



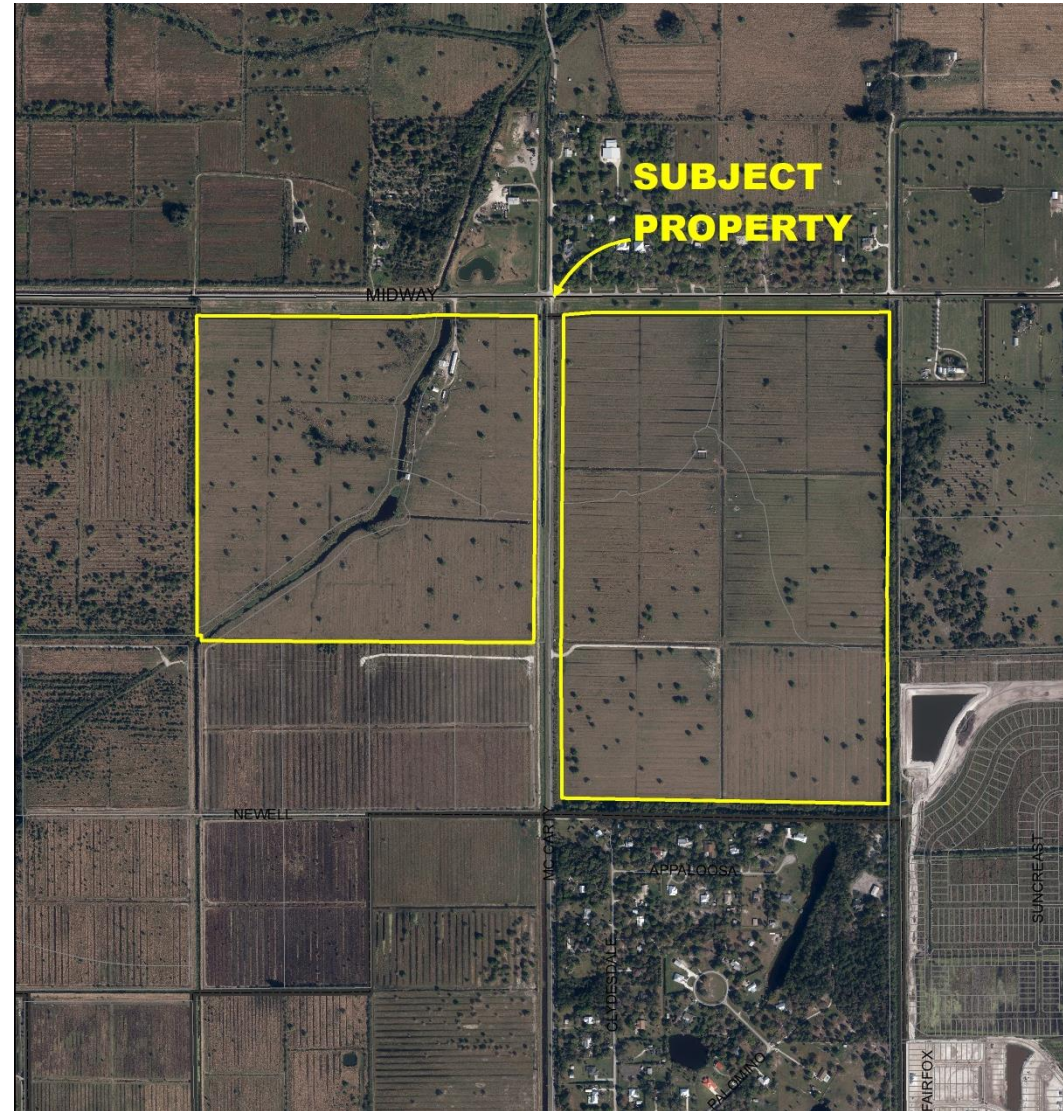
Founders Crossing Large Scale Comprehensive Future Land Use Map
Amendment
P26-044

Planning and Zoning Board Meeting
June 2, 2026

Request Summary

Owner:	Founders 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



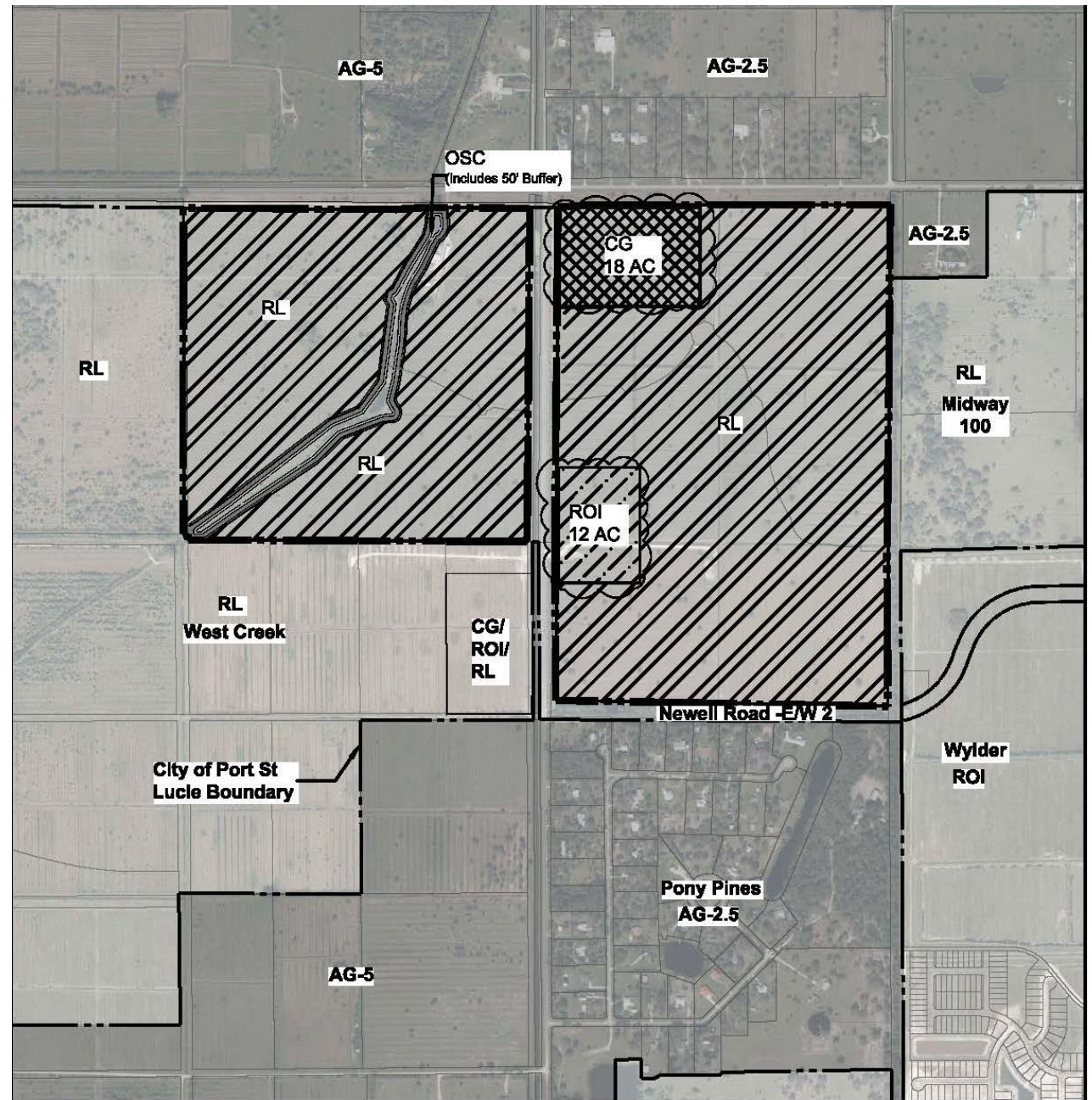
Proposed Project

- 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 (P25-113).
- 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.

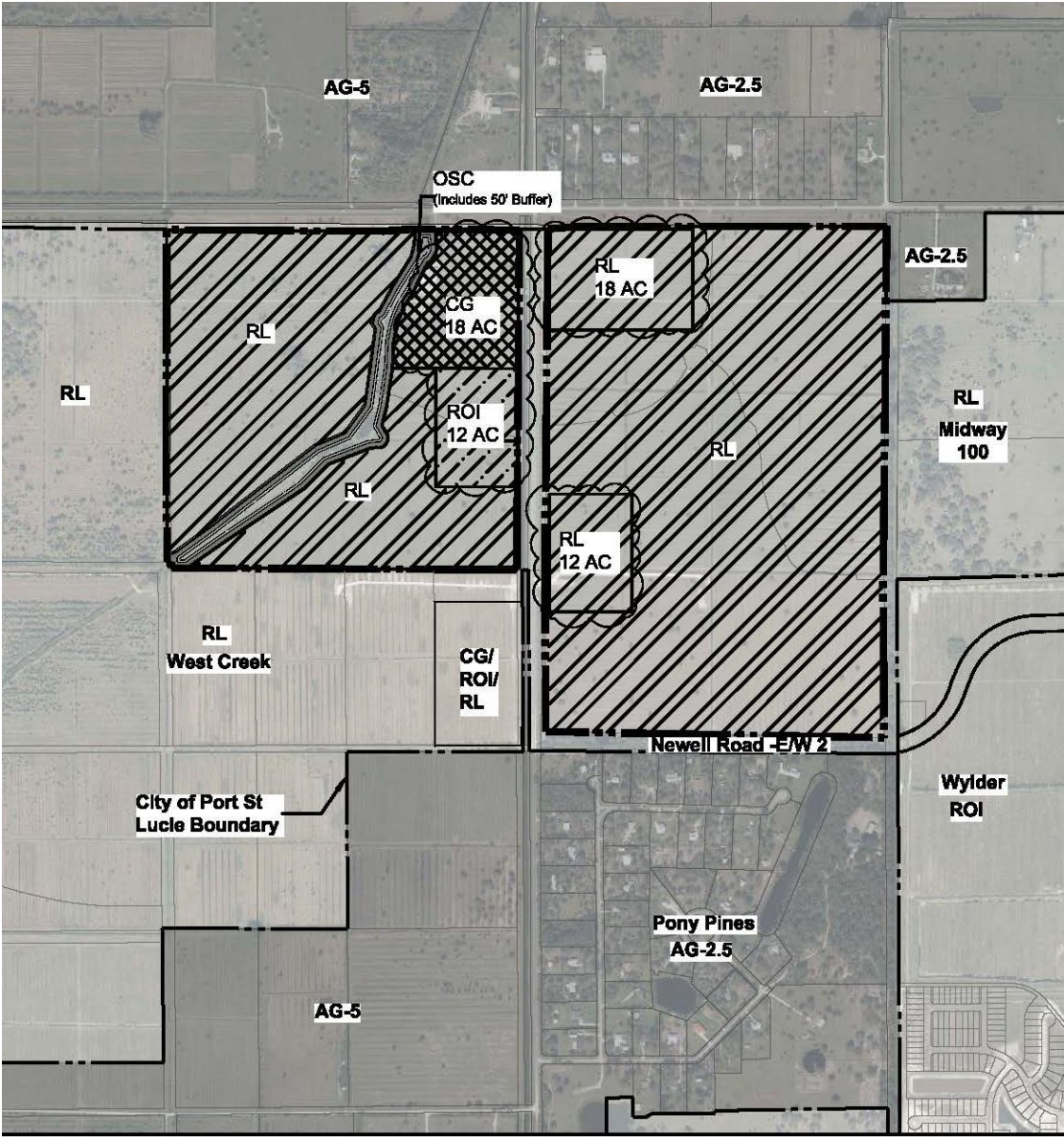
Proposed Amendment

- 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).
- An application for PUD was approved in 2004 and amendment 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 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

- This large scale comprehensive plan amendment and related ordinance revisions relocates the commercial and ROI land uses on the property to align with a proposed 4th Amendment to the Founders Crossing PUD (P25-130).
- The proposed PUD revises the development plan, the primary access, and road 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, stormwater, improvements necessary to serve the property. and other requirements required to serve the property.
- The proposed amendment to the annexation agreement 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.

Roadways

- The existing annexation agreement requires the property owner to participate in the financing of improvements to Midway Road and McCarty Road (county 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.

City Roadway Requirements

- City staff is recommending certain conditions of approval required to accommodate the proposed land use amendment.
- Staff's recommended conditions of approval recognize the developer's obligations with regard to the County and include additional City requirements for utility easements and the timing of improvements.
- The proposed conditions of approval also address requirements for the conveyance, construction, and completion for Newell Road from the east boundary of the property to Wylder Parkway.
- The proposed conditions are attached as Exhibit "C".

Flood Zone

- The properties that are the subject of this application are within 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

- There is an existing with the St. Lucie County School Board that addresses the conveyance of a school site for the Founders Crossing project.

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".