



TRADITION

Ord. 23-08

SG4 MPUD Amendment  
& Rezoning

City Council Meeting

February 13, 2023



Attachment "B"  
EXHIBIT "B" TO EXHIBIT "I"  
SOUTHERN GROVE

Phases	Development Phases					
	Residential (Dw) (sq. ft.)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)
1 (2006-2017)	3,413	180,000	400,000	300,000	400,000	250
2 (2012-2018)	4,178	78,000	200,000	200,000	1,750,000	100
3 (2018-2023)	258,500	50,000	50,000	1,850,116	80	-
4 (2018-2023)	108,485	300,000	650,500	1,664,884	61.7	-
<b>Total</b>	<b>3,674</b>	<b>1,816,485</b>	<b>1,400,500</b>	<b>1,304,500</b>	<b>6,745,000</b>	<b>1,061</b>

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY
- UTILITY EASEMENT
- STORMWATER MANAGEMENT
- ACTIVE PARK
- SCHOOL
- ARCHAEOLOGICAL SITE
- CONSERVATION AREA
- FIRE STATION LOCATION (APPROX.)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON BOTH SIDES OF COLLECTORS) (REQUIRED ON ONE SIDE OF E/W RD)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:  
 1) OVC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES  
 2) PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PEDESTRIAN/BIKE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.  
 3) ARCHEOLOGICAL SITE - OTHER SITE (8817177)

SOUTHERN GROVE Conservation Areas			
ID	West/East (ac)	North/South (ac)	Total (ac)
CA2	W402	0.304	0.200
CA3	W421	1.453	0.630
CA4	W422	1.071	0.530
CA5	W436	0.860	0.430
CA6	W442	0.377	0.480
CA8	W453	1.542	0.480
CA9	W459	0.698	0.480
CA10	W460	0.489	0.480
CA10	W461	0.830	0.480
CA10	W462	1.021	0.480
CA11	W463	0.558	0.480
CA12	W467	1.945	0.640
CA13	W468	5.130	0.480
CA14	W469	4.857	0.480
CA15	W465	0.760	0.480
CA16	W466	5.000	0.480
CA17	W475	2.246	0.790
CA18	W496	1.507	0.480
CA19	W497	1.963	0.480
CA20	W498	1.021	0.480
CA21	W497	0.715	0.390
CA22	W461	6.789	0.480
CA23	W468	3.268	0.480
CA24	W469	2.083	0.480
CA25	W470	0.670	0.480
CA26	W469	0.419	0.390
CA26	W471	1.052	0.480
CA26	W461	41.302	1.880
CA27	W463	3.905	1.130
CA28	W460	0.269	0.480
CA29	W460	1.000	0.480
<b>Total</b>	<b>100.034</b>	<b>13.200</b>	

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 MAJOR INTERSECTIONS.
  - 3) ON SECONDARY PATHS, MUD 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/PAVES AS SHOWN ON THE ST. LUCIE COUNTY WIDE POSITIONING, DESIGN AND TRAIL MASTER PLAN (BY OTHERS)

**lucido & associates**  
 1712 S Ocean Blvd., Stuart, Florida 34984  
 (888) 440-1100 • (888) 700-0000

Mattamy Palm Beach, LLC  
Owner

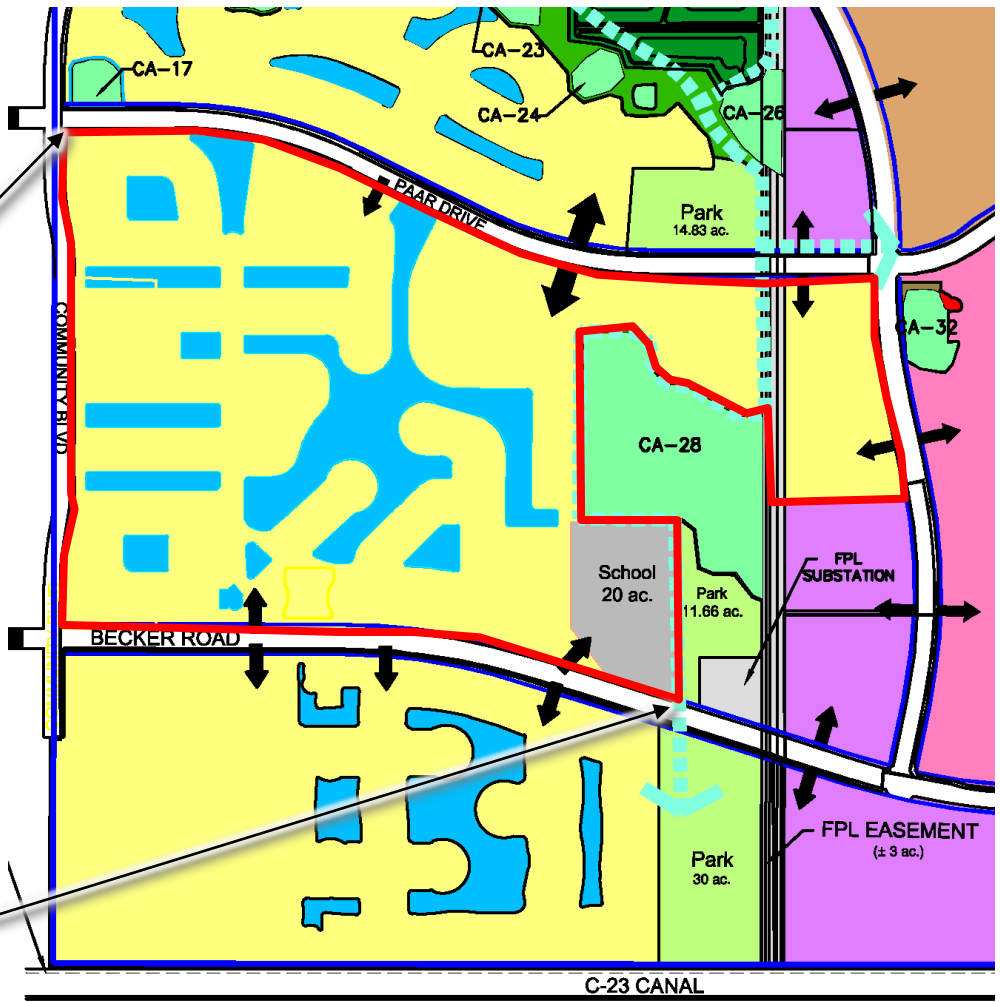
E&W Consultants, Inc.  
Environmental

Lucido & Associates  
Planning

Proposed Map H  
Master Development Plan

Traffic  
LAP-18-208

PROPOSED March 14, 2022



Existing Southern Grove DRI Map 'H'

# Existing Concept Plan

# Revised Concept Plan

