

## MEMORANDUM

TO: Bridget Kean, AICP, Planning & Zoning

FROM: Diana Spriggs, P.E., Assistant Director, Public Works

DATE: June 16, 2026

SUBJECT: P25-113 Founders Crossing Comprehensive Plan Amendment  
Traffic Generation & Circulation Approval

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This application and Traffic Impact Analysis Methodology prepared by Traffic & Mobility Consultants on January 8, 2026 has been reviewed by the Public Works Department and our 3<sup>rd</sup> party consultant of Kittelson & Associates, Kok Wan Mah. The transportation elements of the project included as conditions of approval were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. A more detailed traffic analysis will be required to be reviewed and approved with the Planned Unit Development and Platting applications to fine tune the details of intersections, capacity, etc.

A full traffic analysis is not required at this time based on the nature of this Comprehensive Plan Amendment. The applicant is relocating the same uses and intensities over their same property boundaries.

As a part of the need to get roadway commitments as early as possible on new developments, City staff is recommending the following conditions of approval for this application:

### 1. Midway Road Requirements

- a. Developer's obligations to the County with respect to traffic improvements for Midway Road are as set forth in that certain Contribution Agreement entered into by Kenco and St. Lucie County on or about October 28, 2008 and recorded November 17, 2008 in Official Records Book 3033, Page 1644, of the Public Records of St. Lucie County, Florida ("Contribution Agreement").
- b. A 20' City Utility easement on the south side of Midway Road will be conveyed to the City in a form reasonably agreeable to the City of Port St. Lucie, if said easement has not already been conveyed to the City, within one hundred twenty (120) days following the issuance of any new PUD, or any amendment to the existing PUD, for the Property.

## 2. McCarty Road Requirements

- a. To facilitate a better regional network, McCarty Road will be improved from Midway Road approximately one (1) mile south to Newell Road.
- b. Within thirty-six (36) months following the issuance of any new PUD, or any amendment to the existing PUD, for the Property, commence improvements to McCarty Road from Midway Road approximately one (1) mile immediately south to Newell Road for a two (2) lane roadway, in accordance with standard County road design specifications ("McCarty Road Segment").
- c. The McCarty Road Segment must be complete, including but not limited to intersection improvements, including signalization if required by a traffic study, within thirty-six (36) months after the approval of the first residential final plat for the Property, or by the 250th residential building permit, whichever is sooner. For purposes of this section, complete shall mean open to the public for use.
- d. A 20' City utility easement on the east side of McCarty Road will be conveyed to the City in a form reasonably agreeable to the City, if said easement has not already been conveyed to the City, within one hundred twenty days (120) following the issuance of any new PUD, or any amendment to the existing PUD, for the Property.
- e. Use commercially reasonable efforts to secure and convey a 20' City Utility easement on the west side of the McCarty Road Segment to the City, in a form reasonably agreeable to the City, within one hundred twenty (120) days following the issuance of any new PUD, or any amendment to the existing PUD, for the Property.
- f. The obligations set forth herein with respect to McCarty Road Segment are in addition to, not in place of, those obligations in favor of the County contained in the Contribution Agreement.

## 3. Newell Road Requirements

- a. The right of way for Newell Road from the east boundary of the Property to McCarty Road must be conveyed to the City in fee simple no later than one hundred (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.
- b. Cause the conveyance of the right-of-way segment for Newell Road from the east boundary of the Property east to Wylder Parkway no later than one hundred twenty (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.
- c. Prior to issuance of any residential building permits (excluding residential building permits issued per builders at-risk policy), the segment of Newell Road from the east Newell Road entrance of the Property east to Wylder Parkway shall be platted and open to the public as a two (2) lane roadway.

- d. Newell Road from the east Newell Road entrance of the Property west to McCarty Road must be open to the public as a two (2) lane roadway prior to the issuance of the 250th residential building permit or within 36 months of the approval of the first residential plat within the Property, whichever is earlier.
- e. Convey a 10' public utility easement on the north side of the right-of-way of Newell Road to public utilities in a form reasonably agreeable to the City of Port St. Lucie no later than one hundred twenty (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.

These conditions are not intended to determine entitlement to impact fee or mobility fee credits. These types of determinations shall be made separately by the City in accordance with the City's Code and applicable Florida law. Notwithstanding the foregoing, the McCarty Road Segment shall not be eligible for credits.