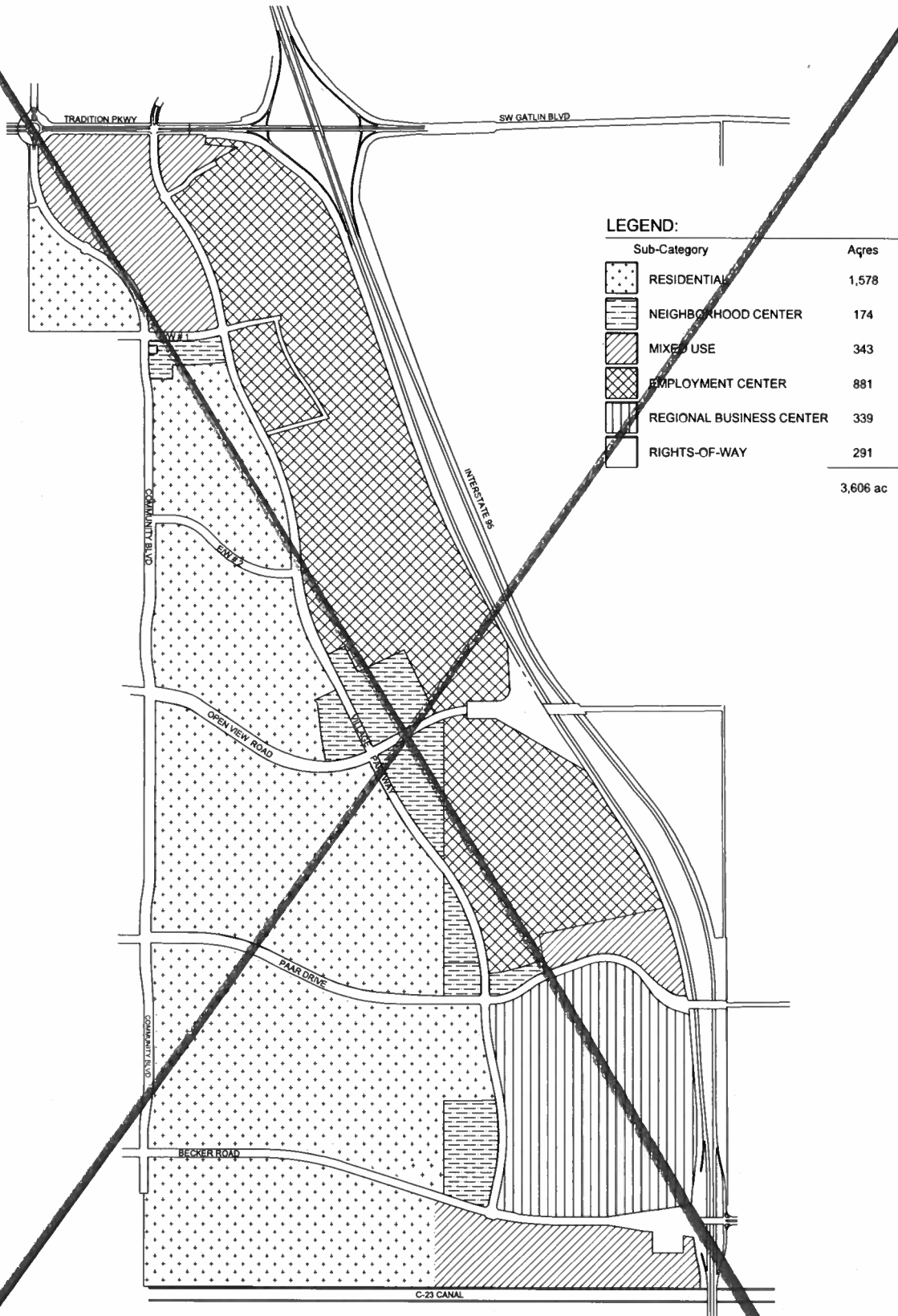


Attachment "A"

FIGURE 1-4



SOUTHERN GROVE NCD
FIGURE 1-4 CONCEPTUAL LAND USE PLAN
 October 12, 2020

Scale: 1" = 10,000'
 0 10,000' 20,000'
 L.A#: 19-200

LEUDO associates
 778 E. Green Blvd., Suite 1000, Fort Lauderdale, FL 33304
 (754) 388-2100 Fax: (754) 388-0033

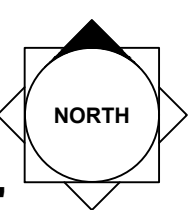
PROPOSED FIGURE 1-4



SOUTHERN GROVE NCD FIGURE 1-4 CONCEPTUAL LAND USE PLAN

April 20, 2021

Scale: 1" = 10,000'
0 10,000' 20,000'
LA#: 19-200



Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.

Attachment "B"

Policy 1.2.7.1: Development within the NCD District shall be included in a Development of Regional Impact approval, as specified in Chapter 380, F.S. (as may be amended from time to time), prior to development within the NCD District.

Policy 1.2.7.2: A written status report shall be provided to the City for the NCD District or any sub-district every two years. If the property has an approved DRI Development Order in effect at the time, the required DRI biennial report may be submitted in lieu of the written status report. The biennial status report shall include the following information:

- a. A summary of the development completed for the prior two years;
- b. A summary of ongoing agricultural uses on undeveloped tracts of land;
- c. A cumulative total of all development completed;
- d. Identification of undeveloped tracts of land that have been sold to a separate entity or developer; and,
- e. Identification of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of permit.
- f. A summary of any dwelling units, hotel rooms, and non-residential square footage transferred between sub-districts.

Objective 1.2.8: The Tradition/Western Grove NCD District is hereby established.

Policy 1.2.8.1: The density and intensity of the of the Tradition/Western Grove NCD District shall be limited to 11,307 residential units, 2,358,810 non-residential square feet, 150 hotel rooms, and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order.

Objective 1.2.9: The Southern Grove NCD District is hereby established.

Policy 1.2.9.1: The density and intensity ~~of the~~ of the Southern Grove NCD District shall be limited to ~~7,388~~ 7,674 residential units, ~~13,187,743~~ 13,187,925 non-residential square feet, ~~794~~ 1,051 hotel rooms, 300 hospital beds and institutional, civic, recreation and accessory uses. The City may increase or decrease the above development units as may be provided for in an Equivalency Matrix adopted as part of an approved DRI Development Order. The Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.

~~Policy 1.2.9.2: The Residential Area will be developed at a minimum overall average density of 3.75 du/ac, when the Residential Area is located within one quarter mile of Employment Center or Mixed-Use Areas.~~

Objective 1.2.10: The Riverland/Kennedy NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S.

Policy 1.2.10.1: The density and intensity of the Riverland/Kennedy NCD District shall be limited to 11,700 residential units and a maximum 3,942,495 GSF of retail, research and office, light industrial and institutional and civic, plus amenities and ancillary uses.

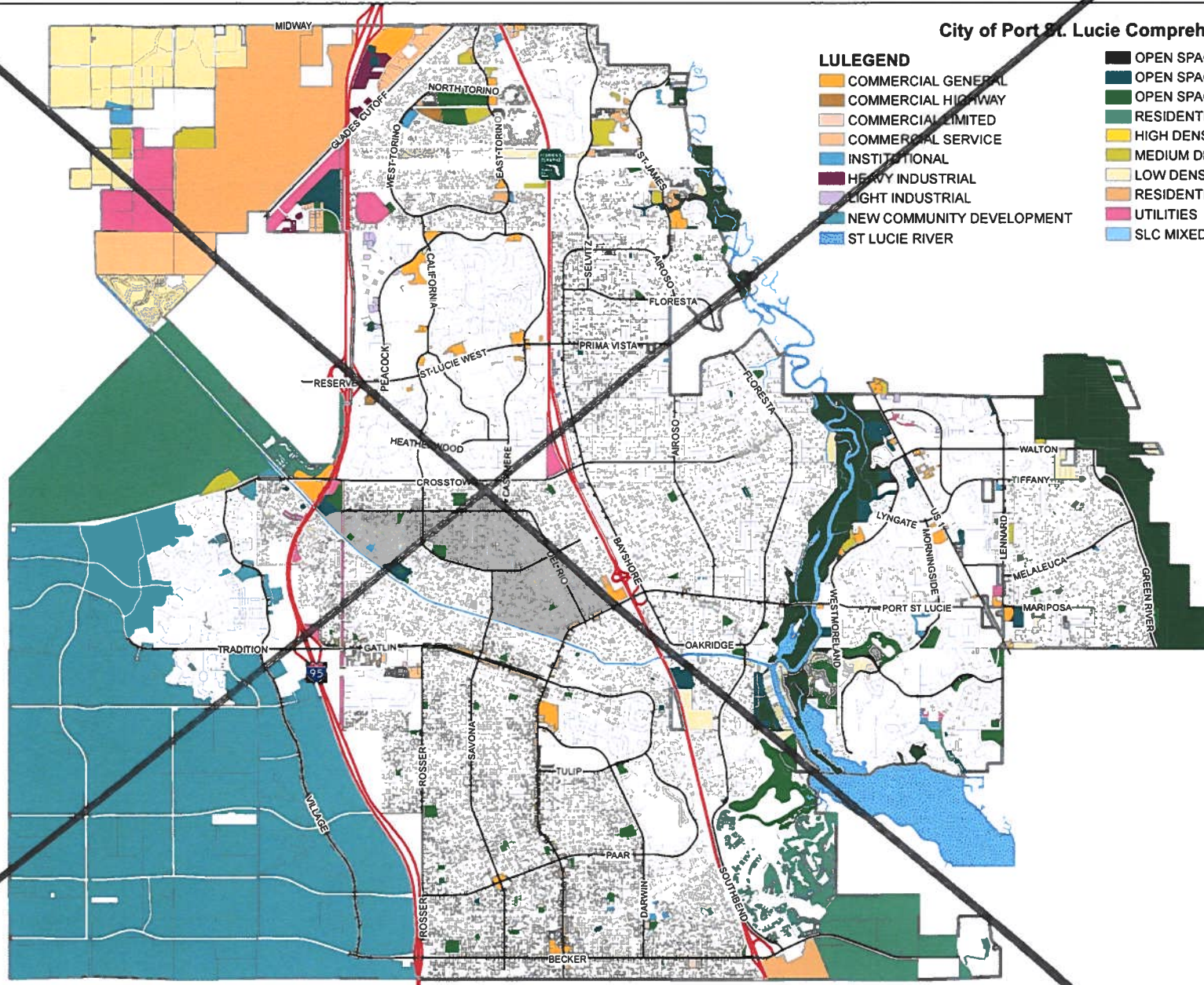
Attachment “C”

**Map FLU-2b, Vacant Lands with Future Land Use
Code Map TRN-2, Future Number of Lanes
Map TRN-3a, Future Functional Class
Map TRN-11, Existing/Future Transportation
(2035) Map TRN-12, SW Annexation Area
Roadway Plan**

City of Port St. Lucie Comprehensive Plan Update

LULEGEND

- COMMERCIAL GENERAL
- COMMERCIAL HIGHWAY
- COMMERCIAL LIMITED
- COMMERCIAL SERVICE
- INSTITUTIONAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- NEW COMMUNITY DEVELOPMENT
- ST LUCIE RIVER
- OPEN SPACE PRESERVATION
- OPEN SPACE CONSERVATION
- OPEN SPACE RECREATION
- RESIDENTIAL GOLF COURSE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RESIDENTIAL - OFFICE - INSTITUTIONAL
- UTILITIES
- SLC MIXED

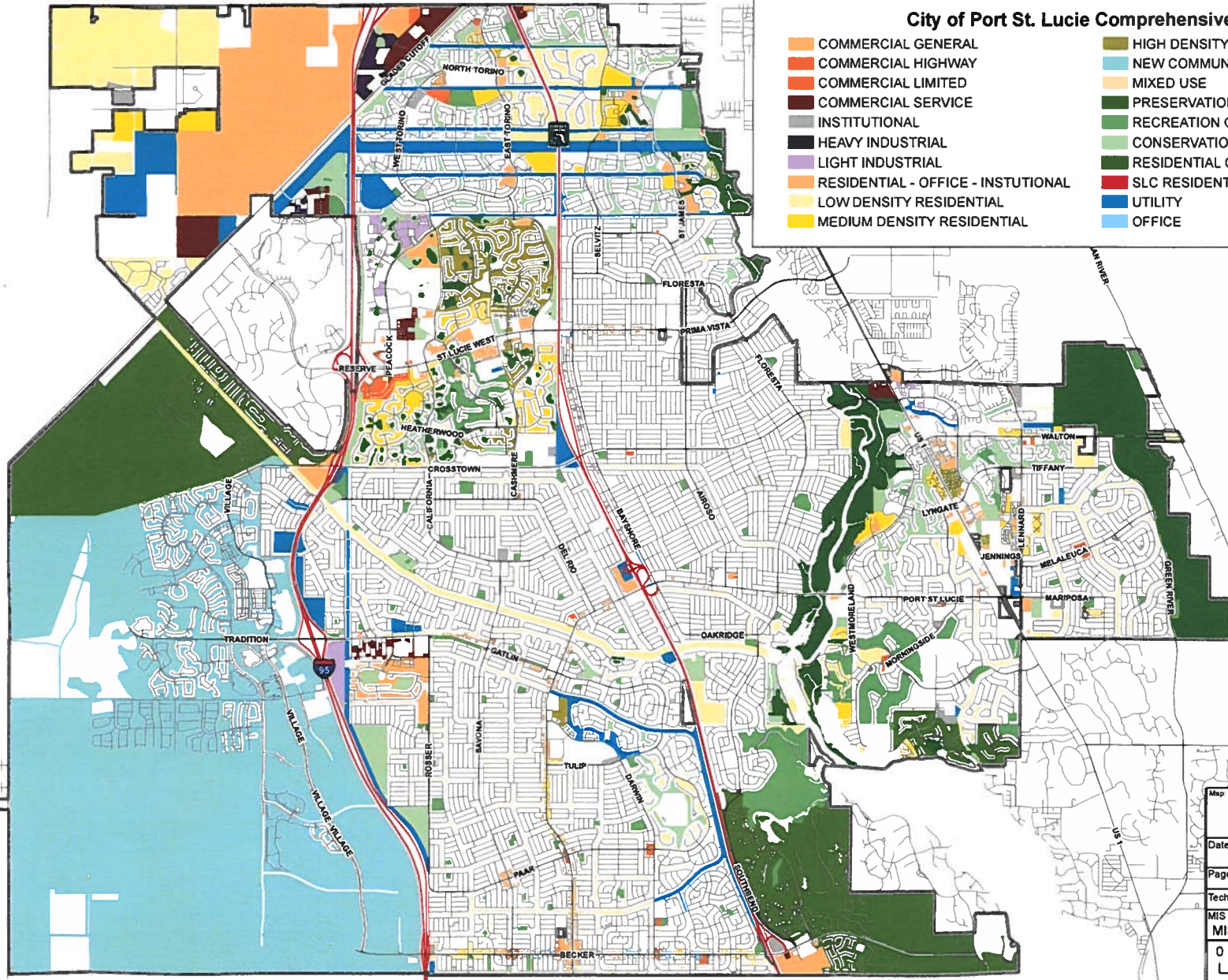


Data Source: City of Port St. Lucie Planning and Zoning Department 2011

Map: FLU-2b: Vacant Lands		
w/ Future Landuse Code		
Date	11/13/2017	
Page	1 of 1	
Tech	MFK	
MIS GIS #	MISGIS0037	

City of Port St. Lucie Comprehensive Plan Update

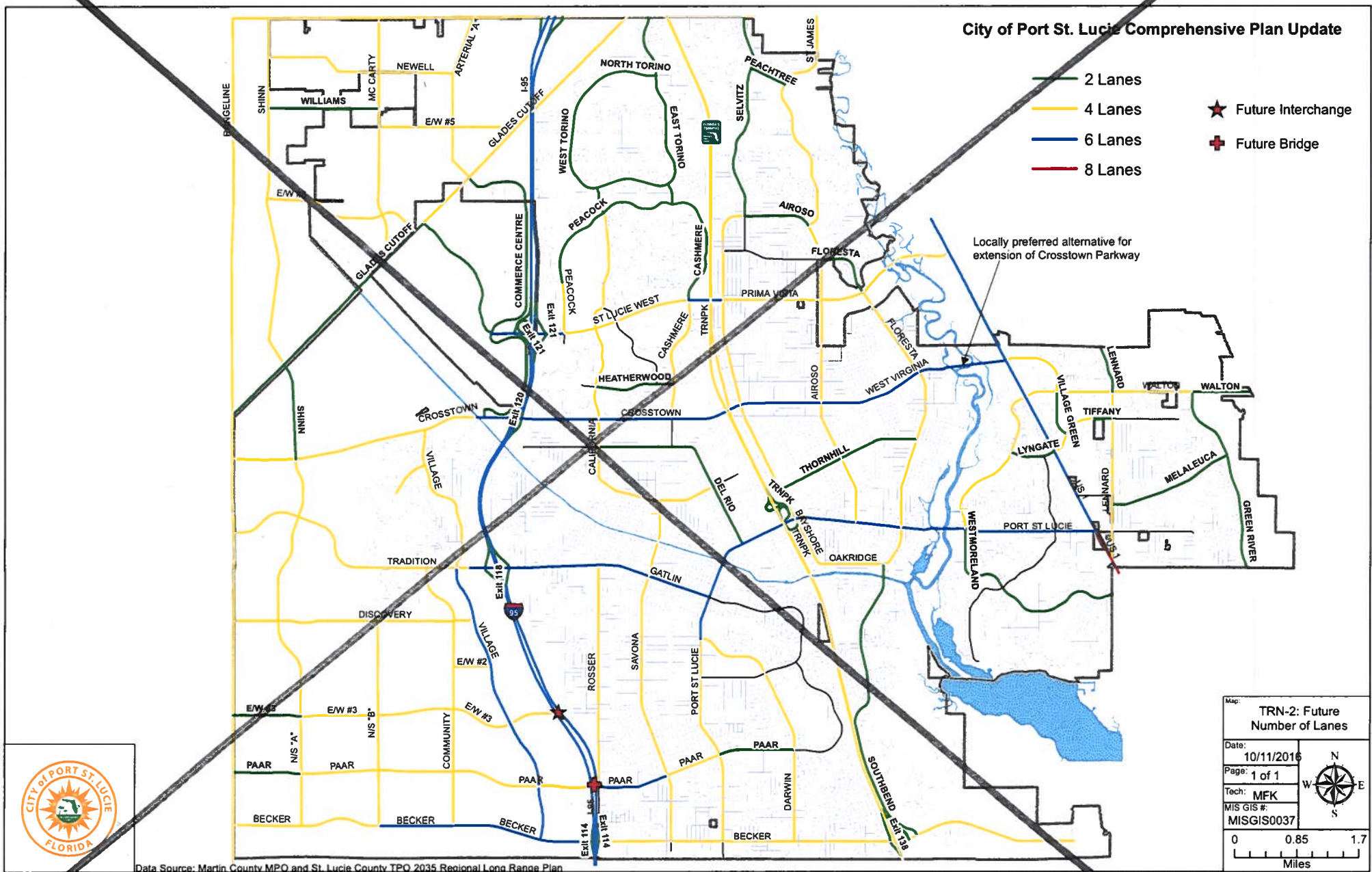
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- COMMERCIAL HIGHWAY
- COMMERCIAL LIMITED
- COMMERCIAL SERVICE
- INSTITUTIONAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- RESIDENTIAL - OFFICE - INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEW COMMUNITY DEVELOPMENT
- MIXED USE
- PRESERVATION OPEN SPACE
- RECREATION OPEN SPACE
- CONSERVATION OPEN SPACE
- RESIDENTIAL GOLF COURSE
- SLC RESIDENTIAL URBAN ZONED
- UTILITY
- OFFICE



Map: FLU-2b: Vacant Lands		
w/ Future Landuse Code		
Date:	4/14/2021	
Page:	1 of 1	
Tech:	MFK	
MIS GIS #:	MISGIS0037	

City of Port St. Lucie Comprehensive Plan Update

- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- ★ Future Interchange
- + Future Bridge



Locally preferred alternative for extension of Crosstown Parkway

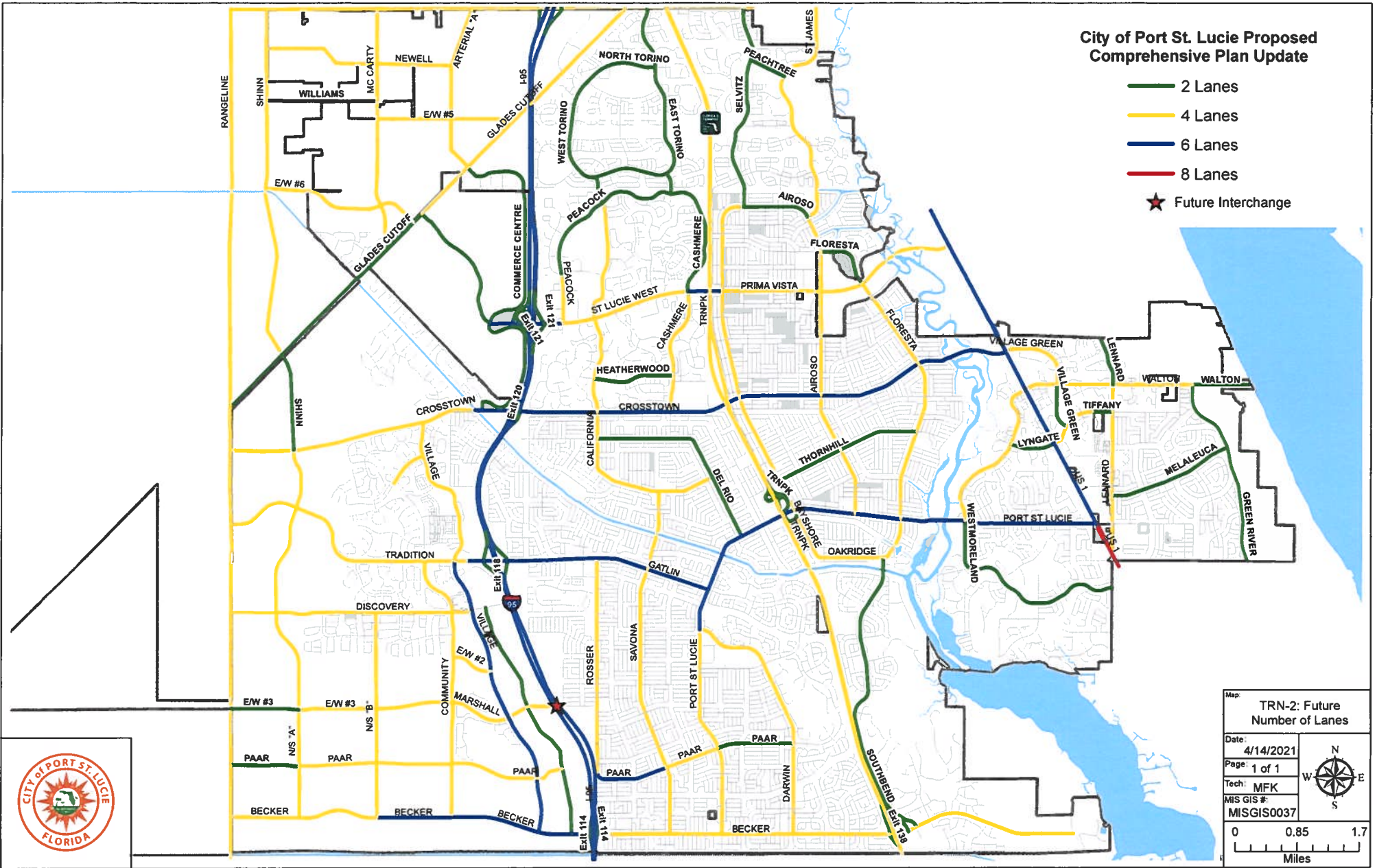


Data Source: Martin County MPO and St. Lucie County TPO 2035 Regional Long Range Plan

Map: TRN-2: Future Number of Lanes	
Date: 10/11/2016	
Page: 1 of 1	
Tech: MFK	
MIS GIS #: MISGIS0037	






City of Port St. Lucie Proposed Comprehensive Plan Update

- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- ★ Future Interchange

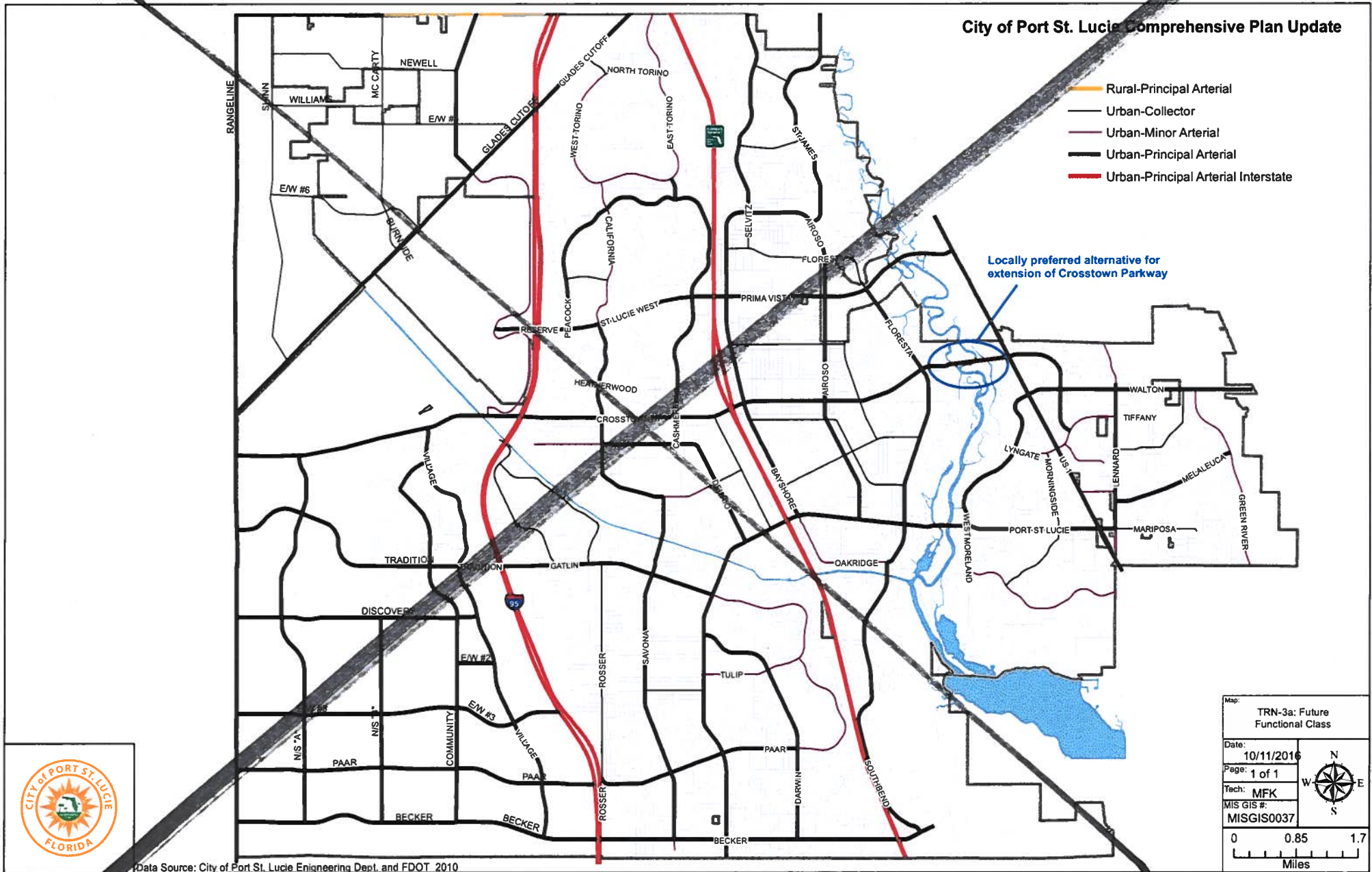


Map: TRN-2: Future Number of Lanes	
Date: 4/14/2021	
Page: 1 of 1	
Tech: MFK	
MIS GIS #: MISGIS0037	


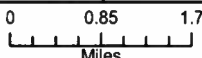
City of Port St. Lucie Comprehensive Plan Update

-  Rural-Principal Arterial
-  Urban-Collector
-  Urban-Minor Arterial
-  Urban-Principal Arterial
-  Urban-Principal Arterial Interstate

Locally preferred alternative for extension of Crosstown Parkway

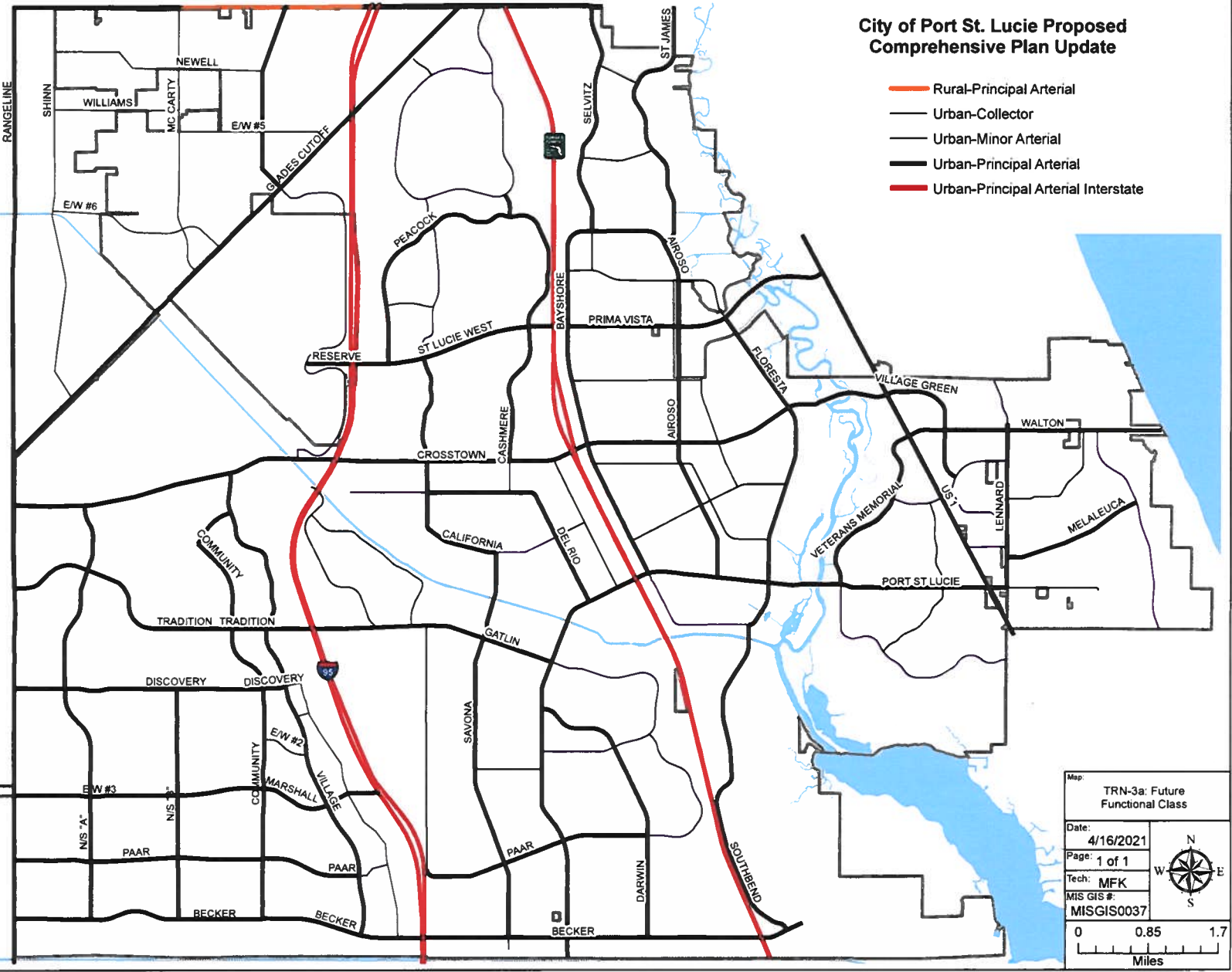


Data Source: City of Port St. Lucie Engineering Dept. and FDOT 2010

Map: TRN-3a: Future Functional Class	
Date: 10/11/2016	
Page: 1 of 1	
Tech: MFK	
MIS GIS #: MISGIS0037	
	

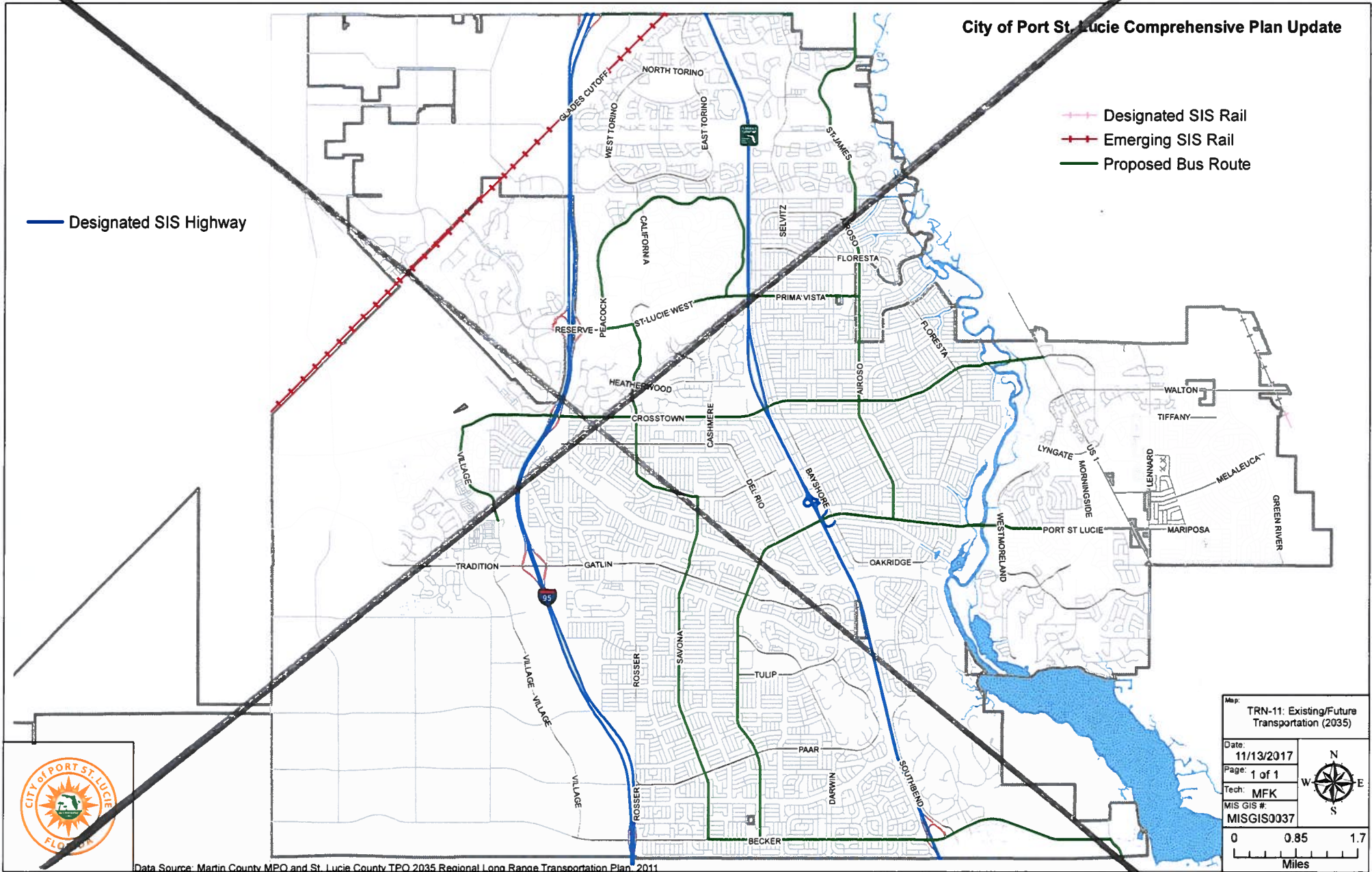
City of Port St. Lucie Proposed Comprehensive Plan Update

- Rural-Principal Arterial
- Urban-Collector
- Urban-Minor Arterial
- Urban-Principal Arterial
- Urban-Principal Arterial Interstate



Map: TRN-3a: Future Functional Class	
Date: 4/16/2021	
Page: 1 of 1	
Tech: MFK	
MIS GIS #: MISGIS0037	

City of Port St. Lucie Comprehensive Plan Update



— Designated SIS Highway





- Designated SIS Rail
- Emerging SIS Rail
- Proposed Bus Route

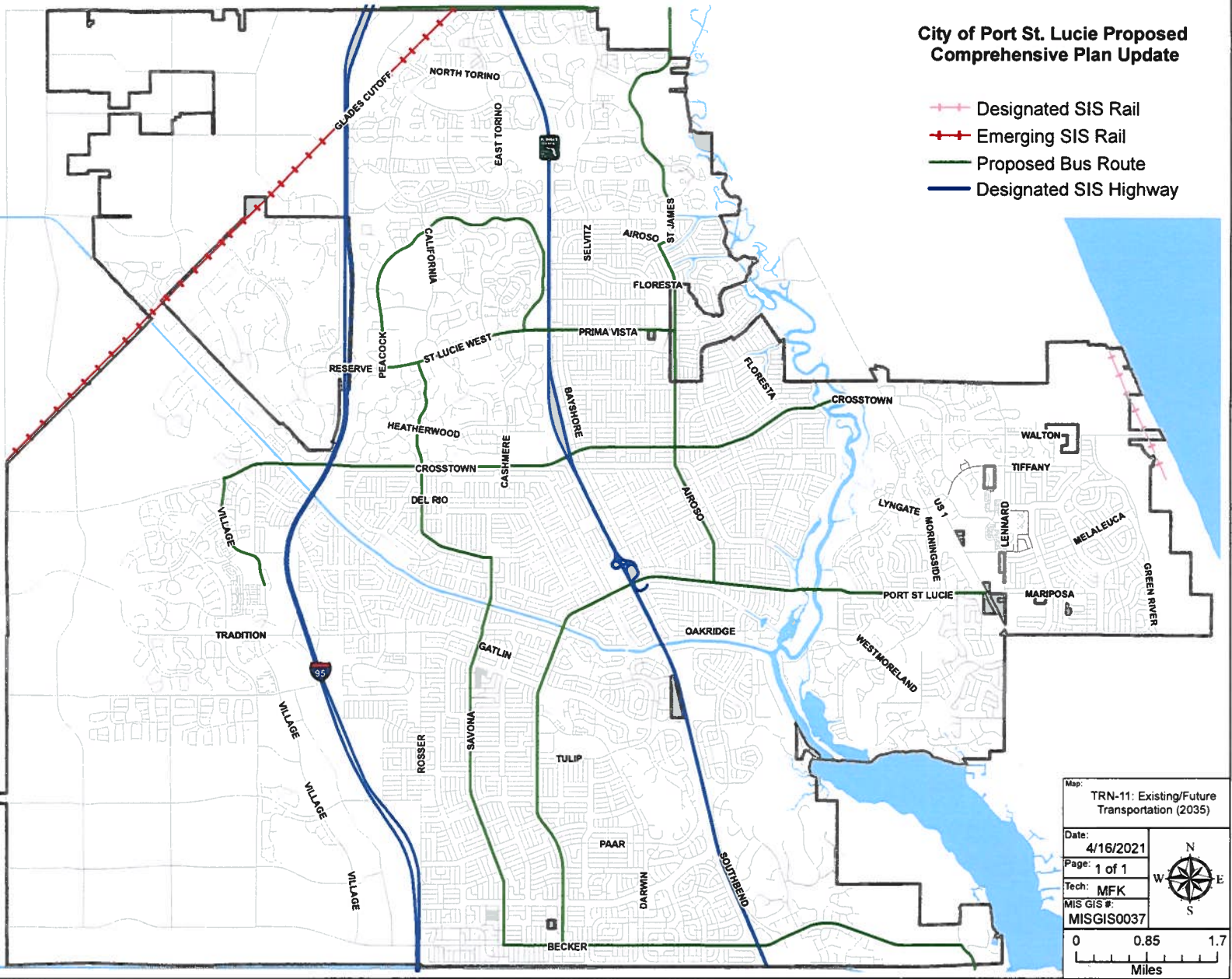



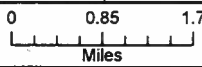
Map: TRN-11: Existing/Future Transportation (2035)		
Date:	11/13/2017	
Page:	1 of 1	
Tech:	MFK	
MIS GIS #:	MISGIS0037	

Data Source: Martin County MPO and St. Lucie County TPO 2035 Regional Long Range Transportation Plan, 2011

City of Port St. Lucie Proposed Comprehensive Plan Update

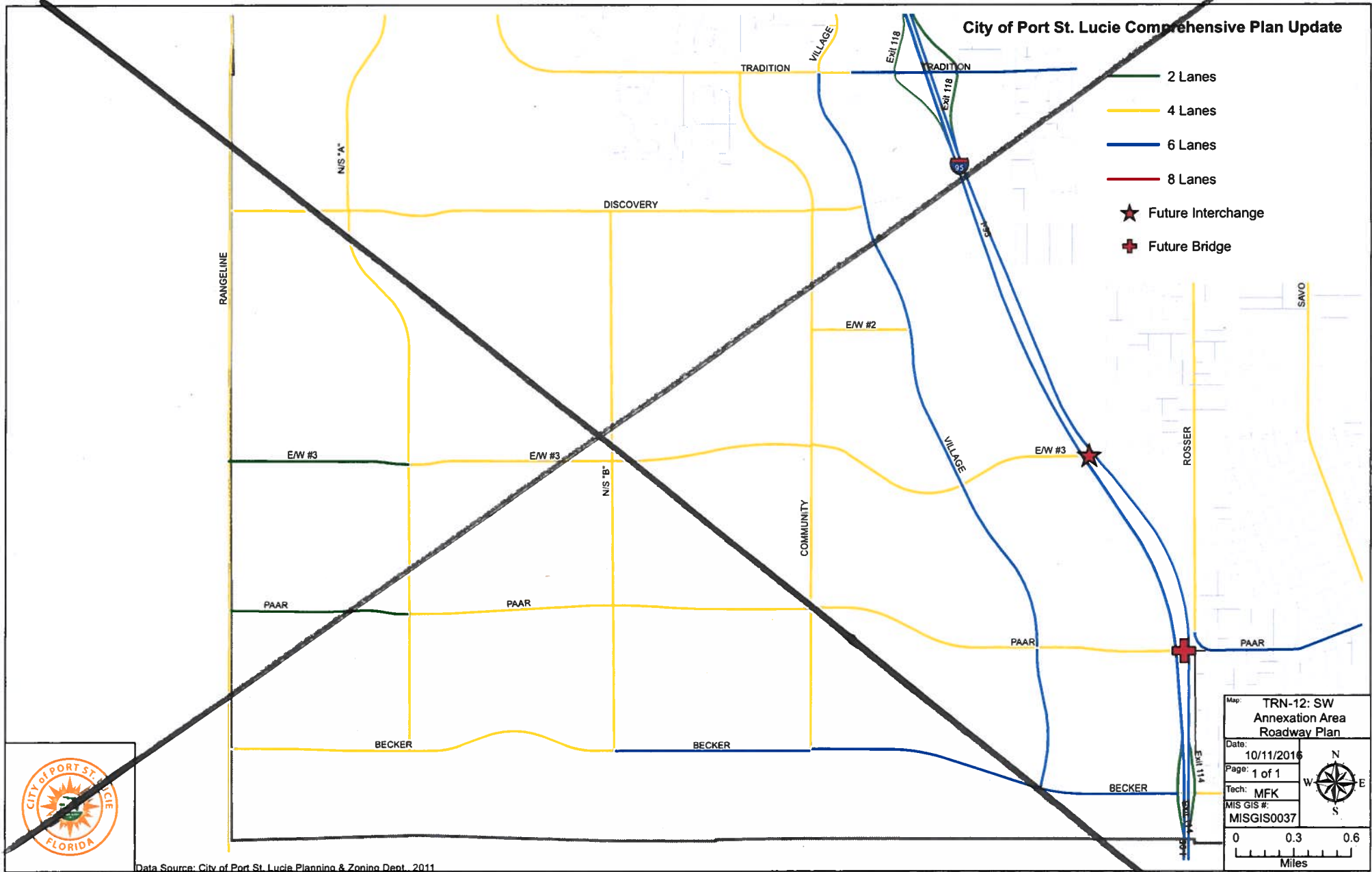
-  Designated SIS Rail
-  Emerging SIS Rail
-  Proposed Bus Route
-  Designated SIS Highway



Map: TRN-11: Existing/Future Transportation (2035)	
Date: 4/16/2021	
Page: 1 of 1	
Tech: MFK	
MIS GIS #: MISGIS0037	

City of Port St. Lucie Comprehensive Plan Update

- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- ★ Future Interchange
- ⊕ Future Bridge

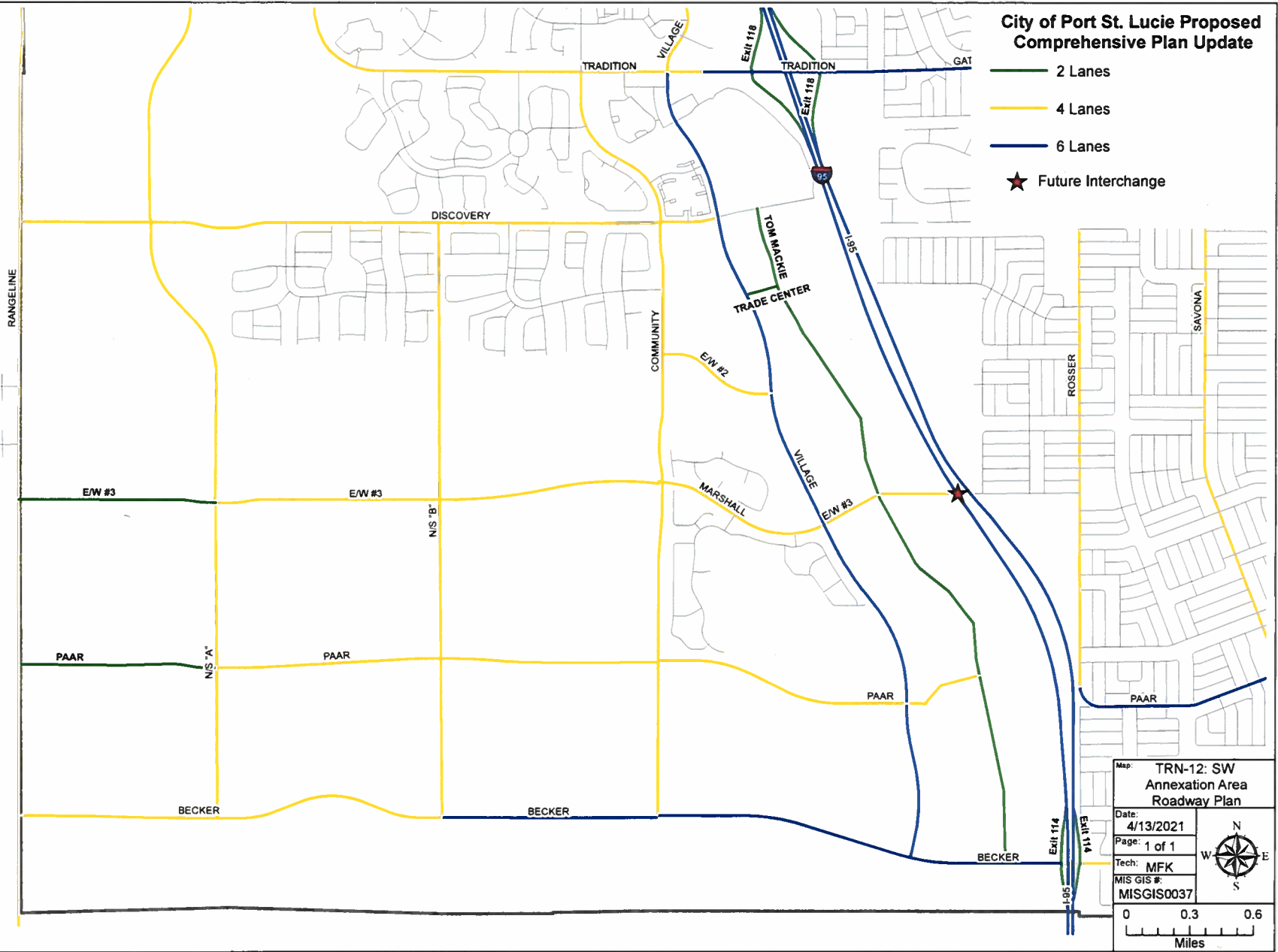


Data Source: City of Port St. Lucie Planning & Zoning Dept., 2011

Map:	TRN-12: SW Annexation Area Roadway Plan
Date:	10/11/2016
Page:	1 of 1
Tech:	MFK
MIS GIS #:	MISGIS0037
0 0.3 0.6 Miles	

City of Port St. Lucie Proposed Comprehensive Plan Update

- 2 Lanes
- 4 Lanes
- 6 Lanes
- ★ Future Interchange



Map:	TRN-12: SW Annexation Area Roadway Plan
Date:	4/13/2021
Page:	1 of 1
Tech:	MFK
MIS GIS #:	MISGIS0037

Miles