AGREEMENT

Board of County Commissioners

July 28, 2026



# NEWFIELD PROJECT HISTORY

- **August 18, 2018**
  - CPA 18-04: Created the Mixed-Use Village (MUV) land use, specific to the Newfield Development
  - CPA 18-03: Assigned MUV land use to the 3,400 acres
- **September 11, 2018**
  - Ordinance 1083: Created Article 11, Land Development Regulations, Planned Mixed-Use Village (PMUV), form based code consistent with the MUV land use
- **December 15, 2020**
  - Development Agreement was approved between Master Developer and Martin County BOCC
  - Crossroads Master Plan approved
  - Newfield Community Develop District (CDD) was approved



# NEWFIELD HISTORY CONTINUED

- Conservation Easements
- SD-W Workplace Master Plan
- Trail heads
- Soccer fields complex
- Parks Master plan
- Numerous site plans and plats



# DEVELOPMENT AGREEMENT

- Staff initiated amendment pursuant to Article 7, LDRs and State Statute  
Requires 2 public hearings
- Proposed amendment to Section:
- 7.0.B. OpenSpace/ Conservation Lands



# NEWFIELD OPEN SPACE/CONSERVATION LANDS

MASTER DEVELOPER shall identify 125 acres to be used by COUNTY for environmental purposes, including but not limited to the placement, storage, grading, and management of excavated materials such as muck, soils, sediments, and related byproducts (“Environmental Parcel”).

The 125 acres was previously relegated to a Storm Water Treatment Area

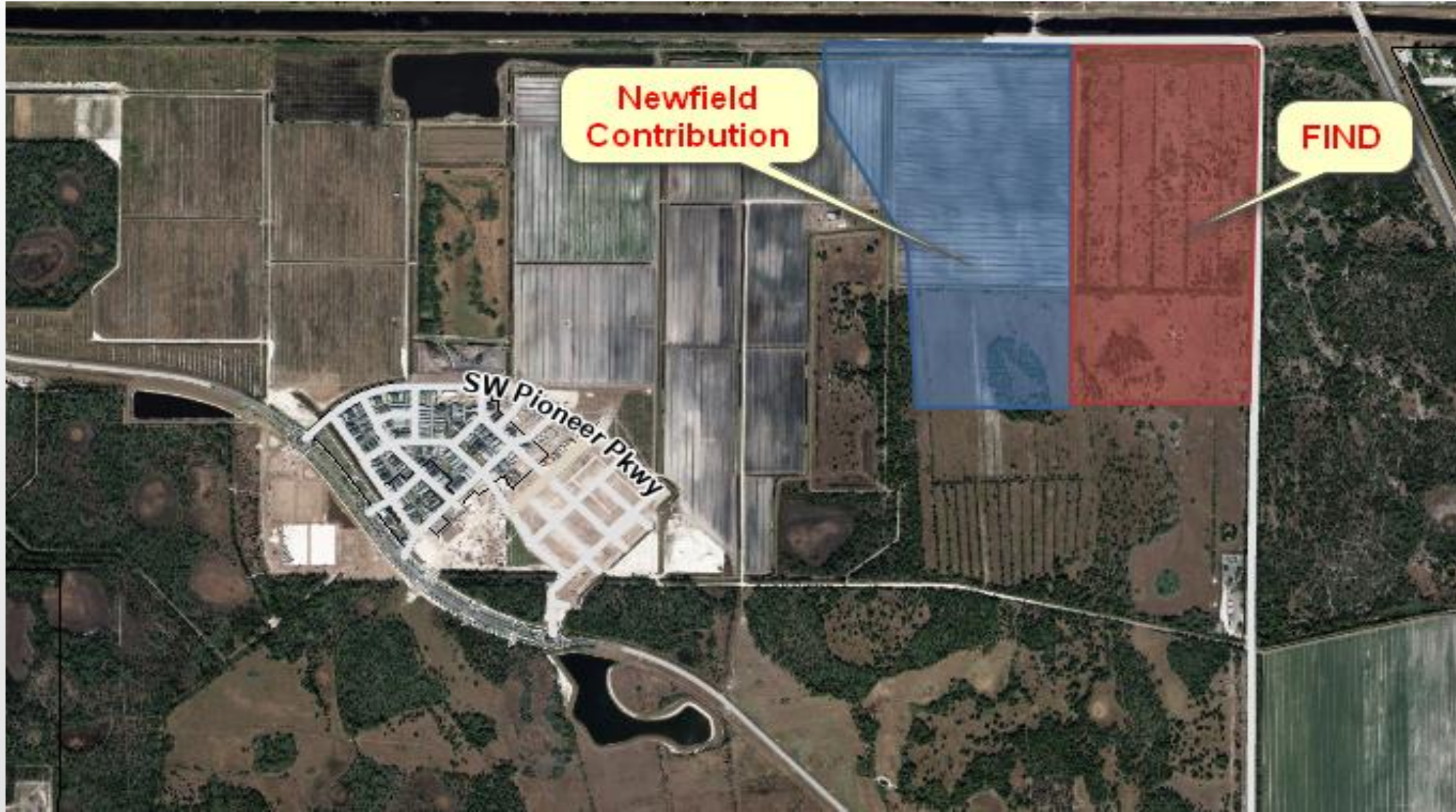
40% of impact fees are credited to Developer to establish trailheads

60% of impact fees are credited to Developer for the 125 acres

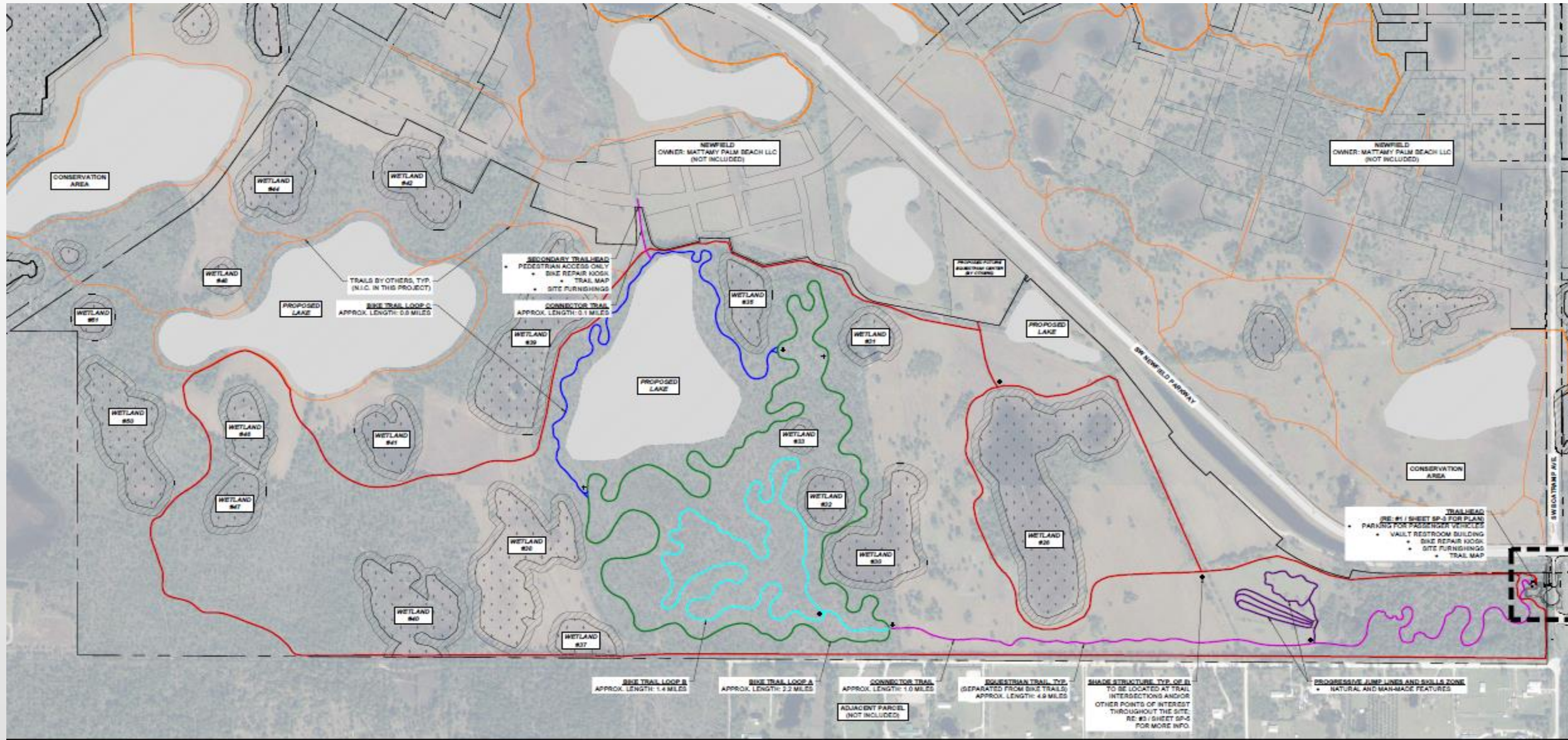
An amendment to the Open Space Conservation Easement  
Is also required to permit the use



# NEWFIELD OPEN SPACE/CONSERVATION LANDS



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# RECOMMENDATION

MOVE THAT THE BOARD RECEIVE AND FILE THE AGENDA ITEM AND ITS ATTACHMENTS AS EXHIBIT 1

MOVE THAT THE BOARD APPROVE THE DEVELOPMENT AGREEMENT AMENDMENT FOR THE NEWFIELD PROJECT

MOVE THAT THE BOARD APPROVE THE EMENDED NEWFIELD OPEN SPACE CONSERVATION EASEMENT

