

RESOLUTION NO. 24-R

A RESOLUTION APPROVING A PRELIMINARY PLAT WITH CONSTRUCTION PLANS FOR LTC RANCH-WYLDER PARKWAY PHASE 2 WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF MIDWAY GLADES DEVELOPERS, LLC, (P23-132); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Culpepper & Terpening, Inc, acting as agent for Midway Glades Developers, LLC, to approve a preliminary plat with construction plans for LTC Ranch-Wylder Parkway Phase 2, within the City of Port St. Lucie, Florida; and

WHEREAS, there are public improvements, i.e., roads, drainage, and utility facilities, to be constructed within the platted area; and

WHEREAS, the plat conforms to Chapter 156 of the Code of Port St. Lucie, Florida, and meets all State requirements for such plats; and

WHEREAS, the Site Plan Review Committee, on November 8, 2023, recommended approval of the preliminary plat with construction plans (P23-132).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

Section 2. That the City Council hereby approves the preliminary plat with construction plans for LTC Ranch-Wylder Parkway Phase 2, within the City of Port St. Lucie, Florida, said plat being offered by Midway Glades Developers, LLC, as owner and title holder of said property, and as prepared by Thomas Kiernan of Culpepper & Terpening, Inc., as designated on the attached said Plat with the following condition:

A drainage infrastructure operation and maintenance agreement between LTC Ranch West Residential CDD and the City of Port St. Lucie must be finalized prior to a construction permit being issued for this Phase 2 portion of Wylder Parkway from north of POD 1 entrance to Midway

RESOLUTION NO. 24-R

Road. If no such agreement can be reached, the proposed Wylder Parkway drainage system will need to be modified prior to the construction permit being issued.

Section 3. Conflicts. If any Resolution, or parts of any Resolution, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this ____ day of _____, 2024.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

Richard Berrios, Interim City Attorney