

Exhibit A

Existing 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	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	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		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:

- DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
- ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
- THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
- THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
- 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)



701 E Ocean Blvd., Stuart, Florida 34994
(772) 223-0000 • Fax (772) 223-0220

Mattamy Palm Beach, LLC

Owner

MacKenzie Engineering & Planning, Inc.

Traffic
LA#: 19-200

E&W Consultants, Inc.

Environmental

Lucido & Associates

Planning



Proposed Map H
Master Development Plan

PROPOSED: August 15, 2023

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^{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	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		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:

- DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
- ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
- THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
- THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
- 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
L.A.#: 19-200

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning



Proposed Map H
Master Development Plan

PROPOSED: May 31, 2024

 PROPOSED RIGHTS-OF-WAY
 UTILITY EASEMENT
 STORMWATER MANAGEMENT (EXISTING)
 ACTIVE PARK
 SCHOOL

 CONSERVATION AREA (V-#)

MITIGATION
UPLAND
WETLAND

■ ■ 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'
(Maybe outside ROW)

* ~~PARK & RIDE~~

NOTES:

1/ PROPOSED RIGHTS-OF-WAY AND STORMWATER
MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE
PATHS, SCHOOLS, AND PARKS ARE SHOWN FOR
ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
2/ ARCHEOLOGICAL SITE. -OTTER SITE (8SL1717)

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONNECT TO PATH AND MULTI-PURPOSE PATH SYSTEMS.
- 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- 3) ON MULTI-PURPOSE 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 SITE PLAN.

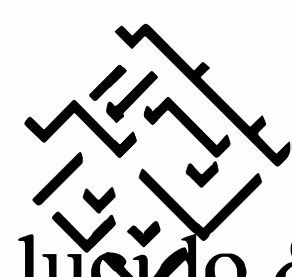
MULTI-PURPOSE PATH:

10-12'

4' PED 6-8' BIKE/GOLF CART

TYPICAL
SECTION

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.

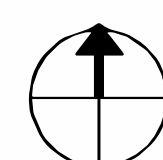
Traffic
LA#: 19-200

E&W Consultants, Inc.

Environmental

Lucido & Associates

Planning



 **Map H(2)**
Master Development Plan

PROPOSED: August 15, 2023

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 (W-#)

- 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

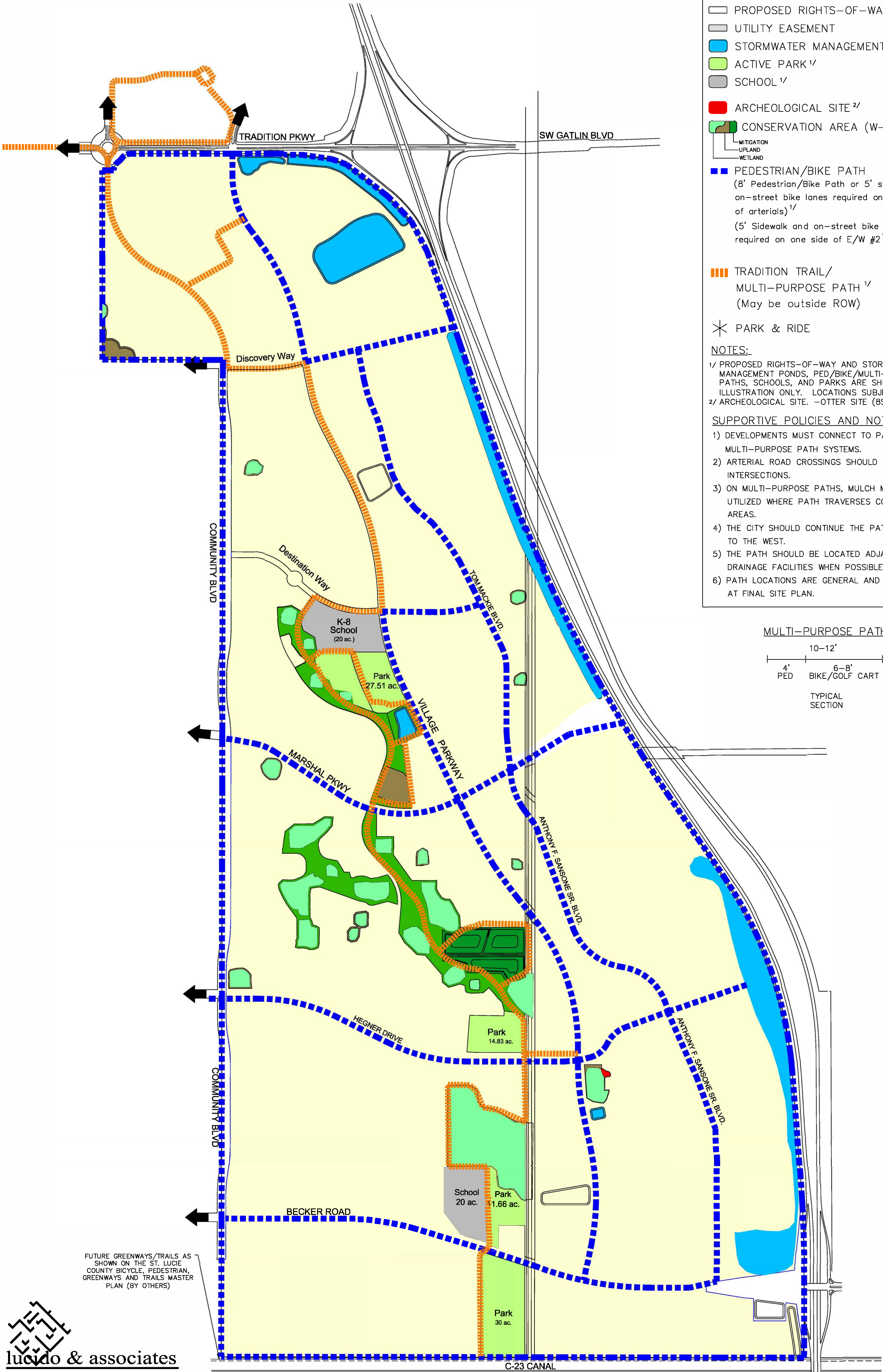
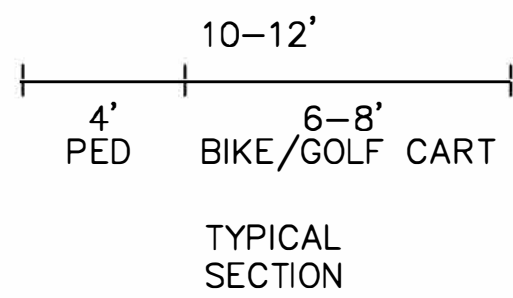
NOTES:

- ^{1/} PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS ARE SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
- ^{2/} ARCHEOLOGICAL SITE. -OTTER SITE (BSL1717)

SUPPORTIVE POLICIES AND NOTES:

- 1) DEVELOPMENTS MUST CONNECT TO PATH AND MULTI-PURPOSE PATH SYSTEMS.
- 2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
- 3) ON MULTI-PURPOSE 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 SITE PLAN.

MULTI-PURPOSE PATH:



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

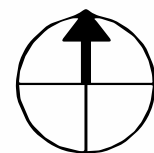
Mattamy Palm Beach, LLC
Owner

MacKenzie Engineering & Planning, Inc.

Traffic
LA#: 19-200

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning



500' 0' 500' 1000' 2000'

Map H(2)
Master Development Plan

PROPOSED: May 31, 2024