



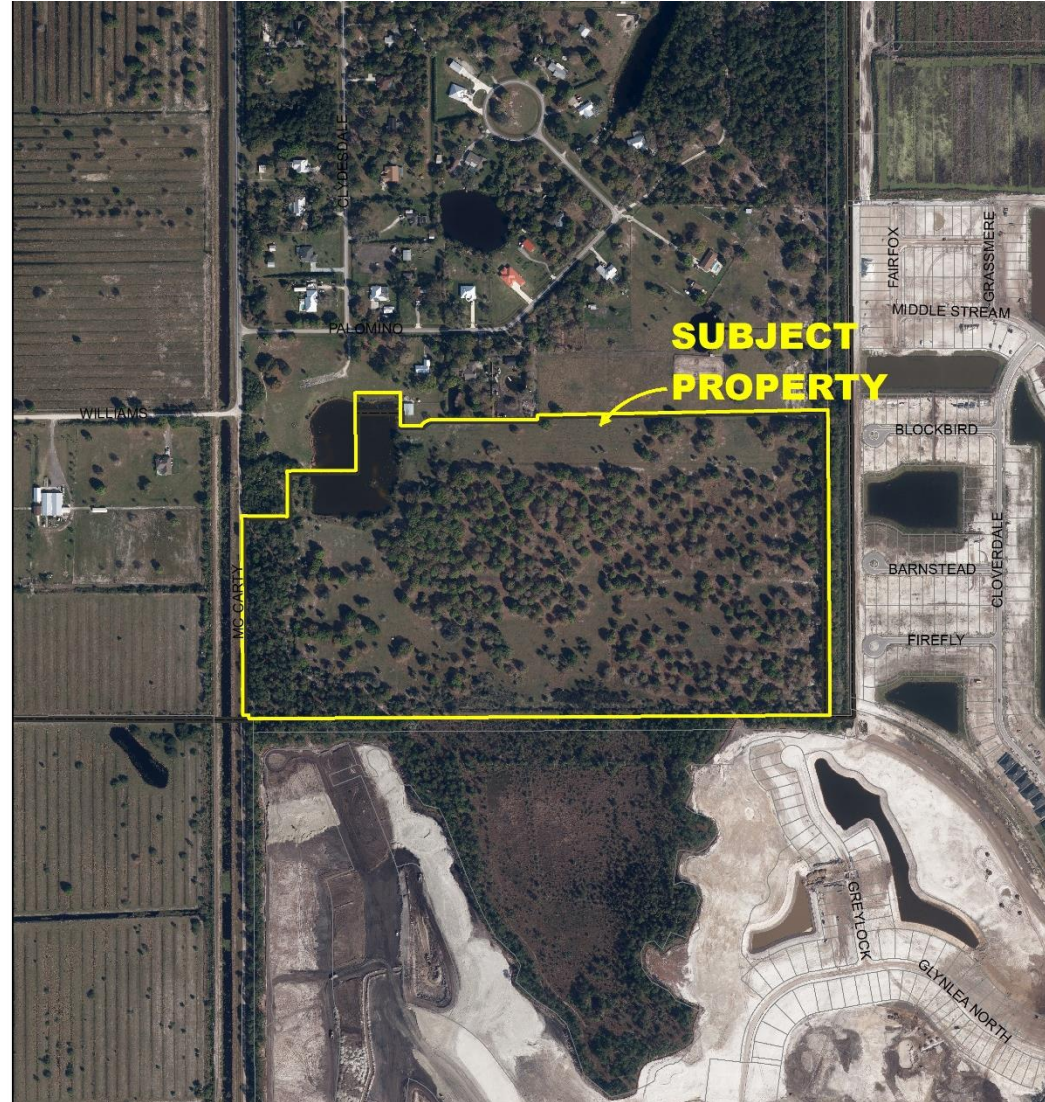
Revised Ordinance for McCarty Road Future Land Use Amendment
P26-058

City Council Meetings
May 26, 2026 and June 8, 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:	Amend the ordinance that adopted the future land use map amendment for McCarty Road.

Location Map



Project Background

- 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 an annexation agreement for a project known as McCarty Road, LLC.
- On June 13, 2006, the City Council adopted Ordinance 05-180 approving a large future land use map amendment for the property that changed the land use from St. Lucie County Agricultural 2.5 to City Medium Density Residential (RM).
- The ordinance adopting the future land use amendment included specific conditions of approval for the development of the property.

New Applications

- McCarty Road, LLC, has applied for an amendment to the McCarty Road PUD (P24-179) that revises the project to single-family units, reduces the development intensity, and updates required transportation and infrastructure improvements and other changes.
- Primary access to the property is moved from McCarty Road to E/W 5 along the project's southern boundary via the extension of E/W 5 from its current terminus in Wylder west to the McCarty/Meadows property.
- The proposed changes require an amendment to the annexation agreement (P26-044). The original agreement anticipated access to the property via Midway Road to McCarty Road.

Proposed Changes to the Future Land Use Ordinance

- The proposed amendment to the future land use ordinance (OR 05-180) removes the requirement for the property owner to participate in a special assessment district or other similar funding mechanism for improvements to Midway Road.
- It replaces the requirement for funding improvements to McCarty Road with a requirement for a portion of McCarty Road to be chipped and sealed from the currently stabilized section of the roadway to the proposed secondary emergency access driveway for the Meadows PUD.
- The proposed amendment identifies that the required payment of a fee for the development's impact on the city's park and recreation system is addressed in the amendment to the annexation agreement.

Staff Analysis

- The proposed amendment to the future land use ordinance is to provide consistency with the proposed changes to the annexation agreement (P26-044).
- The proposed amendment to the annexation agreement was finalized pursuant to the discussions with the applicant and county staff, as applicable.

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.