

RESOLUTION 21-R

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, APPROVING THE PRELIMINARY AND FINAL PLAT WITH CONSTRUCTION PLANS FOR LTC RANCH WEST PHASE 1 PRELIMINARY SUBDIVISION PLAT WITH CONSTRUCTION PLANS WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF MIDWAY GLADES DEVELOPERS, LLC (P20-250); PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida has been requested by Kinan Husainy, acting as agent for Midway Glades Developers, LLC, to approve the preliminary plat with construction plans for LTC Ranch West Phase 1 Plat within the City of Port St. Lucie, Florida; and

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

WHEREAS, the Site Plan Review Committee, on April 14, 2021 recommended approval of the preliminary and final plat with construction plans (P20-250); and

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 West Phase 1, 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 Ronnie Furniss, P.S.M, as designated on the attached said Plat with conditions to be met prior to final plat approval specified herein as 'Exhibit A'.

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

Section 4. 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 5. 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.

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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 _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Gregory J. Oravec, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

James D. Stokes, City Attorney

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EXHIBIT A

Conditions prior to final plat approval:

1. Townhomes should adhere to the lot typical minimum width of 18'. PUD Townhome Typical, Pg. 35 & PUD Single-Family Development Standards, Exhibit 6(J)(3).
2. Code Section 158.218 Townhouse Development Requirements stipulates the following: Before the building official shall be authorized to issue a building permit for construction, a subdivision plat complying with all requirements of this chapter and all appropriate requirements of the subdivision regulations of the City shall have been approved by the City Council and recorded within the records of the county. A site plan or a PUD concept plan, showing all proposed development, shall be included with the application for subdivision plat approval. The applicant shall submit a site plan indicating the townhomes are massed in accordance with the standards described in the PUD Exhibit 6, Development Uses and Standards (I)(3).
3. The Applicant shall submit a site-specific environmental impact analysis.
4. The wetland(s) shall be dedicated to being preserved in perpetuity.
5. All platted lots within the proposed plat shall be clearly identified and consistent with the typicals more particularly described within the approved PUD development agreement.
6. All construction drawings shall be representative of that which is proposed within the plat.
7. Revised landscape and irrigation plans addressing all outstanding comments shall be provided.
8. All minor revisions as depicted within Site Plan Review Committee comments adequately addressed.
9. The LTC Ranch West Residential Homeowners Association, Inc., needs to exist prior to final plat approval and governing documents need to be reviewed and approved by legal prior to final plat approval.
10. The Midway Glades Community Development District does not exist. Further, there is a petition to establish the LTC West Residential CDD, which may be the entity the dedication should be in favor of. (Dedication 5 & Dedication 7). Or potentially an additional CDD may be being created. Applicant shall clarify prior to final platting.
11. The HOA acceptance blocks mention Cadence HOA (i.e. is inconsistent with identifying the HOA).
12. The CDD does not exist. Clarify.
13. The applicant shall satisfactorily address the transportation elements of the project until found to be in compliance with the adopted level of service and requirements of Chapter 156 City Code, and Public Works Policy 19-01pwd.
14. The applicant shall review and establish acceptable walking distances between bus stops as depicted within the development.