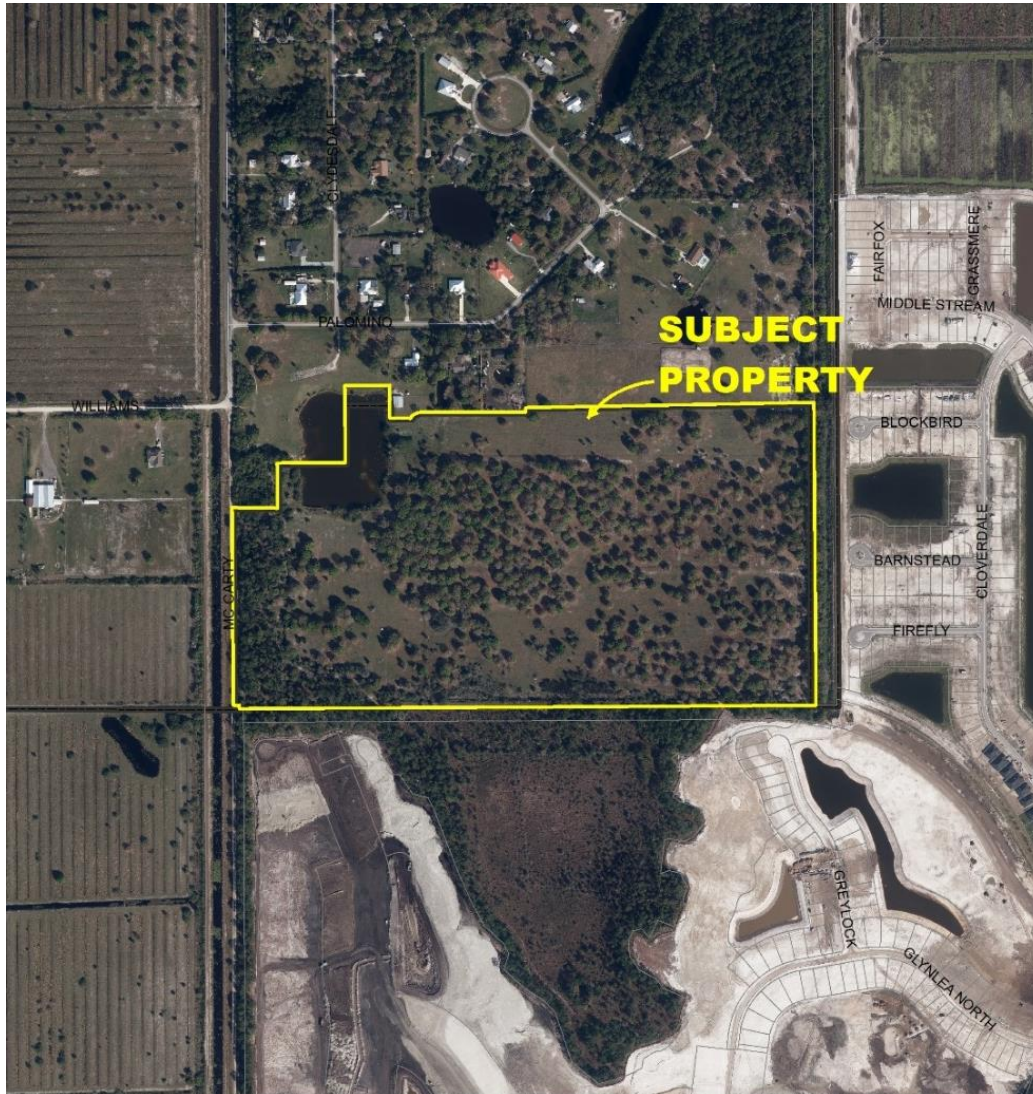


**1st Amendment to McCarty Road Annexation Ordinance
P26-044**



SUMMARY

Applicant's Request:	Amendment to Annexation Agreement
Agent:	Steve Garrett, Lucido and Associates
Applicant/Property Owner:	McCarty Road, LLC
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

The City has received an application from Lucido and Associates on behalf of McCarty Road, LLC, property owner, for the first amendment to the McCarty Road Annexation Agreement. On March 13, 2006, the City Council adopted Ordinance 05-152 approving the annexation of 72 acres, more or less, of property located south of Midway, east of McCarty Road, immediately south of the Pony Pines subdivision and annexation agreement for a project known as McCarty Road, LLC. On June 13, 2006, the City Council adopted Ordinance 05-180 approving a large scale future land use map amendment for the subject property that changed the future land use from St. Lucie County Agricultural 2.5 to City of Port St. Lucie Medium Density Residential (RM).

In 2024, McCarty Road, LLC, applied for an amendment to the McCarty Road PUD (P24-179). The proposed PUD amendment changes the name of the project to the Meadows PUD, revises the permitted uses from townhomes to single-family dwelling units, reduces the number of units from 530 multifamily units to 321 single family units, and updates required transportation and infrastructure improvements as well as other changes. Primary access to the property is moved from McCarty Road to E/W 5 along the project's southern boundary. As a result of the new proposal, the annexation agreement needs to be revised. The annexation agreement anticipates access to the property via Midway Road to McCarty Road since the property borders McCarty Road to the west. With the development of Wylder to the east, the proposed PUD amendment depicts primary access at the property's southern border via the extension of E/W 5 from its current terminus in Wylder west to the McCarty/Meadows property. I

Proposed 1st Amendment to the McCarty Road Annexation Agreement

The proposed changes to the annexation agreement are attached as Exhibit "A". The proposed changes update stormwater requirements, update roadway improvement requirements, and other changes. The proposed changes to the roadway requirements remove the requirement for McCarty Road, LLC, to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and remove the requirement for McCarty Road to pay its fair share of the costs for the improvements to McCarty Road. Below is a brief overview of the new roadway improvements:

1. A requirement to construct two lanes of E/W 5 ravel lanes from its current terminus at Wylder Pod 9 to 300 feet west of The Meadows PUD entrance.
2. Convey to the City 120 feet of right-of-way along E/W 5 extending along the southern boundary of The Meadows PUD to McCarty Road.
3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road south to the proposed secondary emergency access driveway for the Meadows PUD.
4. Convey to the County 70 feet of right-of-way for McCarty Road.

Staff Analysis

The original annexation agreement was negotiated in 2006 and based on the previous development plan for the project. The proposed changes to the annexation agreement were finalized pursuant to the discussions with the applicant and county staff, as applicable. Midway Road and McCarty Road are county roadways. County staff has reviewed the changes and has no objections to the revisions to those roadway requirements.

The revised requirements have been incorporated into the proposed amendment to the annexation agreement, the proposed PUD amendment (P24-179) and the proposed amendment to the future land use ordinance (P26-058).

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.