



McCarty Road PUD Amendment No. 1

P24-179

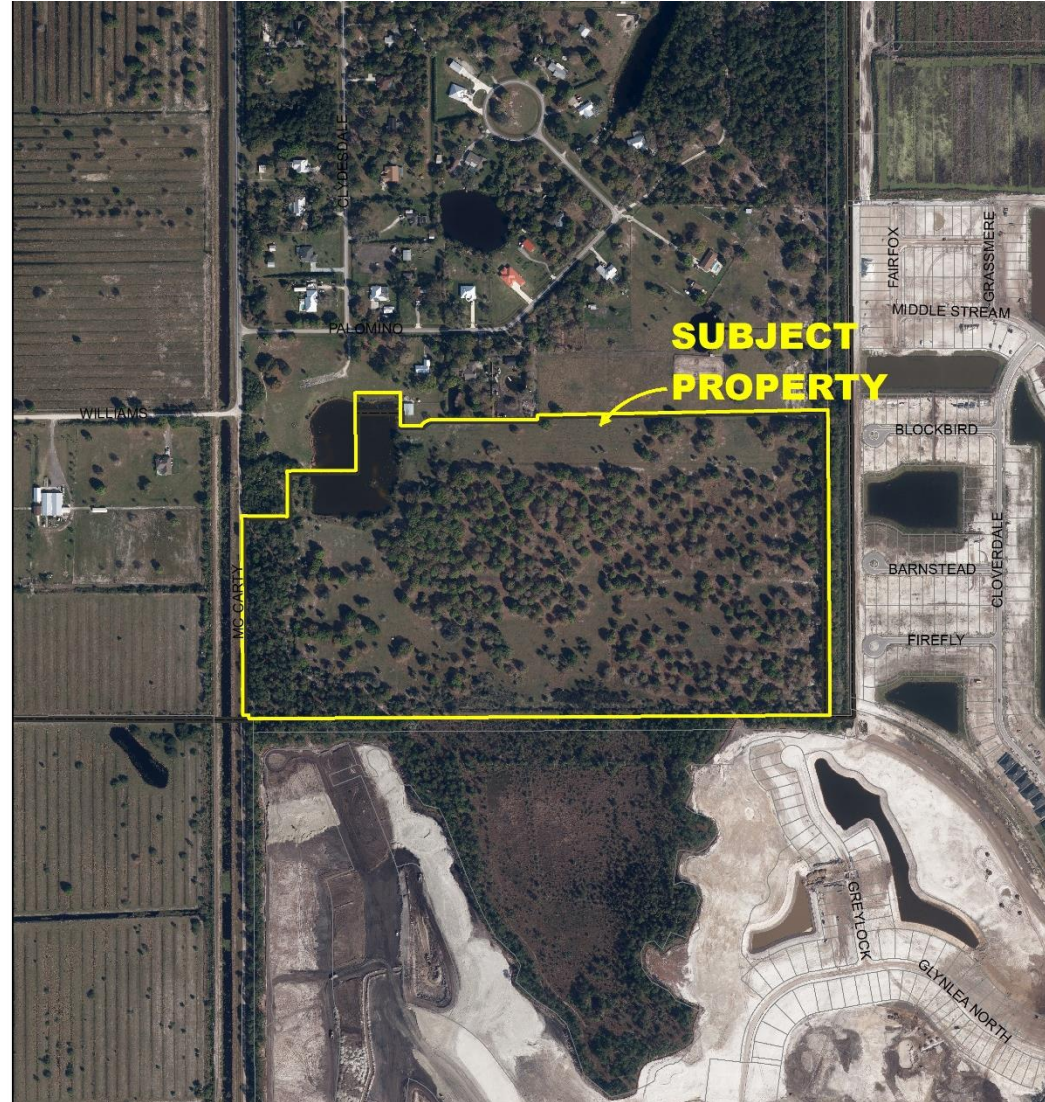
Planning and Zoning Board Meeting

May 5, 2026

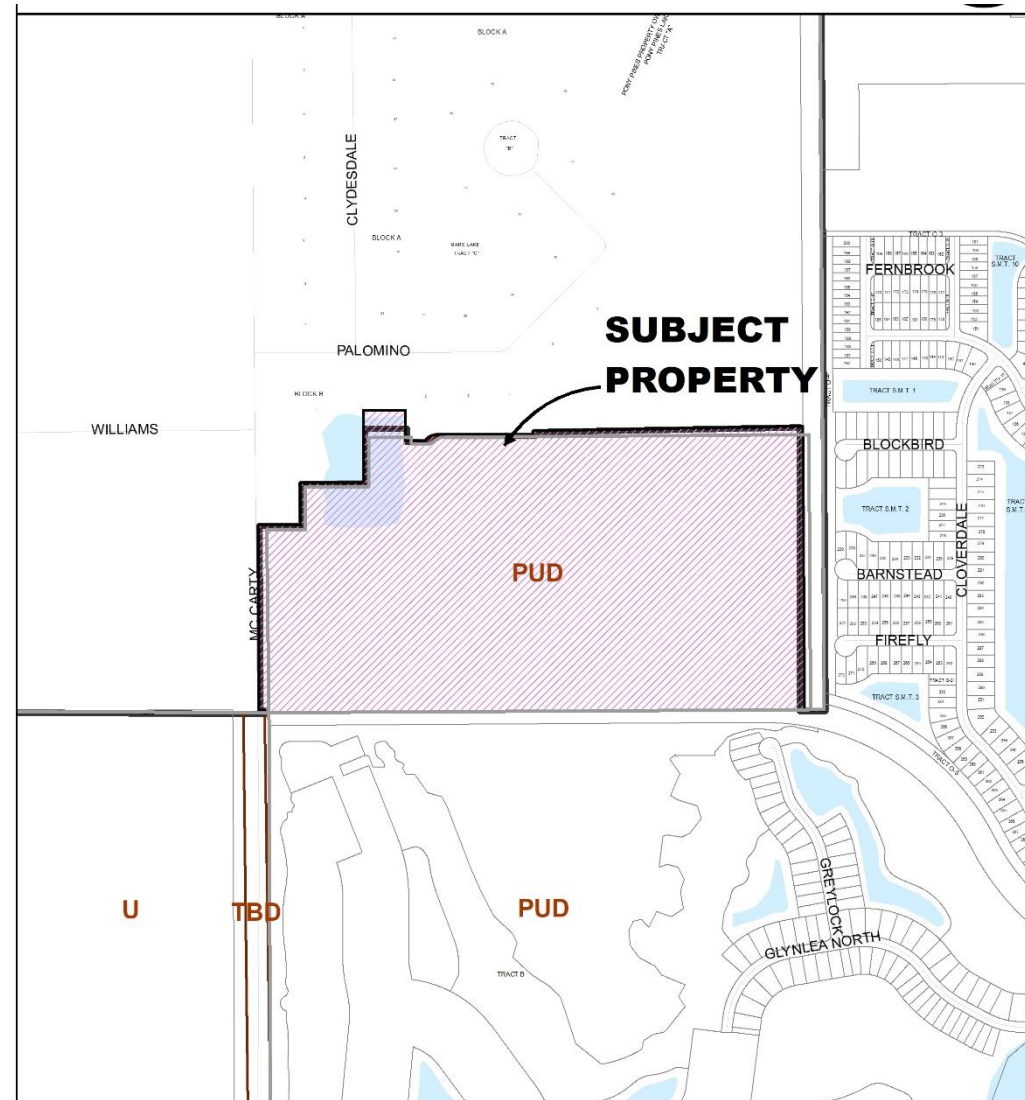
Request Summary

Owner:	McCarty Road, LLC
Applicant:	Lucido and Associates
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Request:	A request to amend the McCarty Road PUD

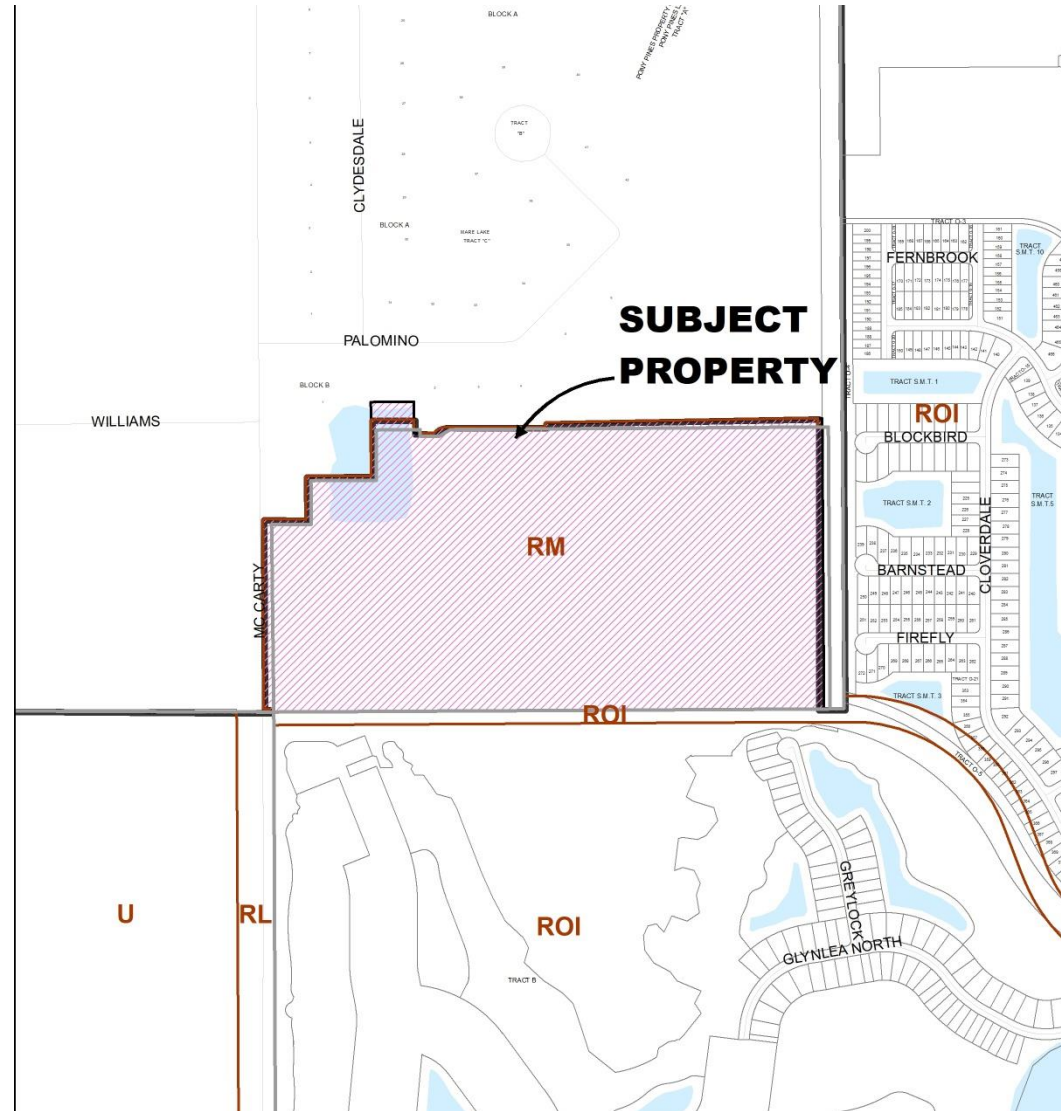
Location Map



Zoning



Future Land Use Map

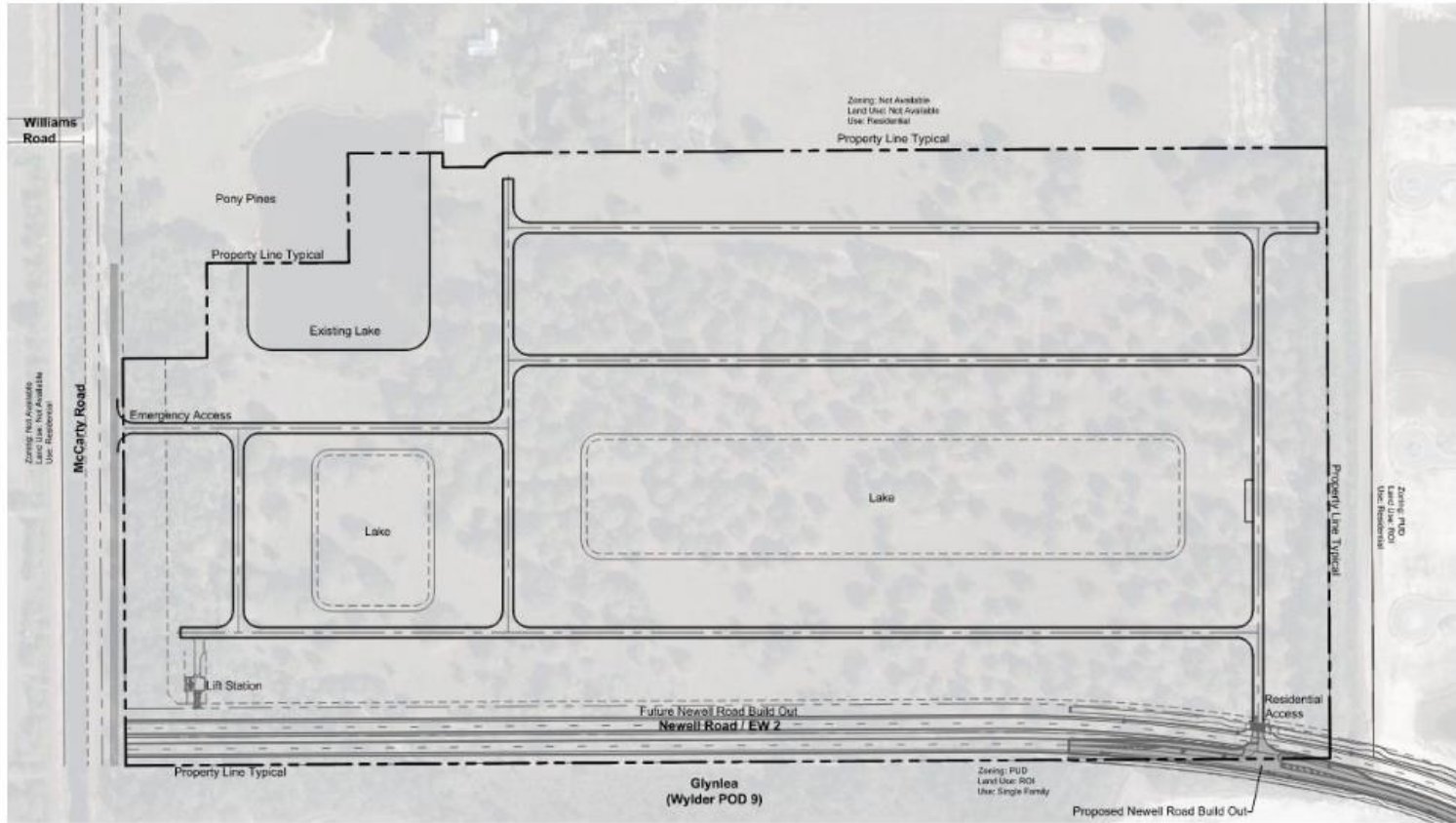


Project Background

- The McCarty Road PUD is approximately 72.02 acres in size. The PUD was approved in October 2009.
- The McCarty Road PUD is approved for multi-family development.

Proposed Project

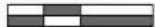
- This application is the first amendment to the PUD.
- Revise the project name from McCarty Road PUD to the Meadows.
- Change the permitted uses from townhomes to single-family dwelling units and reduce the number of units from 530 multifamily units to 321 single family units.
- It updates the concept plan, updates the transportation improvements and other miscellaneous changes.



Site Data

Future Land Use:	RM
Zoning:	PUD
Total Area:	72.02 ac.
Residential	51.93 ac.
Right of Ways	7.85 ac.
Lakes	12.24 ac.

Project Number 23-341
Scale: 1" = 300'



The Meadows - PUD

Port St. Lucie, Florida

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Land Use Consistency

- Per Objective 1.1.4: Future Land Use Element, Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.
- Per Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.
- The subject property is located in the City's northwest annexation area and within the City's utility service area. Per the annexation agreement, the developer is required 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. In addition, the proposed PUD expands on the required water and sewer improvements to serve the property. The PUD amendment also includes the revised transportation improvements that are included in the amendment to the annexation agreement.

Traffic Improvements

1. Construct E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension west 300' beyond The Meadows PUD entrance.
2. Dedicate to the City 120 feet of right-of-way ($\pm 281,818$ square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD.
3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway.
4. Dedicate to St. Lucie County 70 feet of right-of-way ($\pm 60,211$ square feet/1.38 acres) along McCarty Road extending along the entire Meadows western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit attached hereto.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the April 22, 2026, Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval with the following condition:

- The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for proposed PUD amendment.

Planning and Zoning Board Options

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