

Exhibit "C" City Staff Recommended Conditions of Approval (Revised 6/16/2026)

City staff is recommending the following conditions of approval be included in the ordinance adopting the Founder's Crossing Comprehensive Plan Amendment (P26-113).

1. Midway Road Requirements.

- a. The obligations to the County with respect to traffic improvements for Midway Road are as set forth that certain Contribution Agreement entered into by Kenco and St. Lucie County on or about October 28, 2008 and recorded November 17, 2008 in Official Records Book 3033, Page 1644, of the Public Records of St. Lucie County, Florida ("Contribution Agreement").
- b. 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, within one hundred twenty (120) days following the issuance of any new PUD<sup>1</sup>, or any amendment to the existing PUD, for the Property.

2. McCarty Road Requirements.

- a. To facilitate a better regional network, McCarty Road will be improved from Midway Road approximately one (1) mile south to Newell Road.
- b. Within thirty-six (36) months following the issuance of any new PUD, or any amendment to the existing PUD, for the Property, commence improvements to McCarty Road from Midway Road approximately one (1) mile immediately south to Newell Road for a two (2) lane roadway, in accordance with standard County road design specifications ("McCarty Road Segment").
- c. The McCarty Road Segment must be complete, including but not limited to intersection improvements, including signalization if required by a traffic study, within thirty-six (36) months after the approval of the first residential final plat for the Property, or by the 250<sup>th</sup> residential building permit, whichever is sooner. For purposes of this section, complete shall mean open to the public for use.

- d.** 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, within one hundred twenty days (120) following the issuance of any new PUD, or any amendment to the existing PUD, for the Property.
- e.** 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, in a form reasonably agreeable to the City, within one hundred twenty (120) days following the issuance of any new PUD, or any amendment to the existing PUD, for the Property.
- f.** The obligations set forth herein with respect to McCarty Road Segment are in addition to, not in place of, those obligations in favor of the County contained in the Contribution Agreement.

**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 twenty (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.
- b.** Cause the conveyance of the right-of-way segment for Newell Road from the east boundary of the Property east to Wylder Parkway no later than one hundred twenty (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.
- c.** Prior to issuance of any residential building permits (excluding residential building permits issued per the City's builders' at-risk policy), the segment of Newell Road from the east Newell Road entrance to the Property, east to Wylder Parkway shall be platted and open to the public as a two (2) lane roadway.
- d.** The segment of Newell Road from the east Newell Road entrance of the Property west to McCarty Road must be open to the public for use 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.
- e.** Convey a 10' public utility easement on the north side of the right-of-way of Newell Road to public utilities in a form reasonably agreeable

to the City of Port St. Lucie no later than one hundred twenty (120) days from approval of any new PUD or any amendment to the existing PUD for the Property.

Nothing herein is intended to determine entitlement to impact fee or mobility fee credits. These types of determinations shall be made separately by the City in accordance with the City's Code and applicable Florida law. Notwithstanding the foregoing, the McCarty Road Segment shall not be eligible for credits.