

NEWFIELD

MARTIN COUNTY, FLORIDA

mattamyHOMES

SITE AERIAL

Data

Total Site Area:	3,411 +/- Acres
Open Space:	Amount
Open Space (Wetland and Upland Preserves, Managed Natural Areas / Open Area / Agriculture / Civic Spaces / Trails):	70% Minimum of total Site acreage ^{1, 2}
Agriculture:	5% Minimum of total Site acreage ²
Native Upland Preserve (Subject to PAMP):	25% Minimum of total Native Upland Habitat ^{2, 6}
Wetlands & Wetland Buffers (Subject to PAMP):	100% of all SFWMD jurisdictional wetlands ^{2, 7} on site and their buffers
Civic within neighborhoods:	5% Minimum of the total neighborhood acreage ³
School Sites:	4% Maximum of total Site acreage ³
Neighborhoods & Districts: ⁴	
Neighborhoods & Districts:	30% Maximum of total Site acreage ³
Residential Dwellings:	4,200 Units (1.23 du/acre) ³
Commercial / Retail Uses / Office:	290,000 sq. ft. Maximum ^{3, 4}
Industrial Uses:	2,000,000 sq. ft. / 300 acres maximum ^{3, 5}

¹ Total Site Acreage +/- 3,411 Acres

² Both inside and/or outside PUSD

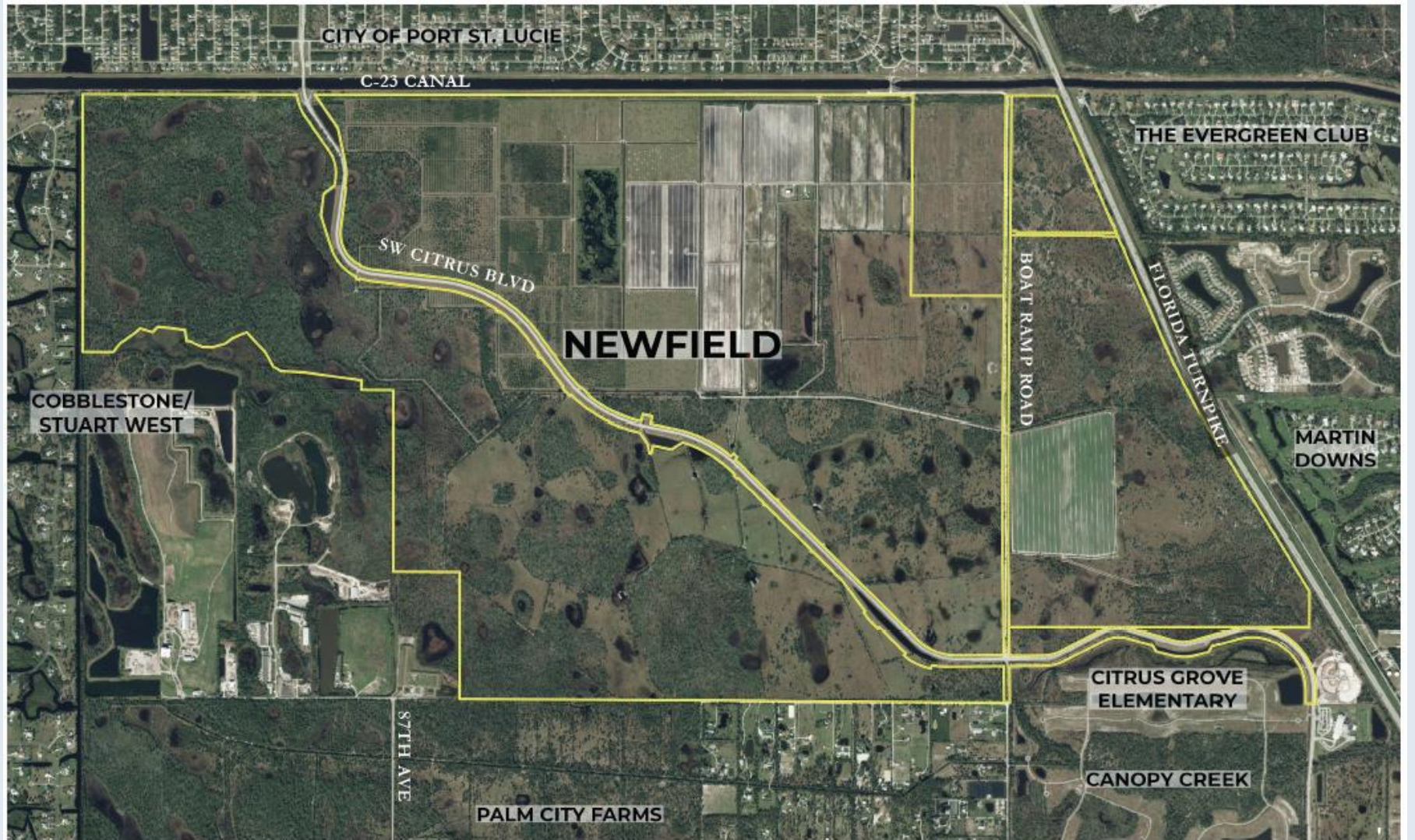
³ Inside PUSD

⁴ A percentage of this amount is mandatory in the Crossroads Neighborhood and 15 Transect Zone as defined in the Pineland Prairie form based code.

⁵ Limited to the Industrial transect zone as defined in the Pineland Prairie form based code.

⁶ 25% of approximately 1,047 Acres (261.75 +/- Acres)

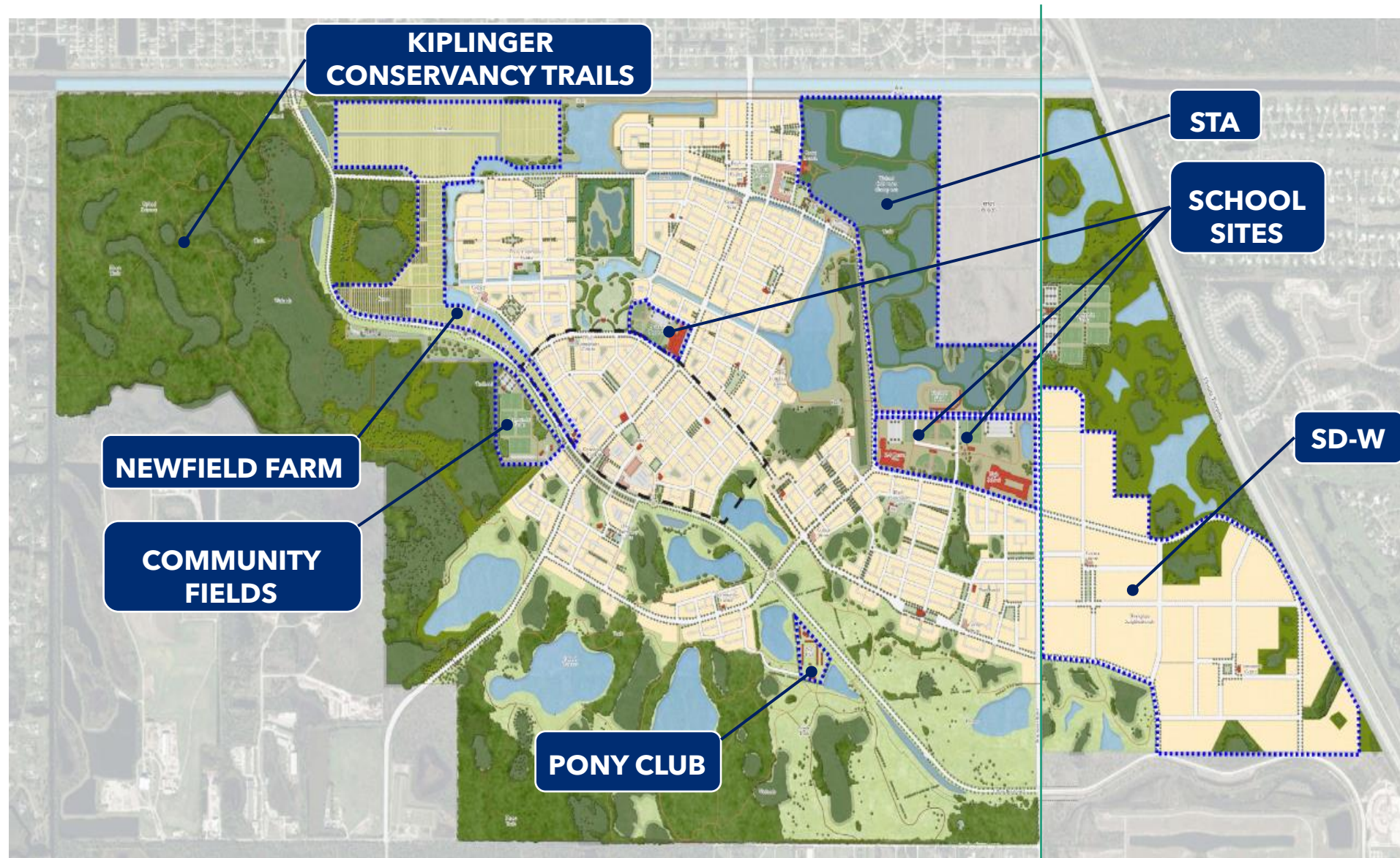
⁷ All wetland boundaries are approximate and shall be delineated in accordance with Florida Statutes as required by Martin County.



Project Boundary

MASTER SITE PLAN FEATURES

- 9 RESIDENTIAL VILLAGES
- 70% OPEN SPACE PRESERVATION
- NEWFIELD FARM
- KIPLINGER CONSERVANCY
- STORMWATER TREATMENT AREA (STA)
- COMMUNITY FIELDS
- SCHOOL SITE(S)
- PONY CLUB
- SD-W VILLAGE



NEWFIELD FARM



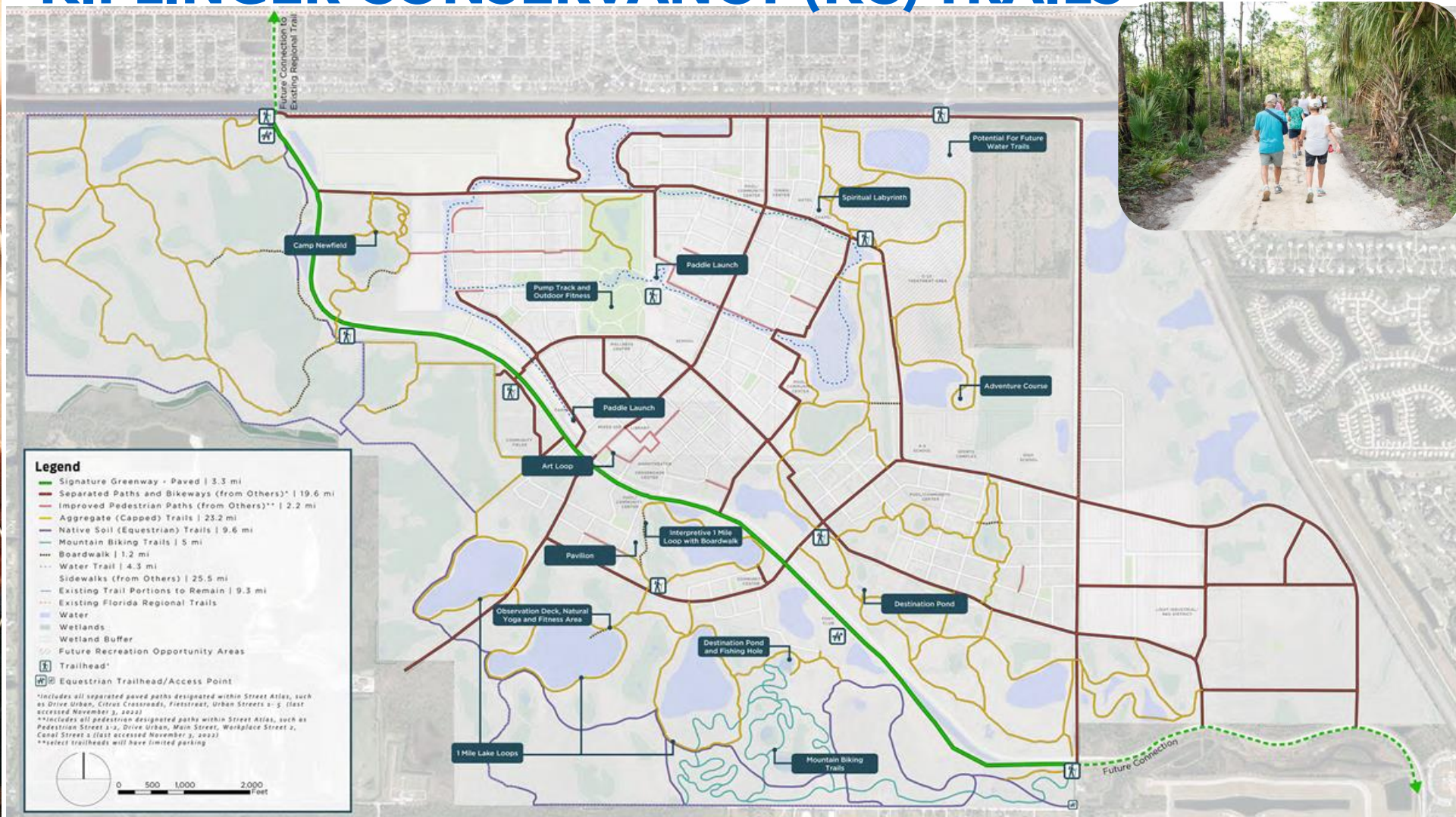
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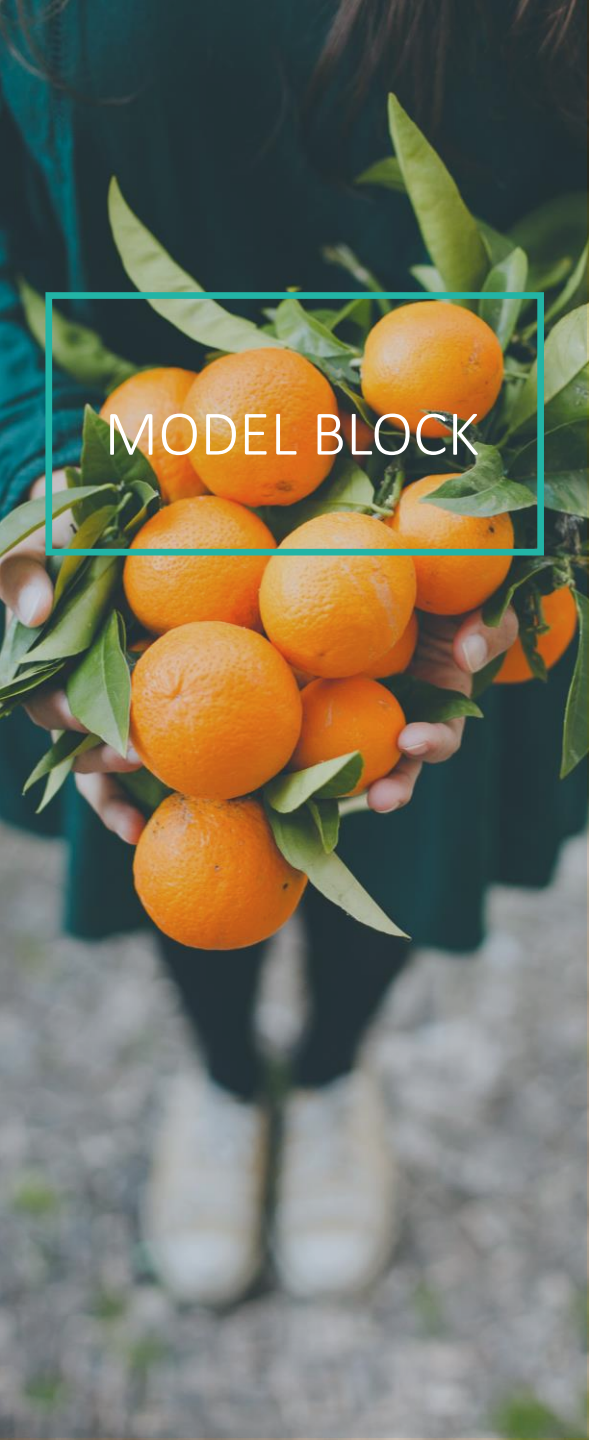
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|---------------------|------------------------------|-----------------------|-----------------------|
| 1 Monument Sign | 6 Showcase Raised Gardens | 11 Compost | 16 Food Forest Buffer |
| 2 Entry Courtyard | 7 Showcase Production Garden | 12 Herb Garden | 17 Overlook Terrace |
| 3 Central Courtyard | 8 Greenhouse | 13 Rain Water Cistern | 18 Shade Trellis |
| 4 Central Green | 9 Outdoor Classroom | 14 Market Street | 19 Promenade |
| 5 Patio | 10 Oak Tree Courtyard | 15 Chicken Coop + Run | 20 Parking |



KIPLINGER CONSERVANCY (KC) TRAILS

NEWFIELD TRAILS



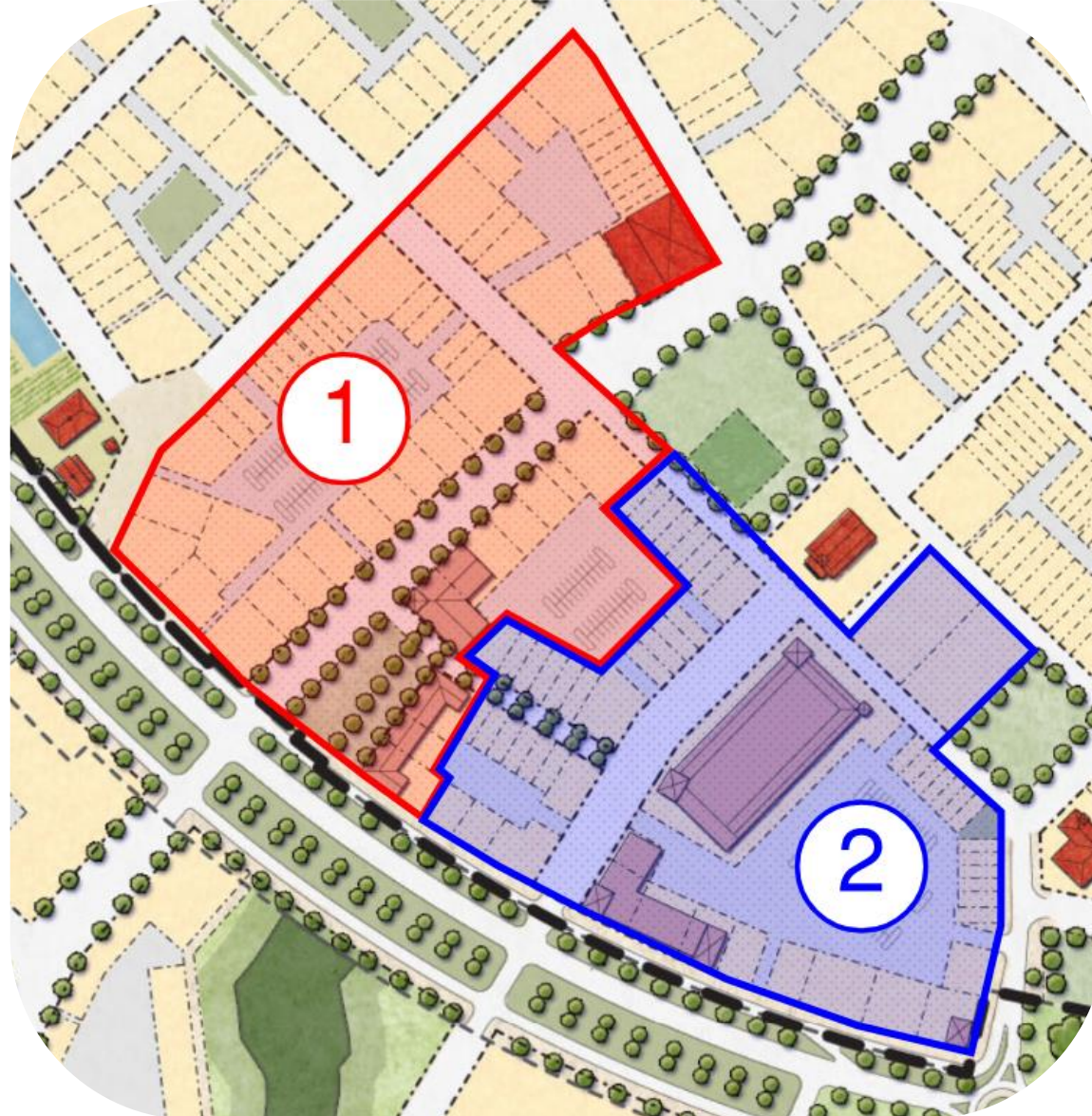


MODEL BLOCK



TOWN CENTER - DEVELOPMENT PROGRAM

NEWFIELD TOWN CENTER



PHASE	RENTAL UNITS	COMMERCIAL SF
PH. 1	240 DU	40,000 SF
PH. 2	110 DU	60,000 SF
TOTAL	350 DU	100,000 SF
MULTI-FAMILY	COTTAGE	TOWNHOME
240 DU	30 DU	80 DU
69%	9%	22%



ARCHITECTURE OVERVIEW

ARCHITECTURE OVERVIEW

THE FIRST PHASE AT NEWFIELD WILL OFFER THREE MAIN ELEVATION STYLES:

- **COASTAL**
- **FARMHOUSE & MODERN FARMHOUSE**
- **FL VERNACULAR**

CROSSROADS (PH. 1) WILL FEATURE FOUR PRODUCT CATEGORIES:

- **TOWNHOMES**
- **TWIN VILLAS**
- **SINGLE FAMILY COTTAGES**
- **SINGLE FAMILY HOMES (LARGER)**

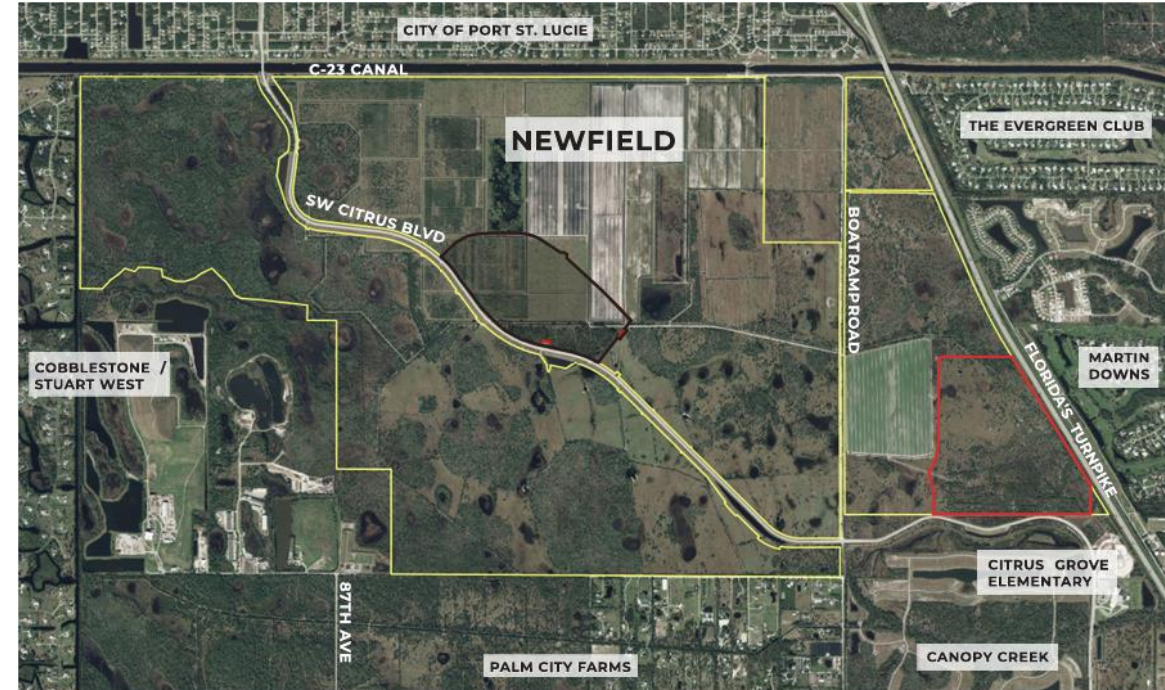


WORKPLACE DISTRICT

SD-W (WORKPLACE DISTRICT)

SD-W

- LAND AREA: 300 AC.
- INDUSTRIAL SF: 2M SF
- COMMERCIAL SF: 150K SF
- MULTIFAMILY: 450 DU



- Project Boundary
- Workplace District 1 Master Site Plan Boundary
- Crossroads Neighborhood Approved Master Site Plan Boundary

TIMELINE

- Fall 24 - MC BOCC APPROVAL
- 1st QTR 25 -BEGIN DEVELOPMENT
- 1 QTR - FIRST LAND CLOSING

WORKPLACE DISTRICT

SD-W
(WORKPLACE
DISTRICT)



LAND STRATEGY: MULTIPLE BLOCK SALES OR INDIVIDUAL TRACTS RANGING FROM 5 – 13 AC.



PAD-READY LOTS WITH UTILITIES STUBBED AT PROPERTY LINE. MASTER STORMWATER PROVIDED (NET ACREAGE).



PERMITTED USES: MIXED-USE, APARTMENT, HOTEL, OFFICE, MEDICAL/CLINIC/HOSPITAL, INDUSTRIAL, DISTRIBUTION, AND MORE

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MASTER PLAN - ENTITLEMENTS

SIMPLIFY THE BUILDING PROCESS!

TAKE THE COMPLEXITY OF BUILDING OUT OF THE EQUATION AT NEWFIELD



Fully delineated wetlands, preserves, and trails to be maintained by community district or HOA



Master-planned roadway network (to be funded through a community development district)



Offsite water retention provided



Interconnected civic and recreational green areas provided



MASTER PLAN - ENTITLEMENTS (CONT'D)

- ✓ 270 Net acres with roadways and utility infrastructure in place
- ✓ Off-site storm water retention provided
- ✓ Off-site improvements accounted for
- ✓ Open-space requirement met
- ✓ On-street parking provided in certain locations

- ✓ Water and sewer provided to site
- ✓ Master site plan in place
- ✓ Final site plan approval by administrative order only so long as adhering to the zoning requirements
- ✓ Expedited staff review process



Office



Hotel/Commercial



Flex



Larger/Smaller Bay Warehouse



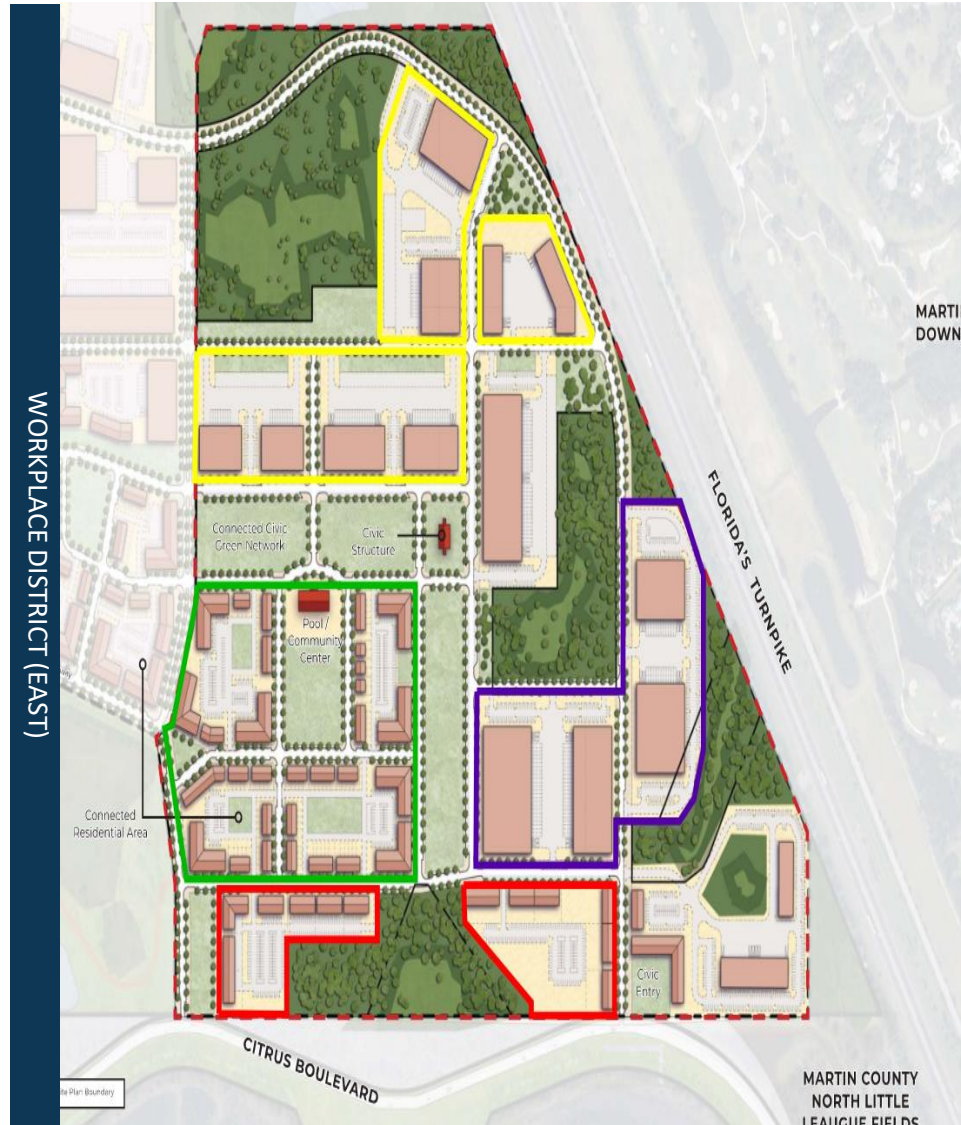
Centralized recreational areas and passive parks provided for shared use



WORKPLACE DISTRICT

SD-W (EAST)

SD-W
(WORKPLACE
DISTRICT)



SHALLOW BAY/LARGER
BAY WAREHOUSE



COMMERCIAL/OFFICE,
MEDICAL, ETC.



WAREHOUSE/ OFFICE
FLEX



MULTIFAMILY RENTALS



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THANK YOU!

