

**RESOLUTION NO. 23-\_\_\_\_\_**

**A RESOLUTION APPROVING AND ACCEPTING A PRELIMINARY AND FINAL SUBDIVISION PLAT FOR SOUTHERN GROVE PLAT NO. 45, WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF CULPEPPER AND TERPENING, INC. (P23-167); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (P23-167).**

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**WHEREAS**, the City of Port St. Lucie, Florida has been requested by Culpepper and Terpening, Inc., acting as agent for the Port St. Lucie Governmental Corporation, PSL Project Apron Industrial Owner, LLC, Chill Build PSL, LLC, Southern Grove Community Development District No. 5, and the City of Port St. Lucie to approve a preliminary and final subdivision plat for Southern Grove Plat No. 45, within the City of Port St. Lucie, Florida; and

**WHEREAS**, the Port St. Lucie Governmental Finance Corporation, PSL Project Apron Industrial Owner, LLC, Chill Build PSL, LLC, Southern Grove Community Development District No. 5, and the City of Port St. Lucie as owners and title holders of the property seek to have the property platted; and

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

**WHEREAS**, a performance guarantee covering the cost of the improvements has been submitted to the City; and

**WHEREAS**, the plat conforms, in all other matters, to Section 156, Port St. Lucie City Code, and meets all State requirements for such plats with the exception of the street tree planting plans for SW Anthony F. Sansone SR Boulevard and SW Hegener Drive as required under subsection 156.121 of the Subdivision Code; and

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**WHEREAS**, the application remains consistent with the general purpose of Chapter 156 because the required street tree planting plans associated with the Plat are under design and will be submitted for Site Plan Review Committee approval prior to the issuance of the Public Works Department's site development permit; and

**WHEREAS**, the Site Plan Review Committee, on October 11, 2023, recommended approval of the preliminary and final plat with construction plans (P23-167).

**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 and final plat for Southern Grove Plat No. 45, within the City of Port St. Lucie, Florida, said plat being offered by Port St Lucie Governmental Finance Corporation, PSL Project Apron Industrial Owner, LLC, Chill Build PSL, LLC, Southern Grove Community Development District No. 5, and the City of Port St. Lucie as owners and title holders of said property and as prepared by Thomas P. Kiernan, PSM, Culpepper and Terpening, Inc., as designated on the attached Plat subject to the following condition:

1. The street tree planting plans for the extension of SW Anthony F. Sansone Sr. Boulevard and the extension of SW Hegener Drive be submitted and approved by the Site Plan Review Committee prior to the issuance of the Public Works Department's site development permit.

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Section 3. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the attached plat so it may be properly recorded in the public records of St. Lucie County, Florida.

Section 4. If any Resolution, or parts of any Resolution, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 5. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is held to be invalid by a Court of competent jurisdiction, then the remainder of this Resolution shall remain in full force and effect.

Section 6. 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 \_\_\_\_\_, 2023.

PASSED AND ADOPTED on this \_\_\_\_ day of \_\_\_\_\_, 2023. .

CITY COUNCIL OF THE CITY OF  
PORT ST. LUCIE, FLORIDA

\_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

APPROVED AS TO FORM:

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Richard Berrios, Interim City Attorney