

Exhibit A

EXHIBIT "B" TO EXHIBIT "1" SOUTHERN GROVE

SOUTHERN GROVE							
Phases	Development Phasing						
	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^{1/}
- UTILITY EASEMENT
- STORMWATER MANAGEMENT^{1/}
- ACTIVE PARK^{1/}
- SCHOOL^{1/}
- ARCHEOLOGICAL SITE^{2/}
- 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
CA3	W421	3.453
CA4	W422	1.071
CA6	W436	0.860
CA7	W444	0.577
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
	Live Oak	
CA13	Hammock	5.120
CA14	W452	4.857
CA15	W455	0.763
CA16	W463	6.000
CA17	W475	2.246
CA18	W456	1.557
CA19	W462	3.863
CA20	W466	1.021
CA21	W467	0.715
CA22	W461	6.789
CA23	W468	3.368
CA24	W469	2.083
	W470	0.670
CA25	W458	0.419
CA26	W471	5.052
CA28	W481	41.302
CA32	W483	3.965
	W457	0.829
	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) 220-2100 • Fax (772) 223-0220

Mattamy Palm Beach, LLC
Owner
MacKenzie Engineering & Planning, Inc.
Traffic
I.A.#: 19-200

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

Proposed Map H
Master Development Plan

PROPOSED: May 31, 2024

EXHIBIT "B-2" TO EXHIBIT "1" SOUTHERN GROVE

CRA PLAN LEGEND:

- PROPOSED RIGHTS-OF-WAY^{1/}
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARK^{1/}
- SCHOOL^{1/}
- ARCHEOLOGICAL SITE^{2/}
- CONSERVATION AREA (V-#)
- PEDESTRIAN/BIKE PATH
(8' Pedestrian/Bike Path or 5' sidewalks and on-street bike lanes required on both sides of arterials)^{1/}
(5' Sidewalk and on-street bike lane required on one side of E/W #2)^{1/}
- TRADITION TRAIL/
MULTI-PURPOSE PATH^{1/}
(May be outside ROW)
- PARK & RIDE

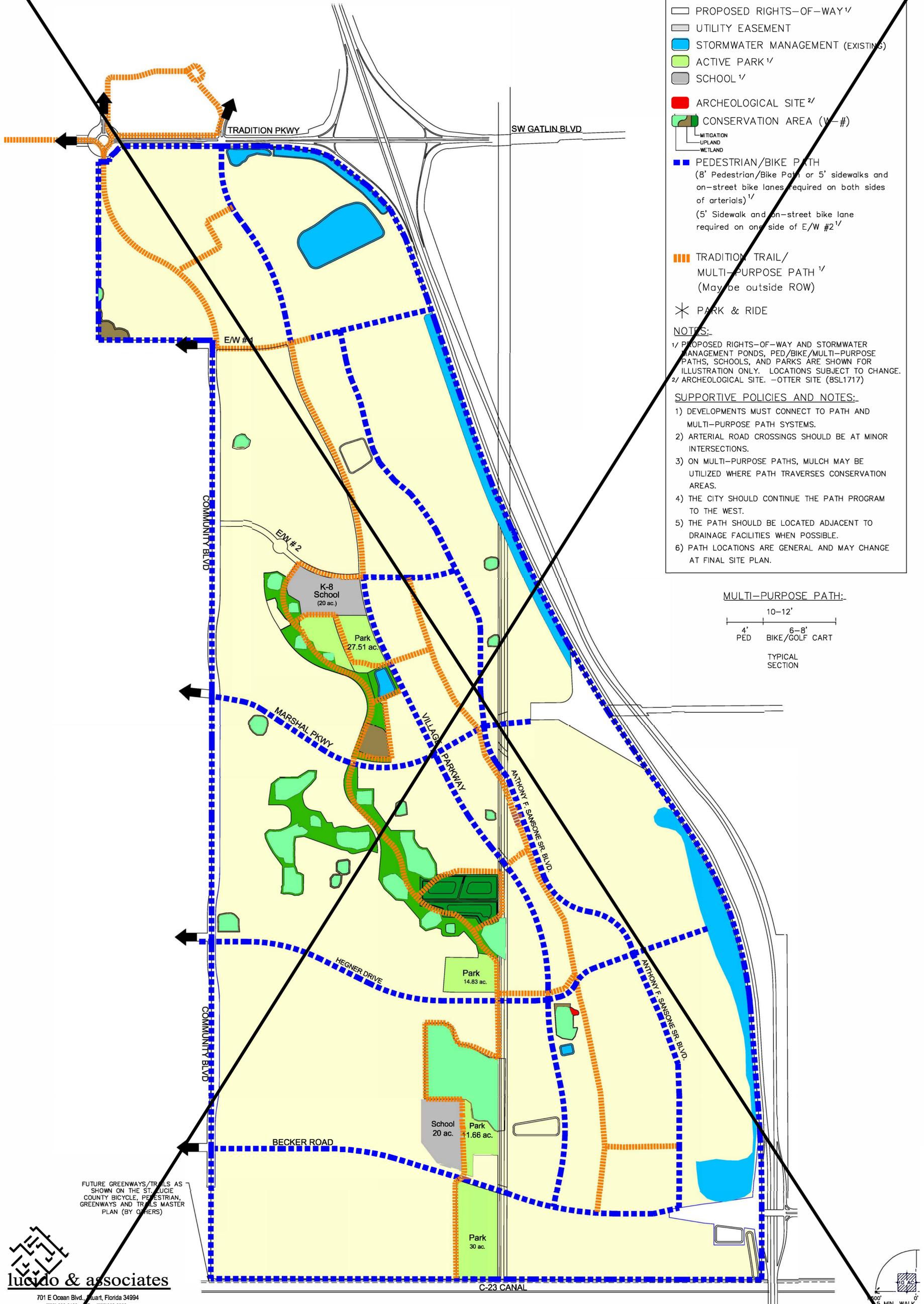
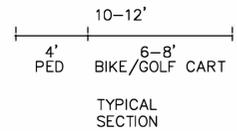
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MULTI-PURPOSE PATH:



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Map H(2)
Master Development Plan

Traffic
 L# 19-200

PROPOSED: August 15, 2023

PROJECT: S:\Projects\2023\19-200_Southern Grove\19-200_Southern Grove Master Plan.dwg
 DATE: 8/15/2023
 DRAWN BY: J. P. [Name]
 CHECKED BY: J. P. [Name]
 PLOTTED BY: J. P. [Name]
 PLOT DATE: 8/15/2023
 PLOT TIME: 11:15:00 AM
 PLOT SCALE: 1"=100'
 PLOT SHEET: 1 OF 1

EXHIBIT "B-2" TO EXHIBIT "1" SOUTHERN GROVE

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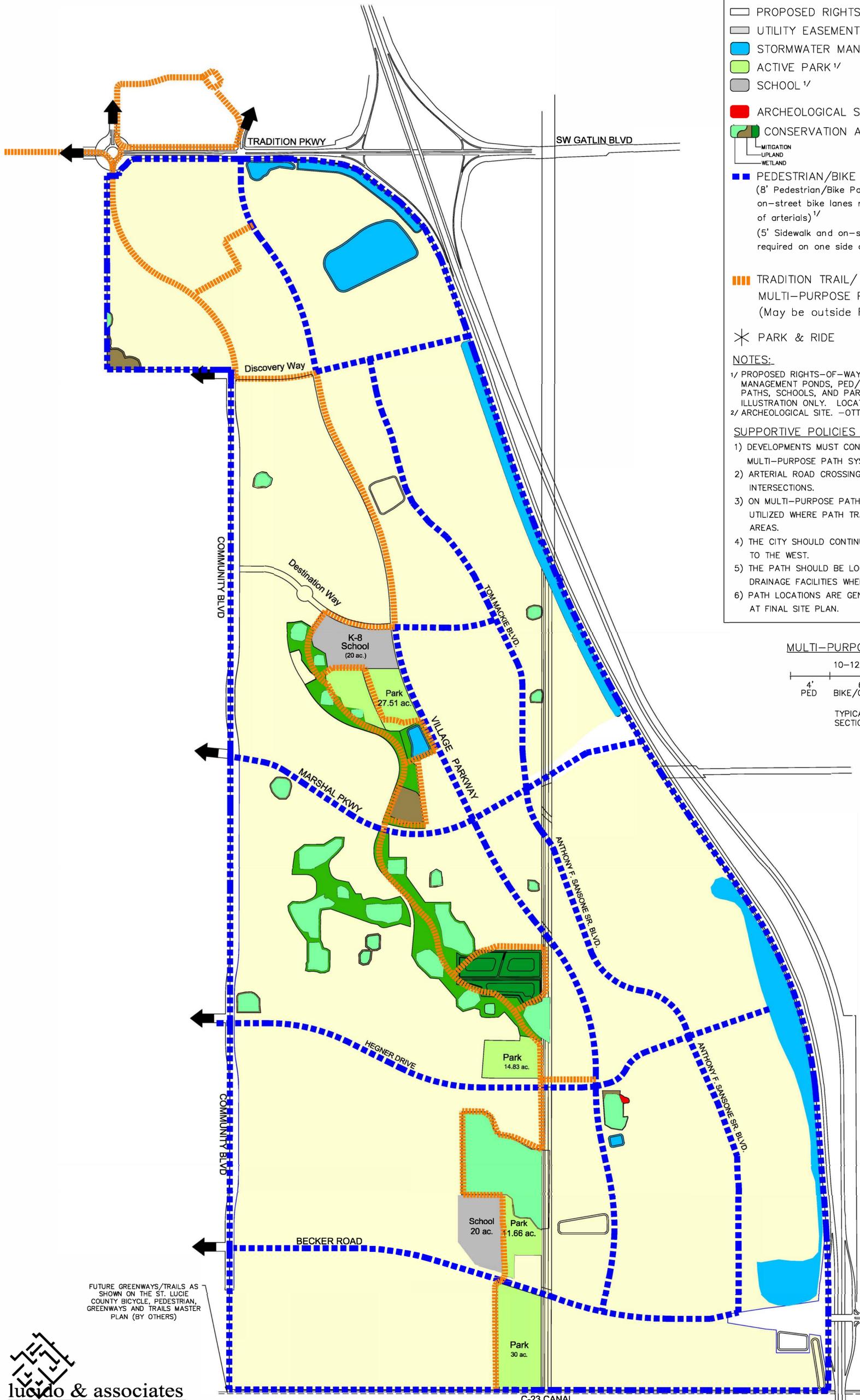
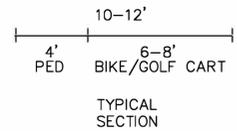
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500' 0' 500' 1000' 2000'

Map H(2)
Master Development Plan

PROPOSED: May 31, 2024