

OPENING REMARKS:

- ✓ Thank you for the time and energies of staff and consideration of Council to schedule this Special Council Meeting;
- ✓ The purpose of today's meeting is specific to the (5) applications on today's agenda;
 - ✓ P21-239 Shoppes at the Heart – Site Plan
 - ✓ P22-109 Heart in the Park – Site Plan
 - ✓ P22-039 Comprehensive Plan Amendment
 - ✓ P22-095 Southern Grove MPUD
 - ✓ P22-101 Southern Grove Map H Amendment
- ✓ We acknowledge that there are members of the public in attendance today that may be here regarding the future implementation of Tradition Trail. Tradition Trail is NOT on today's agenda nor does it have any direct relationship to these applications (nothing before Council today is proposing any change to the currently approved Trail). The portion of the Trail that is of concern has no active applications for its construction and is not being considered for at least another 2-3 years.
- ✓ This is an on-going private matter between Pulte, Del Webb residents and Mattamy in which there has been progress and compromise made, however it's not complete as of today. We respectfully request that this process is allowed to continue until it's resolved.



TRADITION



Opening Remarks

Tradition 'Nature' Trail

Progress Update

September 26, 2022

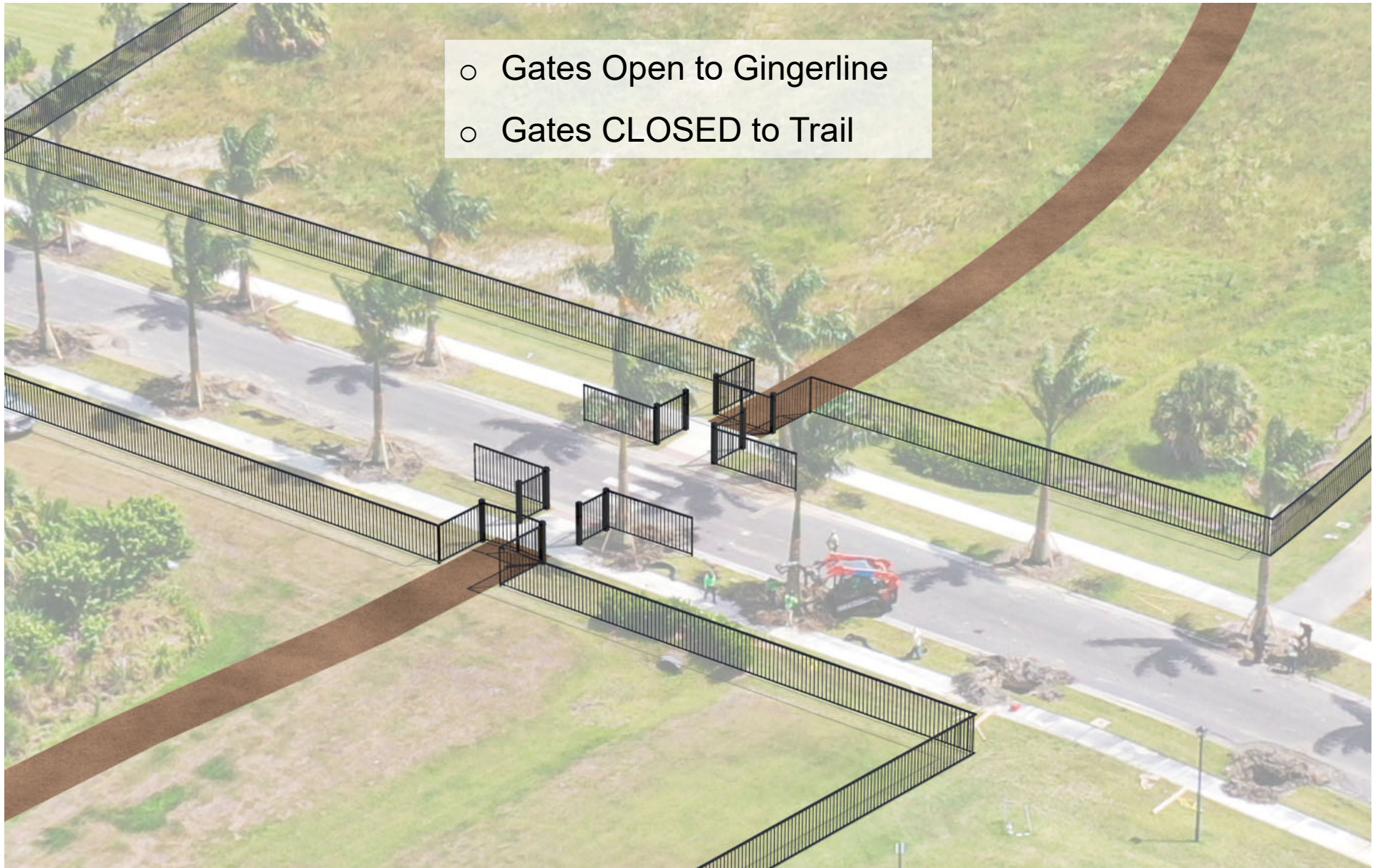
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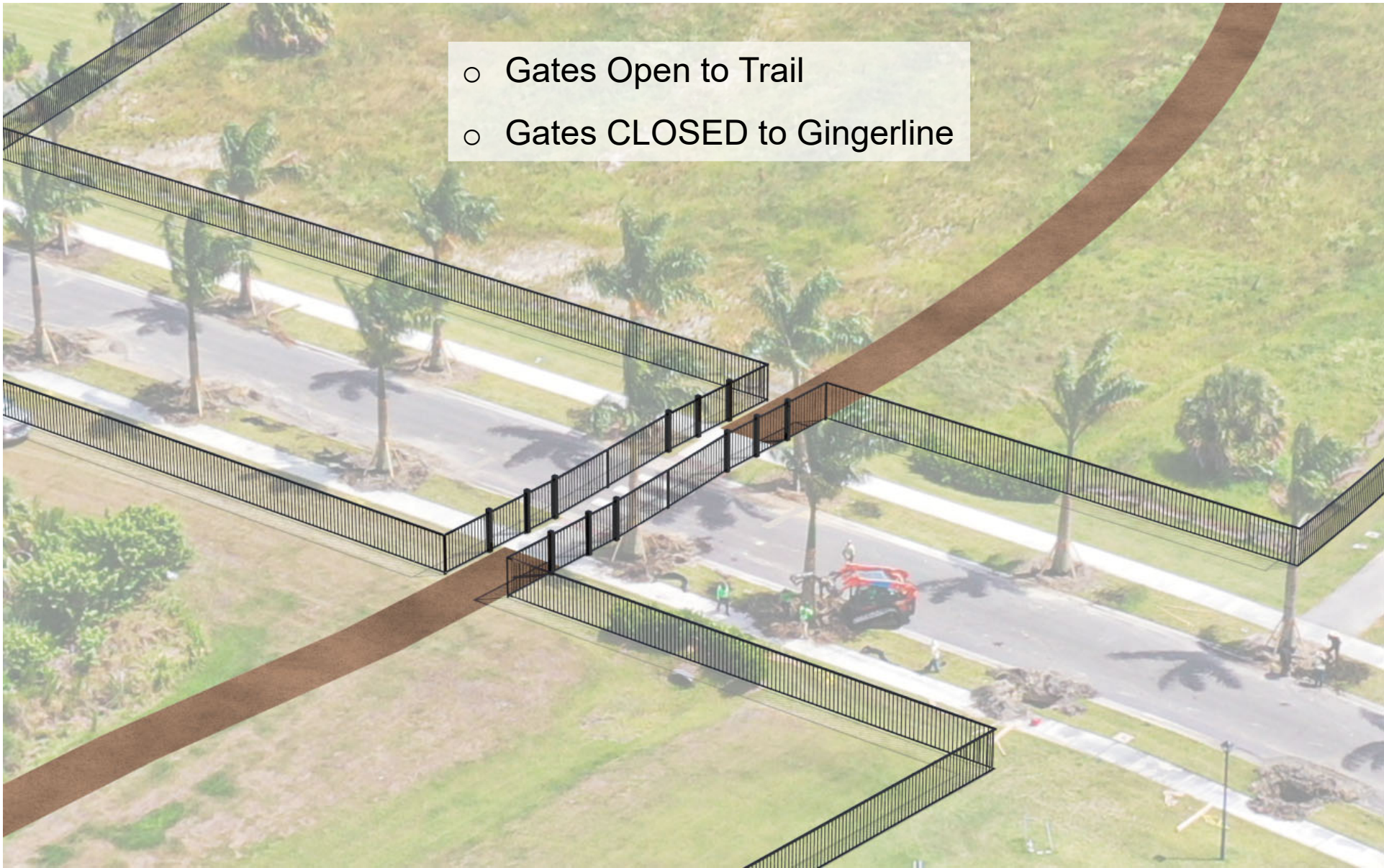
PROGRESS MADE:

- ✓ **May 11, 2022:** Working Group #2 – Mattamy discussed a variety of possible options and listened to resident concerns, Del Webb Trail Committee(DWTC) established a (90) day window for refined options to be prepared and presented;
- ✓ **August 18, 2022:** Working Group #3 - Mattamy presented three viable options to Del Webb Trail Committee (at-grade, overpass, underpass);
- ✓ Del Webb Trail Committee presented these options and two new options to their residents (approx. 150);
- ✓ **September 15, 2022:** Del Webb Trail Committee presented their preferred options to Pulte and Mattamy;
 - ✓ If they had to choose a Mattamy option: Elevated Gingerline with underpass
 - ✓ Residents overwhelmingly preferred DWTC Option 'B'
 - ✓ DWTC agreed to share presentation and allow Mattamy adequate time to provide a response

- Gates Open to Gingerline
- Gates CLOSED to Trail



- Gates Open to Trail
- Gates CLOSED to Gingerline





 TRADITION

 mattamy HOMES

 lucido&associates

'Underpass' Crossing

DEL WEBB AT TRADITION

Port St. Lucie, Florida



September 15, 2022: Del Webb Trail Committee presented their preferred options to Pulte and Mattamy;

- ✓ If they had to choose a Mattamy option: Elevated Gingerline with underpass
- ✓ Residents overwhelmingly preferred DWTC Option 'B'
- ✓ DWTC agreed to share presentation and allow Mattamy adequate time to provide a response



DWTC Presented Option 'B'

POTENTIAL COMPROMISES:

- ✓ **Mattamy:**
 - ✓ Relocate the TIM (autonomous vehicle) to Village Parkway;
 - ✓ No paved path – Nature Trail to be stabilized (IE: mulch or other pervious surface)
 - ✓ Restrict use of path to nature trail use such as walking, jogging – No golf carts;
 - ✓ Will work with DWTC to position trail within conservation area as far from homes as possible with additional native landscape and screening
-
- ✓ **Del Webb Trail Committee:**
 - ✓ Right of way has been granted, so the goal of the DWT residents is to make it work while preserving our “gated community”;
 - ✓ Acknowledged Trail to occur within Conservation Area

NEXT STEPS:

- ✓ Mattamy needs to provide a response to DWTC on the presentation from September 15;
- ✓ Pulte, DWTC and Mattamy meet to continue the collective efforts towards resolution;
- ✓ **Given the significant public interest, we would request a special Council meeting with all parties of interest;**



Next Steps

Thank you for your time and participation.

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