

Lucido & Associates

Land Planning / Landscape Architecture

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Preservation Data:	Acres	%
Total Site Area	49.04 ac	100.0%
Created Upland	5.28 ac	10.8%
Proposed Wetland Preserve	12.60 ac	25.7%
Existing Native Upland Habitat	31.16 ac	63.5%
Required Upland Preserve Area (25% of Existing Native Upland Habitat)	7.79 ac	
Proposed Upland Preserve	7.79 ac	
Total Preserve Area (Includes Wetland and Upland Preserves)	20.40 ac	41.6%
Total Development Area	28.64 ac	58.4%
Total Site Area:	49.04 ac	100%

Open Space Calculations:*	Acres
Total Site Area:	49.04 ac
(Less) Wetlands:	12.60 ac
Area Subject To Open Space Requirement:	36.44 ac
Minimum Open Space Required (30%):	10.93 ac
Open Space Provided By Upland Preserve:	7.79 ac
Open Space To Be Provided Within Development:	3.14 ac
Open Space To Be Provided In RPUD:	1.48 ac
Open Space To Be Provided In CPUD:	1.66 ac
Total Open Space Provided:	10.93 ac

*Open space shall be 30% of total site area less wetlands.

General Notes

-Sidewalks along Cardinal Road shall be a minimum of 8'
-Sidewalks along Baker Road shall be a minimum of 6' and have a minimum average width of 8' for Avonlea East Village. Street front plazas and divided sidewalks may count towards this requirement.

Legal Description

See Exhibit 'A' in PUD Agreement

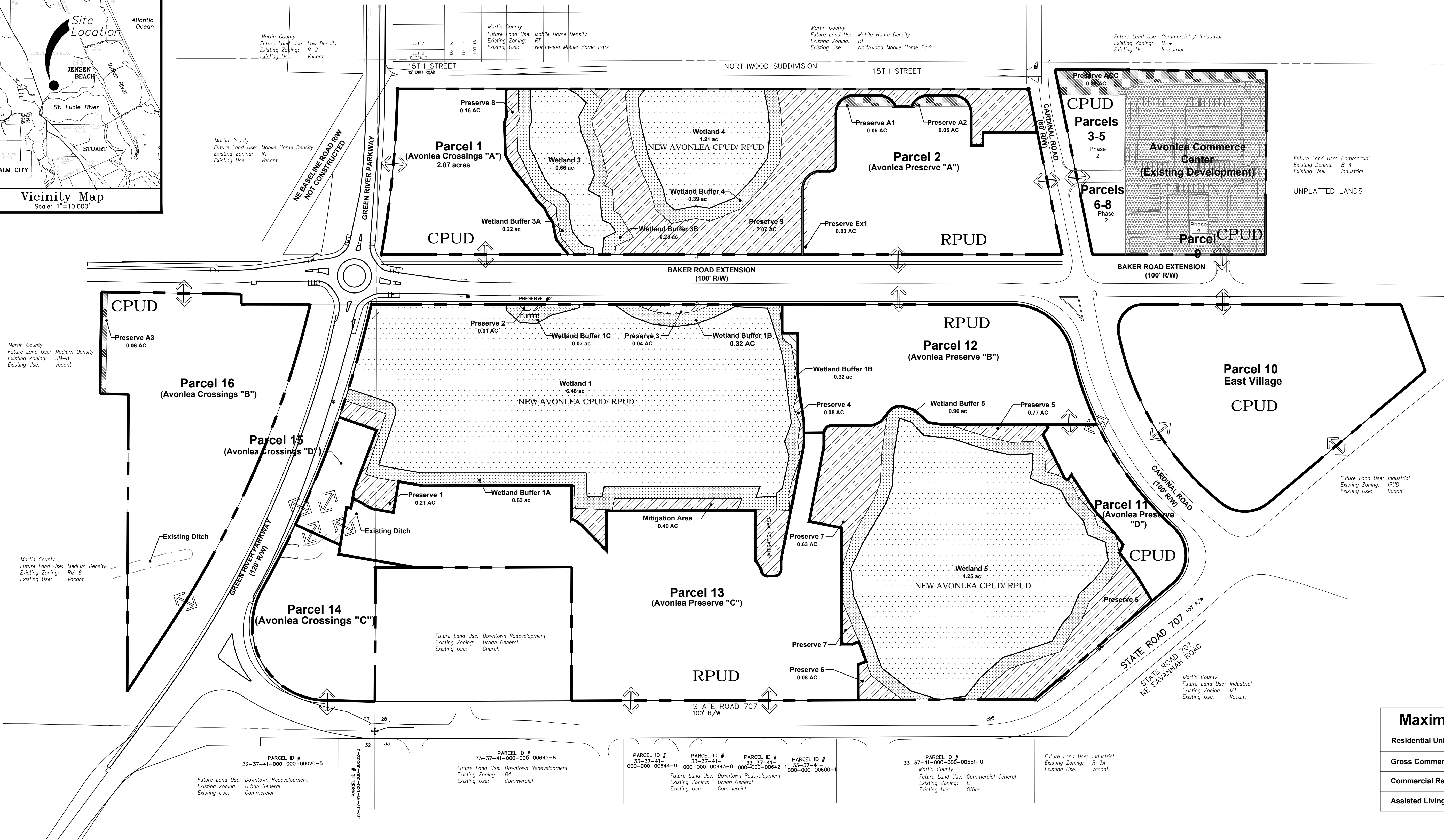
Legend

	Existing Wetlands under South Florida Water Management Conservation Easement
	Existing Wetland Buffer under South Florida Water Management Conservation Easement
	Existing Upland Preserve under South Florida Water Management Conservation Easement
	Proposed Upland Preserve
	Existing Development

Arrows represent conceptual driveway connections and interconnectivity between parcels.

Maximum Density per CPUD and RPUD

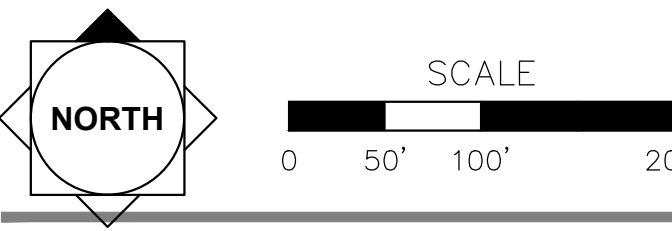
Residential Units	325 units
Gross Commercial Floor Area	282,000 sf
Commercial Residential Units	160 units
Assisted Living Facility	200 units



RPUD	Parcel	Site Area	Maximum Building Coverage	Developable Area	Max. Impervious	Maximum Density	Maximum Units	Maximum ALF Units	Permitted Uses:
Avonlea Preserve A	2	3.11 ac	30%	2.98 ac	75%	9.65 upa	30 units	200 Units Combined w/ CPUD	Multifamily, Attached, Single Family, ALF
Avonlea Preserve B	12	3.07 ac	30%	3.07 ac	75%	10.42 upa	32 units		
Avonlea Preserve C	13	6.35 ac	30%	6.35 ac	75%	19.37 upa	123 units		
Total		12.53 ac		12.40 ac		15.00 upa	185 units		
Total: 12.53 ac		Notes: (1) The development mix in the CPUD and RPUD meet the minimum 10% commercial and 30% residential of the Neighborhood Special District land use. (2) Maximum building coverage within the RPUD shall not exceed 30% of the total site area of the RPUD including a pro-rata share of the preserve area (43.3%)							

CPUD	Parcel	Site Area	Developable Area	Maximum Gross Commercial Floor Area (2)	Max. Residential Units/ Live Work Units	Maximum Commercial Residential	Maximum ALF Units
Avonlea Commerce Phase 1	N/A	2.20 ac	2.20 ac	23,700 sf (Completed)	5 units (Completed)	Not Applicable	200 Units Combined w/ RPUD
Avonlea Commerce Phase 2	3-9	0.79 ac	0.79 ac	33,300 sf	5 units	Not Applicable	
East Village	10	4.07 ac	4.07 ac	100,000 sf	50 units	80 units	
Avonlea Crossings A	1	2.07 ac	2.07 ac	20,000 sf	Not Applicable		
Avonlea Crossings B	16	4.22 ac	4.16 ac	65,000 sf	75 units	80 units	
Avonlea Crossings C	14	1.60 ac	1.60 ac	20,000 sf	Not Applicable		
Avonlea Crossings D	15	0.45 ac	0.45 ac	5,000 sf	5 units	Not Applicable	
Avonlea Preserve D	11	0.90 ac	0.90 ac	15,000 sf	Not Applicable		
Total		16.30 ac	16.24 ac	282,000 sf	140 units	160 units	

- (1) The development mix in the CPUD and RPUD meet the minimum 10% commercial and 30% residential of the Neighborhood Special District land use.
(2) Allowable commercial uses listed in Avonlea PUD Agreement



New Avonlea PUD

Master Parcel Plan

City of Stuart, Martin County, Florida

Scale: 1" = 100'
Drawn by: [Blank]
Checked By: [Blank]
Computer File: 13-571 Master Site Plan Final Re
Computer Station: Server
Project Number: 13-571
Date: 4-06-2015