

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL _____

DATE: DECEMBER 3, 2012

ORDINANCE _____ RESOLUTION _____ MOTION X PUBLIC HEARING _____

ITEM: (P12-139) Tesoro Model Center-Site Plan

RECOMMENDED ACTION:

On November 14, 2012, the Site Plan Review Committee recommended approval of the site plan for the model center.

EXHIBITS:

- A. Staff Report
 - B. Support Materials
-

SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The purpose is to create a new model center in Tesoro PUD. The site plan depicts one model home and a parking lot.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 11/21/2012



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL - MEETING OF DECEMBER 3, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: TESORO MODEL CENTER-SITE PLAN (P12-139)

DATE: NOVEMBER 21, 2012

APPLICANT: Patrick J. Ferland, P.E. of Culpepper & Terpening, Inc. Authorization letter is attached to the staff report.

OWNER: West Coast Investors LLC. Copy of the deed is in the file.

LOCATION: 105 SE Calmo Circle, located on the north side of Calmo Circle, east of Tramonto Street in Tesoro PUD.

LEGAL DESCRIPTION: Lots 97 and 98, Tesoro Plat 15.

SIZE: 0.47 acres (20,464 square feet)

EXISTING ZONING: Tesoro PUD (Planned Unit Development)

EXISTING USE: Vacant lots and roadways

SURROUNDING USES: North = PUD (Planned Unit Development), conservation area; East = PUD (Planned Unit Development), vacant residential lot; South = PUD (Planned Unit Development), vacant residential lots; and West = PUD (Planned Unit Development), vacant residential lot.

PROPOSED PROJECT: The purpose is to create a new model center in Tesoro PUD. The site plan depicts one model home and a parking lot.

IMPACTS AND FINDINGS:

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

Sewer/Water Service: The City of Port St. Lucie is the water and sewer service provider. A developer's agreement with the City Utilities Department, that is consistent

with the adopted level of service, is required prior to issuance of building permits.

Transportation: Traffic was reviewed with the original Tesoro Plat 15 approval. The staff review indicates that this project will generate 9.57 daily vehicle trips per the ITE Trip Generation Manual, 7th Edition. This proposed development will not adversely affect the transportation level of service for the adjacent roads.

Parks/Open Space: Not applicable.

Stormwater: A paving and drainage plan that is in compliance with the adopted level of service standard is required prior to issuance of a building permit.

Solid Waste: Solid waste impacts are to be measured and planned based on population projections on an annual basis. There is adequate capacity available.

Fire District: The access location (external and internal) has been approved by the Fire District for safety purposes.

Environmental: The property has been cleared, and the subdivision has been developed in accordance with the environmental conditions of the Tesoro PUD.

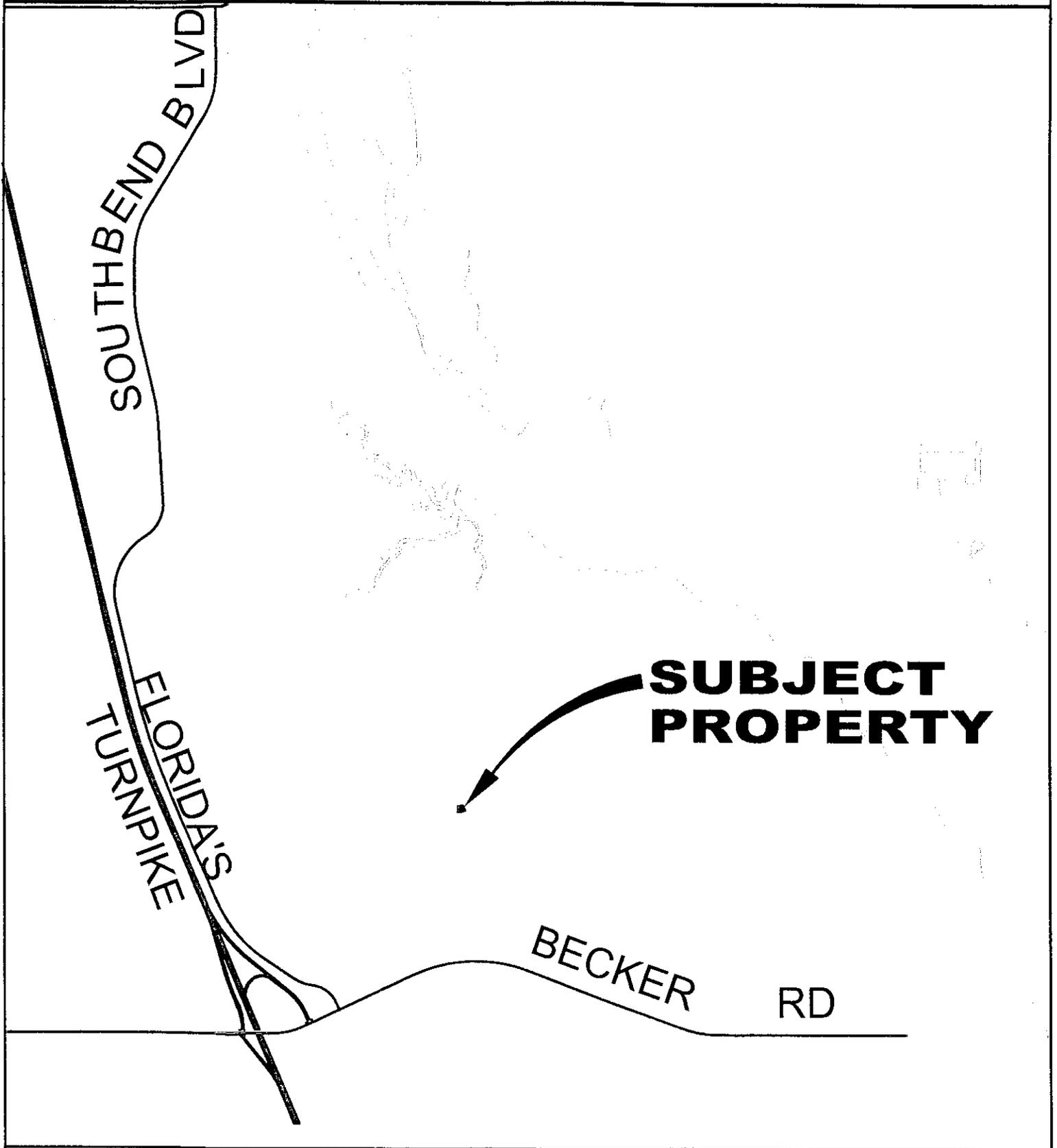
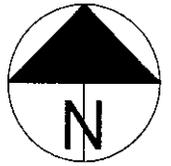
School Concurrency: The School Board has stated that the proposed single family unit does not present any capacity problems for the public schools.

Other: The proposed model center is consistent with the requirements of the Tesoro PUD. The Tesoro Club Property Owners Association has approved the use of lot 98 as a sales center/model home and lot 97 as a parking lot (see attached letter).

STAFF RECOMMENDATION:

The Site Plan Review Committee recommended approval of the model center on November 14, 2012. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

SITE PLAN REVIEW
LOTS 97 & 98
TESORO PLAT 15

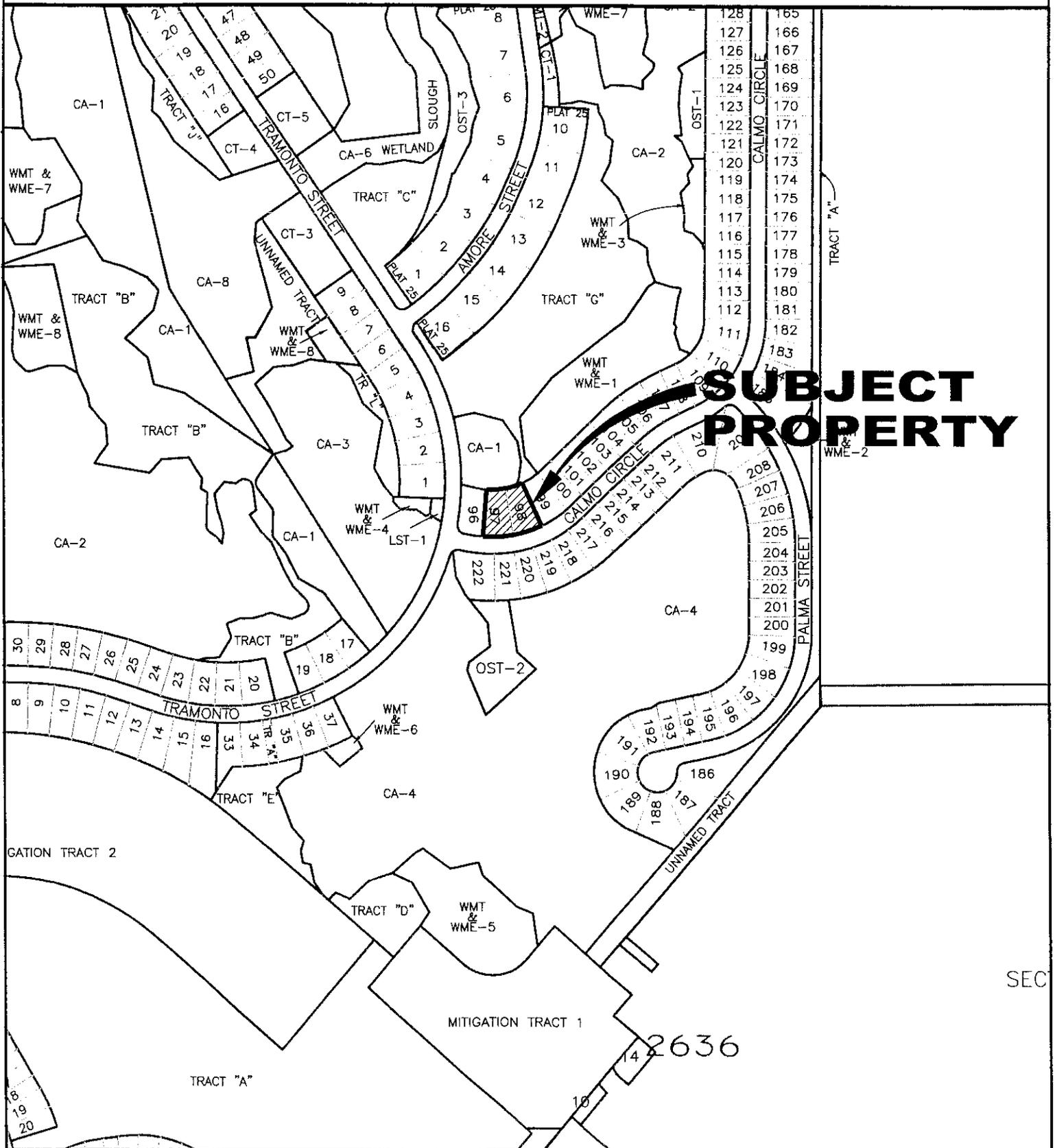
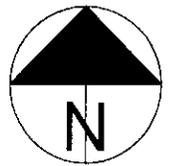
DATE: 10/10/2012

APPLICATION NUMBER:
P12-139

CADD FILE NAME:
P12-139A

SCALE: 1" = .5 MI

SITE LOCATION



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW

LOTS 97 & 98

TESORO PLAT 15

DATE: 10/10/2012

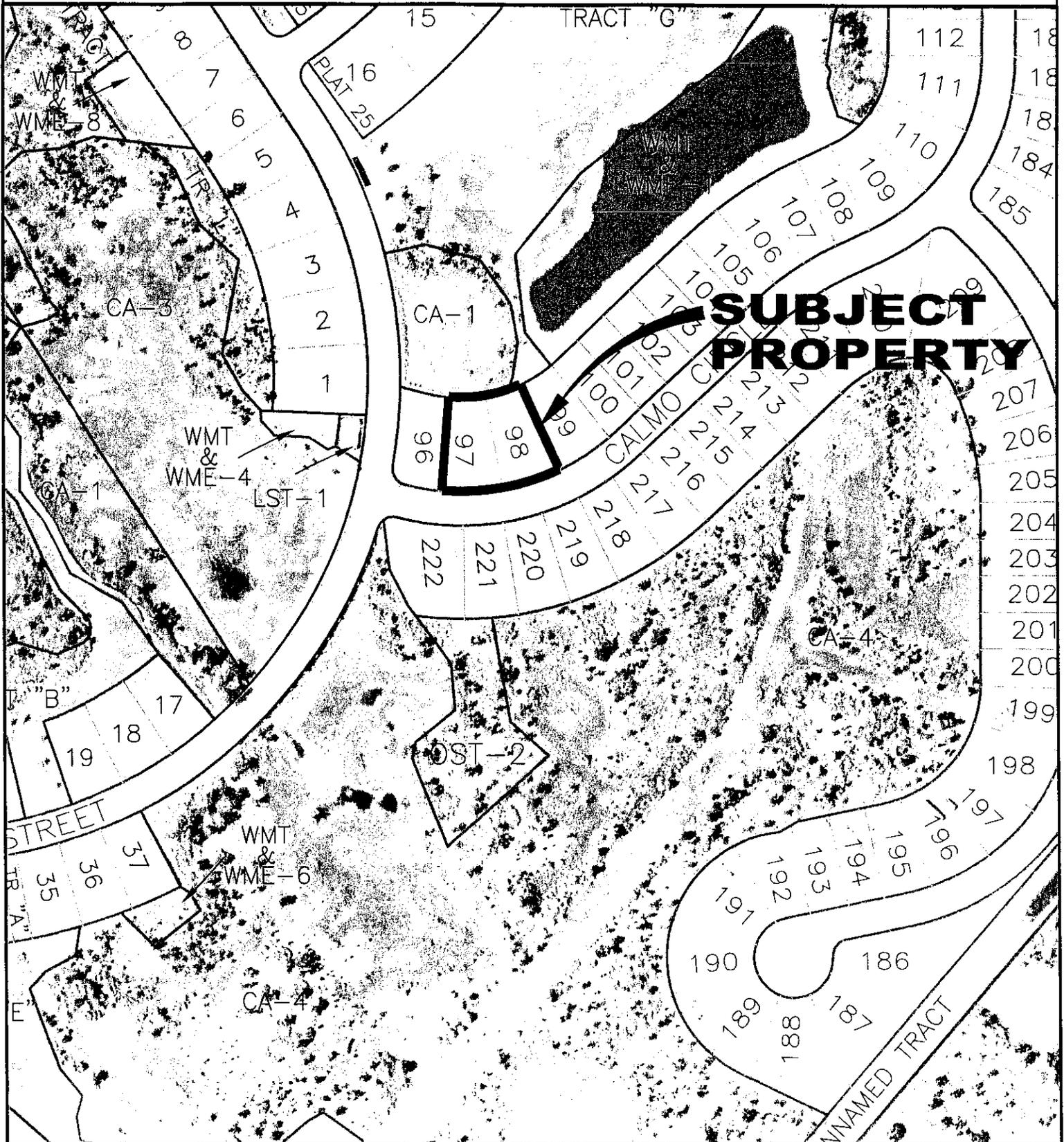
APPLICATION NUMBER:
P12-139

CADD FILE NAME:
P12-139M

SCALE: 1" = 400'

SEC

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW
LOTS 97 & 98
TESORO PLAT 15
AERIAL DEC 2010

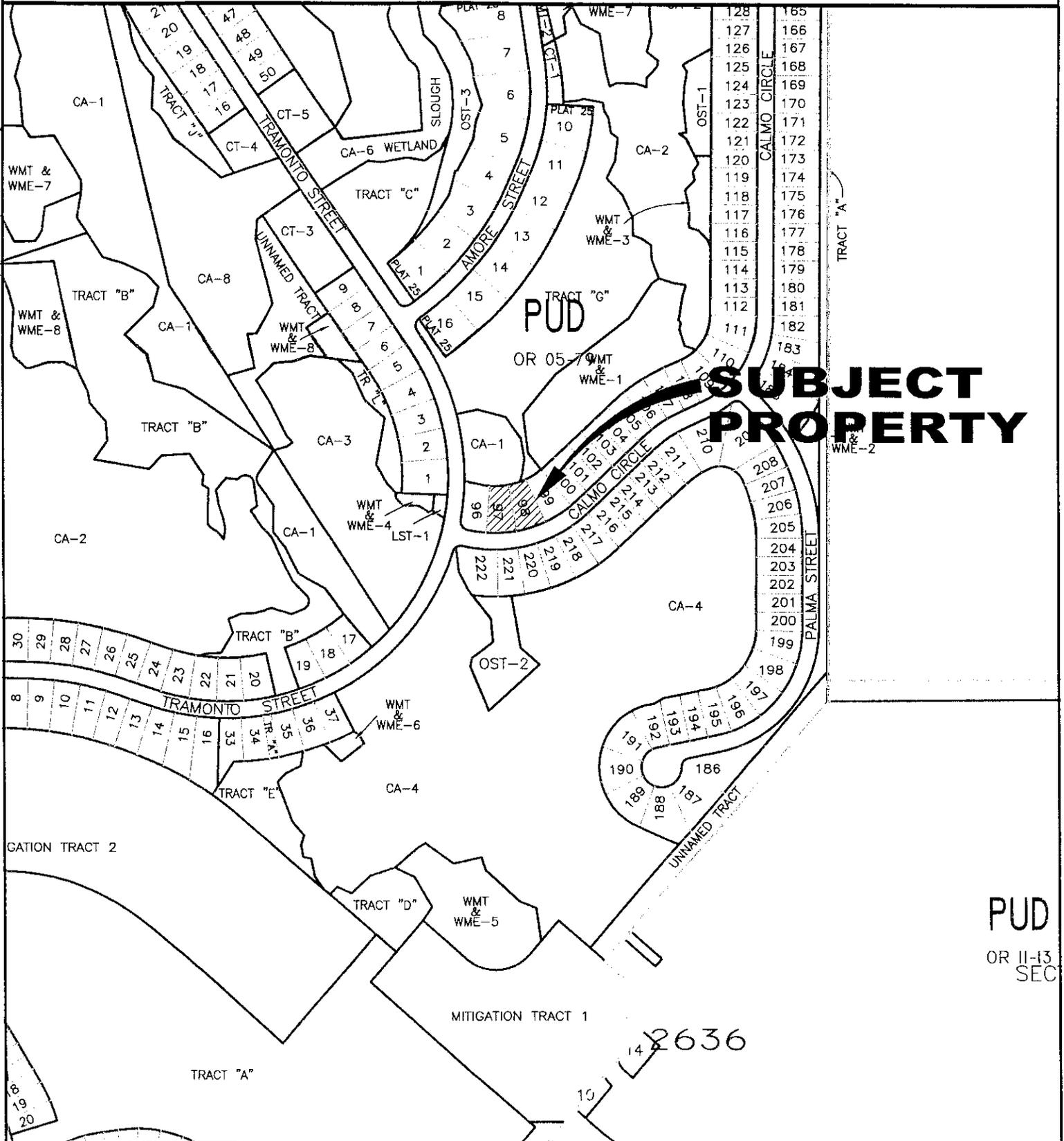
DATE: 10/10/2012

APPLICATION NUMBER:
P12-139

CADD FILE NAME:
P12-139A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY

PUD
OR 11-13
SEC



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

SITE PLAN REVIEW
LOTS 97 & 98
TESORO PLAT 15

DATE: 10/10/2012
APPLICATION NUMBER:
P12-139
CADD FILE NAME:
P12-139M
SCALE: 1"=400'

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124
P&Z File No. _____
Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #'s: _____

PRIMARY CONTACT EMAIL ADDRESS: pferland@ct-eng.com

PROJECT NAME: Tesoro - Model home and Parking Lot

LEGAL DESCRIPTION: Tesoro Flat 15, Lot 97 + Lot 98

LOCATION OF PROJECT SITE: 105 SE Calmo Circle

PROPERTY TAX I.D. NUMBER: 4427-500-0142-0005, 4427-500-0143-0002

STATEMENT DESCRIBING IN DETAIL Model home and Parking lot for Model Home

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: _____

GROSS SQ. FT. OF STRUCTURE (S): NA

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSLUSD

GROSS ACREAGE & SQ. FT. OF SITE: 0.48 0.47 **ESTIMATED NO. EMPLOYEES: NA

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: West Coast Investors LLC
Name, Address, Telephone & Fax No.: 11198 Polo Club Road, Wellington, FL 33414
561-798-7113 p 561-798-7330 f

RECEIVED

APPLICANT OR AGENT OF OWNER: DR Horton Inc
Name, Address, Telephone & Fax No.: 1245 S. Military Trl, #100, Deerfield Beach, FL 33442
954-949-3073 p 866-594-1138 f

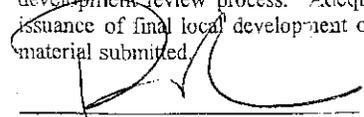
OCT 17 2012

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

PROJECT ARCHITECT/ENGINEER: Patrick J. Farland, PE #33125
(Firm, Engineer Of Record, Calpepper & Terpening, Inc.
Florida Registration No., Contact 2980 South 25th St., Fort Pierce, FL 34981
Person, Address, Phone & Fax No.) 772-464-3537 p 772-464-9497 f

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.


OWNER'S SIGNATURE
AGENT

Patrick J. Farland
HAND PRINT NAME

Vice President
TITLE

10/17/12
DATE

10/3/12
10/3/12

October 1, 2012

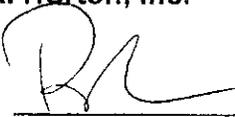
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

**RE: Tesoro – Plat 15 – Lots 97& 98
Model Home and Parking Lot**

Please be advised that **D. R. Horton, Inc.** hereby authorizes Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

Sincerely,

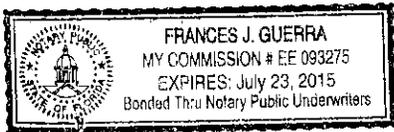
D. R. Horton, Inc.

By:  Rafael J. Roca Vice President 10/3/12
Signature Print name Title Date

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 3 day of October, 2012 by Rafael J. Roca, as Vice President, who is personally known to me on behalf of _____ a Florida Corporation or LLC.

[Notary Seal or Stamp]



Frances J. Guerra
Notary Public-State of Florida

Print Name: _____
My Commission Expires: _____

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc., a Delaware corporation (the "Company"), is familiar with the facts herein certified and is duly authorized to certify the same.
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Executive Committee of the Board of Directors of the Company dated November 7, 2005 (the "Resolutions"). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

Election of Vice President and Area Manager

RESOLVED, that Rafael J. Roca is hereby elected to the office of Vice President of the Company (the "Vice President") of the Company's South Florida Division (the "Division"), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

RESOLVED FURTHER, that the Vice President is hereby authorized and empowered, in Southeast, Florida (the "Area") and in the name and on behalf of (A) the Company, (B) any partnership of which the Company is a general partner, manager or agent, and (C) any limited liability company of which the Company is a member, manager or agent (collectively the "Entities"), (i) subject to written approval by any one of the following officers of the Company: (a) Chairman of the Board, (b) President, (c) Senior Executive Vice President, (d) Executive Vice President or (e) the Region President of the Division (the "Approving Officers"), to execute and deliver contracts, agreements and other documents and instruments (other than promissory notes) for the purchase of real property, and any improvements or appurtenances constructed thereon or affixed thereto, or any interest therein, including without limitation any right-of-way, easement, leasehold or other tangible or intangible property, right or interest, and any personal property relating or incident thereto and (ii) to execute and deliver model home leases and such other agreements, instruments or documents as the Approving Officers shall direct.

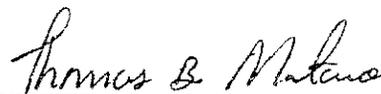
RESOLVED FURTHER, that in connection with the management of the Entities' business, the Vice President is hereby authorized and empowered, in the name and on behalf of the Entities in the Area, to execute and deliver (i) contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property, (ii) home sales contracts, sales person employment agreements and similar or equivalent agreements, documents or

instruments and (iii) personal property leases for, among other things, office equipment and construction trailers.

RESOLVED FURTHER, that in connection with the management of the Entities' business in the Area, the Vice President shall be authorized and empowered, in the name and on behalf of the Entities in the Area, to execute and deliver any and all documents and instruments necessary to sell and convey title to single-family homes.

IN WITNESS WHEREOF, the undersigned has set his hand on the 29th day of February,

2012.



Thomas B. Montano
Assistant Secretary

**The Tesoro Club Property Owners Association
c/o Corporate Offices
11198 Polo Club Road**

Wellington, Florida 33414
Tel: (561) 798-7113/Fax (561) 790-7114

October 24, 2012

City of Port St. Lucie Planning and Zoning Department
City Hall
121 S. W. Port Saint Lucie Blvd.
Port St. Lucie, FL 34984-5099

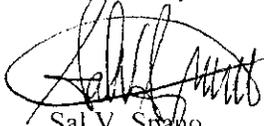
Re: Tesoro Sales center/ Model/Parking lot

Dear Sir or Madam:

Please use this letter as your official notice that the Tesoro POA ARC committee has approved the use of lot 98 located in our community as a sales center/model site and lot 97 as a parking lot for the D.R. Horton builders.

Thank you for your time and attention to this matter. Should you have any questions please contact my office or e mail spano@palmbeachpolo.com.

Yours Truly,


Sal V. Spano
President

Tesoro Community Development District

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BOARD OF SUPERVISORS AND STAFF

Board of Supervisors

Sal Spano, Chairman
Chairman Responsibilities: Convene and conduct all CDD meetings and sign CDD documents

Kelly Straub, Vice Chairman
Vice Chairman Responsibilities: All Chairman responsibilities when Chair is not present

Brian Lacusky, Supervisor

Rick Reikenis, Supervisor

Jake Ivey, Supervisor

Staff

George S. Flint, District Manager
Ariel Lovera, Treasurer
William G. Capko, District Counsel
Butch Terpening, District Engineer

Upcoming Meeting Date

TO BE ANNOUNCED

Tesoro Community Development District

George S. Flint, District Manager
Governmental Management Services
Central Florida, LLC
13574 Village Park Drive,
Suite 265
Orlando, FL 32837

Tel: (407) 841-5524
(877) 855-5251
Fax: (407) 839-1526

[E-mail](#)

Certain documents will be in PDF format. To view them you may have to download the latest version of [Adobe® Acrobat® Reader™](#).

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