

## MEMORANDUM

TO: Bridget Kean, AICP, Planning & Zoning

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

DATE: May 27, 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 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. 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 250th 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.