

## Exhibit "C" City Staff Recommended Conditions of Approval

City staff is recommending the following conditions of approval be included in the ordinance adopting the Founder's Crossing Comprehensive Plan Amendment (P26-113).

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. 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.
2. McCarty Road. Requirements.
  - a. Within thirty-six(36) months following the issuance of any new PUD, or any amendment to the existing PUD, for the Property, Developer will commence improvements to McCarty Road for approximately one (1) mile immediately south of Midway Road to Newell Road for a two (2) lane roadway, in accordance with standard County road design specifications ("McCarty Road Segment").
  - b. The McCarty Road Segment shall not be eligible for credits against road impact fees.
  - c. 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.
  - d. The Developer shall 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 ("West City Utility Easement"), in a form agreeable to the City.
  - e. The McCarty Road Segment must be complete from the project entrance on McCarty Road south to Newell Road within thirty-six (36) months from the approval of the first residential final plat for the Property, or by the 250<sup>th</sup> residential building permit being issued, whichever is sooner.
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. Concurrent with the conveyance of the right-of-way the applicant shall convey a 10' PUE on the north side of the right-of-way to public utilities in a form reasonably agreeable to the City of Port St. Lucie.
  - 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 entrance of the Property connecting to Newell Road to Wylder Parkway shall be conveyed to the City in fee simple title, platted and open to the public as a two (2) lane roadway.

- d. Newell Road from the east entrance of the Property connecting to Newell Road 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. This improvement is not eligible for credits against road impact fees.