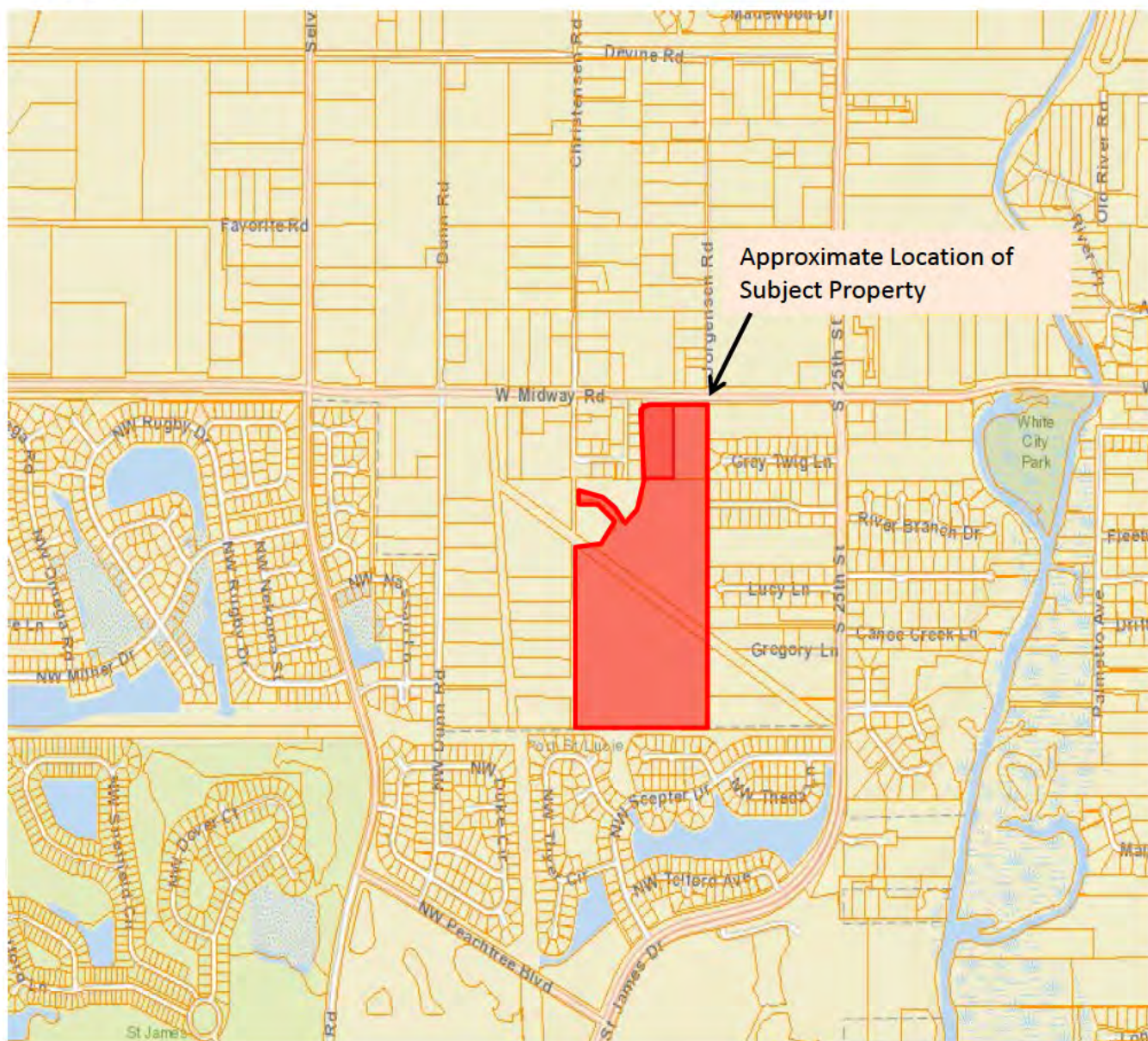




North



WHERE ENVIRONMENTAL PROTECTION
AND ECONOMIC POTENTIAL MEET

Environmental Assessment

Ravinia

White City, St. Lucie County

LOCATION MAP

Section: 5, Township 36S,
Range 40E

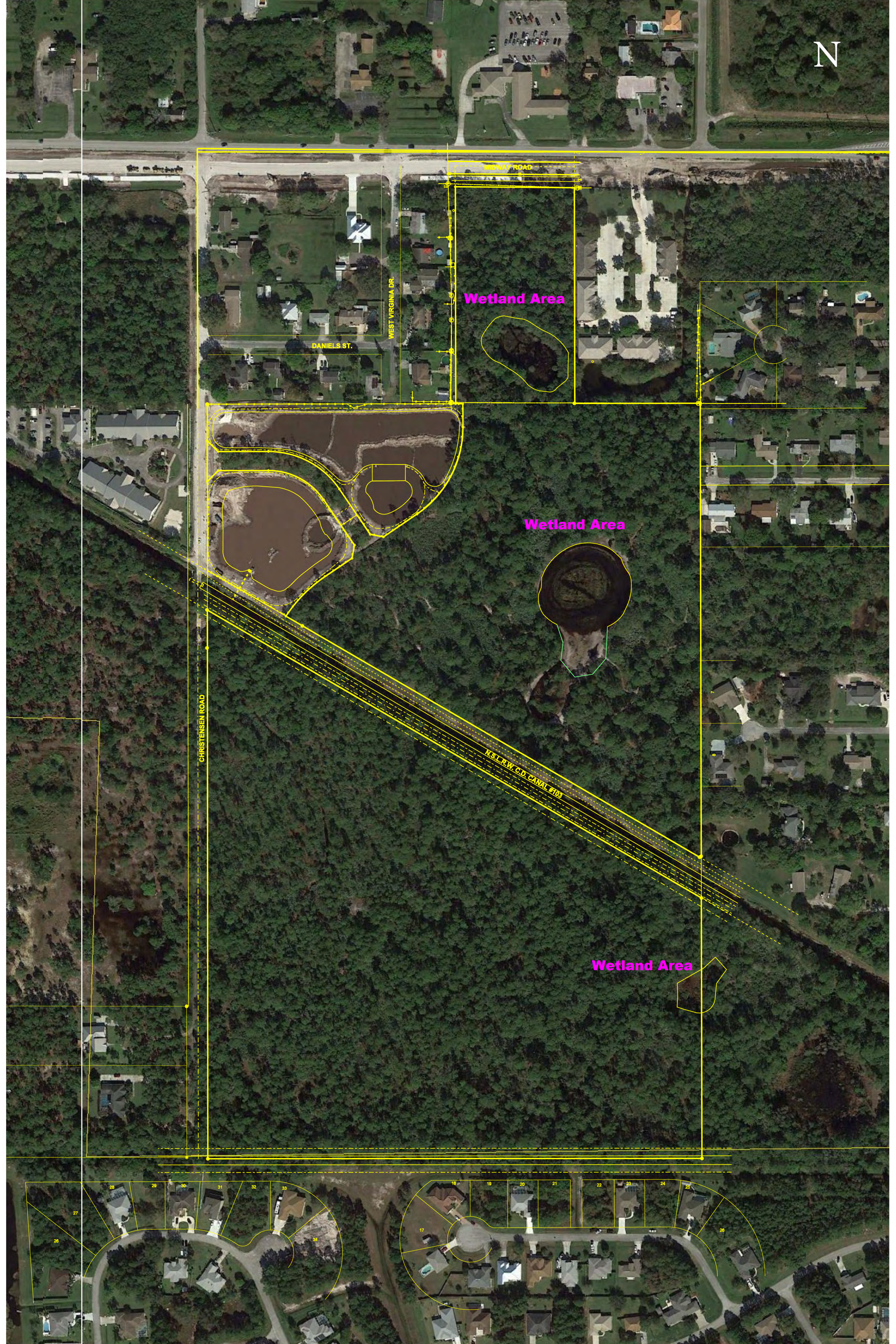
Project: 1552.01

Location: SE Cove Road

City: White City
County: St. Lucie

Date: 5/10/2016

Source: Property
Appraiser



Major Adjustment to Site Plan

Ravinia Final P.U.D.

St. Lucie County, Florida

LEGAL DESCRIPTION

THE EAST 312.5 FEET OF LOT 98 OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, "WHITE CITY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING ROAD RIGHTS-OF-WAY. TOGETHER WITH LOTS 108, 109, 110, 111, 120 AND 121, IN SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, "WHITE CITY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING HOWEVER THE ABOVE DESCRIBED LAND ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS, LESS THAT PORTION INCLUDED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3135 AT PAGE 972 OF SAID PUBLIC RECORDS.

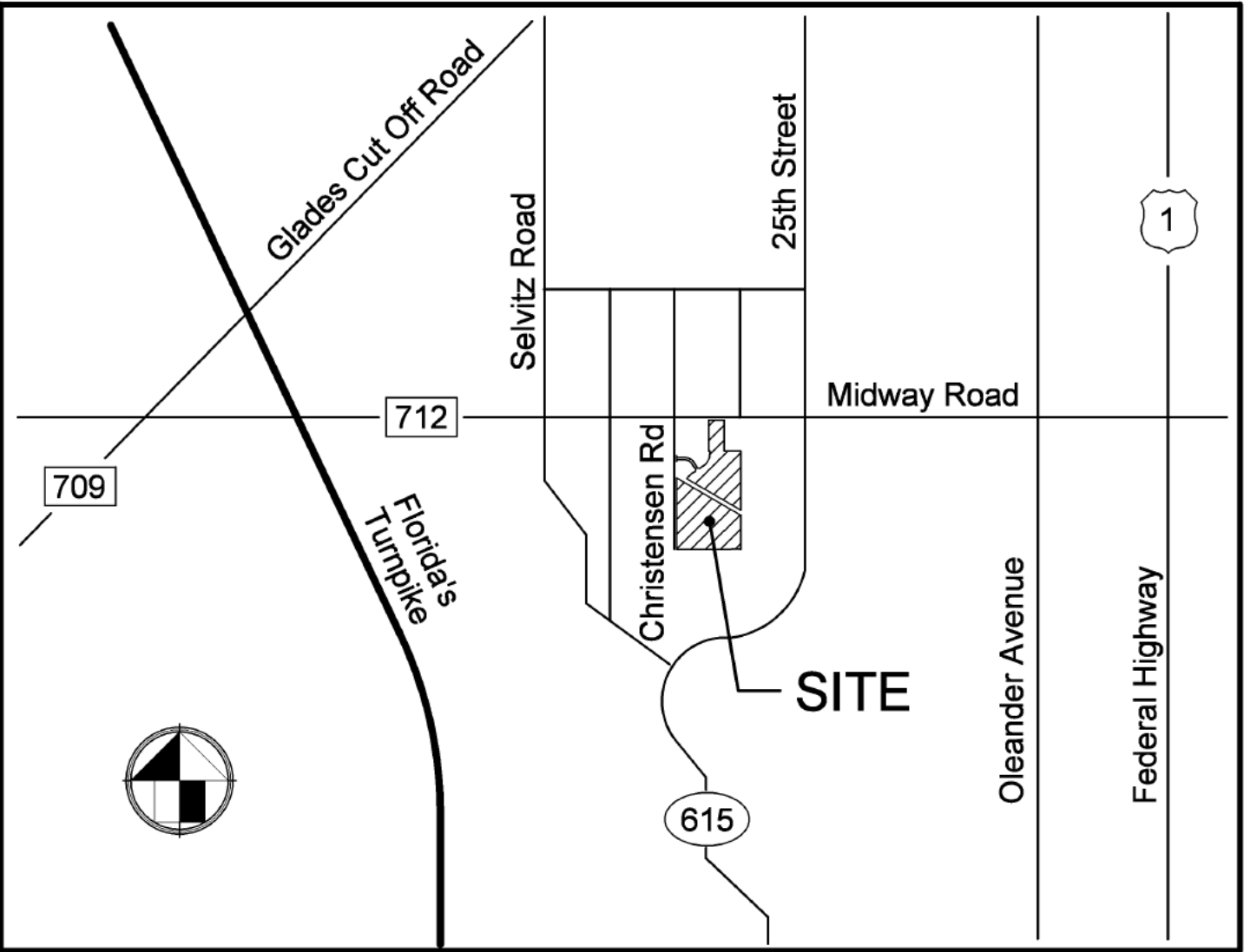
ALSO DESCRIBED AS FOLLOWS:

BEGINNING (1) AT THE NORTHEAST CORNER OF SAID LOT 109; THENCE SOUTH 00°09'06" EAST, ALONG THE EAST LINE OF SAID LOTS 109 AND 110, A DISTANCE OF 1194.37 FEET; THENCE NORTH 59°46'22" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NUMBER 103, A DISTANCE OF 1261.78 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 56°35'13" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 22°23'24", A DISTANCE OF 146.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 55°48'11" EAST, A DISTANCE OF 85.91 FEET; THENCE NORTH 10°48'11" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 34°11'49" WEST, A DISTANCE OF 144.03 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 55°53'19", A DISTANCE OF 170.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°54'52" WEST, A DISTANCE OF 131.90 FEET; THENCE SOUTH 44°53'09" WEST, A DISTANCE OF 40.51 FEET (THE LAST SEVEN DESCRIBED COURSES BEING COINCIDENT WITH THE EAST AND NORTH BOUNDARY OF PART "B" OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3135 AT PAGE 972); THENCE NORTH 00°04'30" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF CHRISTENSEN ROAD, A DISTANCE OF 107.26 FEET; THENCE SOUTH 45°05'17" EAST, A DISTANCE OF 40.45 FEET; THENCE NORTH 89°54'52" EAST, A DISTANCE OF 131.91 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 55°53'19", A DISTANCE OF 219.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 34°11'49" EAST, A DISTANCE OF 144.03 FEET; THENCE SOUTH 79°11'49" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 55°48'11" EAST, A DISTANCE OF 106.62 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 55°56'22", A DISTANCE OF 268.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°08'12" WEST, A DISTANCE OF 62.02 FEET (THE LAST EIGHT DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH AND EAST BOUNDARY OF PART "A" OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3135 AT PAGE 972); THENCE SOUTH 89°54'52" WEST, ALONG THE SOUTH LINE OF SAID LOT 98, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°08'12" WEST, ALONG A LINE 312.50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 98, A DISTANCE OF 624.78 FEET; THENCE SOUTH 89°35'21" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY ROAD, A DISTANCE OF 312.51 FEET; THENCE SOUTH 00°08'12" EAST, ALONG THE EAST LINE OF SAID LOT 98, A DISTANCE OF 622.07 FEET; THENCE NORTH 89°54'52" EAST, A DISTANCE OF 330.06 FEET TO THE POINT OF BEGINNING (1).

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 109; THENCE SOUTH 00°09'06" EAST, ALONG THE EAST LINE OF SAID LOTS 109 AND 110, A DISTANCE OF 1298.70 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUE SOUTH 00°09'06" EAST, ALONG THE EAST LINE OF SAID LOTS 110 AND 121, A DISTANCE OF 684.20 FEET; THENCE SOUTH 89°57'36" WEST, ALONG THE SOUTH LINE OF SAID LOTS 121 AND 120, A DISTANCE OF 1297.36 FEET; THENCE NORTH 00°50'27" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF CHRISTENSEN ROAD, A DISTANCE OF 1441.29 FEET; THENCE SOUTH 59°46'22" EAST, ALONG THE SOUTH LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NUMBER 103, A DISTANCE OF 1502.07 FEET TO THE POINT OF BEGINNING (2).

SAID LANDS SITUATE IN ST. LUCIE COUNTY, FLORIDA AND CONTAIN 54.775 ACRES MORE OR LESS.



LOCATION MAP
S 5, T 36S, R 40E

INDEX OF SHEETS

SHEET DESCRIPTION	SHEET NO.
SITE PLANS	1 - 6
EXISTING ADJACENT STREETS EXHIBIT	1
PRELIMINARY ENGINEERING PLANS	1 - 5
BOUNDARY & TOPO SURVEY	1
LANDSCAPE PLANS	1 - 22

DEVELOPMENT TEAM

OWNER:
Ravinia Port St. Lucie, LLC
15481 SW 12th Street, Suite 309
Sunrise, FL 33326
(954) 324-1710

ARCHITECT:
Edward Silva Architects
8900 SW 117th Ave., Suite B107
Miami, Florida 33186
(305) 275-8417

SURVEYOR:
Perimeter Survey & Mapping, Inc.
947 Clint Moore Road
Boca Raton, FL 33487
(561) 241-9988

AGENT:
Julian Bryan and Associates
9000 Burma Road, Suite 101
Palm Beach Gardens, FL 33403
(561) 350-3155

ENGINEER:
Schnars Engineering Corporation
947 Clint Moore Road
Boca Raton, FL 33487
(561) 241-6455

LANDSCAPE ARCHITECT:
Jon E. Schmidt and Associates
Landscape Architecture and Land Planning
2247 Palm Beach Lakes Blvd., Suite 101
West Palm Beach, FL 33409
(561) 684-6141

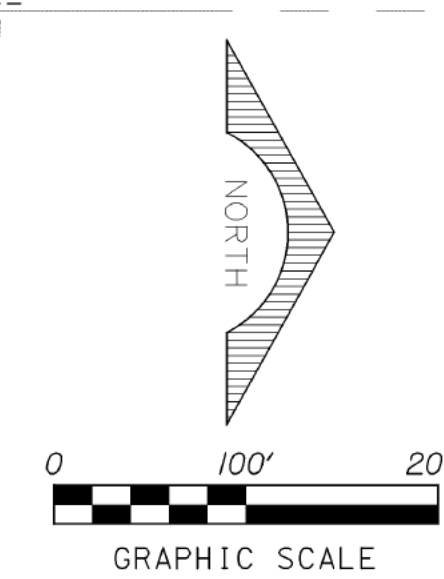
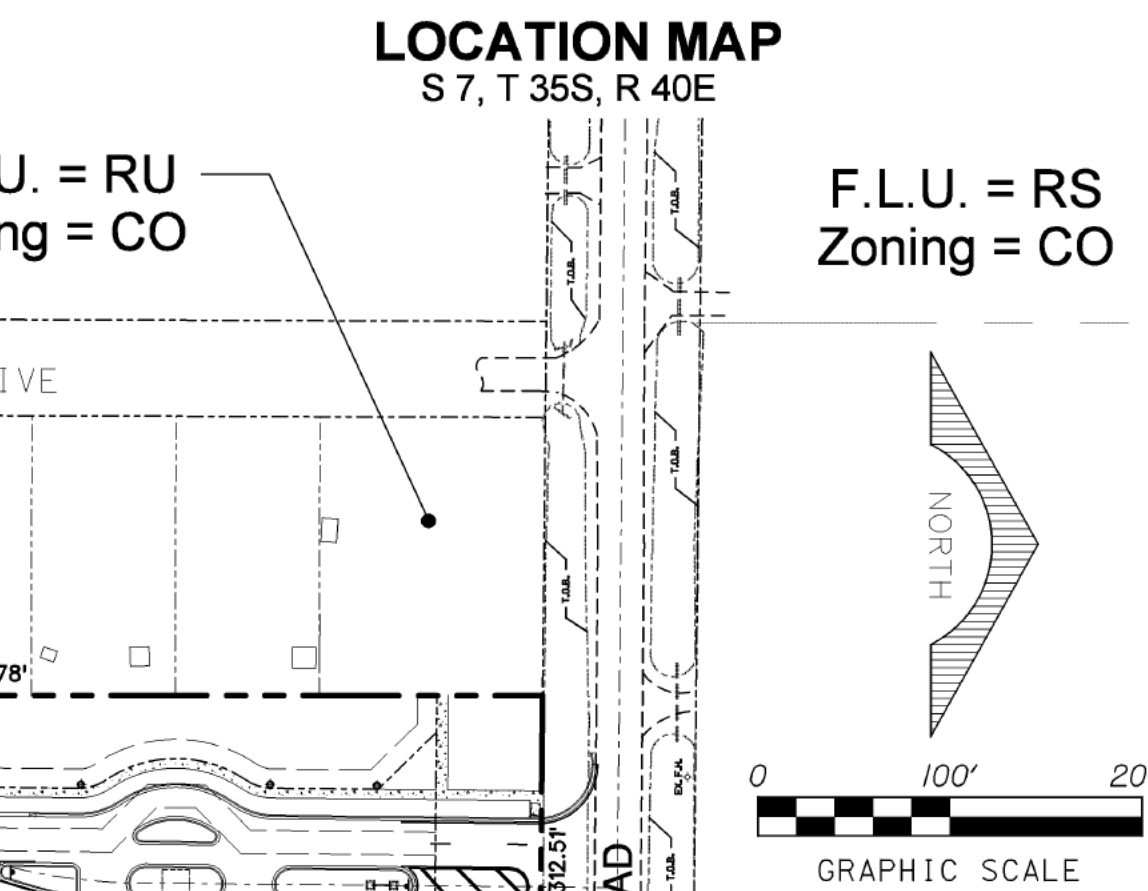
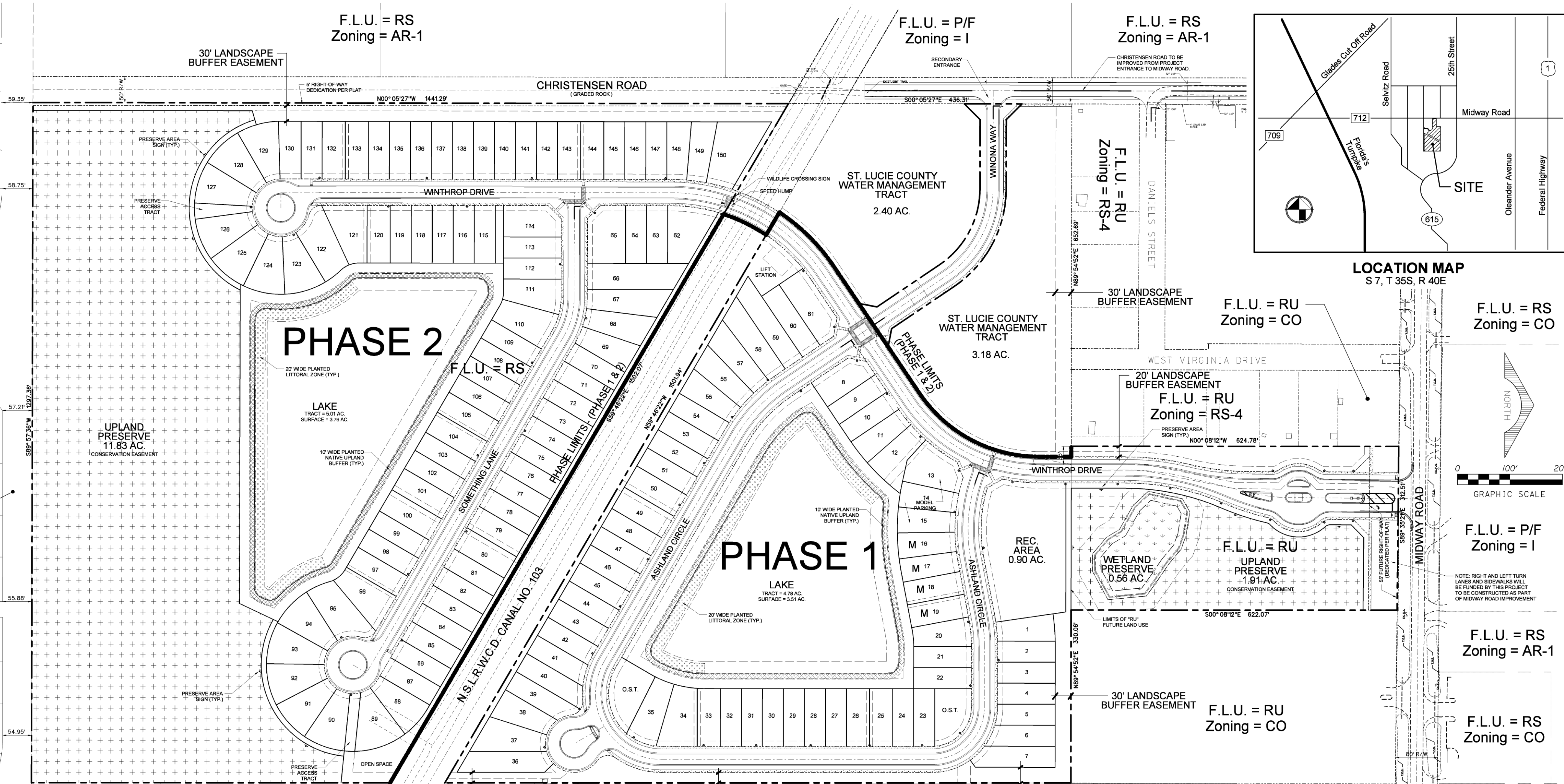


Julian Bryan & Associates

urban design site planning rezoning property analysis market feasibility governmental processing

City of Port St. Lucie
F.L.U. = OSC & RL
Zoning = RESIDENTIAL

DEDICATED TRACT TO
CITY OF PORT ST. LUCIE
FOR DRAINAGE, OPEN
SPACE, UTILITIES, ETC...



SITE DATA			
GROSS SITE AREA :	54.78 AC.	2,386,186 SF	100%
NET SITE AREA (LESS RW) :	54.22 AC.	2,361,781 SF	
TOTAL DWELLING UNITS :	150 SINGLE FAMILY - 40' x 110' MIN. LOT SIZE		
TOTAL DENSITY :	2.77 DU / AC		
PHASE 1 :	23.30 AC.	61 UNITS	
PHASE 2 :	30.92 AC.	89 UNITS	
FUTURE LAND USES :	RS (RESIDENTIAL SUBURBAN) 50.31 AC. x 2 = 100.62 UNITS		
	RU (RESIDENTIAL URBAN) 4.47 AC. x 5 = 22.35 UNITS		
TOTAL ALLOWED :	122.97 UNITS		
EXISTING ZONING :	AR-1		
PROPOSED ZONING :	PUD		
MAXIMUM BLDG. HEIGHT :	35'-0"		
MAXIMUM BLDG. COVERAGE :	2,200 SF		
LOT AREA :	17.62 AC.	767,446 SF	32.5%
ROAD RIGHT OF WAY :	7.74 AC.	337,147 SF	14.3%
TOTAL OPEN SPACE :	28.86 AC.	1,257,186 SF	53.2%
TOTAL NET SITE :	54.22 AC.	2,361,781 SF	100%
OPEN SPACE BREAKDOWN :			
UPLAND PRESERVES :	13.74 AC.	598,522 SF	25.3%
WETLAND PRESERVE :	0.56 AC.	24,484 SF	1.0%
LAKE TRACTS :	9.78 AC.	426,111 SF	18.0%
RECREATION AREAS :	0.90 AC.	39,196 SF	1.7%
BUFFER TRACTS :	3.88 AC.	168,875 SF	7.2%
TOTAL :	28.86 AC.	1,257,186 SF	53.2%
TOTAL PERVIOUS :	32.79 AC.	1,428,283 SF	60.5%
TOTAL IMPERVIOUS :	21.43 AC.	933,498 SF	39.5%
RECREATION AREA :			
CABANA BUILDING :	1,000 SF		
POOL :	1,500 SF		

DESIGN STANDARDS - SINGLE FAMILY DETACHED- 40' wide lots RAVINIA PUD

Ownership		Fee Simple	
Min. square feet under air	1000	50% (roofed porches/patios not included)	
Max. building coverage	2 stories, 35' (midpoint of roof)	Hip or Gable end	
Roof design	one car garage minimum	two spaces in driveway	
Garage	4400 sq. ft.	40' (measured at midpoint of lot depth)	
Additional parking	40% of lot width	40% of lot width	
Min. lot size	110.0'		
Min. lot width			
Min. lot frontage on r/w			
Min. lot depth			
SETBACKS, PRIMARY STRUCTURE		SETBACKS, SCREEN ENCLOSURE	
Front setback, front load garage	20.0'	Front setback	not allowed in front yards
Front setback, other than front load garage	15.0'	Rear setback	not allowed in front yards
Rear setback	15.0'	Side interior setback	5.0'
Side interior setback	15.0'	Side street setback	5.0'
Side street setback	15.0'		
SETBACKS, ROOFED SCREEN ENCLOSURE		SETBACKS, POOL EDGE OF WATER*	
Same as primary structure		Front setback	not allowed in front yards
		Rear setback	not allowed in front yards
		Side interior setback	8.0'
		Side street setback	17.0'

* When within screen enclosure use screen enclosure setback plus 2'.

TREE PRESERVATION DATA

TOTAL NET SITE AREA =	54.22 AC.
NATURAL UPLAND AREA =	52.01 AC.
MINIMUM 25% OF UPLAND =	13.00 AC.
TREE PRESERVATION PROVIDED =	13.74 AC.

SITE COVERAGES

BUILDINGS :	6.67 AC.	290,550 SF	12.3%
PAVEMENT :	4.08 AC.	177,648 SF	7.5%
SIDEWALKS :	1.38 AC.	60,113 SF	2.6%
DRIVEWAYS :	2.03 AC.	88,506 SF	3.7%
LAKE SURFACE :	7.27 AC.	316,681 SF	13.4%

GENERAL NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
- ALL EXISTING NATIVE VEGETATION SHALL BE MAINTAINED IN ALL BUFFER AREAS AND LOCATIONS NOT IN CONFLICT WITH PROPOSED BUILDING OR PARKING AREAS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL 20' LAKE MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY H.O.A.
- GROUNDWATER IS TO BE USED AS IRRIGATION SOURCE.

REVISIONS	BY

RAVINIA FINAL P.U.D. MAJOR ADJUSTMENT TO SITE PLAN

ST. LUCIE COUNTY, FLORIDA

DRAWN	JBA
CHECKED	JBA
DATE	5-18-16
SCALE	1"=100'
JOB NO.	04134
SHEET	