

Exhibit “A”  
(Southern Grove DRI Map H)

EXHIBIT "B" TO EXHIBIT "1"

# SOUTHERN GROVE

SOUTHERN GROVE							
Development Phasing							
Phases	Residential (DUs)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)	Hospital (beds)
1 (2006-2027)	3,415	180,000	400,000	300,000	450,000	50	180
2 (2027-2032)	4,259	796,480	250,000	200,000	3,250,000	310	120
3 (2032-2037)		258,500	50,000	50,000	1,380,116	80	-
4 (2037-2042)		596,485	709,903	651,557	3,664,884	411	-
Total	7,674	1,831,465	1,409,903	1,201,557	8,745,000	1,051	300

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY<sup>1/</sup>
- UTILITY EASEMENT
- STORMWATER MANAGEMENT<sup>1/</sup>
- ACTIVE PARK<sup>1/</sup>
- SCHOOL<sup>1/</sup>
- ARCHAEOLOGICAL SITE<sup>2/</sup>
- CONSERVATION AREA (W-#)
- MITIGATION
  - UPLAND
  - WETLAND
- FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS)  
(REQUIRED ON BOTH SIDES OF COLLECTORS)  
(REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:

- 1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES  
2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.  
3/ ARCHEOLOGICAL SITE. -OTTER SITE (BSL1717)

SOUTHERN GROVE			
Conservation Areas			
ID		Wetland (ac)	Upland Buffer / Upland (ac)
CA2	W420	0.304	0.200
CA3	W421	3.453	0.610
CA4	W422	1.071	0.520
CA6	W436	0.860	0.450
CA7	W444	0.577	0.400
CA8	W433	1.542	
CA9	W439	0.698	
	W440	0.380	
	W441	0.570	
CA10	W442	1.101	
CA11	W443	0.588	
CA12	W447	1.845	0.640
CA13	Live Oak Hammock		5.120
CA14	W452	4.857	
CA15	W455	0.763	
CA16	W463	6.000	
CA17	W475	2.246	0.750
CA18	W456	1.557	
CA19	W462	3.863	
CA20	W466	1.021	0.450
CA21	W467	0.715	0.360
CA22	W461	6.789	
CA23	W468	3.368	
CA24	W469	2.083	
	W470	0.670	
CA25	W458	0.419	0.350
CA26	W471	5.052	
CA28	W481	41.302	3.680
CA32	W483	3.965	1.320
	W457	0.829	0.400
	W465	3.096	
Total		100.634	15.250

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
- PARK & RIDE

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
- 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- 3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
- 4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
- 5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
- 6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994  
(772) 223-1100 - Fax (772) 223-0220

Matthew Palm Beach, LLC

Owner

MacKenzie Engineering & Planning, Inc.

Traffic  
LA#: 19-200

E&W Consultants, Inc.

Environmental

Lucido & Associates

Planning



500' 0' 500' 1000' 2000'

Map H

Master Development Plan

EXISTING: September 14, 2021



Proposed

EXHIBIT "B" TO EXHIBIT "1"

SOUTHERN GROVE

SOUTHERN GROVE							
Development Phasing							
Phases	Residential (DUs)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)	Hospital (beds)
1 (2006-2027)	3,415	180,000	400,000	300,000	450,000	250	180
2 (2027-2032)	4,259	796,480	250,000	200,000	3,250,000	310	120
3 (2032-2037)		258,500	50,000	50,000	1,380,116	80	-
4 (2037-2042)		596,485	709,903	651,557	3,664,884	411	-
Total	7,674	1,831,465	1,409,903	1,201,557	8,745,000	1,051	300

DRI CRA MAP LEGEND:

RESIDENTIAL

MIXED USE

NEIGHBORHOOD VILLAGE CENTER

EMPLOYMENT CENTER

REGIONAL BUSINESS CENTER

PROPOSED RIGHTS-OF-WAY<sup>1/</sup>

UTILITY EASEMENT

STORMWATER MANAGEMENT<sup>1/</sup>

ACTIVE PARK<sup>1/</sup>

SCHOOL<sup>1/</sup>

ARCHEOLOGICAL SITE<sup>2/</sup>

CONSERVATION AREA (W-#)

MITIGATION

UPLAND

WETLAND

F

FIRE STATION LOCATION  
(Approximate)

PEDESTRIAN/BIKE PATH  
(REQUIRED ON BOTH SIDES OF ARTERIALS)  
(REQUIRED ON BOTH SIDES OF COLLECTORS)  
(REQUIRED ON ONE SIDE OF E/W #2)

MULTI-PURPOSE PATH  
(May be outside ROW)

NOTES:

1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES

2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.

3/ ARCHEOLOGICAL SITE. -OTTER SITE (BSL1717)

SOUTHERN GROVE			
Conservation Areas			
ID		Wetland (ac)	Upland Buffer / Upland (ac)
CA2	W420	0.304	0.200
CA3	W421	3.453	0.610
CA4	W422	1.071	0.520
CA6	W436	0.860	0.450
CA7	W444	0.577	0.400
CA8	W433	1.542	
CA9	W439	0.698	
	W440	0.380	
	W441	0.570	
CA10	W442	1.101	
CA11	W443	0.588	
CA12	W447	1.845	0.640
CA13	Live Oak Hammock		5.120
CA14	W452	4.857	
CA15	W455	0.763	
CA16	W463	6.000	
CA17	W475	2.246	0.750
CA18	W456	1.557	
CA19	W462	3.863	
CA20	W466	1.021	0.450
CA21	W467	0.715	0.360
CA22	W461	6.789	
CA23	W468	3.368	
CA24	W469	2.083	
	W470	0.670	
CA25	W458	0.419	0.350
CA26	W471	5.052	
CA28	W481	41.302	3.680
CA32	W483	3.965	1.320
	W457	0.829	0.400
	W465	3.096	
Total		100.634	15.250

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH  
(MAY BE OUTSIDE OF ROW)

PARK & RIDE

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.

2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.

3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.

4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.

5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.

6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994  
(772) 220-2100 - Fax (772) 223-0220

E&W Consultants, Inc.  
Environmental

Lucido & Associates  
Planning

500' 0' 500' 1000' 2000'

Proposed Map H  
Master Development Plan

Mattamy Palm Beach, LLC  
Owner  
MacKenzie Engineering & Planning, Inc.

Traffic  
LA#: 19-200

PROPOSED: March 14, 2022