

Bryan Pankhurst

From: Brandon Dolan
Sent: Monday, September 26, 2022 12:57 PM
To: Sally Walsh; Bryan Pankhurst
Cc: Christina Flores
Subject: FW: Mattamy presentation
Attachments: Letter.pdf; 8.18 TRAIL Presentation with Disclaimer.pdf

Hello,

Please see the email below from Mayor Martin with attachments for item 9.a.

Thank you,

Brandon Dolan

Executive Assistant

Office of the Mayor & City Council

City of Port St. Lucie

121 S.W. Port St. Lucie Blvd

Port St. Lucie, Florida 34984-5099

772.871.5159 Office

bdolan@cityofpsl.com

www.cityofpsl.com

From: Shannon Martin <Mayor@cityofpsl.com>
Sent: Monday, September 26, 2022 12:55 PM
To: Brandon Dolan <BDolan@cityofpsl.com>
Subject: Fwd: Mattamy presentation

Please sent to the clerk for item 9. This was Mattamy's presentation to DelWebb

Shannon M. Martin
Mayor

From: Dan Marra <dmarra67@gmail.com>
Sent: Monday, September 26, 2022 12:46:59 PM
To: Shannon Martin <Mayor@cityofpsl.com>
Subject: Mattamy presentation

Let me know you received this.

Dan Marra
dmarra67@gmail.com



**Mattamy Homes • Southeast Florida
Division**

2500 Quantum Lakes Dr., Suite 215

Boynton Beach, FL 33426

T 561-413-6101

August 19, 2022

Dear Trail Committee,

Thank you for meeting with us to discuss the Nature Trail, we appreciate the time you have spent to share your concerns and listen to our proposals for a better trail.

We have provided two solutions which we feel are practical, functional and address your concerns, while allowing us to meet obligations to all of Tradition residents for the long-awaited Nature Trail. We are asking you to present these possible solutions to your community for thoughtful and serious consideration.

We look forward to hearing back from you soon, so we can move forward with a plan that benefits all the residents of Tradition, while ensuring the concerns of the Del Webb residents are addressed.

Thank you again for your time and participation.

Sincerely,

Dan Grosswald

President, Southeast Florida Division

Dan.Grosswald@mattamycorp.com

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

Tradition 'Nature' Trail

Del Webb Working Group Workshop #3

August 18, 2022

Del Webb®



The site images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be used as a basis for any plans or subject to change and shall not be construed as a contract or representation of any kind. (Mattamy) from making changes in their presentation without notice. In addition, the site images, descriptions, and renderings in this presentation are deemed to be representations, warranties, or promises, and Mattamy shall not assume any responsibility or liability for any facts or conditions on the site, the past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions in development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the information not be reproduced, copied, or shared, in whole or in part, without our permission to ensure all of our information is disseminated.

AGENDA:

- History
- Concerns
- Possible Solutions

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



TRADITION



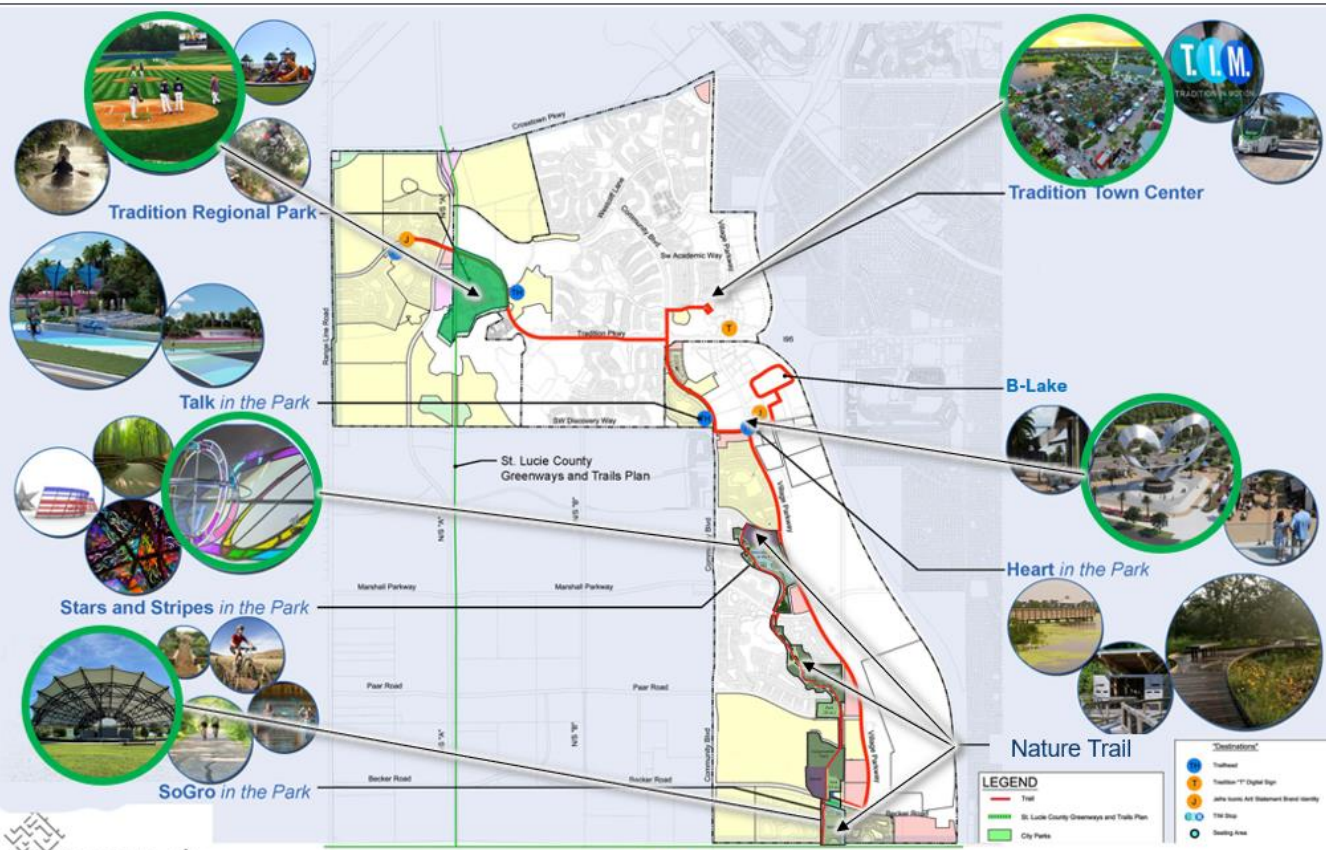
Agenda



DESCRIPTION & HISTORY

The site images, site plans, and renderings in this presentation are for illustrative and informative purposes only and should not be construed as a contract. Plans are subject to change and shall not be binding. The City of Mattamy or its representatives shall not be held responsible for making changes in their design or construction. Plans shall not be used for any other purpose, including zoning, utilities, drainage, and conditions of development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plans, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type, plan, or map, may change in the future. As this presentation is for illustrative purposes only, we ask that the information not be reproduced, copied, or shared, in whole or in part, without permission to ensure accuracy and confidentiality.

The "T" Trail – Connecting Tradition Parks and Neighborhoods



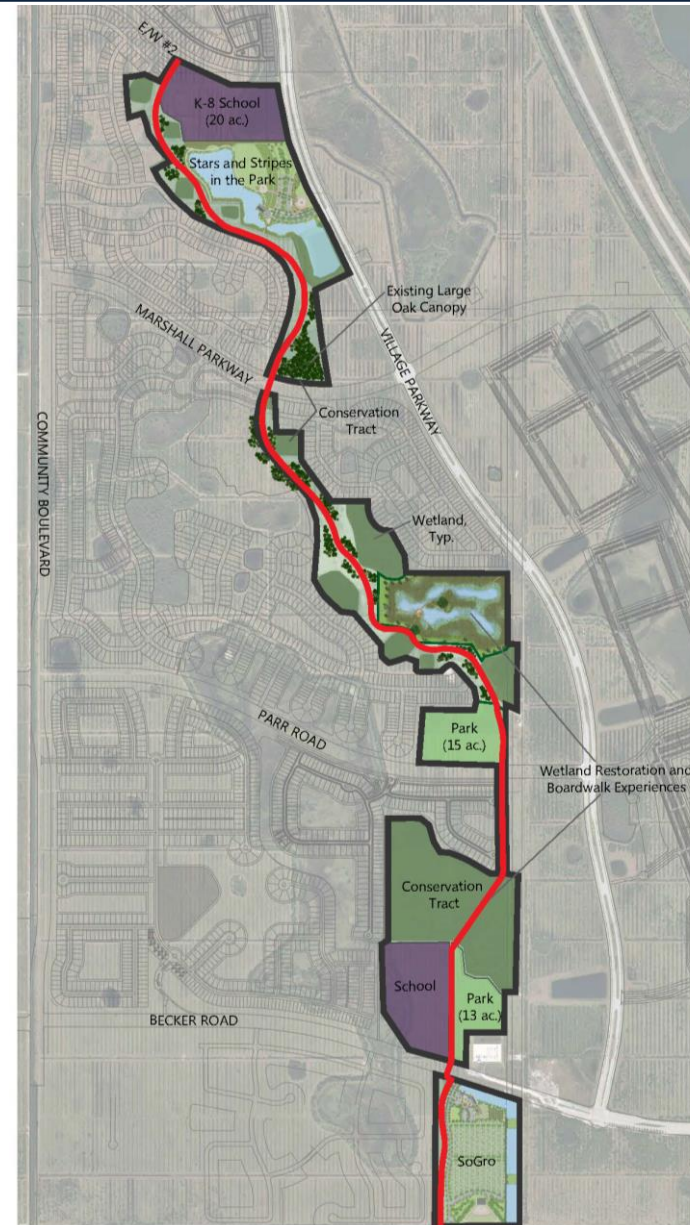
- Connecting parks, neighborhoods and residents with Tradition experiences.
- Supports comp-plan requirement providing transportation for walkers, bikers and TIM.
- Provides last-mile transit system with the first autonomous shuttle in region.
- A safer way to travel without environmental impact
- Reduces traffic congestion

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the information is not be reproduced, copied, or shared, in whole or in part, without permission to ensure that the information is disseminated.



Tradition Nature Trail (3.1 miles)

- Original obligation of Master Developer when Tradition; memorialized in the 2006 DRI, 2012 CRA Master Plan, City Comprehensive Plan, 2016 MPUD and 2016 Plat
- “Trails” are the TOP requested amenity requested in City Resident Surveys, City of PSL Parks Master Plan and numerous market studies
- Make available the only ‘back to nature’ experience within Tradition Trail system
- Provides direct connection to planned public parks, future schools, environmental areas and one of the only remaining large oak canopies within Southern Grove
- Provides educational and awareness opportunities for residents and students



The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions or development of any type whatsoever, whether indicated in the images, or whether outside the boundaries of the images, may not be shown as they may be in the future. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions or development of any type whatsoever may change in the future. As this presentation is for informational purposes only, we ask that the information not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

Tradition Nature Trail

(+/- 113 acres)

Restored Wetland

City Park

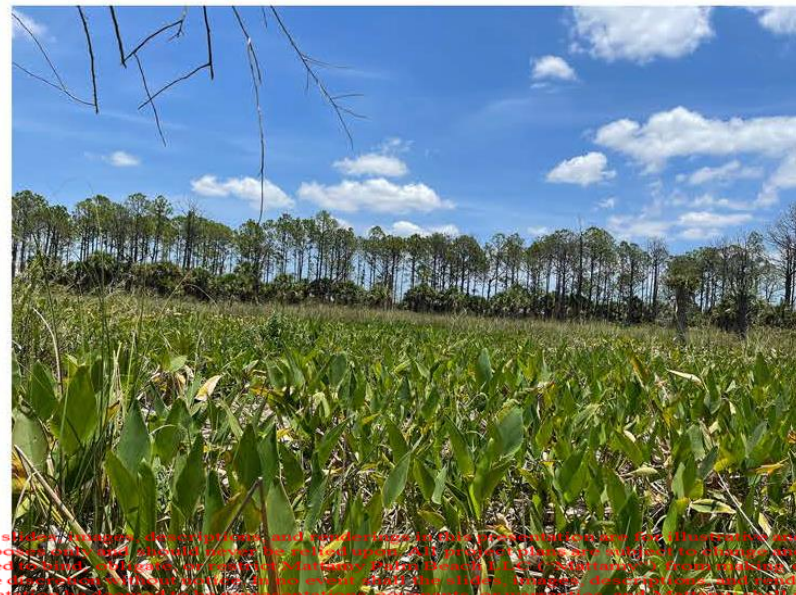
Conservation Tracts adjacent to Del Webb

The colors, images, descriptions and boundaries in this presentation are for illustrative and informational purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to constitute, or create a binding contract with, Del Webb. Del Webb reserves the right to make changes to this presentation without notice. In no event shall the colors, images, descriptions, or boundaries in this presentation be deemed to be representations, warranties, or covenants of any kind. Del Webb, its agents, and its affiliates, including its subsidiaries, shall not be liable for any damages, including reasonable attorneys' fees, arising from the use of this presentation. Del Webb, its agents, and its affiliates, including its subsidiaries, shall not be liable for any proposed roads, easements, land uses, conditions, plat maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether depicted in the images, or whether outside the boundaries of the images, and not shown or indicated in the images. The present and future locations of proposed roads, easements, and utilities, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type now or in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



lucidoassociates

Tradition Nature Trail

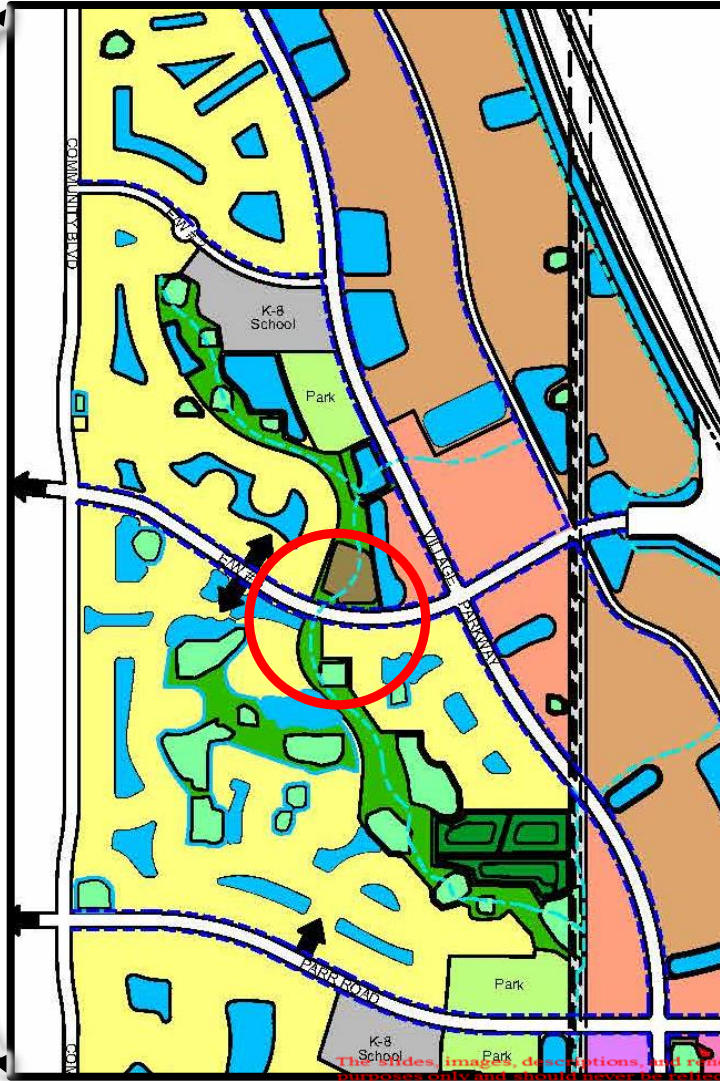
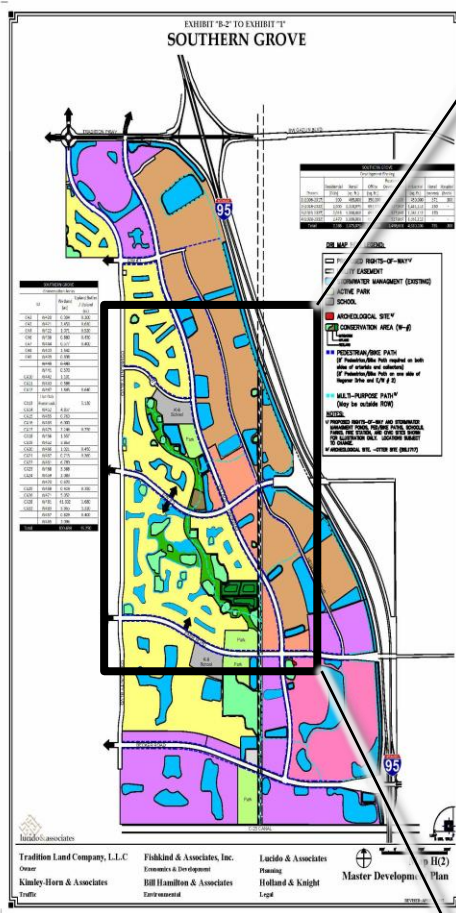


The site is shown for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and shall not be used for any other purpose. Changes in their conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this information is provided for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

Tradition Nature Trail



The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

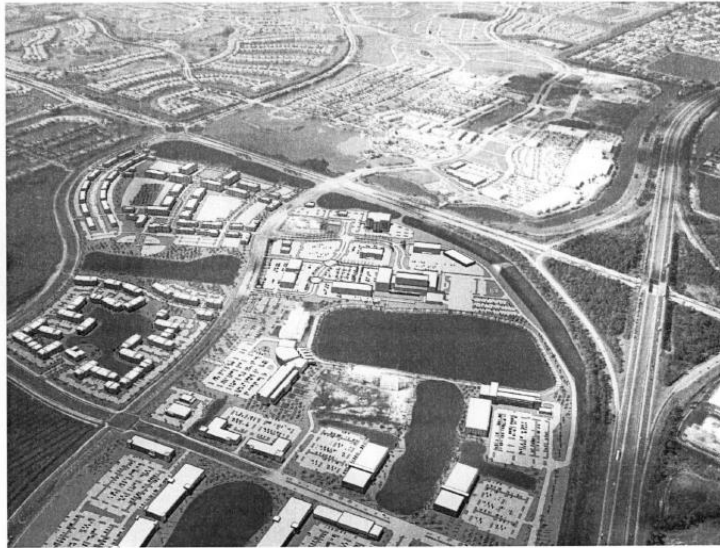


- From 2006 through 2015, the Conservation Tract and Trail were contiguous between Open View and Parr Roads
- Pulte proceeded in 2016 to bifurcate the Conservation Tract to allow Gingerline Drive to connect Phase 1 and 2 with balance of community while providing an access easement
- Pulte memorialized Tradition Trail will be allowed to cross the private residential street

○ Contiguous (non bifurcated) Conservation Tract

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and are not intended to constitute an offer of any kind. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation constitute any representation, covenant, or warranty, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

City of Port St. Lucie, Florida



"A City for All Ages"

Modification to the Community
Redevelopment Plan for Southern Grove

Prepared by the City Manager's Office and the
Planning & Zoning Department

January 2012

The Tradition Trail

Though it can be considered an incentive as a public amenity constructed to attract job creation and desired development, the previously discussed network of open space, dubbed here as the "Tradition Trail", is one of the big ideas of this Plan and deserves its own discussion. The Tradition Trail serves to utilize the planned rights-of-way, conservation areas, green spaces, open spaces, drainage rights-of-way and Florida Power & Light right-of-way to create a paved trail interconnecting the entire district for travel by foot, bicycle and electric powered golf cart. It is envisioned that the Tradition Trail will be an incredible amenity that provides transportation, recreation, green space, beautification, an opportunity to enhance stormwater storage and treatment, environmental restoration and environmental education. The Tradition Trail would be very similar to the Wood Stork Trail in the eastern Community Redevelopment Area, portions of the Eastern Watershed Improvement Project and existing Tradition open space network, but would have the added innovation of allowing electric powered golf carts. The City has recently received many inquiries regarding the permissibility of golf carts on roadways, especially in Tradition. The matter was even the subject of a City Council Retreat Agenda. While City staff supports the idea of alternate modes of transportation and Florida Statutes allows low speed vehicles on certain roadways (the category of low speed vehicles excludes golf carts), staff cannot support golf carts interacting directly with cars. However, golf carts could be accommodated on a dedicated path, and it is envisioned that the Tradition Trail would segregate traffic by speed. For example, walkers would have a delineated lane on the Trail, and bicyclists and golf carts would have another lane on the Trail. It is hoped that the Trail would be a great selling point for Southern Grove, and a review of similar facilities suggests that they are a draw and create value.

- Action: The Agency should hire a consultant to complete a master plan to design the Trail when funding is available.
- Action: The Agency should collaborate with the owner-developer on a construction plan.
- Action: The Agency should pursue grants to partially offset the cost of construction of the Trail.

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



TRADITION



Southern Grove CRA Master Plan 2012

COUNCIL ITEM DATE 108B 10/24/16

ORDINANCE 16-75

COUNCIL ITEM DATE 8B 11/14/16

AN ORDINANCE REZONING PROPERTY LOCATED SOUTH OF THE E/W #2 RIGHT-OF-WAY, NORTH OF THE PAAR DRIVE RIGHT-OF-WAY, BETWEEN THE COMMUNITY BOULEVARD RIGHT-OF-WAY AND SW VILLAGE PARKWAY FROM TRADITION LAGOON MPUD AND ST. LUCIE COUNTY AG-5 (AGRICULTURAL – ONE DWELLING UNIT PER FIVE ACRES) TO AN MPUD (MASTER PLANNED UNIT DEVELOPMENT) ZONING DISTRICT; PROVIDING FOR THE APPROVAL AND ADOPTION OF A CONCEPTUAL DEVELOPMENT PLAN (p16-096); PROVIDING AN EFFECTIVE DATE.

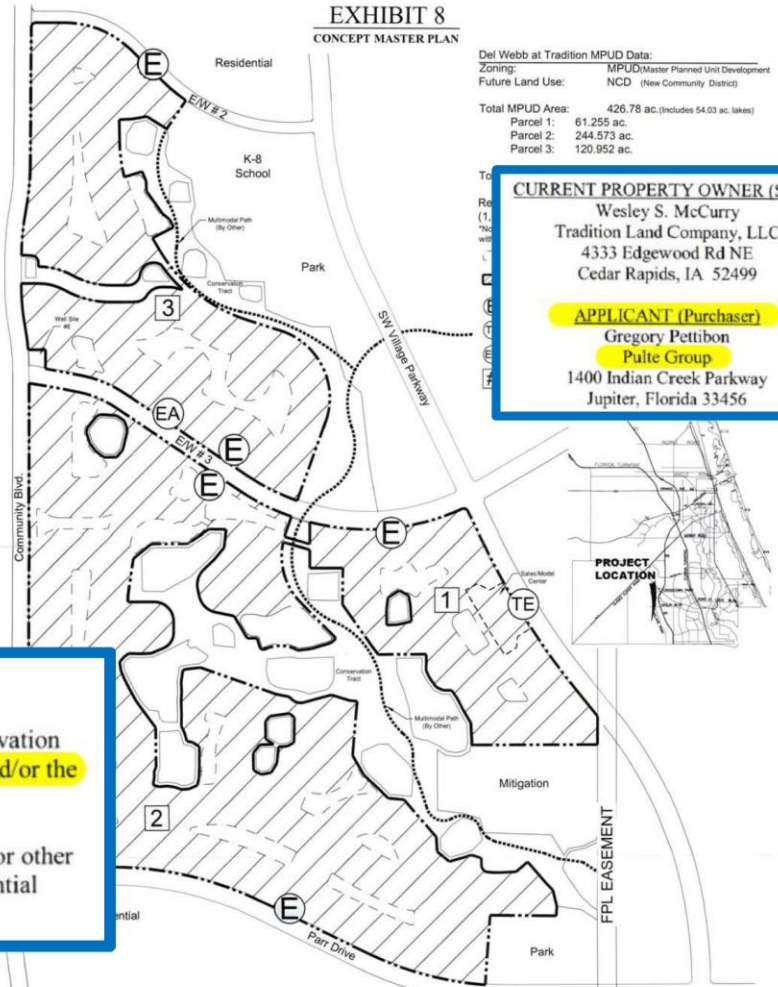
WHEREAS, Steven Garrett of Lucido & Associates, agent for Tradition Land Company, LLC, hereinafter referred to as the Applicant, requested the rezoning of certain land located south of the E/W # 2 right-of-way, north of the Paar Drive right-of-way, between the Community Boulevard right-of-way and SW Village Parkway, within the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein, from Tradition Lagoon MPUD and St. Lucie County AG-5 (Agricultural – one dwelling unit per five acres) to an MPUD (Master Planned Unit Development) Zoning District; and

SECTION 6 – TRADITION TRAIL

A private residential street is running east-west dividing conservation tract-16 and conservation tract-16B. The proposed Tradition Trail (when developed by the City of Port St. Lucie and/or the master developer of Tradition) will be allowed to cross at the private residential street. A formalized pedestrian crossing will occur at the private residential street and implement pedestrian awareness signs identifying Tradition Trail and the road crossing. No fencing or other security measures blocking use and continuation of the trail north-south across the residential street.

- The MPUD approved in Nov 2016, legally joins 2 separate parcels while allowing the nature trail to cross Gingerline Road

EXHIBIT 8 CONCEPT MASTER PLAN



Del Webb at Tradition MPUD Data:

Zoning:	MPUD Master Planned Unit Development
Future Land Use:	NCD (New Community District)
Total MPUD Area:	426.78 ac. (includes 54.03 ac. lakes)
Parcel 1:	61.255 ac.
Parcel 2:	244.573 ac.
Parcel 3:	120.952 ac.

CURRENT PROPERTY OWNER (Seller)
Wesley S. McCurry
Tradition Land Company, LLC
4333 Edgewood Rd NE
Cedar Rapids, IA 52499

APPLICANT (Purchaser)
Gregory Pettibon
Pulte Group
1400 Indian Creek Parkway
Jupiter, Florida 33456

Project Team:

- Lucido & Associates
- Del Webb
- Kimley-Horn
- Coefficient & Wheeler Inc.
- AJ

MPUD Master Plan

1 of 1

The slides, images, descriptions, and renderings in this presentation are for informational purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, lot sizes, conditions, plats, maps, lot sizes, layouts, zoning, use, and conditions or development of any type, whether shown inside or outside the boundaries of the images may change or be completed in the future. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, use, and conditions or development of any type, whether shown inside or outside the boundaries of the images may change or be completed in the future. This presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

Del Webb at Tradition MPUD



○ Recorded in 2016, the Plat further defines the legal right to access the trail over Gingerline Road

1/4 12' MPPE(P)
 & 20' ACCESS EASEMENT(P)
 S16°15'48"W 50.00'

CONSERVATION TRACT-16B
 SOUTHERN GROVE PLAT NO. 13
 NOT A PART OF THIS PLAT

E/W 3 R/W

150.00' RIGHT-OF-WAY
 EXHIBIT E
 (O.R.B. 2899, PAGE 2933)

TRACT F

LSE1

TRACT F1

GINGERLINE DRIVE

TRACT R

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to constitute a contract or any other legal instrument. Mattamy and its agents assume no responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utility lines, drainage, land conditions or development of any type whatsoever, whether shown or not shown, are outside the boundaries of the images may not be shown or may be incomplete. The future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utility lines, drainage, land conditions or development of any type whatsoever, whether shown or not shown, are outside the boundaries of the images may not be shown or may be incomplete. In the future, this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.


Recorded Plat



TRADITION

Kimley Horn



A digital rendering of a park scene. In the foreground, a dirt path leads uphill. A man in a light blue shirt and shorts is talking to a woman in a pink dress. Further up the path, a man in a suit and a woman in a dark dress are standing. A man in a grey shirt is riding a bicycle up the path. The scene is surrounded by lush greenery, including large leafy trees on the left and tall palm trees on the right. The sky is blue with some white clouds.

WORKING GROUP INPUT

The information presented and rendered in this presentation are for illustrative and informative purposes only and are not intended to be used as a basis for any decision. The information is subject to change and shall not be taken as a guarantee, warranty or representation. No liability shall be assumed for making changes in their design or construction. No responsibility shall be assumed for any omissions, errors, descriptions, and renderings in this presentation. No liability shall be assumed for any party's reliance on the same. The user present and future locations of proposed roads, easements, land uses, conditions, plots, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions of development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plots, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions of development of any type shall not change in the future. As this presentation is for informational purposes only, we ask that the information not be reproduced, copied, or shared, in whole or in part, without permission to ensure the accuracy of the information disseminated.

WORKING GROUP PREVIOUS INPUT:

- Create a secured access as promised by builder
- Maintain convenience of controlled access/ vehicular and pedestrian gates from two sections of community
- Obscure visual presence of people “behind our homes”
- Minimize heavy, higher impact use of Trail especially with Tim vehicle and golf carts

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



TRADITION



Working group previous input



POSSIBLE SOLUTIONS

The views, drawings, site plans, and renderings in this presentation are for illustrative and informative purposes only and are not intended to be used as a basis for any decision. The views, drawings, site plans, and renderings are subject to change and shall not be construed as a commitment or a promise. We do not warrant that we are not liable from making changes in their views, drawings, site plans, and renderings. In an effort to be clear, images, descriptions, and renderings in this presentation are intended to be representative, illustrative, or suggestive, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plans, maps, lot lines, layouts, zoning, utilities, drainage, and other features of development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plans, maps, lot lines, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the information contained herein be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

SOLUTIONS ADDRESSING INPUT:

- Creating secured access as promised by builder
 - Add fencing to connect to existing perimeter wall and future perimeter fence along Marshall frontage.
 - Proposed crossing options to physically separate and provide controlled access between Trail/Conservation Area and DWT residents
- Convenience of controlled access/ vehicular and pedestrian gates from two sections of community
 - Crossing options to provide controlled access to Trail users and convenience to DWT residents
- Visual presence of people “behind our homes”
 - Commitment by Master Developer to position the trail within the conversation tract as far from existing homes as possible
 - Provide native landscape buffers to visually screen the trail
- Heavy use of Trail especially with Tim vehicle and golf carts
 - Commitment by Master Developer to relocate the dedicated TIM path outside of DWT
 - Alternative multi-use paths go around DWT
 - Explore non-concrete stabilize path material for Nature Trail segments encourages lower impact uses and lower overall usage

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not be shown or may be incomplete or inaccurate. This presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



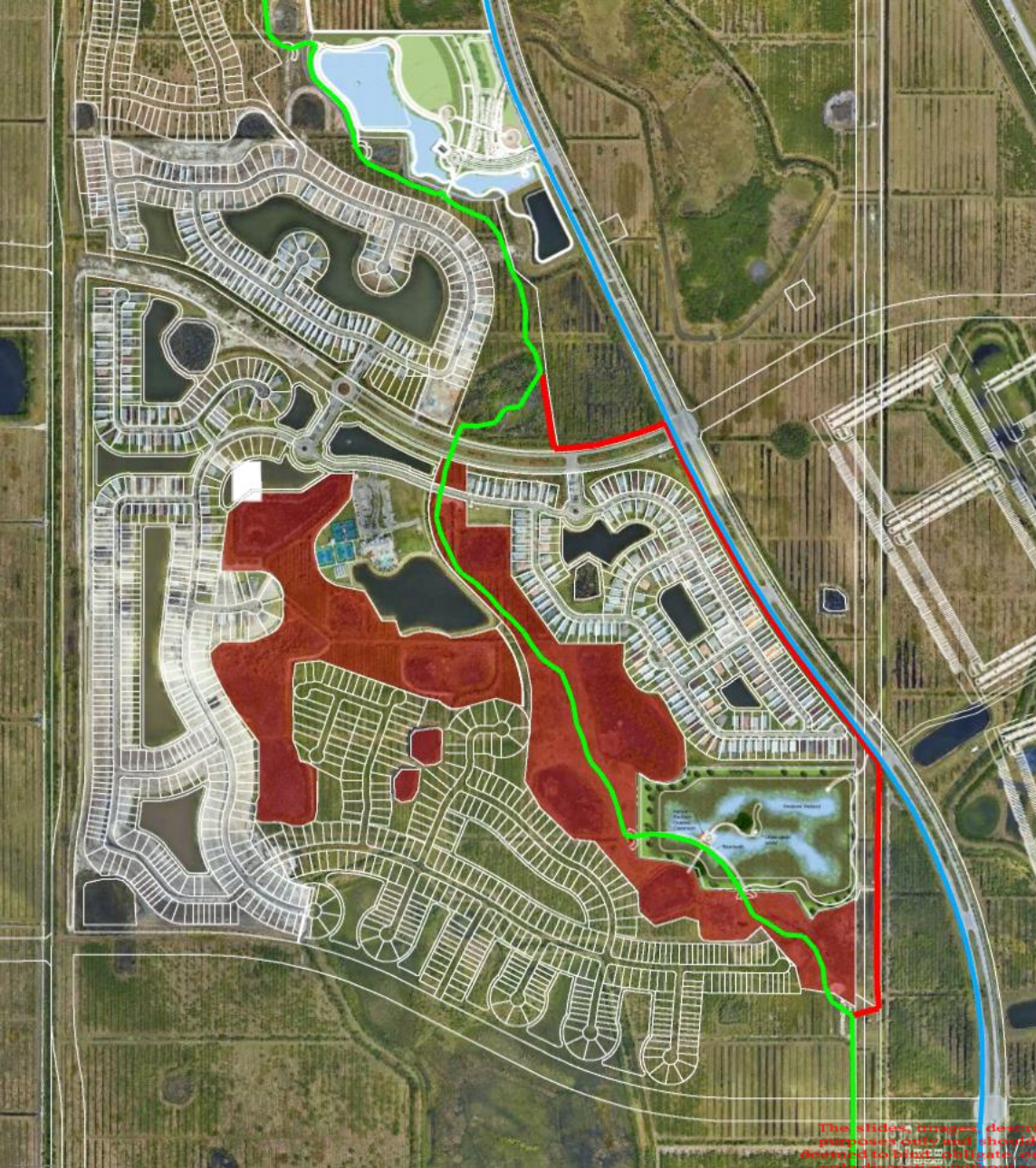
TRADITION






Input Addressed



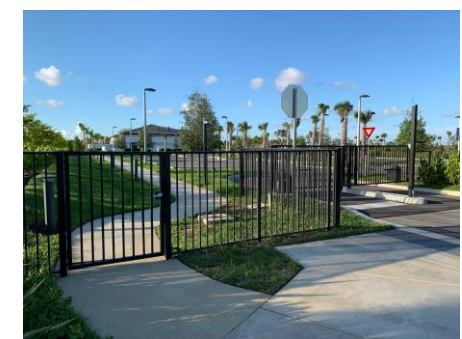
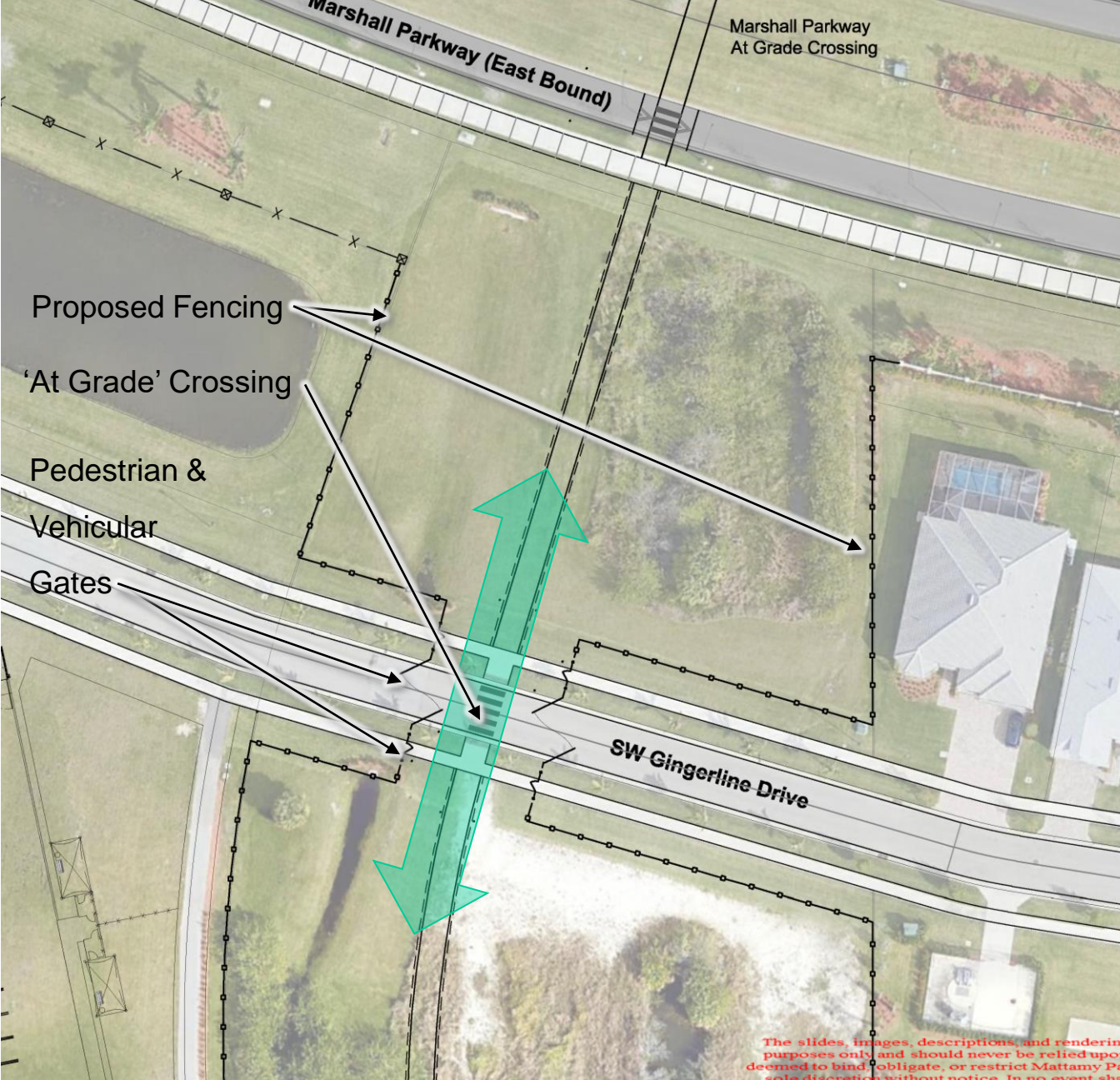
The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



-  Tradition Nature Trail
-  "Moved" Nature Trail
-  Dedicated TIM Path

- Nature Trail is over 3 miles of continuous natural experience
- 1.10 mile "detour" would be necessary to move the trail
- REMOVING the DWT segment eliminates 35% of the total Trail
- REMOVING the DWT segment Trail violates previous approvals and promises made to ALL residents of Tradition
- REMOVING the DWT segment of the Nature Trail would significantly impact
 - Connectivity of the Trail
 - Natural Experience
 - Educational Opportunities
 - Awareness Opportunities
- For ALL Tradition Residents

The slides, images, descriptions, and renderings are for informational purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind or create or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images or whether outside the boundaries of the images may not be shown or may be shown in a different location and the locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

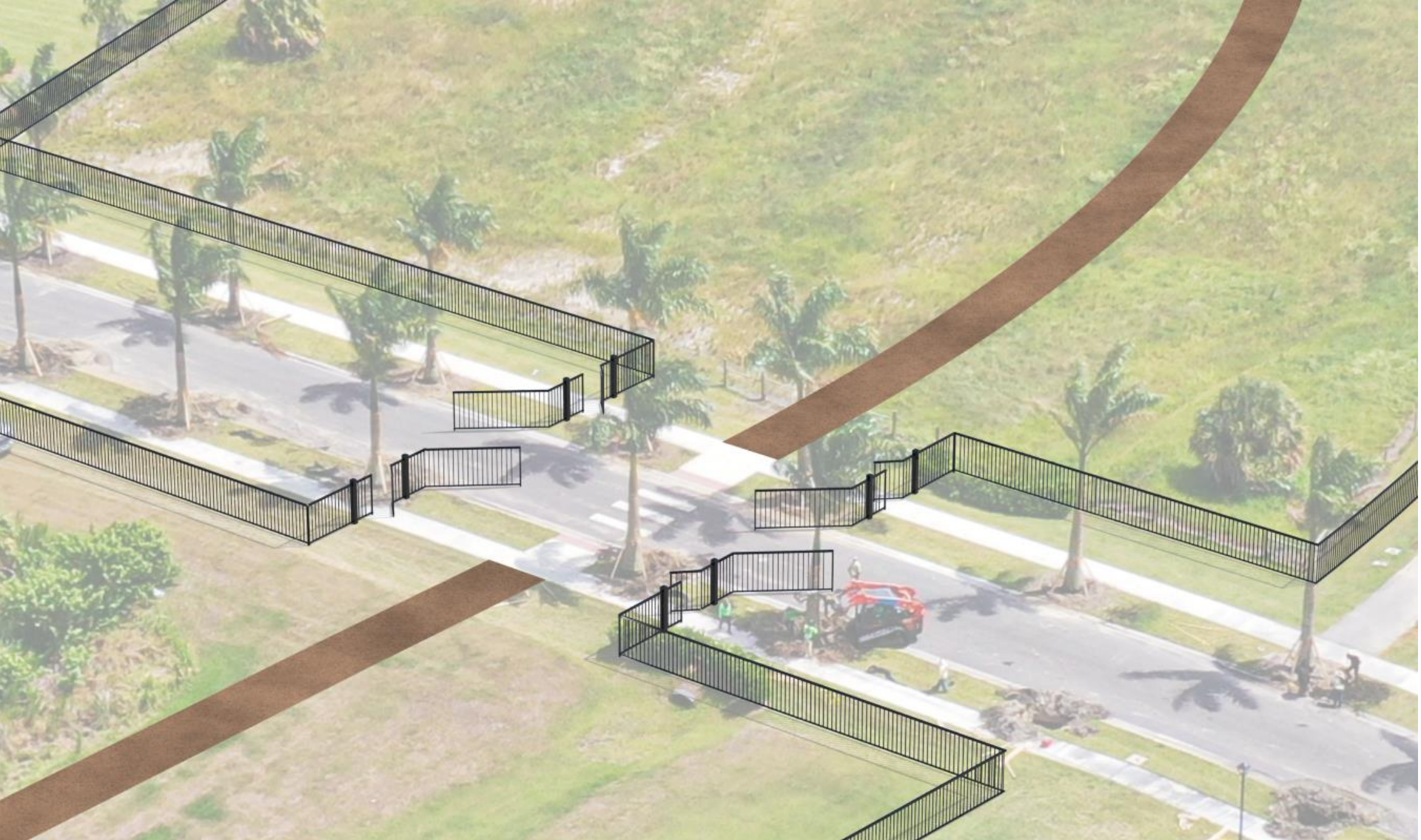


- Trail access is provided “at Grade” per Del Webb PUD – Section 6
- Del Webb fencing and vehicular & pedestrian gates maintain neighborhood access control

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only, and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type what so ever, shall not be shown in this presentation. The boundaries of the images may not be shown in this presentation. The locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type what so ever, shall not be shown in this presentation. For informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



Possible At-Grade Crossing



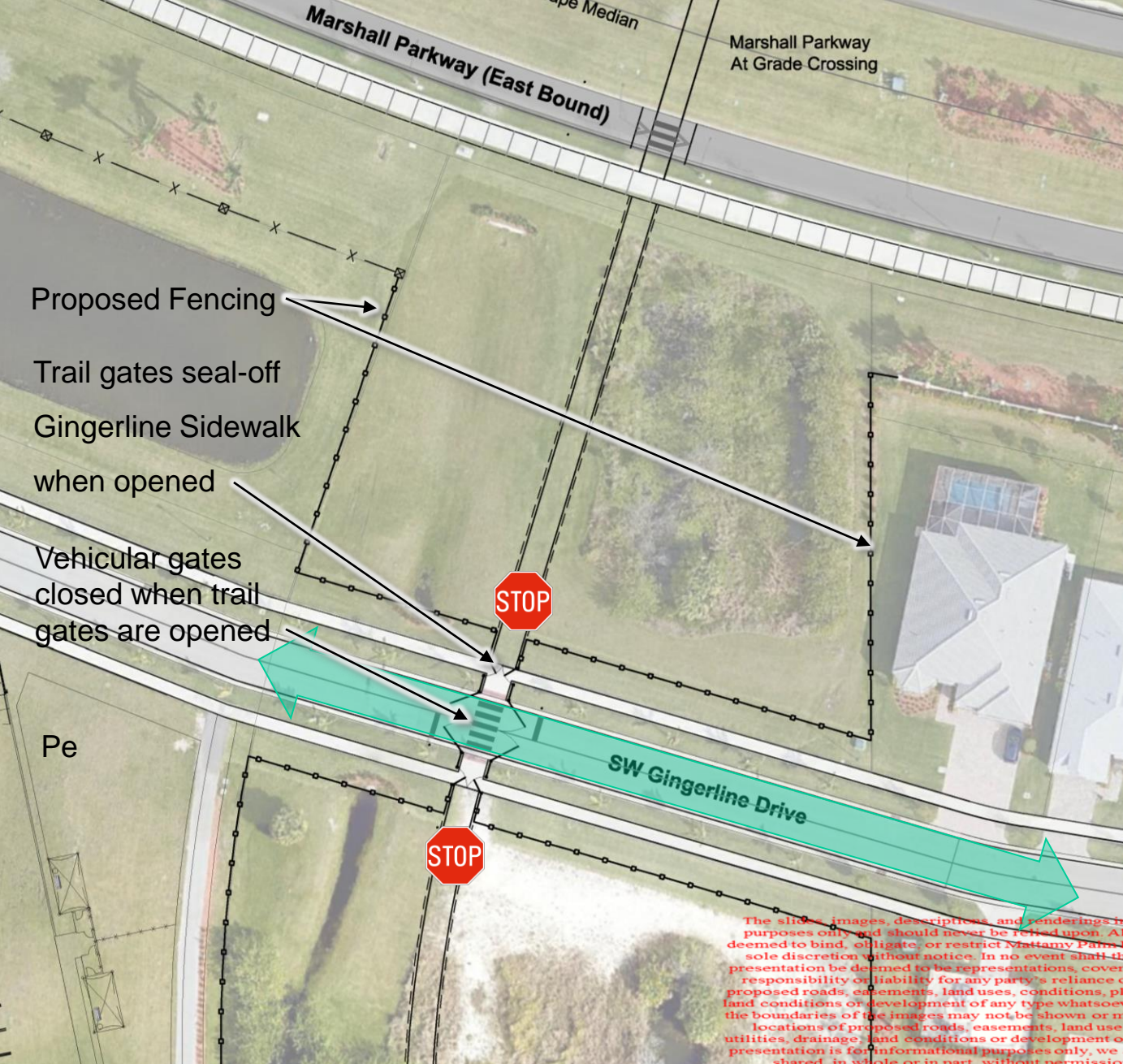
The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



TRADITION



Possible 'At Grade' Crossing



- “Convenience” for Del Webb Residents
- Gingerline Vehicular and Pedestrian Gates REMAIN OPEN – closing ONLY when trail crossing is in use
- TRAIL Gates when accessed will seal-off Gingerline Gates

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

- Gates Open to Gingerline
- Gates CLOSED to Trail

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

- Gates Open to Trail
- Gates CLOSED to Gingerline

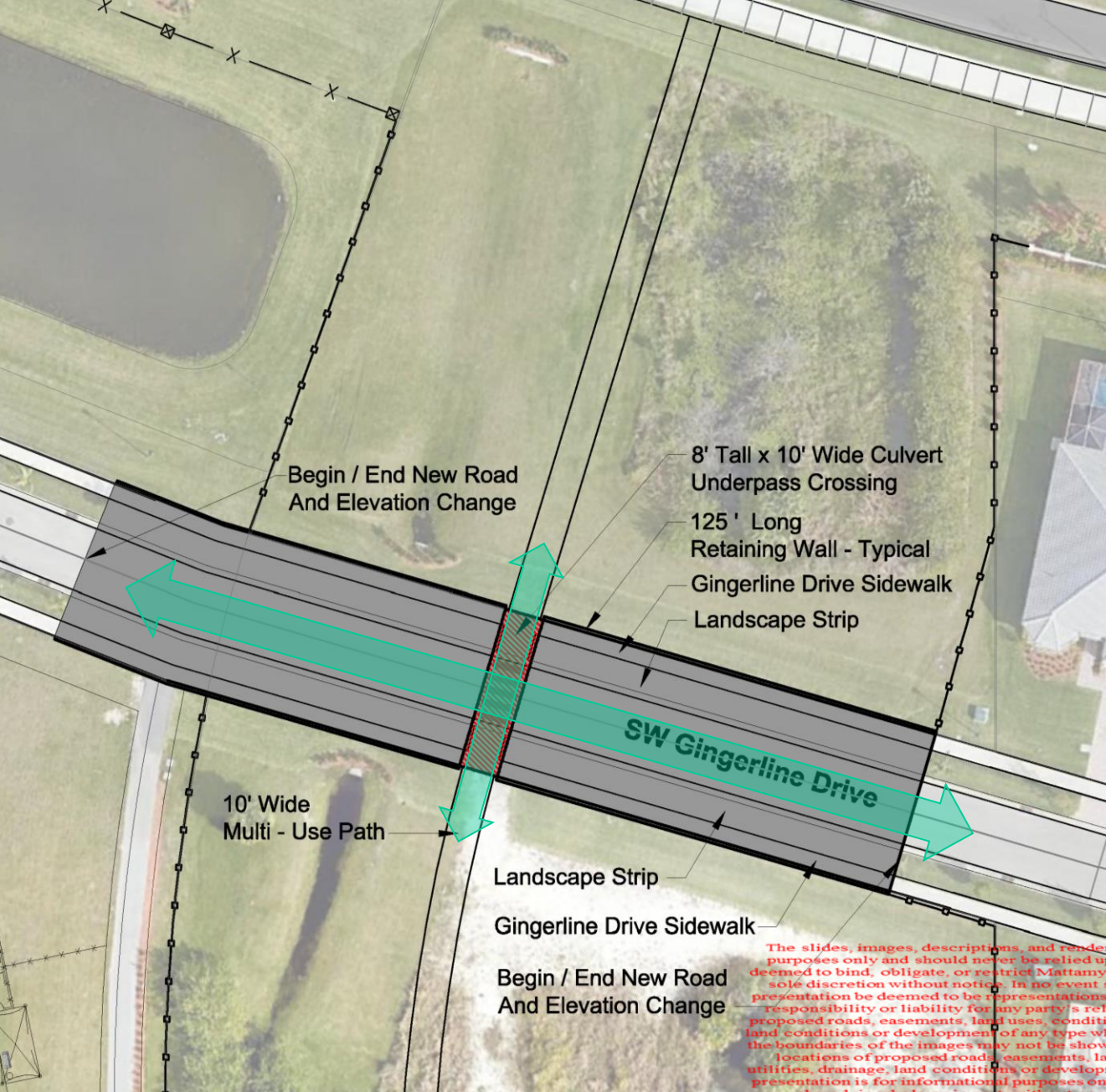
The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



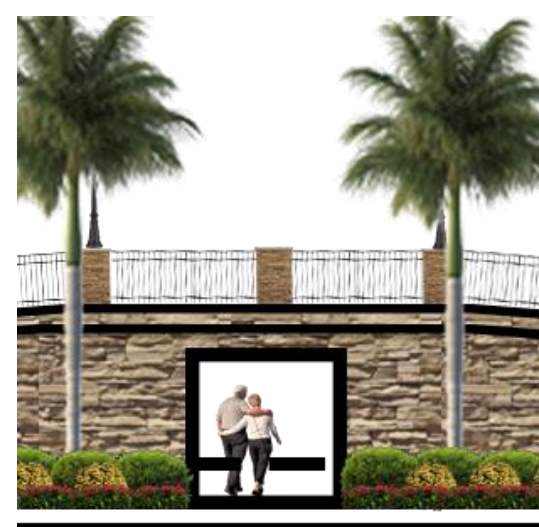
TRADITION



'At Grade' Crossing – ENHANCED CONVENIENCE



The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, and conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown, or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



- Trail access is provided by raising Gingerline and installing a pedestrian culvert under Gingerline
- Del Webb fencing ties into retaining walls and maintains neighborhood access control
- BOTH Gingerline and Trail have free flowing movement with no gates



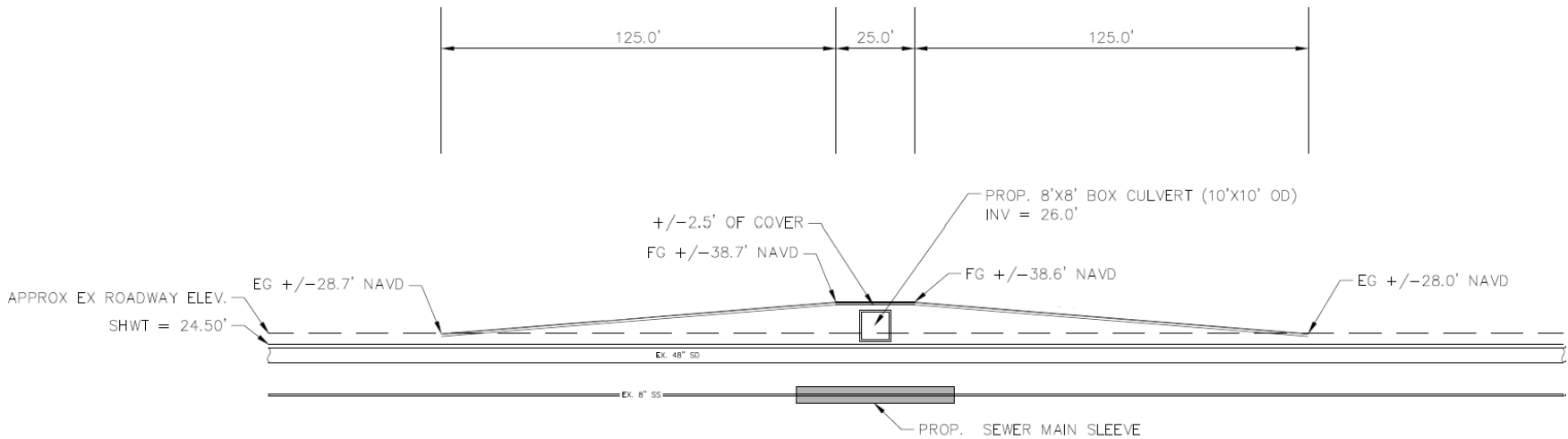
The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.



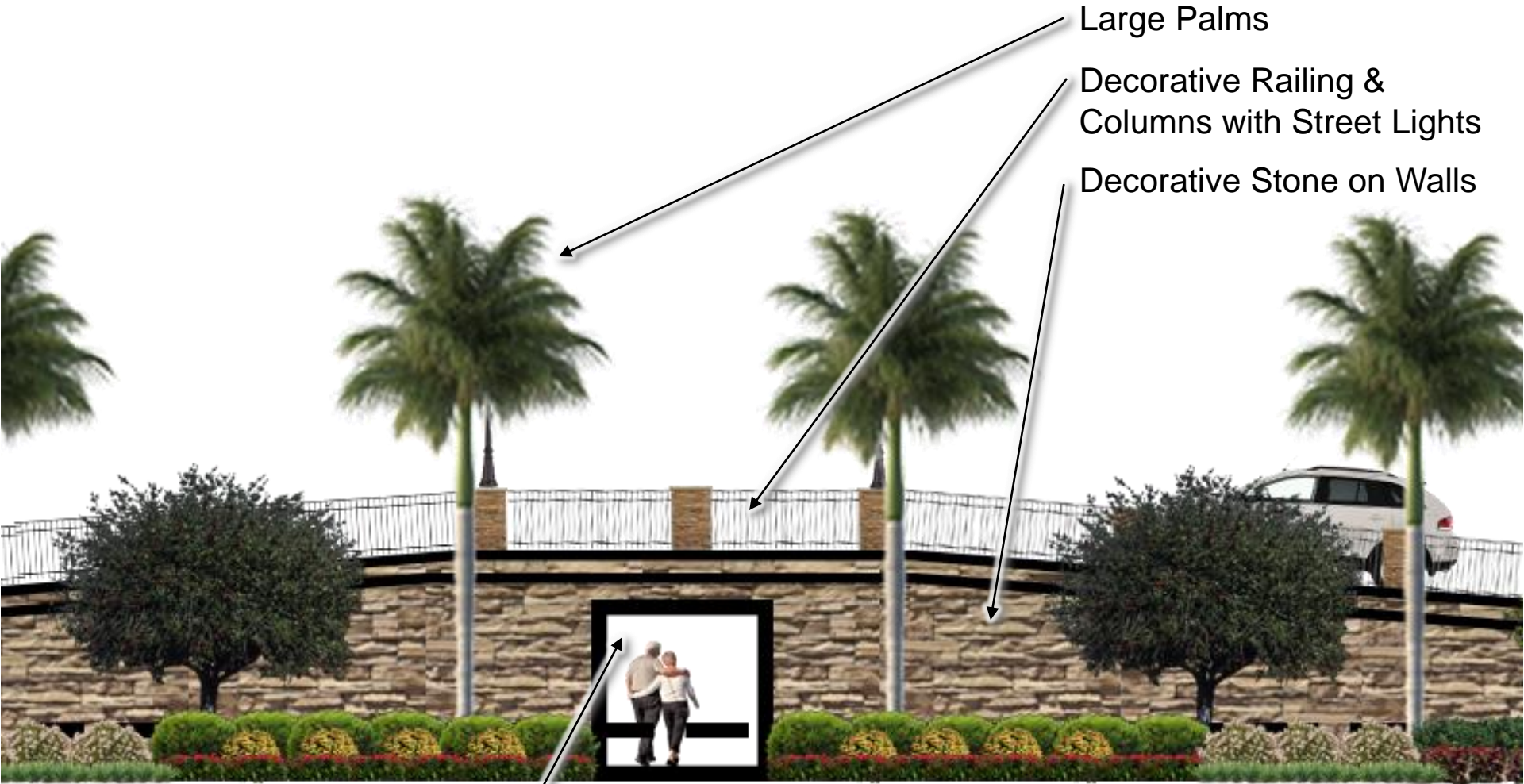
TRADITION



'Underpass' Crossing



The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, for any purpose other than to inform.



Large Palms

Decorative Railing & Columns with Street Lights

Decorative Stone on Walls

Proposed 8'x8' Box Culvert

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC ("Mattamy") from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

Thank you for your time and participation.

Del Webb®



The site names, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be construed to indicate, guarantee, or restrict Mattamy Homes LLC ("Mattamy") from making changes in their plans without sufficient notice. In no event shall the stated images, descriptions, and renderings in this presentation be deemed to be representative. Owners, or their agents, and Mattamy shall not assume any responsibility or liability for any party's reliance on the same. The past, present and future locations of proposed roads, easements, land uses, utility lines, plans, maps, zoning, utilities, drainage, and other features, the equipment of any kind, whether shown in the images, or whether outside the boundaries of the images may not be depicted or may be depicted inaccurately. The present and future locations of proposed roads, easements, utility lines, conditions, plans, maps, zoning, utilities, drainage, land conditions or development of any type past, or that may change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.

The slides, images, descriptions, and renderings in this presentation are for illustrative and informative purposes only and should never be relied upon. All project plans are subject to change and shall not be deemed to bind, obligate, or restrict Mattamy Palm Beach LLC (“Mattamy”) from making changes in their sole discretion without notice. In no event shall the slides, images, descriptions, and renderings in this presentation be deemed to be representations, covenants, or warranties, and Mattamy shall not assume any responsibility or liability for any party’s reliance on the same. The past, present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type whatsoever, whether reflected in the images, or whether outside the boundaries of the images may not be shown or may be incomplete or inaccurate. The present and future locations of proposed roads, easements, land uses, conditions, plats, maps, lot sizes, layouts, zoning, utilities, drainage, land conditions or development of any type may or may not change in the future. As this presentation is for informational purposes only, we ask that the document(s) not be reproduced, copied, or shared, in whole or in part, without permission to ensure accurate information is disseminated.