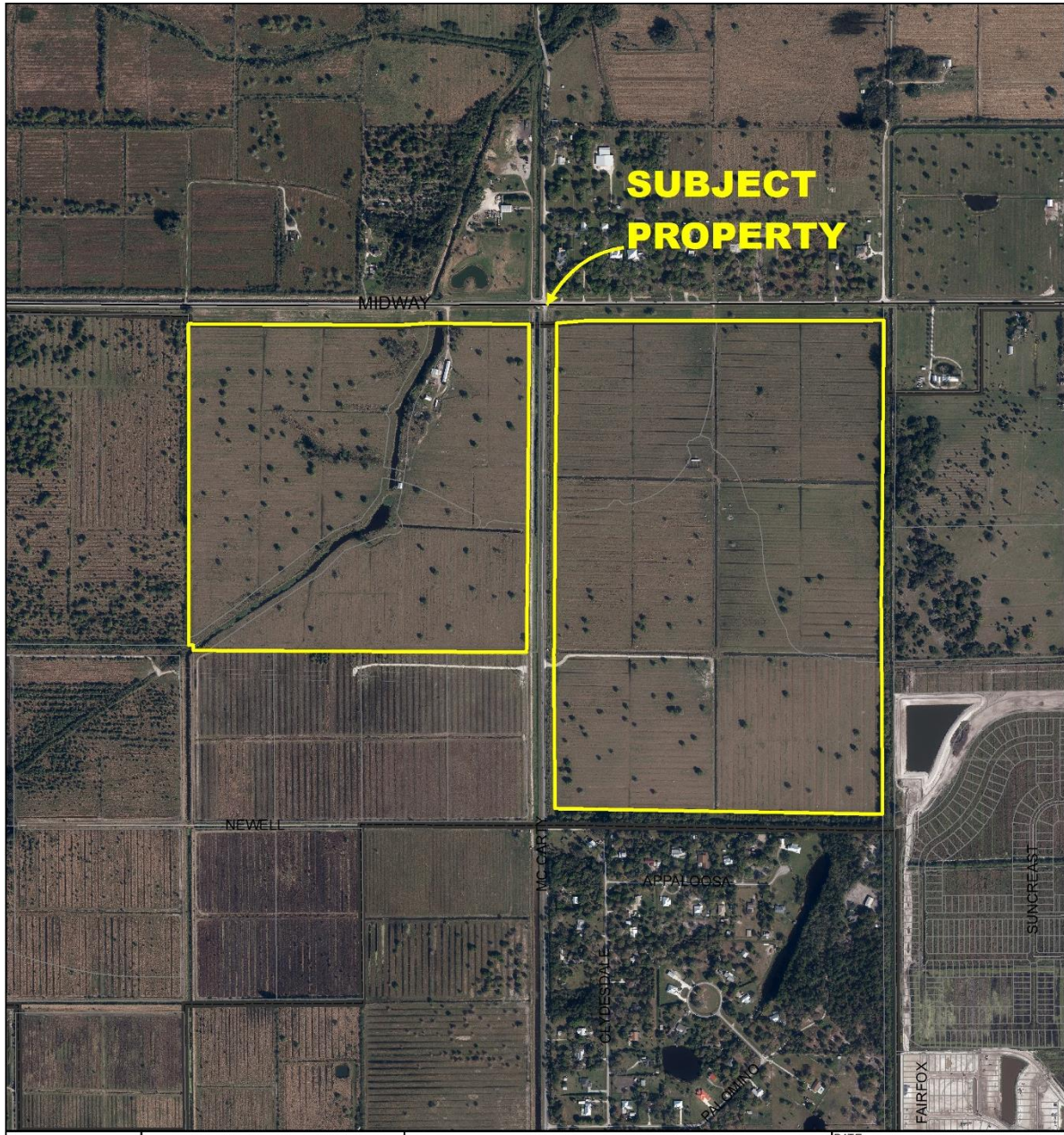


**Founder's Crossing
Large-Scale Future Land Use Map Amendment
P25-113**



Project Location Map

SUMMARY

Applicant’s Request:	An application for a future land use map amendment for approximately 60 acres of property.
Applicant and Agent:	Lucido and Associates
Property Owner:	Founder’s Crossing, LLC
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
Address:	N/A
Project Planner:	Bridget Kean, Deputy Director

Project Description

This is an application for a future land use map amendment that was submitted by Lucido and Associates on behalf of Founder’s Crossing, LLC, property owner. The request will amend the land use for approximately 60 acres of land within the Founder’s Crossing PUD. The purpose of the amendment is to shift the location of 18 acres of CG (Commercial General) land and 12 acres of ROI (Residential, Office, Institutional) land from the east side of McCarty Road to the west side of McCarty Road to provide for a proposed amendment to the Founder’s Crossing PUD (P25-130). At present, the 18 acres of CG (Commercial General) land use is located at the southeast corner of Midway Road and McCarty Road, and the 12 acres of ROI land use is located approximately one-half mile south of Midway Road on the east side of McCarty Road. The applicant’s proposal will move the 18 acres of CG land to the southwest corner of Midway Road and McCarty Road and move 12 acres of ROI land use to the west side of McCarty Road directly below the 18 acres of CG (Commercial General) land use.

This application will amend 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. It will amend 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. The proposed land use changes are shown below and attached T Exhibit “A”: Existing future land use and Exhibit “B” proposed future land use:



Existing Land Use



Proposed Land Use

Background

The Founder's Crossing PUD is approximately 386 acres in size and located on the south side of Midway Road at the intersection of McCarty Road and Midway Road. The subject property was annexed into the City in January 2004 (OR 04-09) and is subject to an annexation agreement that provides for 875 residential dwelling units, commercial, office, and institutional square footage uses as well as required infrastructure and other improvements. A large scale comprehensive plan amendment was approved for the property in July 2004 (OR 03-169) that changed the land use from approximately 154 acres of SLC-AG-5 (1 dwelling unit per 5 acres) and approximately 232 acres of SLC-AG-2.5 (1 dwelling unit per 2.5 acres) to the following City of Port St. Lucie Future Land Use classifications: 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). An application for PUD (Planned Unit Development) rezoning was approved in 2004. The PUD has been amended three times and the 2nd Amendment changed the project name to Founder's Crossing. The 3rd Amendment to the Founder's Crossing PUD set the maximum building thresholds for the project as 875 residential dwelling units, 150,000 square feet of commercial use, and 80,000 square feet of office/institutional uses.

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. It required the construction of McCarty Road from Midway Road to Newell Road, pedestrian access, and a proposed school site. The annexation agreement required the developer to participate in the funding of improvements to Midway Road from I-95 west to McCarty Road and the improvements to McCarty Road. In 2008, the original developer entered into a contribution agreement with St. Lucie County (attached) that includes a monetary contribution for Midway Road improvements and requirements for construction of McCarty Road from Midway Road to Newell Road.

Associated Applications

In association with this application, the City has received an application the 4th Amendment to the Founder's Crossing PUD (P25-130). The new application revises the development plan for the property. The previous development plan provided for a series of single-family villages on the east and west sides of McCarty Road. An 18 acre commercial site and 12 acre site for office and institutional uses was proposed for the east side of McCarty Road and 6.9 acre community center was proposed for the west side of McCarty Road. Primary access to the property was via Midway Road and McCarty Road with a proposed east-west connector (Jagged Creek Drive) through the property. The proposed 4th amendment to the PUD removes the east-west connector road and designates Newell Road along the southern boundary of the property as the primary access for the first phases of development. Newell Road will be constructed to connect to Wylder Parkway within the LTC Ranch DRI.

There is an associated application to amend the annexation agreement (P26-032) that is under review by City staff that with updated transportation and infrastructure requirements. The proposed amendment to the annexation agreement will be scheduled for the same City Council meeting as the adoption hearing for the comprehensive plan amendment.

To accommodate the proposed future land use map amendment and a revised development plan for the property per the proposed amendment to the PUD, city staff is recommending revised transportation improvements as outlined in the attached Public Works Memo. Staff's recommendations are attached as Exhibit "C". Staff's recommended conditions of approval recognize the developer's obligations with regard to the County and include additional City requirements for utility easements, the timing of improvements, and requirements for the conveyance, construction, and completion for Newell Road from the east boundary of the property to Wylder Parkway.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the June 2, 2026, Planning & Zoning Board Meeting.

Location and Site Information

Parcel Number(s):	3304-700-0008-000-7; 3304-700-0009-000-4; 3304-700-0007-000-0; 3305-800-0001-000-8; 3304-700-0011-000-1; 3304-700-0012-000-8; 3304-700-0006-000-3
Property Size:	Approximately 368 acres
Legal Description:	A portion of Tract A, Founder’s Crossing PUD Master Plat, a portion of Tract C, Founder’s Crossing PUD Master Plat; a portion of Tract A, Founder’s Crossing PUD Master Plat 1 st Replat; and a portion of Tract G, Founder’s Crossing PUD Master Plat
Existing Future Land Use:	30 acres of RL (Low Density Residential) land use on the west side of McCarty Road and 18 acres of CG (Commercial General) and 12 acres of ROI (Residential, Office, Institutional) land use on the east side of McCarty Road
Proposed Future Land Use	18 acres of CG (Commercial General) and 12 acres of ROI (Residential, Office, Institutional) land use on the on the west side of McCarty Road and 30 acres of RL (Low Density Residential) land use on the east side of McCarty Road
Existing Use:	Vacant

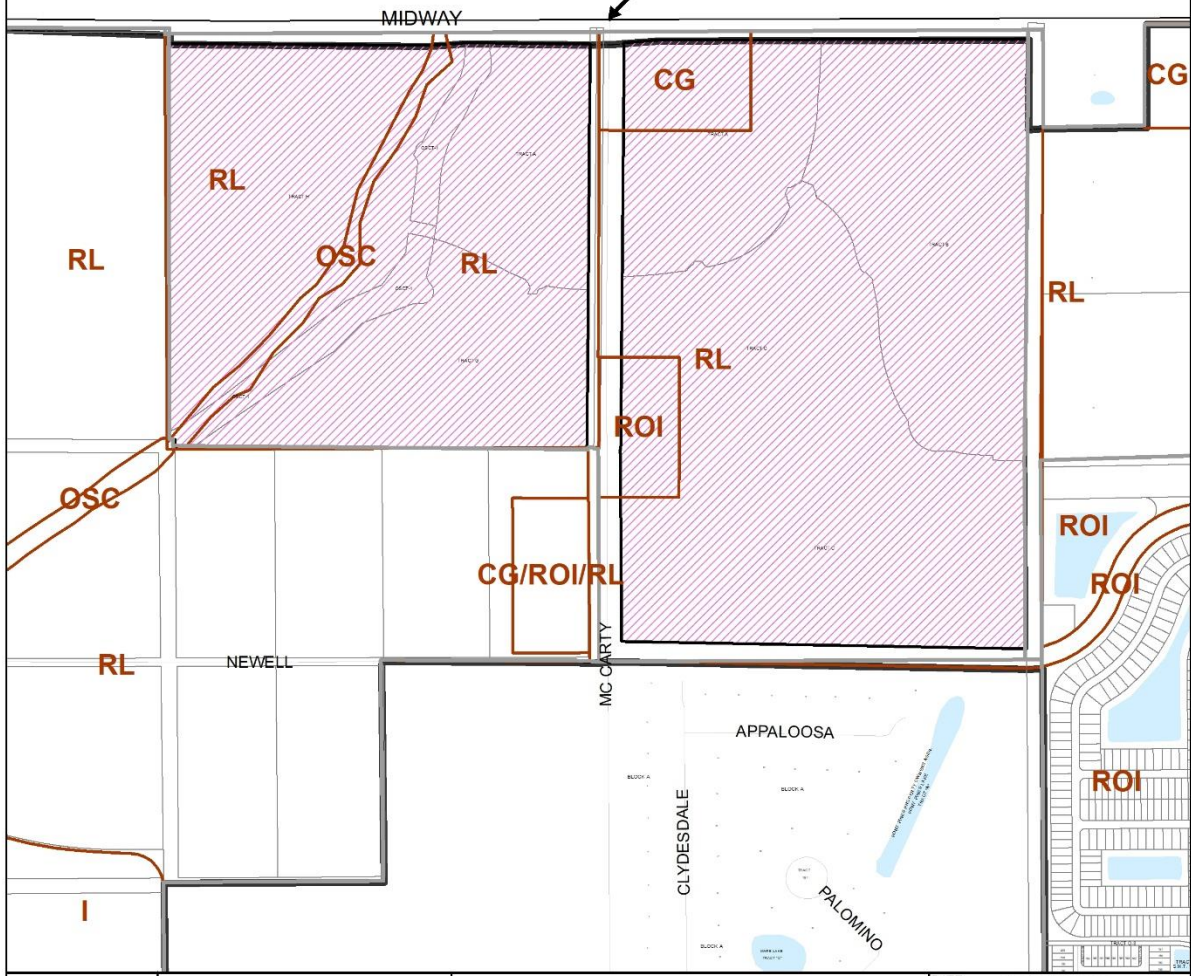
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres) and SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres)	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres) and SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres)	Single-family homes and agricultural land north of Midway Road
South	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres) and SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres)	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres) and SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres)	Citrus grove and residential subdivision (Pony Pines)
East	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres)	SLC AG 2.5 (St. Lucie County Agriculture 1 dwelling unit per 2.5 acres) and PUD	Nursery, pasture, bedded fields and residential development in LTC Ranch
West	SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres)	SLC AG 5 (St. Lucie County Agriculture 1 dwelling unit per 5 acres) and West Creek PUD	Citrus grove

FUTURE LAND USE



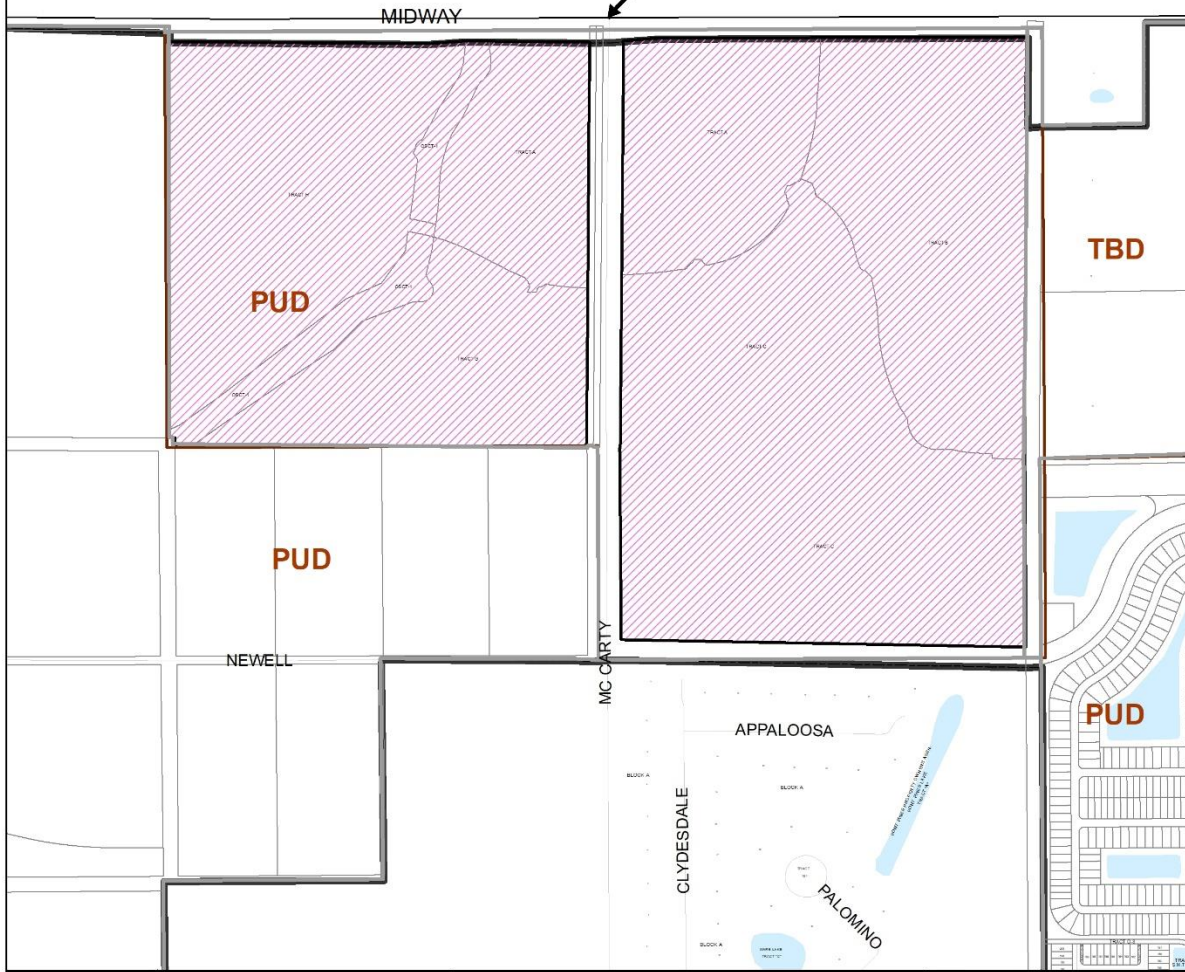
**SUBJECT
PROPERTY**



EXISTING ZONING



**SUBJECT
PROPERTY**



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): 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.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	N/A
Accommodate projected population or economic growth	N/A
Diversify the housing choices	N/A
Enhance or impede provision of services at adopted LOS Standards	N/A
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N/A
Job creation within the targeted industry list	N/A

Staff Analysis: 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 as part of a large scale comprehensive plan amendment (Kenco Communities, Inc. P03-357). It revises the location for the CG (General Commercial) land use and the ROI (Residential, Office and Institutional) land use areas based on a revised development plan for the property. The applicant has stated that the proposed land use changes provide commercial and office uses along Midway Road to serve surrounding development and to provide a transition to lower intensity residential development along McCarty Road. No changes are proposed to the 13.4 acres of OSC (Open Space Conservation) land with this application.

Adequate Public Facilities Review (Objective 1.1.3)

This application does not increase or decrease any of the previously approved land use acreages and project entitlements. This amendment only proposes a location change to the entitled uses for the 18 acres of CG (General Commercial) land use and 12 acres of ROI (Residential Office Institutional) land. Therefore, there is no change to the capacity demand analysis previously approved for the project.

Sewer and Water Service

An annexation agreement was approved for the 386-acre, Founder’s Crossing project in 2004. The annexation agreement addresses the sewer, water, transportation, stormwater, and other requirements required to serve the property. The applicant has applied for an amendment to the annexation agreement. Both the existing annexation agreement and the proposed amendment to the annexation maintain 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 as well as requirements for offsite improvements.

Traffic

The existing annexation agreement requires the property owner to participate in the financing of improvements to Midway Road and McCarty Road via the establishment of a special assessment district. Both Midway Road and McCarty Road are county roadways. In 2008, the original developer entered into a contribution agreement with St. Lucie County (attached) 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. Staff's recommended conditions of approval (Exhibit "C") recognize the developer's obligations with regard to the County and include additional City requirements for utility easements, the timing of improvements, and requirements for the conveyance, construction, and completion for Newell Road from the east boundary of the property to Wylder Parkway.

Parks/Open Space: Parks and recreation requirements were met via w contribution of land. Midway Development East, Inc. (Kenco Communities) deeded to the City approximately 36 acres of land in the northwest annexation area for park and recreation uses in 2009.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: Public school concurrency was addressed with the original future land use map amendment. There is an existing agreement (attached) between the School Board of St. Lucie County and Midway Development East, Inc. that addresses contribution of a school site.

Environmental: The Founder's Crossing project consist of lands that were previously converted to citrus groves and subsequently cleared and currently used for cattle grazing. There is a segment of Eleven-Mile Creek which occurs within the western portion of the property that is within the 13.4 acres of OSC (Open Space Conservation) designated land. No gopher tortoises or burrows were found on the property. Prior to project clearing, additional surveys will be required.

Flood Zone: The properties that are the subject of this application are within Zone AE: 20.5' on the west side and 19' on the east side. There is a conditional letter of a map revision from FEMA (attached) that provides for the developer to fill the property to where the finished floor elevation of any structure will be raised above the base flood elevation.

Other

The ordinance adopting the large scale comprehensive plan amendment in 2004 included specific conditions of approval that pertained to the design of the project. These conditions that are no longer applicable to the project and will be removed in the ordinance for this comprehensive plan amendment.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval subject to the conditions listed in Exhibit "C":

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council - with conditions
- Motion to recommend denial to the City Council
- Motion to table

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.