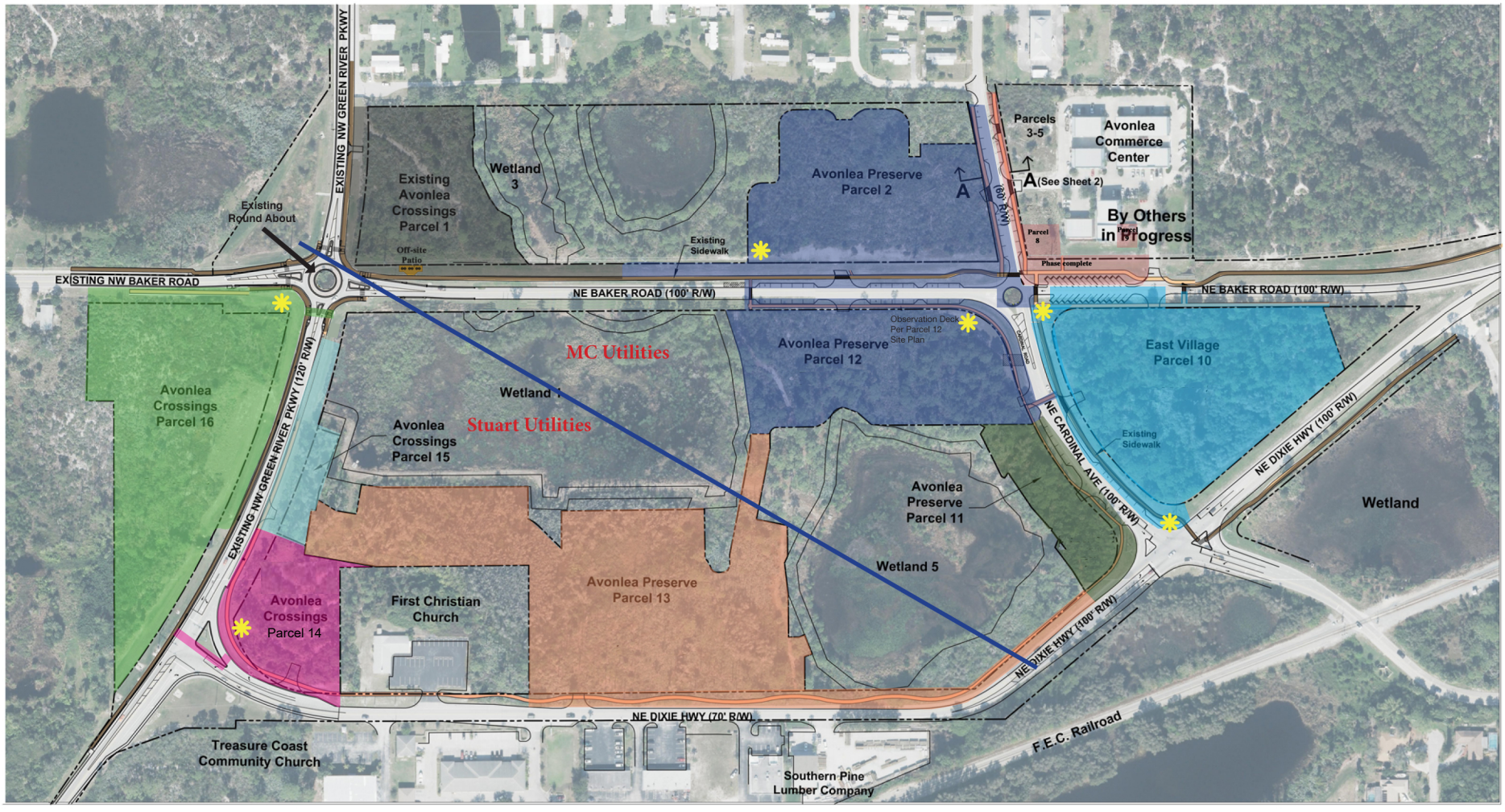
EXHIBIT A
OFF-SITE IMPROVEMENTS PLAN

NEW AVONLEA PUD
OFFSITE IMPROVEMENT PLAN



Existing Public Art and Existing Gateway/Identiy Features
To be shown as development occurs

Parcels 2& 12
Gateway Feature



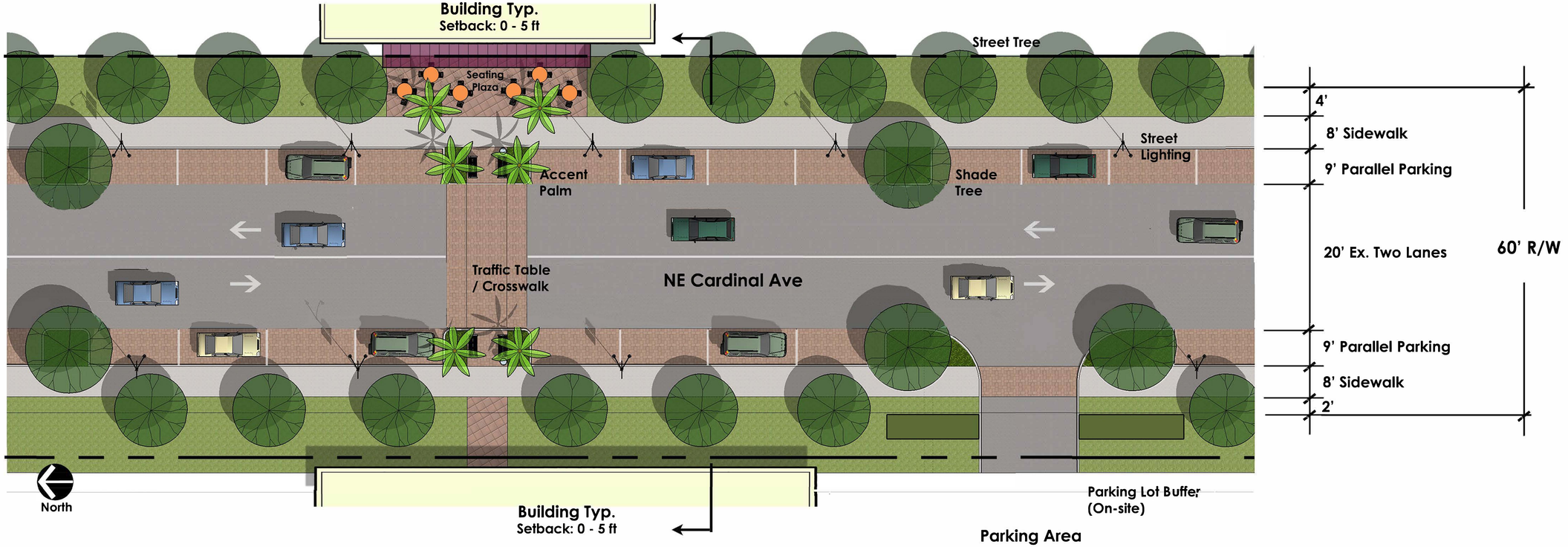
Location of feature to be detailed on site plan.

Legend

- Gateway/Project Identity Feature
- Existing Sidewalks
- Parcel 2 & 12 Improvements
- Parcel 8 & 9 Improvements
- Parcel 10 Improvements
- Parcel 11 Improvements
- Parcel 13 Improvements
- Parcel 14 Improvements
- Parcel 15 Improvements
- Parcel 16 Improvements

Scale: 1" = 100'

0' 50' 100' 200' 300'

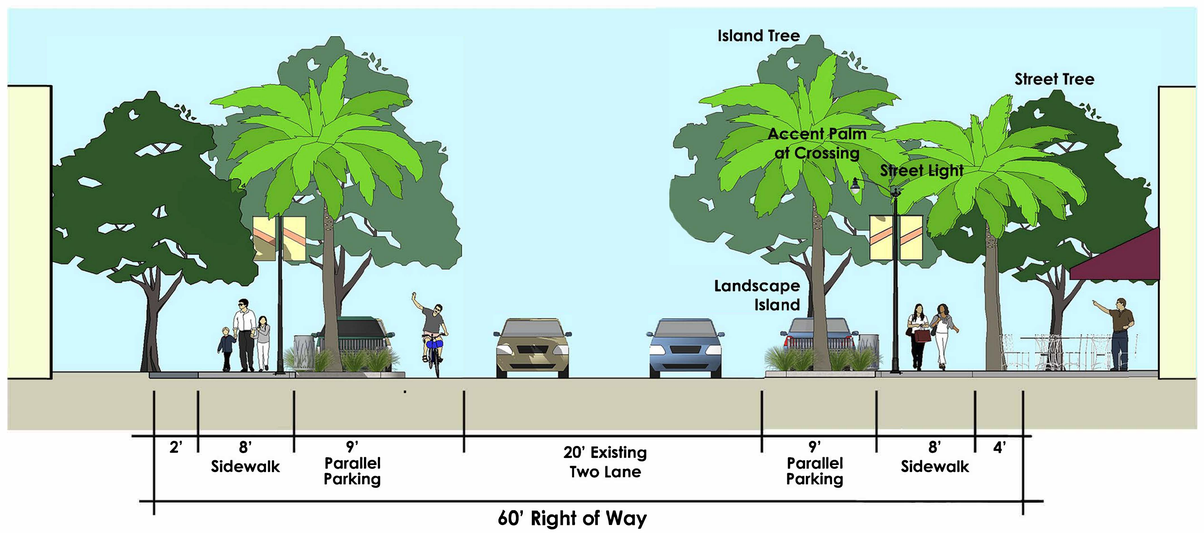


Pedestrian Crossing Typical

Showing Accent Palms, Benches, & Trash Can



NE Cardinal Ave. - Cross Section A - Looking North



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994
T 772.678.7200
F 772.678.7201
www.hjadesignstudio.com
LA 0000905

Avonlea Streetscape Design

City of Stuart, Florida

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Job No.	17025
Drawn By	ES
Checked By	MH
Approved By	MH
Submittal Dates	11-11-16
Revision Dates	

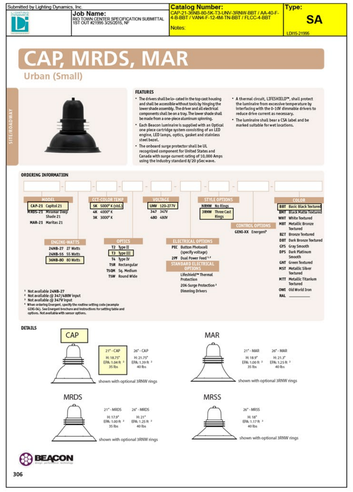
FLEXIBILITY

Creating scalable LED solutions for area lighting has never been easier. The **Urban**LED Series platform includes 4 luminaire styles, 3 sizes and 2 style options. Couple this with our arm and pole offerings and an endless possibility of configurations is achievable.





Beacon Lighting - Urban Series



Submitted by Lighting Dynamics, Inc.
Job Name: RIO TOWN CENTER SPECIFICATION SUBMITTAL SEE OUT #27999 3/25/2015, NF
Catalog Number: CAP-23-1-SRMS-60-3K-T3-UNV-30MAR-BBT / AA-40-F-4-B-BBT / VWA4-F-12-4M-TN-BBT / FLCC-4-BBT
Notes:
Type: SA
LDYS-21990

CAP, MRDS, MAR

Urban (Small)

ENVIRONMENT

FEATURES
- The 4-piece shall be die-casted in the top cast housing and shall be assembled without tools by hinging the optical chamber into the base and locking the two components shut be on a key. The lower shade shall be made from a one-piece aluminum spinning.
- Each Beacon luminaire is supplied with an Optical one piece control edge system consisting of an LED array, lens, lenses, optics, gasket and stainless steel bezel.
- The onboard surge protector shall be for 10kV/5kA minimum per IEEE/ANSI and Canada with surge current rating of 10,000 Amps using the industry standard 8/20 µs wave.
- A thermal circuit, LITEWATCH®, shall protect the luminaire from excessive temperature by reducing the drive current. The circuit shall have to reduce drive current as necessary.
- The luminaire shall bear a CSA label, and be marked suitable for wet locations.

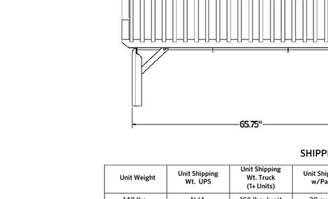
ORDERING INFORMATION

MODEL	DISTRIBUTION TYPE	VOLTAGE	MOUNTING	CONTROL OPTIONS	COLOR
CAP-23 Cyclid-23 MAR-23 * Mar Dec 23 Shade-23 AAR-23 Mar Dec 23	3K 1000* LEVEL 4K 4000* K 3K 3000* K	UNV 120-277V 347 *277V 480 480V	SRMS Side Mount TRAM Trunnion Mount Rings	GZ10-XX EnergeniP	BBT Black Matte Textured BRT Bronze Matte Textured WHT White Textured MBT Metallic Bronze Textured BZT Bronze Textured DBT Dark Bronze Textured GYS Gray Smooth DPS Dark Platinum Smooth GMT Green Textured MST Metallic Silver Textured MTT Metallic Titanium Textured CWS Old World Iron RAL _____

HOUSE SHIELD	ARMS	ELECTRICAL OPTIONS	SURGE PROTECTION
2HM-27 27 Watts 2HM-35 35 Watts 5HM-80 80 Watts	T3 Type 3 T4 Type 4 TR Rectangular TQSR Sq. Medium TRM Round Wide	PEC Button Photocell (specify voltage) 2PR Dual Power Feed *,**	LifeShield™ Premium Protection 20k Surge Protection * Steering Drivers

* Not available 2HM-27
* Not available @ 347V/480V Input
* Not available @ 347V Input
** Dual Power Feed requires an outline wiring code (example GZ10-3K). See Example Enclosure and Instructions for cutting holes and options. Not available with sensor options.

DETAILS



BEACON Bridge, pole & tower technology

306

Submitted by Lighting Dynamics, Inc.
Job Name: RIO TOWN CENTER SPECIFICATION SUBMITTAL SEE OUT #27999 3/25/2015, NF
Catalog Number: CAP-23-1-SRMS-60-3K-T3-UNV-30MAR-BBT / AA-40-F-4-B-BBT / VWA4-F-12-4M-TN-BBT / FLCC-4-BBT
Notes:
Type: SA
LDYS-21990

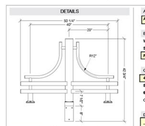
BEACON Bridge, pole & tower technology
www.beaconproducts.com

Type:
Project Name:
Notes:

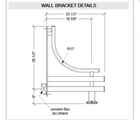
rev. 02.24.2014
AA-40 SMALL PIERWALK Arms

Sample AA-40 S 4 B F BBT
Ordering / / / / / /
A B C D E F

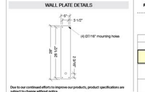
DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

A. MODEL
AA-40 Small Pierwalk

B. POST SHAFT PROFILE
W wall mount
S smooth
F fluted

C. POST SHAFT DIAMETER
4 4"
OTHER

D. ARRANGEMENT
see arrangement table below

E. LUMINAIRE MOUNTING
P pendant

F. COLOR
BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GMT green textured
MST metallic silver textured
MTT metallic titanium textured
CWS old world iron
RAL _____

Construction: All cast aluminum parts shall be low copper alloy A356 - All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

EPA (effective projected area): EPA is de-fined as projected surface area if drag factor and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 60yr design life. Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD brake eyet style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beaucite V polyester powder-coat electrostatically applied and thermoset. Beaucite V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymeric powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D622 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty information on www.beaconproducts.com for complete details and exclusions.

2041 58th Avenue Circle East Bradenton, FL 34203 Phone: (800) 345-4928 Fax: (941) 751-5035

ORDERING

Submitted by Lighting Dynamics, Inc.
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Catalog Number: CAP-23-1-SRMS-60-3K-T3-UNV-30MAR-BBT / AA-40-F-4-B-BBT / VWA4-F-12-4M-TN-BBT / FLCC-4-BBT
Notes:
Type: SA
LDYS-21990

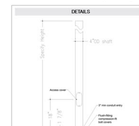
BEACON Bridge, pole & tower technology
www.beaconproducts.com

Type:
Project Name:
Notes:

rev. 02.20.2014
4" VANDAL RESISTANT Poles & Bases

Sample VWA4 S 4S CF GPI-AJ BBT
Ordering / / / / / / /
A B C D E F G

DETAILS



Perspective



catalog #	wall thickness	nominal height	80	100	110	125	150	160
VWA4-5-12-HS	.125"	12'	7.2	5.5	4.5	3.5	2.8	2.5
VWA4-5-14-HS	.125"	14'	6.5	4.9	4.0	3.2	2.6	2.3
VWA4-5-14-SM	.188"	14'	8.6	6.5	5.7	4.6	3.7	3.3
VWA4-5-14-HF	.250"	14'	7.4	5.6	4.9	3.9	3.2	2.8
VWA4-5-16-HS	.125"	16'	5.1	3.9	3.4	2.8	2.3	2.0
VWA4-5-16-SM	.188"	16'	6.1	4.6	4.0	3.3	2.7	2.4
VWA4-5-16-HF	.250"	16'	6.1	4.6	4.0	3.3	2.7	2.4
VWA4-5-18-HS	.125"	18'	4.0	3.0	2.6	2.2	1.8	1.6

A. MODEL
VWA4 4" Vandal Resistant

B. PROFILE
S smooth
F fluted

C. HEIGHT
4 4'
6 6'
8 8'
10 10'
12 12'
OTHER _____

D. SHAFT
4S .154" - 1/8" wall thickness (S-P)
4M .237" - 1/4" wall thickness (S-P)
4F .337" - .2/8" wall thickness (S)

E. POLE TOP
CT open top
ARC acorn finial
BAL ball finial
TN tenon
OTHER _____

F. OPTIONS
GPI-AJ 20AMP GFCI receptacle
OTHER _____

G. COLOR
BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GMT green textured
MST metallic silver textured
MTT metallic titanium textured
CWS old world iron
RAL _____

Construction: All cast aluminum parts shall be low copper alloy A356 - All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted pole profile shall be 16.768 flat to flat or 0.700 wall 12 flat flutes for 4", 6", & 8" OD.

Base Covers: require specification of smooth or fluted shafts of the size required to meet wind load requirements

Vibration Dampeners: Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon Products. Please consult factory for bridge-mounted applications.

EPA (effective projected area): EPA is defined as projected surface area if drag factor and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 60yr design life. Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Anchor Bolt: Anchor bolts, sized as required, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD brake eyet style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beaucite V polyester powder-coat electrostatically applied and thermoset. Beaucite V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymeric powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D622 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty information on www.beaconproducts.com for complete details and exclusions.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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ORDERING

Submitted by Lighting Dynamics, Inc.
Job Name: RIO TOWN CENTER SPECIFICATION SUBMITTAL SEE OUT #27999 3/25/2015, NF
Catalog Number: CAP-23-1-SRMS-60-3K-T3-UNV-30MAR-BBT / AA-40-F-4-B-BBT / VWA4-F-12-4M-TN-BBT / FLCC-4-BBT
Notes:
Type: SA
LDYS-21990

BEACON Bridge, pole & tower technology
www.beaconproducts.com

Type:
Project Name:
Notes:

rev. 02.20.2014
FLAGLER C Poles & Bases

Sample FLCC S BBT
Ordering / / /
A B C

DETAILS

A. MODEL
FLCC Flagler C

B. POST SHAFT DIAMETER
4 4"
5 5"
6 6"

C. COLOR
BBT basic black textured
BMT black matte textured
WHT white textured
MBT metallic bronze textured
BZT bronze textured
DBT dark bronze textured
GYS gray smooth
DPS dark platinum smooth
GMT green textured
MST metallic silver textured
MTT metallic titanium textured
CWS old world iron
RAL _____

Construction: All cast aluminum parts shall be low copper alloy A356 - All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted pole profile shall be 16.768 flat to flat or 0.700 wall 12 flat flutes for 4", 6", & 8" OD.

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ORDERING

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St. Louis, MO 63141
800.231.1327 tel.| 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE2680STX— Airi Stix 6' Contour Bench

6' perforated steel contour bench with stix pattern seat and cast aluminum legs



Material
The 6' contour bench is composed of a 10-gauge perforated steel seat with cast aluminum legs. The seat features a unique architectural perforated stix pattern inspired by trees. The bench seat is 72" long and will support 200 lbs. per linear foot.
The bench legs have predrilled .33" diameter holes for surface mounting to prevent movement; mounting hardware is not included.

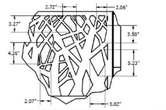
Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

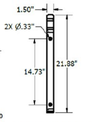
Warranty
20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.



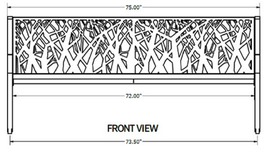
STIX PATTERN CLOSE-UP



SIDE VIEW



FOOT MOUNT



FRONT VIEW

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 74")	Total No. Pkgs.	Shipping Class
134 lbs.	N/A	154 lbs./unit	28.78 cu. ft.	2	100 lbs.	3	100

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800.231.1327 tel.| 314.754.0835 fax
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anovafurnishings.com

L1440A— Latitude 4' Contour Bench with Armrests

4' contour bench with steel slat seat, armrests and cast iron portable/surface mount legs



Material
The 4' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern, cast iron legs and formed steel armrests. The bench is 47.88" long and will support 200 lbs. per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware is not included.

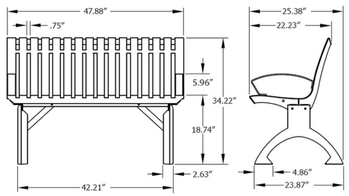
Finish
Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM E1354 and determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2.
Fade-resistant, powder coated legs, armrests and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices.

Assembly
Some assembly is required. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at *www.anovafurnishings.com/warranty.aspx*.



SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (48" x 32")	Total No. Pkgs.	Shipping Class
109 lbs.	N/A	132 lbs./unit	21 cu. ft.	3	50 lbs.	3	70

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St. Louis, MO 63141
800.231.1327 tel.| 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

L1441A— Latitude 6' Contour Bench with Armrests

6' contour bench with steel slat seat, armrests and cast iron portable/surface mount legs



Material
The 6' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern, cast iron legs and formed steel armrests. The bench is 71.75" long and will support 200 lbs. per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware is not included.

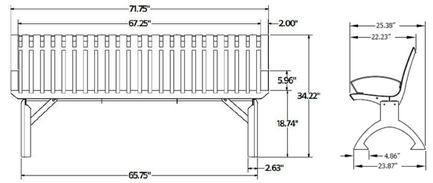
Finish
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SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (74" x 32")	Total No. Pkgs.	Shipping Class
140 lbs.	N/A	168 lbs./unit	30 cu. ft.	3	100 lbs.	3	70

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Urbanscape (Bench used at Memorial Park)
Product : BU1112C
Description: 6 Foot Bench with back and arms Faux-Wood
Portable Surface Mount
Wheat Bench
Textured_Black Framework

Anova - Bench Options

Concepts shown here are for illustrative purposes and are intended to be finalized with staff durring the PUD Amendment process for site plan approval.



Project Identity Monuments / Column Features



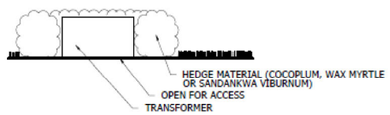
Large & Small Scale Water Features

All items conceptual. Approved site plan details shall control.

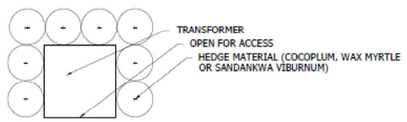
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



PLAN VIEW



LIGHT POLE DETAIL

NTS

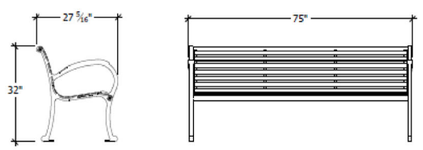


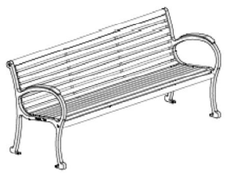
CREE EDGE SERIES
LED
CAST ALUMINUM HOUSING
CONCRETE POLE

OR EQUAL

BENCH DETAIL

NTS

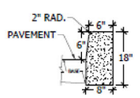




TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN
FINISH: ZINC RICH AND POLYESTER POWDER COAT

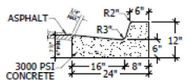
D CURB DETAIL

NTS



F CURB DETAIL

NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

BIKE RACK DETAIL

NTS

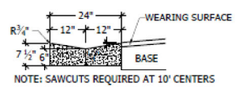


DERO BIKE RACK CO.
STUART HR-IG WELDMENT

HOOP IG WELDMENT 2000070-B
STUART HR PLATE 1004486-A

VALLEY CURB DETAIL

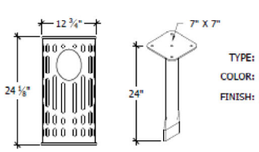
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

TRASH CAN DETAIL

NTS



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

Site Details

EXHIBIT B

PCN#	Lot # & Legal *		Tax Parcel Color
28-37-41-013-000-00020-0	2	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Navy Blue
28-37-41-013-000-00080-0	8	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Rose Pink
28-37-41-013-000-00090-0	9	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Rose Pink
28-37-41-013-000-00100-0	10	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Sky Blue
28-37-41-013-000-00110-0	11	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Sage Green
28-37-41-013-000-00120-0	12	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Navy Blue
28-37-41-013-000-00130-0	13	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Peach
28-37-41-013-000-00140-0	14	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Pink
28-37-41-013-000-00150-0	15	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Light Blue
28-37-41-013-000-00160-0	16	NEW AVONLEA PUD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 35 PUBLIC RECORDS MARTIN COUNTY FLORIDA	Lime Green

Base Value of each tax parcel will be set by Martin County Property Appraiser for the year before the first Certificate of Occupancy issued.