

AN ORDINANCE FOR THE TESORO PUD AMENDMENT NO. 8, AMENDING THE EXISTING PUD LOCATED ON THE NORTH SIDE OF BECKER ROAD EAST OF THE FLORIDA TURNPIKE; THE LEGAL DESCRIPTION IS GENERALLY DESCRIBED AS A PORTION OF TESORO PLAT NO. 1 AS RECORDED IN PLAT BOOK 40, PAGES 29, 29A-29C, ST. LUCIE COUNTY, FOR A PROJECT KNOWN AS TESORO PUD AMENDMENT NO. 8 (P05-512); PROVIDING FOR THE APPROVAL AND ADOPTION OF AN AMENDED PUD DOCUMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Klein and Dobbins, P.L., acting as agent for Ginn-LA St. Lucie, LLLP, owner, hereinafter referred to as the Applicant, requested an amendment of the PUD zoning for Tesoro known as Tesoro Amendment No. 8 located east of the Florida Turnpike, north of Becker Road, in the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the Applicant has presented firm evidence of unified control of the subject property, as shown on the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of a PUD District; and

WHEREAS, the subject property is located so as to provide suitable access without generating traffic along minor streets in residential areas; and

WHEREAS, the Applicant will either provide private facilities, utilities and services for the subject property or obtain such facilities, utilities or services without creating a burden on the City; and

WHEREAS, the proposed amended PUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

WHEREAS, the subject property is suitable for development in the proposed manner

**TESORO
PUD DEVELOPMENT STANDARDS**

1. General Theme Conveyance

Tesoro (the "PUD") is a planned residential golf course community. The PUD's theme is focused around 45 holes of championship golf, a 16+/-acres practice facility, country club facility, pool and racquet club. The emphasis is placed on a unique golfing experience with home sites enjoying the amenities afforded by their proximity to the golf courses.

2. Development Continuity and Concept Implementation

It is the intent of Ginn - LA St. Lucie, Ltd., LLLP, (the "Developer") to develop all the residential pods in Tesoro and sell developed lots to quality, experienced builders (custom and/or production). Continuity of theme, neighborhood integrity, and PUD concept, followed through to fruition will be assured, through covenants and deed restrictions.

SIDEYARDS & SETBACKS TABLE DEVELOPMENT STANDARDS TABLE

Lot Type	Min. Lot Square Footage	Minimum Lot Width at Bldg Line	Front	Rear	Side	Street side (1)(7)	Max. Impervious Area (2) (5)	Max. Building Coverage (3)	Min. Living Area
A	5,400	45	20	10	6	15	80%	70%	1,200 s.f.
B	7,150	55	20	10	6	15	80%	70%	1,500 s.f.
C	9,100	70	25	10	6	15	80%	70%	2,000 s.f.
D	10,400	80	25	10	6	15	80%	70%	2,500 s.f.
E	14,300	110	25	10	10	15	80%	70%	3,500 s.f.
F	14,000	100	25	10	6	15	80%	70%	3,500 s.f.
G	6,000	50	20	10	6(6)	12	80%	70%	1,350 s.f.
Villas	3,000	20	15	10	6	15	80%	70%	1,200 s. t.
Condos	20,000	100	15	10	6	15	80%	70%	1,200 s.f.
Accessory Uses	n/a	n/a	n/a	3	6 (4)	15	n/a	n/a	n/a

Footnotes:

- (1) Sideyard setback for corner lot of single family units.
- (2) The impervious listed in this column is based on the impervious area within the individual lot or parcel boundary for multi-family development.
- (3) Maximum building coverage includes all areas under roof, including but not limited to garages and a lanai on individual lots or parcel boundary for multi-family development.
- (4) Accessory use setback for the 110 foot product is 10-feet.
- (5) Impervious areas are defined as pools, pool decks regardless of the materials, walks, driveways etc.
- (6) Side yard setback on the 50-foot lot is either zero and 12 feet for zero lot line, or 6-feet each side for conventional lot development.
- (7) Where a driveway and/or garage entrance occurs on the street side of single family units, the minimum street side setback shall be 20 feet.