



# Planning / Applications / P#: P25-113

Legal Request

ACTIONS ▾

- Application
- Comments
- Submittals
- Statuses
- Inspections
- Meetings
- Allowed Users
- BlueBeam
- History
- Fees
- Conditions
- Files
- Internal Notes
- Reports

UE Application Save

**Project Name:**

Founders Crossing

- Management/Property Information
- Reviewers
- Public Records Request

## Management

**Project Type: \***

COMPREHENSIVE PLAN AMEN... ▾

**Status:**

P&Z MEETING SCHEDULED ▾

**Approved Date:**

**Project Number: \***

P25-113

**Amended Number:**

**Utility File Number :**

11-713-00

**Building Type :**

Select... ▾

**Primary Email Address:**

dphillips@lucidodesign.com

**Describe Request:**

Large-Scale Comprehensive Plan Amendment. See Cover Letter.

Check this if Exempt from Public Records Request:

## Property Information

**Address:**

**Project Site Location:**

W Midway Road

**City Section:**

**Block:**

FoundersCrossing

**Lot:**

Tr A

**Legal Description:**

See Property Cards Attached

**Parcel Number**

3304-700-0007-000-0

3304-700-0008-000-7

3304-700-0009-000-4
3304-700-0012-000-8
3304-700-0006-000-3
3305-800-0001-000-8
3304-700-0006-000-3

**Current Land Use:**

RESIDENTIAL, OFFICE & INSTITUTIONAL

**Proposed Land Use:**

RESIDENTIAL, OFFICE & INSTITUTIONAL

**Current Zoning:**

PUD - PLANNED UNIT DEVELOPMENT

**Proposed Zoning:**

PUD - PLANNED UNIT DEVELOPMENT

**Utility Provider:**

CITY OF PORT ST. LUCIE

**Acreage:**

386

**Administrative:**

**Architectural Elevations:**

Agent/Applicant	Property Owners	Authorized Signatory of Corporation	Project Architect/Engineer
<b>Agent First Name:</b> Derrick	<b>Agent Last Name:</b> Phillips	<b>Agent Business Name:</b> Lucido & Associates	<b>Agent Phone:</b> (772) 220-2100
<b>Agent Address:</b> 701 SE Ocean Blvd			
<b>Agent City:</b> Stuart	<b>Agent State:</b> FLORIDA	<b>Agent Zip:</b> 34994	<b>Agent Email:</b> dphillips@lucidodesign.cc

Save



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Save



City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port St Lucie Blvd #B  
Port St. Lucie, FL 34984

**Re: Founders Crossing – Project History/Justification**  
**Project Type: Comprehensive Plan**

Dear Planner,

The Founders Crossing Planned Unit Development (PUD) was originally approved by the City Council on April 11, 2005 (Ordinance 05-165). The project was planned by Kenco Communities as a suburban mixed-use development encompassing approximately 386 acres, with an emphasis on walkability, convenience, and a variety of housing options. The approved PUD entitled up to 875 residential units at a gross density of 2.27 dwelling units per acre, together with an 18-acre commercial pod, a 12-acre office/institutional pod, a 6.9-acre recreation area, and 13.4 acres of conservation/open space along Eleven Mile Creek, all connected by internal pedestrian pathways.

Subsequent amendments to the PUD were approved by the City Council on December 12, 2005 (First Amendment), December 10, 2007 (Second Amendment), and November 11, 2008 (Third Amendment). As part of the Third Amendment, the maximum buildout thresholds were reduced to 150,000 square feet of commercial use and 80,000 square feet of office/institutional use, while the residential entitlement remained unchanged at 875 dwelling units. No changes were made to the overall land use acreages as adopted in the Comprehensive Plan.

Between 2004 and 2010, several agreements supporting the development of Founders Crossing were executed, including the Annexation Agreement, Impact Fee Prepayment Agreement, Developer Master Utility Agreement (and Amendment #1), Contribution Agreement with St. Lucie County, and Settlement Agreements governing roadway and infrastructure improvements. These agreements remain in effect and associated with the project.

Due to the national economic downturn, Kenco Communities was unable to proceed with final development approvals. Consequently, on July 26, 2010, the City Council approved an extension of the PUD expiration date to November 11, 2012.

In 2012, City National Bank of Florida foreclosed on the property and took title on August 13, 2012, through its subsidiary, CNB RE2 Holdings, LLC. Following acquisition, City National brought the project current under the Impact Fee Prepayment Agreement by remitting \$33,000.00 for the 2011 Job Growth/Economic Development Public Building Impact Fee.

Founders Crossing remains a well-entitled project in a highly desirable location approximately 1.5 miles from I-95, with more than one mile of frontage along Midway Road and frontage along Eleven Mile Creek. Utility agreements are in place, the property retains its agricultural exemption, and future land use permits residential, commercial, office, and institutional development.



### **Justification and Planning Consistency**

The approved land use configuration provides appropriate transitions between higher- and lower-intensity uses. Commercial (CG) uses are located along Midway Road to serve surrounding development, with Residential/Office/Institutional (ROI) uses co-located adjacent to the commercial area to create a compatible transition. Lower-density residential (RL) uses surround the ROI areas, further buffering residential neighborhoods from higher-intensity development. With the relocation of the CG and ROI land uses to the western parcel, McCarty Road serves as a logical transition toward the residential land uses located on the eastern portion of the site.

From a Comprehensive Plan perspective, there are no changes to the approved land use acreages. The project remains consistent with the City's long-term growth objectives and development patterns.

### **Surrounding Land Use and Zoning**

The property is surrounded by a mix of agricultural lands, residential development, and planned mixed-use communities, consistent with the evolving suburban context of this area of Port St. Lucie:

- **North:** AG-5 and AG-2.5 zoning under St. Lucie County jurisdiction; citrus groves and pasture.
- **South:** AG-5 and AG-2.5 zoning under St. Lucie County jurisdiction; citrus groves and the Pony Pines residential subdivision.
- **East:** AG-2.5 zoning under St. Lucie County jurisdiction and North Pointe PUD under City of Port St. Lucie jurisdiction; nursery operations, pasture, and bedded fields.
- **West:** AG-5 zoning under St. Lucie County jurisdiction; citrus groves and the proposed West Creek PUD.

These surrounding uses are compatible with the approved PUD and consistent with anticipated growth patterns.

The site contains environmentally sensitive features, including Eleven Mile Creek, which traverses the property and serves as a natural drainage corridor. Jurisdictional wetlands are primarily associated with the creek and adjacent low-lying areas. Eleven Mile Creek has been historically impacted by agricultural use and is regulated by an existing control structure at Midway Road. A minimum 50-foot buffer on both sides of the creek, totaling approximately 13.4 acres, is designated as Open Space Conservation (OSC). Existing native vegetation along the creek will be preserved, and native trees throughout the site will be retained or relocated where feasible. Existing Florida Power & Light (FPL) easements, if present, will be accommodated in the final site design. Any unavoidable impacts to wetlands or surface waters will be mitigated in accordance with applicable permitting requirements.

Prior to the initiation of development, the Founders Crossing project will be subject to review and approval by multiple agencies with jurisdiction over land use, infrastructure, environmental resources, and utilities. The City of Port St. Lucie will retain primary regulatory authority, including review for PUD compliance, site plan and engineering approvals, issuance of building permits, concurrency determinations, and assessment of applicable impact fees. The South Florida Water Management District (SFWMD) will review the project and issue an Environmental Resource Permit (ERP) addressing stormwater management, wetlands, and surface water impacts. Where applicable, the Florida Department of Environmental Protection (FDEP) will provide additional review and permitting for regulated wetlands and surface waters. St. Lucie County will coordinate review related to roadway improvements, interlocal agreements, and regional infrastructure connections, while the Florida Department of Transportation (FDOT) will review and issue access and roadway permits for any impacts to state-maintained roadways. Coordination with Florida Power & Light (FPL) will also be required to address existing utility easements and to obtain approval for electrical service to the site.



lucido&associates

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick E Phillips Jr". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping tail.

Derrick E Phillips Jr



City of Port St. Lucie  
Planning and Zoning Department  
121 SW Port St Lucie Blvd #B  
Port St. Lucie, FL 34984

**Re: Founders Crossing – Cover Letter**  
**Project Type: Comprehensive Plan**

Dear Planner,

On behalf of Founders Crossing, LLC, we respectfully submit this Comprehensive Plan Amendment application package requesting the reallocation of land uses within the Founders Crossing project.

This modification supports evolving market demands and enhances the project's ability to serve the surrounding community with a more balanced and flexible mix of uses.

We appreciate your consideration of this request and look forward to working with staff throughout the review process. Please find attached the following items in support of the application:

1. Cover Letter
2. Response Letter
3. Response to Ordinance Comments (subject to change)
4. Justification / Project History
5. Property Cards
6. Deed
7. Traffic Analysis
8. Environmental Report (East & West)
9. Map Exhibits
10. Plat
11. Drainage Map
12. Capacity Analysis
13. Agent Authorization

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Derrick E Phillips Jr

*Founder's Crossing, LLC*

May 20, 2026

Planning and Zoning Department  
121 SW Port St. Lucie Blvd  
Port St. Lucie, FL 34984

**Re: Founders Crossing**

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Lucido & Associates (Agent)** to represent **Founder's Crossing, LLC (Owner/Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.


Sincerely,

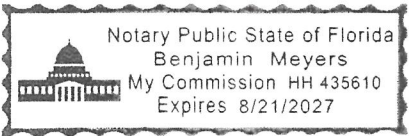
  
\_\_\_\_\_  
Founder's Crossing, LLC

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing was acknowledged before me this 20 day of May, 2026, by R. Austin Burr, of Founder's Crossing, LLC.  He  She  is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Notarial Seal)

  
\_\_\_\_\_  
(Print Name) Benjamin Meyers  
NOTARY PUBLIC



My Commission Expires: 8/21/2027