



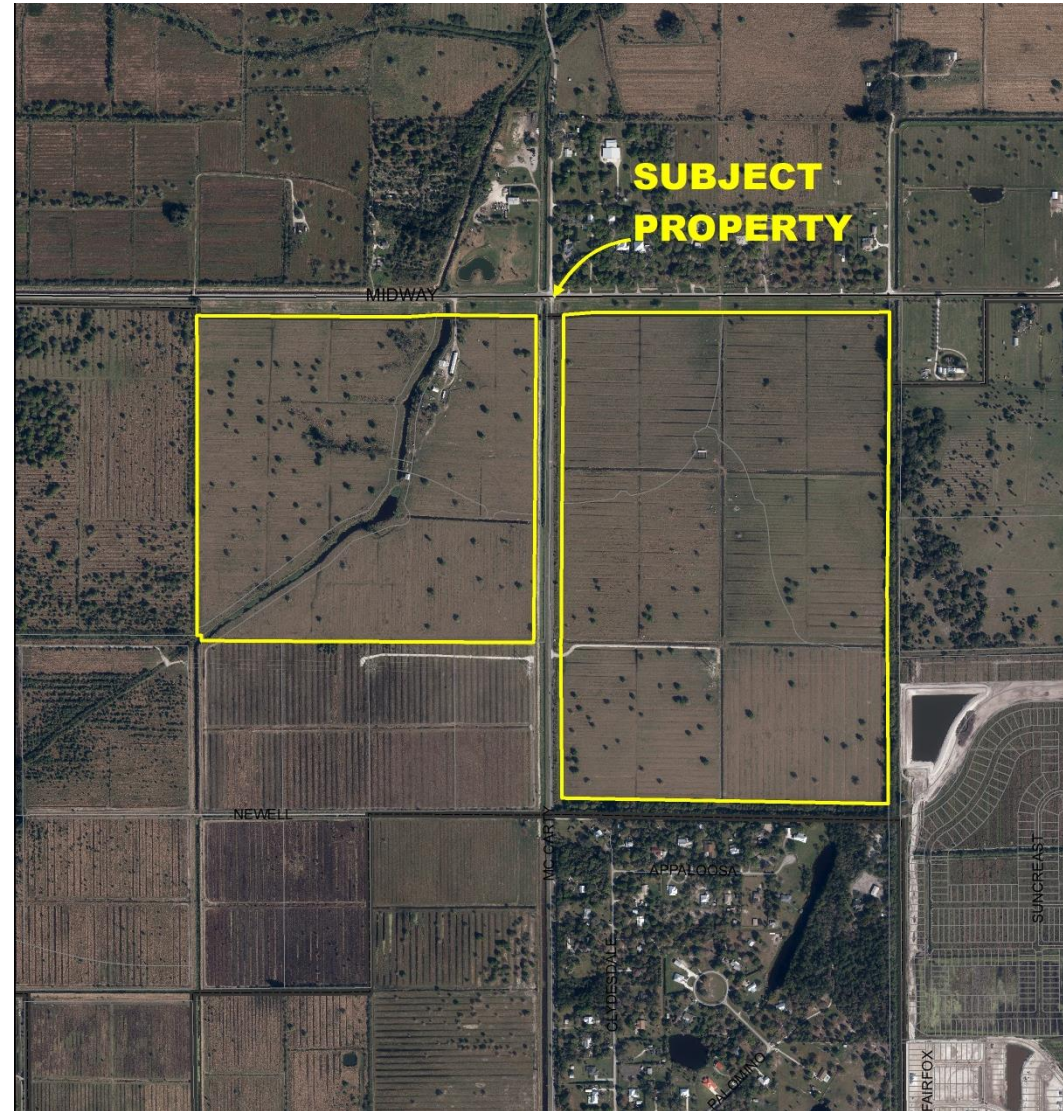
Founder's Crossing Large Scale Comprehensive Future Land Use Map
Amendment
P25-130

City Council Transmittal Hearing
June 22, 2026

Request Summary

Owner:	Founder's Crossing, LLC
Applicant:	Lucido and Associates
Location:	The subject property is generally located on the south side of Midway Rd., approx. 2.5 miles west of I-95, and on the east and west sides of McCarty Road
Request:	An application for a future land use map amendment for approximately 60 acres of property.

Location Map



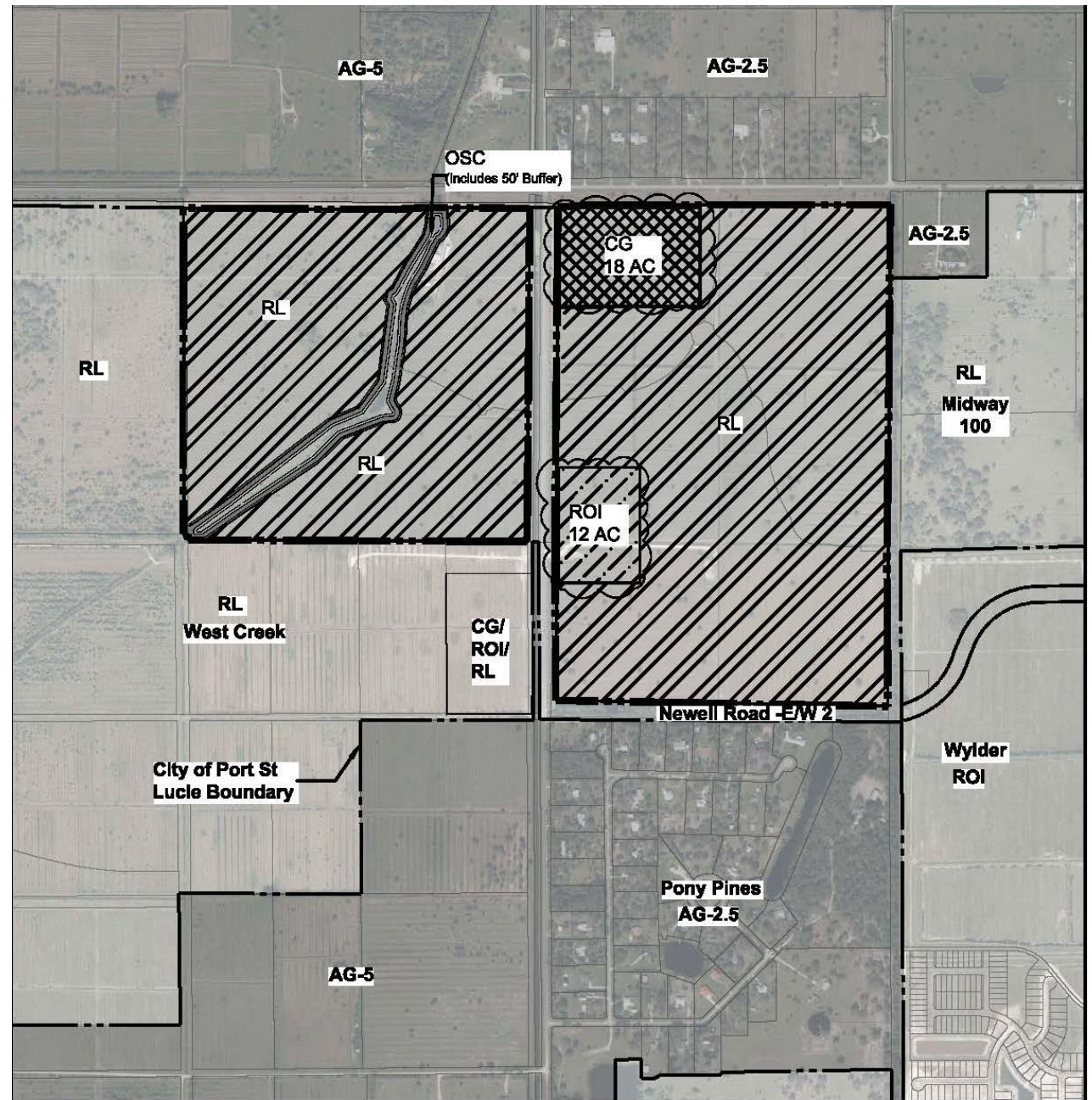
Proposed Project

- The request will amend the land use for approximately 60 acres of land within the Founder's Crossing PUD to provide for a proposed 4th amendment to the PUD (P25-130).
- The purpose of the amendment is to shift the location of 18 acres of commercial land use that is located at the southeast corner of Midway Road and McCarty Road to the southwest corner of Midway Road and McCarty Road and to relocate 12 acres of ROI land use located approximately one-half mile south of Midway Road on the east side of McCarty Road to the west side of McCarty Road directly below the 18 acres of CG (Commercial General) land use.

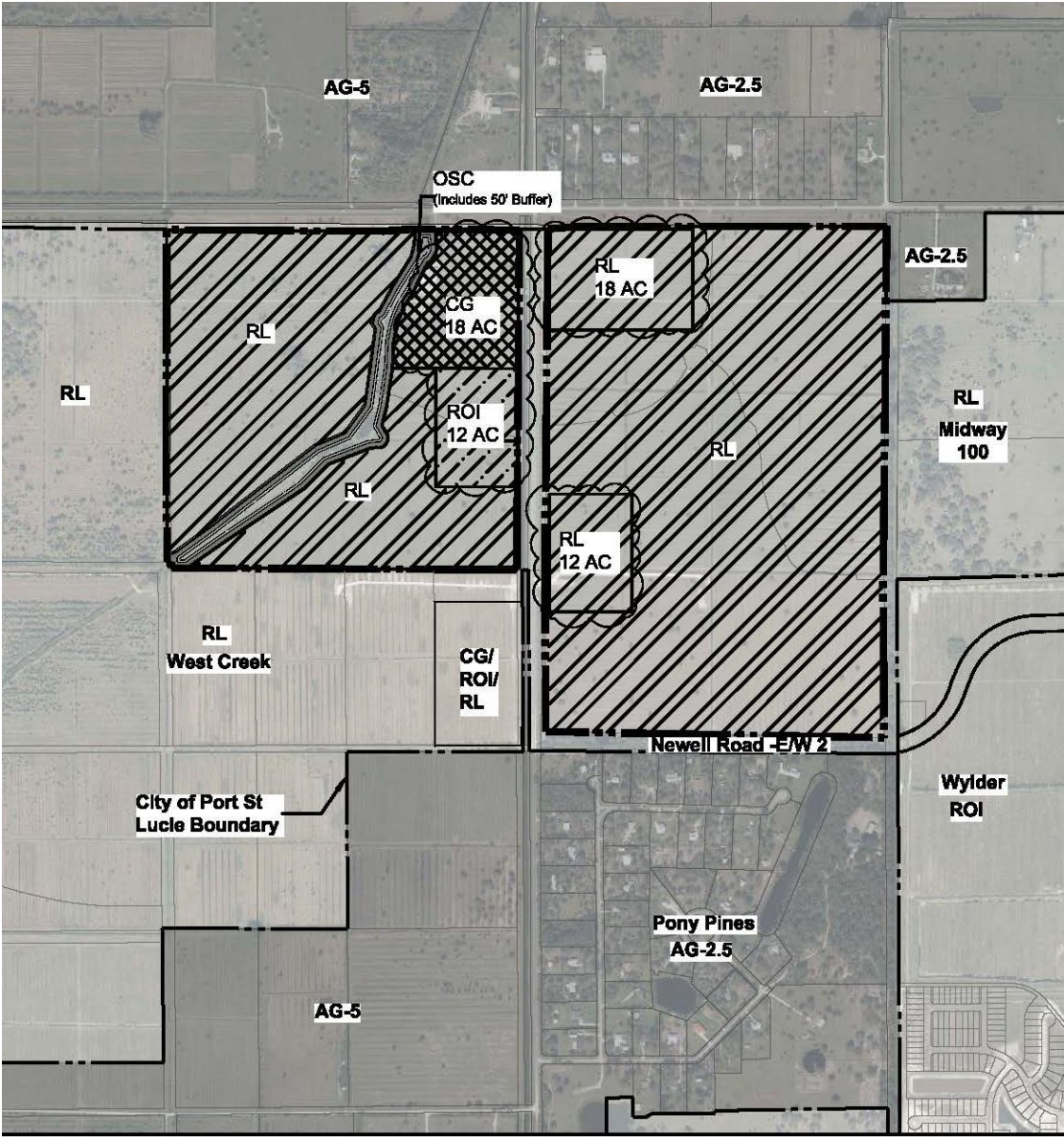
Proposed Amendment

- Amends the land use for approximately 30 acres of land located on the west side of McCarty Road from RL (Low Density Residential) land use to 18 acres of CG (Commercial General) land use and 12 acres of ROI (Residential, Office, Institutional) land use.
- Amends the land use for 30 acres of land located on the east side of McCarty Road from 18 acres of CG (Commercial General) land use and 12 acres of ROI (Residential, Office, Institutional) land use to 30 acres of RL (Low Density Residential) land use.

Existing Land Use



Proposed Land Use



Project Background

- The Founder's Crossing PUD is approximately 386 acres in size.
- The subject property was annexed into the City in 2004 and is subject to an annexation agreement that provides for 875 residential dwelling units, commercial, office, and institutional entitlements and the infrastructure improvements required for the project.
- A large scale comprehensive plan amendment was approved in 2004 that changed the land use from St. Lucie Agriculture to 342.6 acres of RL (Low Density Residential), 18 acres of CG (General Commercial), 12 acres of ROI (Residential Office Institutional), and 13.4 acres of OSC (Open Space Conservation) under Ordinance 03-169.
- An application for PUD zoning was approved in 2004. The PUD has been amended 3 times.

Project Background

- When the future land use amendment (OR 03-169) was approved in July 2004, it included conditions of approval for the development of the property including required roadway improvements which supported the PUD rezoning of the project.
- It required the construction of McCarty Road from Midway Road to Newell Road, pedestrian access, and a proposed school site.
- The associated annexation agreement required the developer to participate in the funding of improvements to Midway Road from I-95 west to McCarty Road and improvements to McCarty Road.

Current Applications

- In association with land use amendment, the applicant has applied for the 4th Amendment to the Founder's Crossing PUD (P25-130).
- The proposed PUD revises the development plan for the property, revises primary access to the property, revises roadway commitments and other changes.
- The applicant has submitted an amendment to the annexation agreement to align with the proposed amendment to the PUD (P26-032).

Staff Analysis

- Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- This application maintains the 342.6 acres of RL (Low Density Residential), 18 acres of CG (General Commercial), 12 acres of ROI (Residential Office Institutional), and 13.4 acres of OSC (Open Space Conservation) land uses that were approved for the subject property in 2004.
- It revises the location for the CG and ROI (Residential, Office and Institutional) areas based on a revised development plan for the property.
- No changes are proposed to the 13.4 acres of OSC (Open Space Conservation) land with this application.

Adequate Public Facilities

- The existing annexation agreement includes requirements for sewer, water, and stormwater improvements necessary to serve the property.
- The proposed amendment to the annexation agreement maintains the requirement for the property owner to install, or cause to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property and addresses offsite improvements.

Roadways

- In 2008, the developer entered into a contribution agreement with St. Lucie County that includes a monetary contribution for Midway Road improvements and requirements for construction of McCarty Road from Midway Road to Newell Road as a two-lane roadway.
- For the Planning and Zoning Board hearing, City staff recommended conditions of approval contained in Exhibit “C” based on the revised development plans for the property. Exhibit “C” has been refined and updated since the Planning Board meeting to more closely aligned with the proposed amendment to the annexation agreement for Founder’s Crossing.
- Staff’s recommended conditions recognize the developer’s obligations with regard to the County and include additional City requirements for utility easements, the timing of improvements, requirements for the conveyance, construction, and completion of Newell Road from McCarty Road to Wylder Parkway, and requirements for the construction of McCarty Road from Midway Road to Newell Road.

Flood Zone

- The properties that are the subject of this application are within Flood Zone AE.
- Flood Zone AE is a designation by FEMA that is considered a high risk flood category.
- The applicant has applied to FEMA for a map revision that would allow for the developer to fill the property to where the finished floor elevation of any structure will be raised above the base flood elevation.

Public Schools

- The original Founder's Crossing Large Scale Comprehensive Plan amendment, Ordinance 03-169, included the requirement for the conveyance of a school site.
- Per an agreement with the St. Lucie County School Board, the condition is intended to be addressed by the Second Amendment to the Annexation Agreement for the adjacent West Creek PUD.
- At the time, both the Founder's and West Creek PUDs were under the same ownership.
- To date the conveyance has not occurred.

Planning and Zoning Board

- The Planning and Zoning Board recommended approval with the roadway conditions contained in Exhibit C at the June 2, 2026 Planning and Zoning Board meeting.
- The recommended conditions of approval are contained in the proposed Ordinance 26-53.
- Proposed Ordinance 26-53 also amends and restates conditions contained within Ordinance 03-169.

Planning and Zoning Recommendation

- The Planning and Zoning Department recommends approval of the amendment for transmittal to the Florida Department of Commerce (state land planning agency) subject to the conditions of approval included in proposed Ordinance 26-53 as recommended by the Planning and Zoning Board.