

THE MEADOWS

Planned Unit Development PUD

APPLICATION FOR PUD
AMENDMENT #1

City Project Number: P24-179
Ordinance - _____
PSLUD Project No: 11-992-00

Prepared for:

McCarty Road, LLC
8144 Okeechobee Blvd, Suite B
West Palm Beach, FL 33411

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

April 28, 2026

TABLE OF CONTENTS

<u>List of Exhibits</u>	<u>3</u>
<u>Project Team</u>	<u>4</u>
<u>Introduction</u>	<u>5</u>
<u>Location Map</u>	<u>6</u>
<u>Aerial Map</u>	<u>7</u>
<u>Land Use and Zoning Map</u>	<u>8</u>
<u>Exhibits</u>	<u>9 -40</u>

LIST OF EXHIBITS

<u>Exhibit 1: PUD Amendment Application</u>	<u>9</u>
<u>Exhibit 2: PUD Application Checklist</u>	<u>10</u>
<u>Exhibit 3: Owner’s Authorization</u>	<u>11</u>
<u>Exhibit 4: Standards for District Establishment</u>	<u>12-19</u>
<u>Exhibit 5: Site Information</u>	<u>20</u>
<u>Exhibit 6: Development Uses and Standards</u>	<u>21-25</u>
<u>Exhibit 7: Legal Description</u>	<u>26</u>
<u>Exhibit 8 Conceptual Plan</u>	<u>27</u>
<u>Exhibit 9: Development Program</u>	<u>28</u>
<u>Exhibit 10: Typical Road CrossSection/Lot Typicals</u>	<u>29-34</u>
<u>Exhibit 11: Binding PUD Agreement Statement of Unified Control</u>	<u>37</u>
<u>Exhibit 12: Additional Right-Of-Way Dedication Exhibit</u>	<u>39</u>

PROJECT TEAM

PROPERTY OWNER/APPLICANT

McCarty Road, LLC
8144 Okeechobee Blvd, Suite B
West Palm Beach, FL 33411

APPLICANT

Berry Development USA, LLC
3801 PGA Blvd, Suite 806
Palm Beach Gardens, FL 33410

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

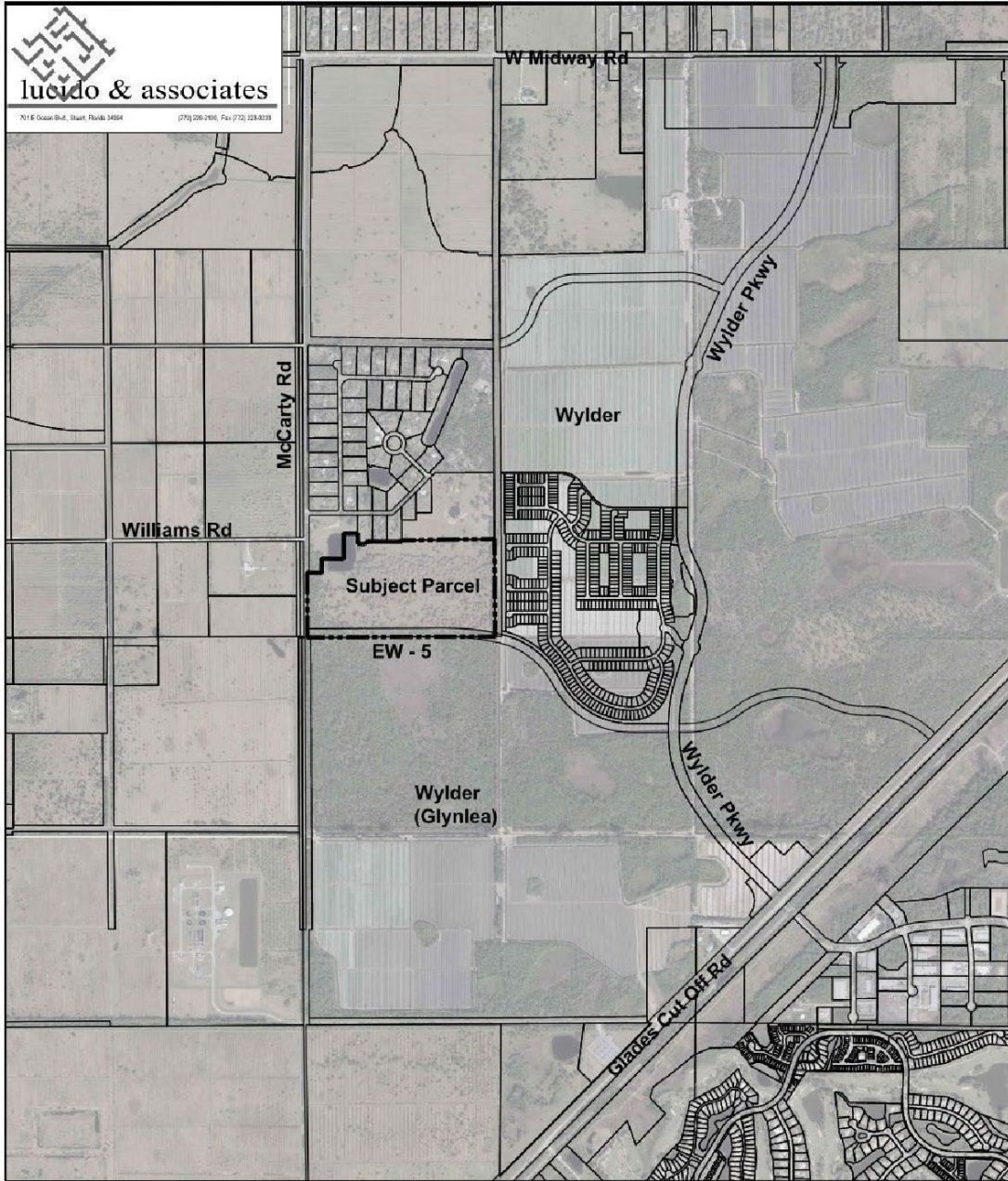
ENGINEER

Kimley-Horn
445 24th St, Suite 200
Vero Beach, FL 32960

INTRODUCTION

The Meadows PUD proposed development area is approximately 71.532 acres located in the northern portion of the City of Port St. Lucie's Western Annexation Area south of Midway Road, just east of McCarty Road. The intent of this PUD is to amend the existing PUD Ordinance containing Residential and Open Space areas consistent with Policy 1.1.4.1.b; Medium density Residential (RM). While the underlying future land use district yields a maximum density of 11.00 DU's per gross acre, the proposed development is currently limited to 4.46 du/ac. [321 units/72.02 acres]

LOCATION MAP



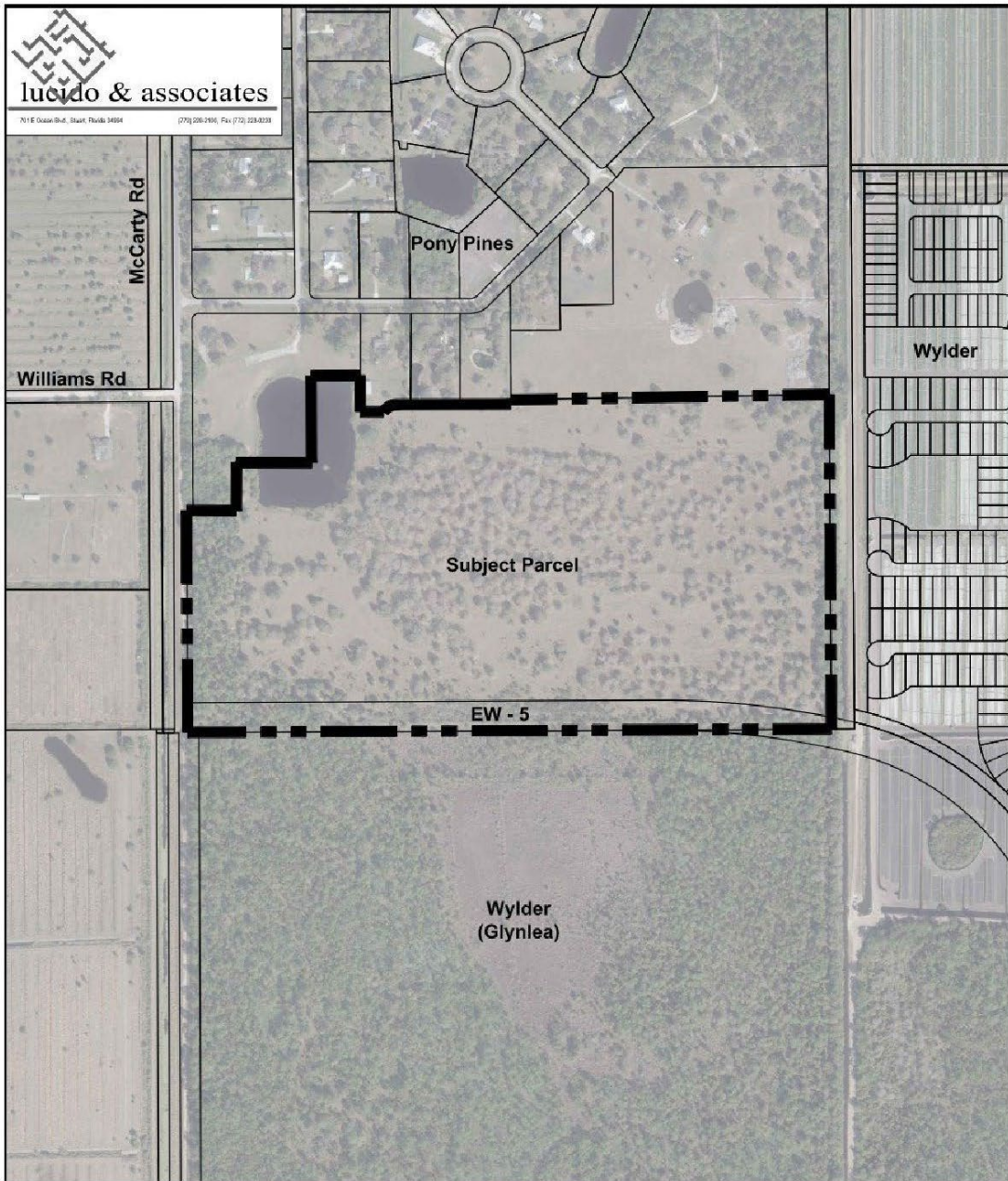
Computer File: McCarty PUD - PUD Exhibits.dwg
Project Number: 23-340
Scale: 1" = NTS



The Meadows PUD - Location Map

Port St. Lucie, Florida

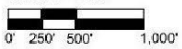
AERIAL MAP



Computer File: McCarty PUD - PUD Exhibits.dwg

Project Number: 23-340

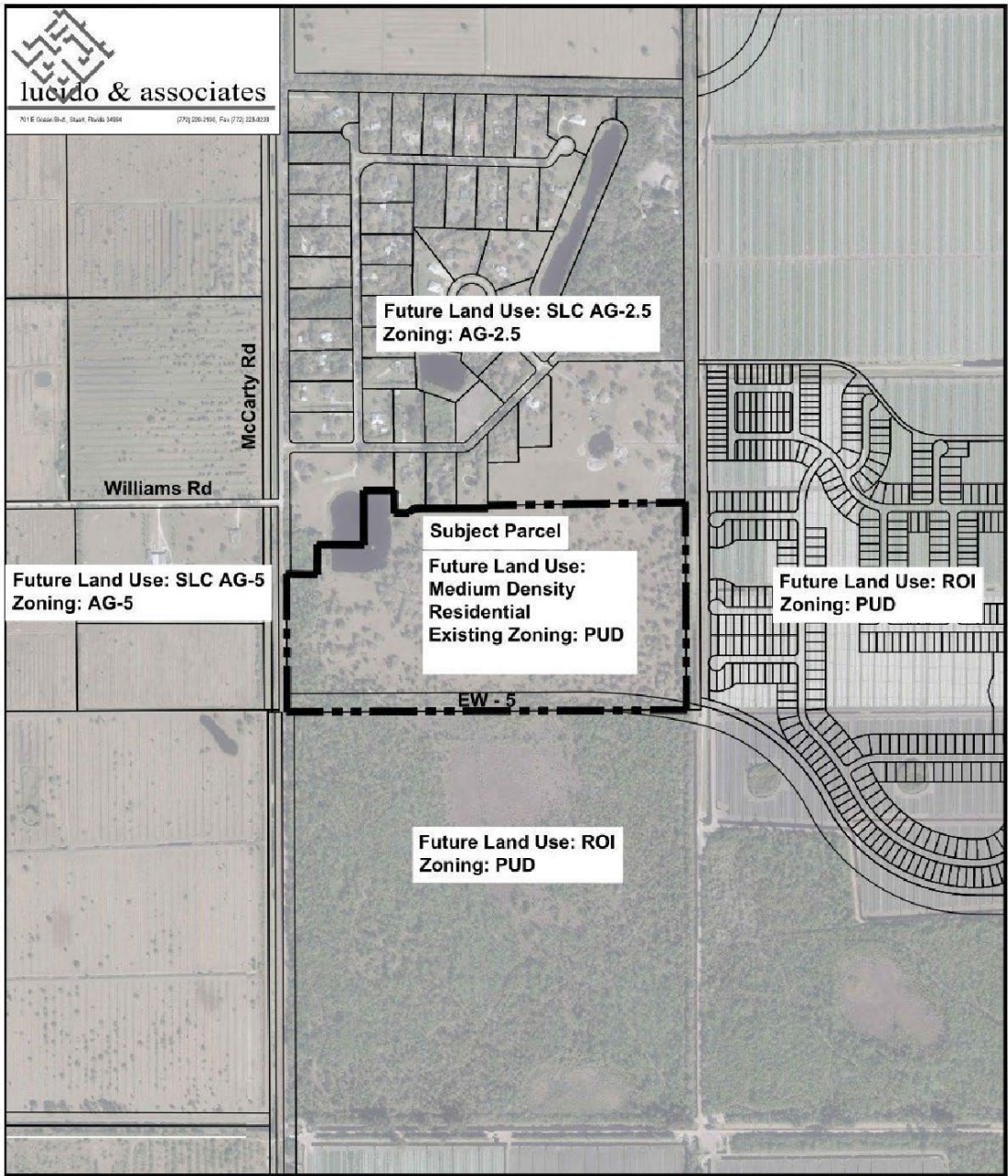
Scale: 1" = 500'



The Meadows PUD - Aerial Map

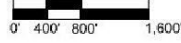
Port St. Lucie, Florida

LAND USE and ZONING MAP



Computer File: McCarty PUD - PUD Exhibits.dwg

Project Number: 23-340
Scale: 1" = 800'



The Meadows PUD - Land Use and Zoning Map

Port St. Lucie, Florida

EXHIBIT 1

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Lucido and Associates - Derrick Phillips dphillips@lucidodesign.com

PROPERTY OWNER: _____

Name: McCarty Road LLC

Address: 8144 Okeechobee Blvd, Suite B, West Palm Beach, FL 33411

Telephone No. 561.743.7381 Email _____

AGENT OF OWNER (if any)

Name: Lucido and Associates - Derrick E Phillips Jr

Address: 701 SE Ocean Blvd, Stuart, FL 34994

Telephone No. 772.220.2100 Email dphillips@lucidodesign.com

PROPERTY INFORMATION

Legal Description: See Legal Description Attached
(Include Plat Book and Page)

Parcel I.D. Number: 3309-323-0001-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: Residential Medium (RM) Acreage of Property: _____

Reason for amendment request: Please See Cover Letter Attached.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a strikethrough.

3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.


Signature of Owner

Derrick E Phillips Jr.
Hand Print Name

10.1.24
Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

EXHIBIT 2

PUD AMENDMENT No. 1 SUMMARY

1. Owner/Agent Authorization of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. The Meadows PUD is a proposed community designed to encompass medium density residential opportunities.
3. The Conceptual Plan for The Meadows PUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this PUD. Development uses and standards are enclosed in Exhibit 6.
5. Site development data updated from Multi-Family to Single-Family regulations.

EXHIBIT 3

McCarty Road LLC

September 26, 2024

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: McCarty Road LLC – (LA Ref. #23-341)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Steven Garrett and Derrick E Phillips, Jr of Lucido & Associates (Agent)** to represent **McCarty Road LLC (Owner/Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

Steve Lucido GP
McCarty Road LLC

STATE OF TN
COUNTY OF Davidson

The foregoing was acknowledged before me this 30 day of Sept, 2024, by David B Driver of First Horizon Bank. He/She [] is personally known to me or [] has produced DL FL 5235891-541390 as identification.

David B Driver

(Notarial Seal)

(Print Name) David B Driver
NOTARY PUBLIC

My Commission Expires:
3/6/2026

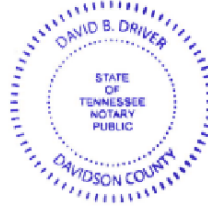


EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Meadows PUD property is approximately 72.02 acres. The proposed development is consistent with Objective 1.1.4.1.b Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre; (Proposed 4.48 DUs per gross acre) to facilitate the development of a Medium Density Residential Community.

Relation to Major Transportation Facilities: The Meadows PUD property is located in the City's Northwest Annexation Area. The roadways needed to serve this property are depicted on the Northwest Annexation Area Right-of-Way Network Map (NWAA ROW Map) and are included in the City's 6 to 25 Year Comprehensive Plan. Primary access will be provided from E/W #5 at the southern boundary. Emergency access will be provided from McCarty Road. Internal private roads will be maintained by CDD/HOA.

The applicant agrees to construct the following roadways as outlined in the Land Development Regulations of the PUD document:

1. Permit, Construct and open to the public E/W 5 two (2) on-site travel lanes from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance as depicted in Exhibit 12 (the "Additional Right-Of-Way Dedication Exhibit prior to issuance of any residential plot permits,") prior to issuance of any residential plot permits, to provide site related access to future uses within the development, and convey to the City the portion of roadway crossing the North St. Lucie River Water Control District Canal No. 91 right-of-way.
2. Convey to the City 120 feet of right-of-way (±281,818 square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD, as depicted in the Additional Right-Of-Way Dedication Exhibit 12, prior to the platting of any portion of the Property. Concurrent with conveyance of this segment of right-of-way, a 10' public utility easement will be conveyed on both sides of the right-of-way in a form agreeable to the City; and
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, as depicted on the Additional Right-Of-Way Dedication Exhibit 12, prior to the issuance of the 100th residential plot permit for the Property; and
4. Convey to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entirety of The Property's western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit, prior to the platting of any portion of the Property. Dedication of right-of-way shall occur in the manner outlined in Section 24-264 and Section 24-267 of the St. Lucie County Code of Ordinances. Within two hundred and forty (240) days of the Effective Date convey a 20'

City Utility easement on the east side of the foregoing right-of-way, in a form agreeable to the City of Port St. Lucie attached as Exhibit 12.

Relation to Utilities, Public Facilities and services: The Meadows PUD shall be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will comply with all applicable city ordinances, policies, specifications, and regulatory agencies governing such services. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

Physical Character of the Site: The site is vacant, contains no wetlands, and also contains a portion of an existing lake.

Consistency with the City's Comprehensive Plan: The Meadows PUD is consistent with the City's Comprehensive Plan. Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:

Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre;

Additionally, the development will provide open space areas for active and passive recreational use.

**Proposed Land Development Regulations
(Per Section 158.175(A)(4))**

The proposed development is consistent with the requirements set forth in Section 158.174 of the City of Port St. Lucie Land Development Regulations for Rezoning Approval.

- A) Purpose: The purpose of this PUD is to establish an area of integrated and compatible land uses and services. The following standards shall be met in developing the PUD.
- B) Access: The proposed development is three hundred and twenty-one (321) single family lots with a permanent primary access point from E/W #5 and one emergency access from McCarty Road. ~~will have a minimum of two (2) access points, a except for phase 1 where there will only be one entrance off of McCarty Road because phase 1 only consists of two model buildings. The permanent main access point will be provided from E/W #5 at the southern boundary of the property prior to recording the Final Plat for Phase 3 or, in the event the improvements for Phase 3 are bonded and the Phase 3 Final Plat is recorded, the issuance of the first building permit for Phase 3.. The entrance off of McCarty Road will provide a secondary access point. The vehicular access points will be gated and will meet the setback requirements. Prior to the construction of Phase 2, there will be 1 access point on McCarty Road. The southerly access from McCarty Road will be a permanent gated emergency access only.~~
- C) **Internal Lots and Frontage:**
- ~~Minimum Lot Requirements: 1,500 square feet and width of 18 feet.~~
 - ~~Maximum Building Coverage: 65%, provided that the maximum impervious does not exceed 85%.~~
 - ~~Minimum Building Size: Townhome dwelling 1,200 square feet consisting of two (2) stories.~~
- C. ~~(D)~~ Minimum Living Area: 1,200 square feet.
- D) ~~(E)~~ Maximum Building Height: The maximum building height shall be 35 feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.
- E) ~~(F)~~ Building Separation Required: ~~12~~ 10 feet minimum between buildings.
- F) ~~(G)~~ Minimum Open Space: 50 percent. of the lot area entire PUD will be open space.
- G) ~~(H)~~ Maximum Dwelling Units Per Acre: ~~Approximately 7.4~~ Proposed density is approximately 4.48 dwelling units per acre.

H) ~~(H)~~ Provision for Vehicular and Pedestrian Circulation: ~~All of the townhome units will have access to a private internal road, maintained by the Homeowner's Association. The proposed development will contain several different right of ways (ROW). The main entrance into the proposed development, provided from the southern boundary of the property, which will consist of a ninety two (92) foot ROW. The ninety two (92) foot ROW cross section contains a seven (7) foot multi use path on one side and a five (5) foot sidewalk on the other side of the vehicle travel lanes. A secondary access, provided from McCarty Road, consists of a thirty six (36) foot ROW cross section which includes a seven (7) foot multi use path on one side of the vehicle travel lanes. Additionally, a thirty five (35) foot internal roadway network will be provided to connect each pod of the development. The internal thirty five (35) foot right of way will contain a six (6) foot path on one side of the vehicle travel lanes. All of the roadways will be linked together through the internal roadway network. The internal spine road directs the residents to ingress and egress points on the site. The roadways will be designed in accordance to City standards. Sidewalks for the residents' internal use bound the roadways. These sidewalks connect to other pedestrian systems along the road. The primary entrance to the proposed development will be located at the southernmost portion of the site, providing access from E/W 5. The internal street running from the entrance of The Meadows to the east and the rest of the development will be a fifty (50) foot ROW and will provide a five (5) foot walkway path to accommodate pedestrians.~~

~~J) Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. Walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted. The main entrance right of way (ROW) from road E/W 5 will be a total of ninety two (92) feet with a five (5) foot side walk and a seven (7) foot multi use path. The internal street running from the entrance of McCarty Road to the east will be a thirty six (36) foot ROW and will provide a seven (7) foot multi use path to accommodate both pedestrians and bicyclists. The rest of the development will consist of local neighborhood streets totaling thirty five (35) foot of ROW and will provide a six (6) foot multi use path to accommodate both pedestrians and bicyclists. The multi use path fronting the townhouses within the thirty five (35) and thirty six (36) foot ROW's will be constructed as each building is completed.~~

K) ~~Off Street Parking and Off Street Loading Requirements: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

L) ~~Guest Parking Requirements and Location: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

I) ~~(M)~~ Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Commission.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

J) ~~(N)~~ Underground Utilities: All utility lines will be installed underground.

K) ~~(O)~~ Stormwater Systems: The post-development stormwater system will

resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

- L) ~~(P)~~ Irrigation: The irrigation water will be withdrawn from proposed lakes, which are completely contained within the property lines of The Meadows PUD.
- M) ~~(Q)~~ Protection of Natural Features: The PUD will comply with Chapter 157 of the Land Development Regulations for natural resources protection and Chapter 152 of the City Code of Ordinances for Floodplain Regulations. ~~In reference to the “numerous native trees” the applicant is not required as per code to preserve any trees, however the existing native trees with a minimum dbh of 4 inches and of good health will be preserved where possible, or removed if relocation is not feasible.~~
- N) ~~(R)~~ Yard Requirements and Perimeter Buffering:
- ~~1. Front setback— Each lot shall have a front yard with a building setback line with a minimum of 20 18 feet from the street ROW line.~~
 - ~~2. Side setback: Each connected unit will have a zero (0) foot side setback 12 10 feet between buildings minimum). Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~
 - ~~3. Rear setback— Each lot shall have a rear yard with a minimum building setback line of 10 feet.~~
 - ~~4. Building Separation— All buildings will be separated a minimum of 12 10 feet apart. Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~
1. ~~5.~~ Perimeter Buffering — Landscape buffers around the property perimeter will be at a minimum:
- a. ~~20 10~~ feet along the rear (north property line) of the property.
 - b. ~~20 10~~ feet along the front (south property line) of the property.
 - c. ~~20 10~~ feet along the side abutting right-of-way (west property line).
 - d. 10 feet along the side abutting a drainage canal right-of-way (east property line).
- O) ~~(S)~~ Commercial & Industrial Development: The applicant is not proposing any commercial or industrial uses.
- P) ~~(T)~~ Subdivision and Street Design Standards (typical sections for roadway): Standards will comply with Section 158.174 (F) (1) of the Land Development Regulations (see attached typical sections).
- Q) ~~(U)~~ Roadways: The developer shall construct ~~the following~~ roadways in accordance with the schedule set forth ~~herein in Exhibit 4 of this document.~~
- ~~1. McCarty Road, LLC. agrees to participate in a special assessment district or other similar funding mechanism for the improvements of Midway Road from I-95 west to Okeechobee Road and to pay its fair share of cost of such improvements.~~

- ~~2. At the time of the first subdivision plat, the developer shall dedicate the right-of-way needed for McCarty Road and E/W 5. Design and construction of these roadways will be phased along with the development as identified in the following paragraphs:~~
- ~~3. Developer agrees that concurrent with the development of the property and prior to issuance of the first Certificate of Occupancy for the Model Center or Temporary Sales Trailer in Phase 1, if needed, design and construction of McCarty Road from the intersection of McCarty Road and E/W 5 to the intersection of McCarty Road and Newell Road.~~
- ~~4. In the event McCarty Road between Newell Road and Midway Road is not reconstructed prior to commencement of construction of this project, the Developer agrees to design and reconstruct McCarty Road between Newell Road and Midway Road concurrent with the development of the property and prior to issuance of a building permit in Phase 2.~~
- ~~5. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the intersection of McCarty Road to the project entrance on road E/W~~
- ~~6. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the project's entrance on road E/W 5 to the project's easterly boundary. Such construction shall not include crossing the canal right of way that runs along the project's east boundary.~~
- ~~7. The Developer may seek impact fee credits from the City or County, as applicable and as allowed in accordance with the municipalities' rules and practices. Additionally, the developer may seek to enter into future financial agreements with the City, County or other developers regarding the design and construction of McCarty Road or E/W 5.~~

R) ~~(V)~~ Permitted Principal Uses:-

- ~~1. Park, playground, or other public recreation~~
- ~~2. Townhouse dwelling, as part of a planned complex~~
- ~~3. Temporary Sales Trailer: Allowed in all phase of the McCarty Road PUD~~
- ~~4. Model Home Center: Allowed in all phases of the McCarty Road PUD~~

S) ~~(W)~~ Accessory Uses: Residential Accessory Uses are as per Section 158.217, unless otherwise specified within this PUD Document.

- ~~1. Fences or Walls — Shall be a minimum of ~~five~~ six feet high and a maximum of eight feet high. All fences shall be reinforced vinyl or aluminum and are to be used for the purposes of screening or privacy. Walls are to be a concrete, column and panel system, on reinforced masonry.

 - ~~• Front Loaded Residential: Fences are permitted in the side and rear of the property, but are not permitted to extend past the front elevation of the building.~~~~
- ~~2. Swimming pools and related spas, decks, patios, and screen enclosures~~
- ~~3. Children's playground equipment~~

~~4. Public Community Garden~~

~~5. Utility structure~~

~~X) Fences or Walls: In lieu of a fence or wall, a continuous berm and hedge may be installed within the landscape buffer at a minimum of 2.5 feet in height, then maintained at a total of 6 feet including berm. The hedge will comply with Section 153.04(C)(5).~~

~~Y) Design Standards: Townhome units will conform to the City of Port St. Lucie Design Standards and those regulations found in Section 158.218 Townhouse Development Requirements.~~

- T) ~~Z) Signs: All signs will be designated with a unified design theme for the PUD and will comply with the sign standards set forth in Chapter 155 of the Land Development Regulations for the City of Port St. Lucie~~

~~Special Exception Uses: None.~~

~~AA) Special Exception Uses: None~~

~~BB) Parks: PUD will provide 8 acres of private parks and recreational space. The master site plan has been revised to reflect this provision.~~

~~CC) is donating seventy five (75) feet for public right of way for road E/W 5 and seventy (70) feet for public right of way for McCarty Road.~~

- U) ~~(DD) The subject property is located within the North St. Lucie River Water Control District (NSLRWCD). The NSLRWCD Canal No. 90 runs parallel to McCarty Road to the west of the property and on the eastern border is the NSLRWCD Canal No. 91. Currently, there are agriculture ditches bisecting the property with outfall to a perimeter ditch. The post-development storm water system would resemble the pre-development drainage pattern with discharge to Canal No. 90 and would require a detention area designed to adhere to SFWMD and NSLRWCD requirements for the quality and quantity of storm water discharge, the most stringent requirements shall apply.~~
- V) ~~(EE) The base flood elevation will be determined for this development, should it be required by any of the permitting agencies (SFWMD, ACOE, City of Port St. Lucie, and NSLRWCD).~~

~~(FF) Home Occupation. A home occupation as defined herein shall be permitted within the PUD, subject to the following provisions:~~

- ~~1. The holder of the home occupation may have employees engaged in business provided said employees, except those who reside in the home, do not report to or from work at the site of the home occupation.~~
- ~~2. The home occupation shall use no more than 200 square feet of total floor area.~~
- ~~3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock or sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home occupation. The~~

~~manufacturing of a product resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.~~

- ~~4. Any use of dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.~~
- ~~5. Any individual who promotes or solicits a home occupation by displaying, advertising, or using in any fashion, his home address or telephone; who provides or conducts a home occupation as defined herein; or who proffers home occupation services as defined herein, shall be required to obtain an occupational license therefore. The offering of articles for sale in isolated situations shall not be considered as a home occupation or require permit and license.~~
- ~~6. Application for home occupation license shall be made to the city, setting forth the address, of the subject premises, the type of home occupation desired, and the area of the dwelling to be utilized for same. The city may inspect the subject premises to verify full compliance of the proposed home occupation usage with the provisions of the ordinance. Upon approval of the application, the city shall issue a license for the home occupation.~~

**Townhouse
Development
Requirements (Per
Section 158. 218)**

- ~~(A) The townhouse units will be sold and platted fee simple.~~
- ~~(B) Each townhouse dwelling shall have a minimum lot area of 1,500 2,000 square feet of usable land and a minimum width of eighteen (18) feet. Twenty (20) feet.~~
- ~~(C) Each townhouse dwelling shall have a front yard with a minimum depth of twenty (20) feet and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of three (3) feet from the rear property line. This only applies to enclosures with screened roofs, solid roof enclosures would require ten (10) foot setback.~~
- ~~(D) No less than four (4) three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No more than two (2) contiguous townhouse dwellings shall be built in a row with a common front building line, and the minimum difference in the building line setback to provide variation shall be three (3) feet. No contiguous groups of dwellings shall exceed 240 feet in length.~~
- ~~(E) No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twelve (12) fifteen (15) feet to any portion of a townhouse or accessory structure related to another group or shall be closer than six (6) feet to a property line adjoining the side yard of an adjacent lot not included within the townhouse development. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right of way.~~
- ~~(F) Townhouse developments shall have a common open area within the private community suitably developed for recreation purposes equal to 500 square feet or greater of open area per dwelling unit. Satisfactory provision for the development and perpetual maintenance of that open area shall be submitted to and approved by the Planning and Zoning Board.~~

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this PUD and approximate area:

- Residential	51.93 acres
- Lake Area	12.24 acres
- ROW	7.85 acres
<hr/>	
TOTAL	72.02 acres

See Exhibit 8 for PUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The Planned Unit Development (PUD) walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted.

(C) Density:

Residential Density: (approx. 72.02 ac) 321 du's (4.48 du's / ac)

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

SECTION 1: RESIDENTIAL AREA

(A) Purpose. The purpose of the residential area shall be to establish a neighborhood within the PUD District which is deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment.

(B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.

- 1) Single-Family dwelling;
- 2) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; Open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife; Hiking and/or bicycle trails; Nature study areas and boardwalks; Picnic areas);

(C) Accessory Uses. As set forth within Section 2 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density.

(C)

- 1) Single-Family dwelling Lot: Three thousand-three hundred (3,300) square feet and a width of thirty (30) feet , with a maximum gross project density of eleven (11) dwelling units per acre.

<u>TYPE</u>	<u>SIZE</u>
<u>SINGLE FAMILY LOT</u>	<u>30 X 110 = 3,300 SF</u>
<u>SINGLE FAMILY LOT</u>	<u>40 X 110 = 4,400 SF</u>
<u>SINGLE FAMILY LOT</u>	<u>50 X 110 = 5,500 SF</u>

(D) Maximum Building Coverage. Fifty (50) percent.

(E) Minimum Open Space. Fifty (50) percent of gross PUD area shall be designated as OpenSpace.

(F) Maximum Building Height. Thirty-five (35) feet

(G) Minimum Living Area.

- 1) Single-Family dwellings: 1200 Square Feet

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of The Meadows PUD.

1) Single-Family dwelling:

- Front yard. Load garage setback line of eighteen (18) feet.
- Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.
- Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2) All other permitted uses:

- Setback requirements shall be twenty (20) feet for front yards; twenty (20) feet for both public and private rights-of-way; ten (10) feet from side and rear property lines.

3) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

Off-Street Parking and Service Requirements. As set forth in Section 3 hereof.

(J) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual subdivision plan. Conceptual Subdivision Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual subdivision plans shall include adequate information to determine compliance with the required design standards set forth above, including, but not limited to, lot sizes and setbacks, general street network, dwelling unit types and lot types, number of units, conceptual drainage, pedestrian & bike paths, preservation areas, and minimum open space.

(M) Access. Per adopted City of Port St. Lucie Access Standards – residential development under 600 units will be required (1) permanent resident full access/entry and (1) emergency access.

SECTION 2: ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Single-Family dwelling or accessory structure related to another.
 - Rear Property Line Setback: Five (5) feet
 - Side Property Line Setback: Five (5) feet
 - Side Property Line Setback adjacent to a right of way: Fourteen (14) feet

- (C) Home Occupation: A home occupation shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 3: PARKING AND PEDESTRIAN REQUIREMENTS

- (A) Parking Requirements: Each building, use, or structure shall be provided with on-street and / or off- street parking and service facilities in accordance with the provisions set forth herein. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Request for deviation from parking requirements may be reviewed and recommended for approval by the Site Plan Review Committee when supplemented by a parking justification calculation at the time of Site Plan Review. Driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers. Dwelling units with attached or detached garage spaces may include the garage spaces for purposes of determining parking requirement calculations.

1. Residential (Single-Family): 2 spaces per dwelling unit (Garage counts as a space)
2. Amenity Center Parking: No minimum number of spaces given the amenity is a private recreational element.

(B) Pedestrian Access:

1. Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. The internal street network will be a fifty (50) foot ROW and will provide a five (5) foot walkways to accommodate both pedestrians and bicyclists.

SECTION 4: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately.
2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.
3. Existing plant material used to meet the intent of this section and City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.
4. No more than seventy-five (75) percent of the required trees shall be palm species.
5. No less than fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall

not be planted within ten (10) feet of any utilities; including reclaimed water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be one (1) tree.

(D) Perimeter landscape requirements:

1. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all public rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(l)5. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.
2. Landscaping adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscaping design adjacent to the lake. Native trees, supplemental landscaping, and amenities may be provided to further enhance landscaping in these areas.
3. One tree shall be provided for each 30 linear feet of public right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.

SECTION 5: UTILITIES

Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Council.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

The estimates for the anticipated average daily flows for both potable and wastewater will be 250 GPD for each equivalent residential connection (ERC) and an estimated 2000 GPD for the amenity center. This equates to 82250 GPD for both potable water and wastewater over the 321 lots and amenity center. The corresponding peak hour flow is 220 GPM.

Waste Water: The wastewater collection system consists of gravity sanitary sewer. A single pump station will be utilized for the entire site. The pump station is proposed to be located at the southwest corner of the subject site and has an offsite force main connection to the adjacent future McCarty Road utility improvements. This pump station will require a fiber optic connection to the existing fiber optic line running along the south side of the East-West 5 roadway extension.

Water: The onsite potable water system will have multiple connections to existing water mains, such

as the water main running along the north side of the East-West 5 roadway extension and future connections to the adjacent McCarty Road utility improvements. The proposed extension limits of the water main within the East-West 5 ROW will begin at the eastern property boundary of The Meadows and extend to the intersection of McCarty Road and East-West 5. The water main running within the E/W-5 right-of-way will be 16" to provide the necessary flow to service the site by connecting to the onsite 8" water main. There are two proposed connection points to create a looped system (southeast and southwest).

Underground Utilities: All utility lines will be installed underground.

Stormwater Systems: The post-development stormwater system will resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

Irrigation: The irrigation water will be withdrawn from the proposed lakes, which are completely contained within the property lines of The Meadows PUD. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

EXHIBIT 7

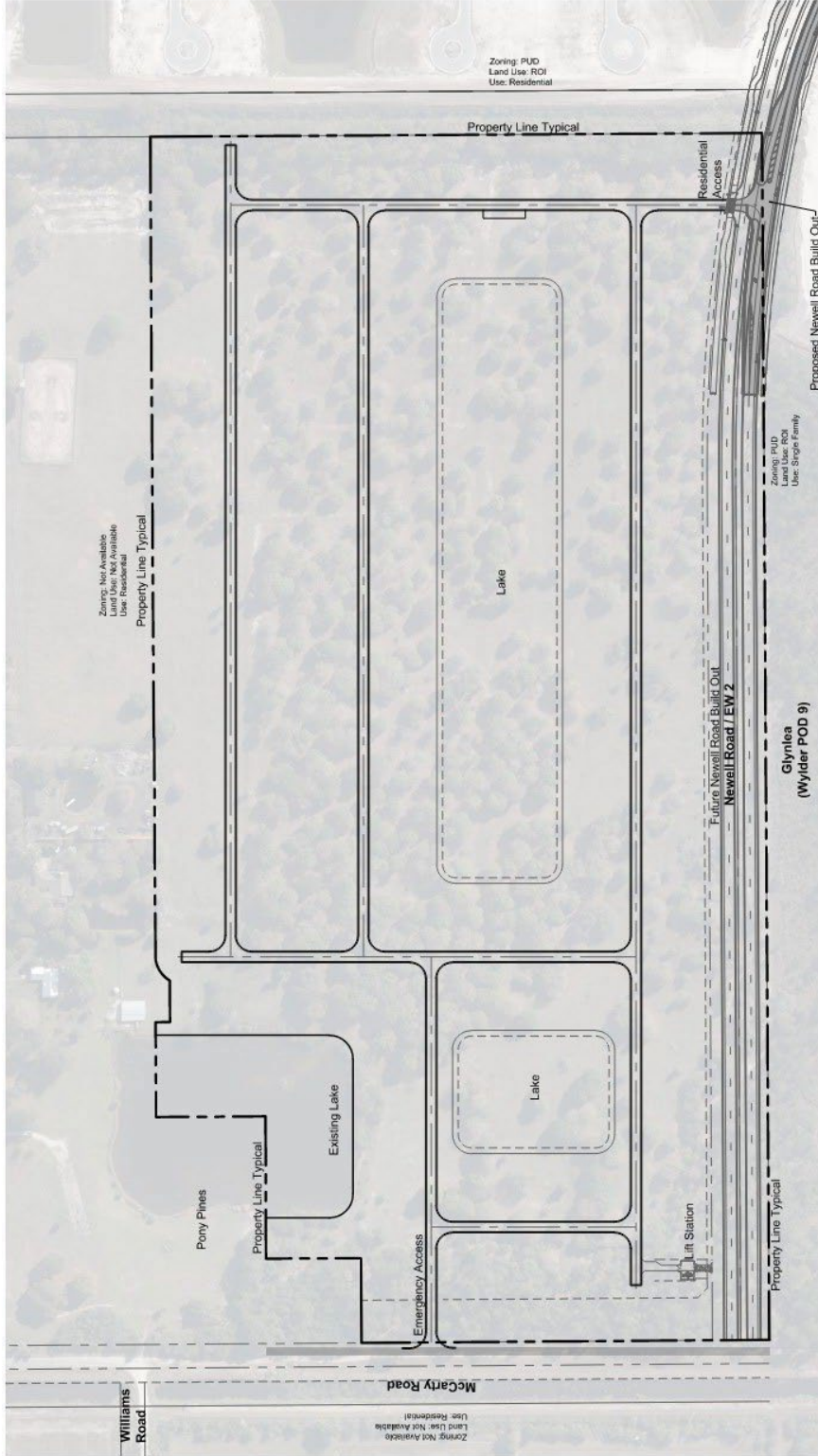
LEGAL DESCRIPTION

PID: 3309-323-0001-000-6

The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1, Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

Overall parcel contains 71.532 Acres, more or less.

EXHIBIT 8 CONCEPTUAL PLAN



Site Data		
Future Land Use:	RM	
Zoning:	PUD	72.02 ac.
Total Area:		51.93 ac.
Residential		7.65 ac.
Right of Ways		12.24 ac.
Lakes		

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



J:\Projects\Active\23-341 McCarley PUD - Planning and Entitlement\Graphics\POD_GRAFHQS\The Meadows PUD_Graphic.dwg

The Meadows - PUD

Port St. Lucie, Florida

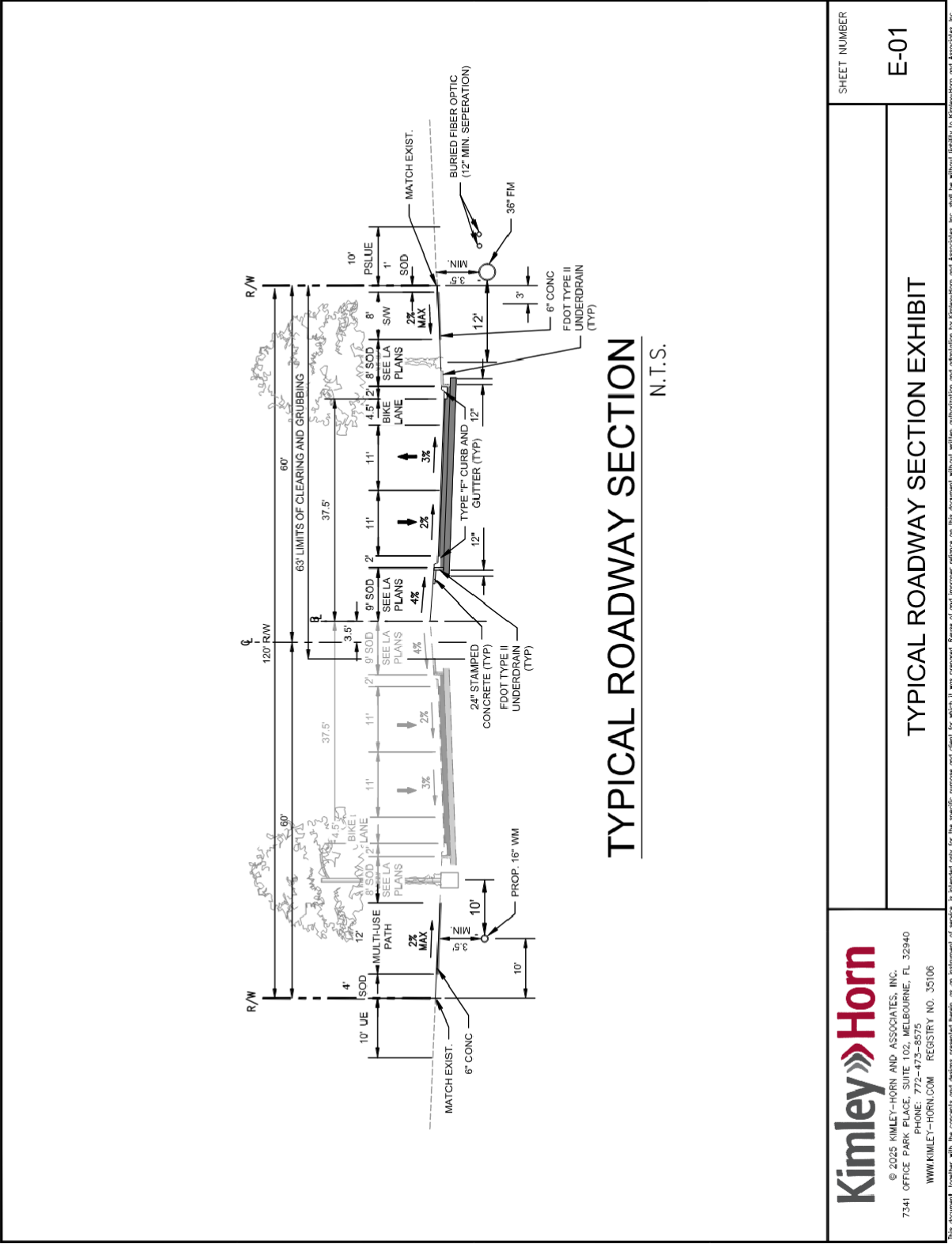
EXHIBIT 9

<u>LAND USE DEVELOPMENT PROGRAM</u>		
<u>USE</u>	<u>ACREAGE</u>	<u>YIELD</u>
<u>RESIDENTIAL</u>	<u>72.02</u>	<u>321 UNITS</u>


Residential (approx 72.02 ac)

A residential subdivision with primary access via E/W 5. Typical cross section details included with this document represent the types of sections that will be developed

EXHIBIT 10
Proposed Cross Section 120'

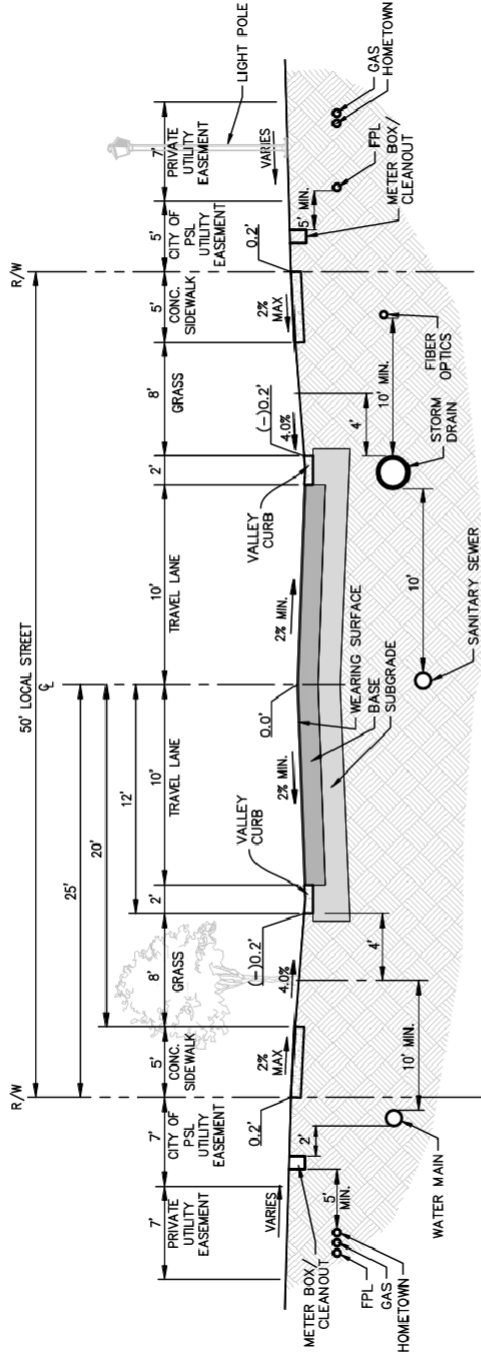


TYPICAL ROADWAY SECTION
N.T.S.

 <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 772-473-8575 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	SHEET NUMBER
	E-01
TYPICAL ROADWAY SECTION EXHIBIT	

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Proposed Cross Section 50'



TYPICAL LOCAL STREET SECTION
N.T.S.



© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 772-473-8575
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

TYPICAL LOCAL STREET SECTION EXHIBIT

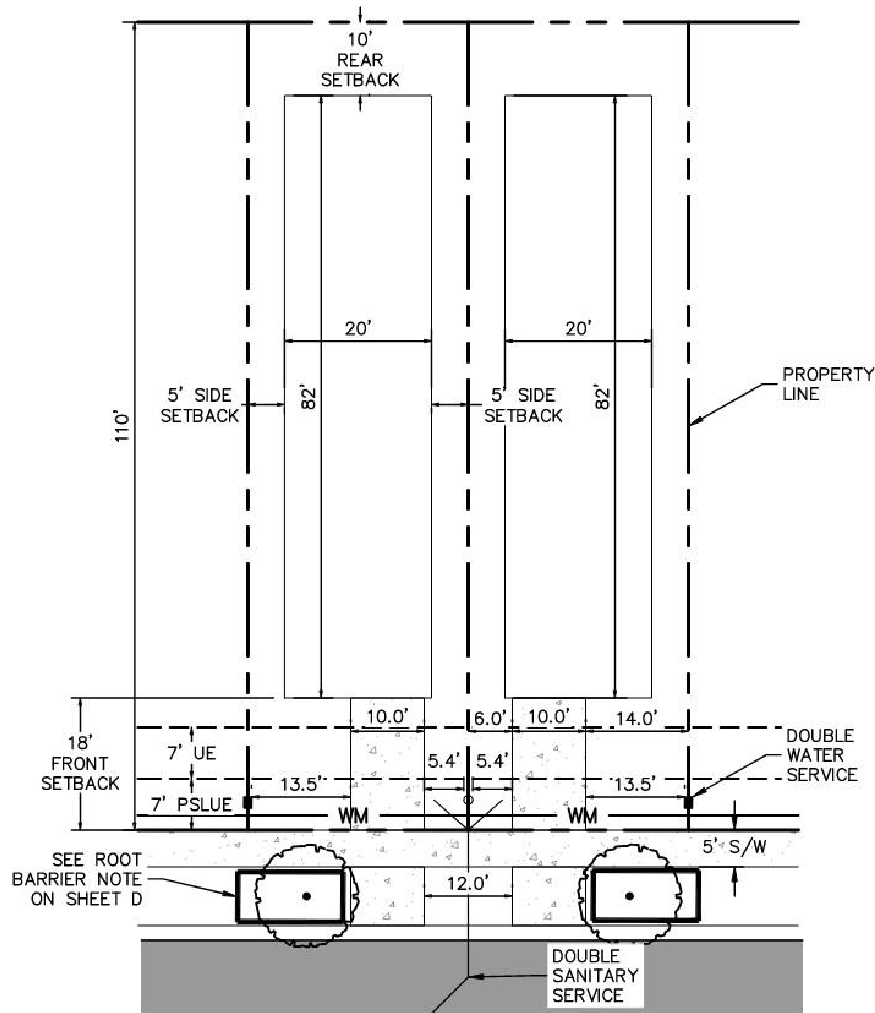
SHEET NUMBER

E-02

Prepared by: Nicholas, Jacob Sheet Set: kthna Layout: E-02 November 17, 2025 12:46:59pm K:\VRS_LDEV\McCarthy_PUD\CAD\Exhibits\Typical Cross Section Exhibit\Typical Cross Section Exhibit

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plot Area: By: Nicholas, Jacob; Sheet: Set: KIM; Layout: 30'; May 14, 2026; 11:15:16am; K:\VRB_LDEV\McCarthy_PUD\CADD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30'-40'-50' Lot Detail.dwg
 This document, together with the concepts and design presented herein, is prepared only for the specific purpose and client for which it was prepared. None of our engineer's services or specifications are applicable by similarity to other projects and Associates, Inc. shall be without liability to design fees and Associates, Inc.



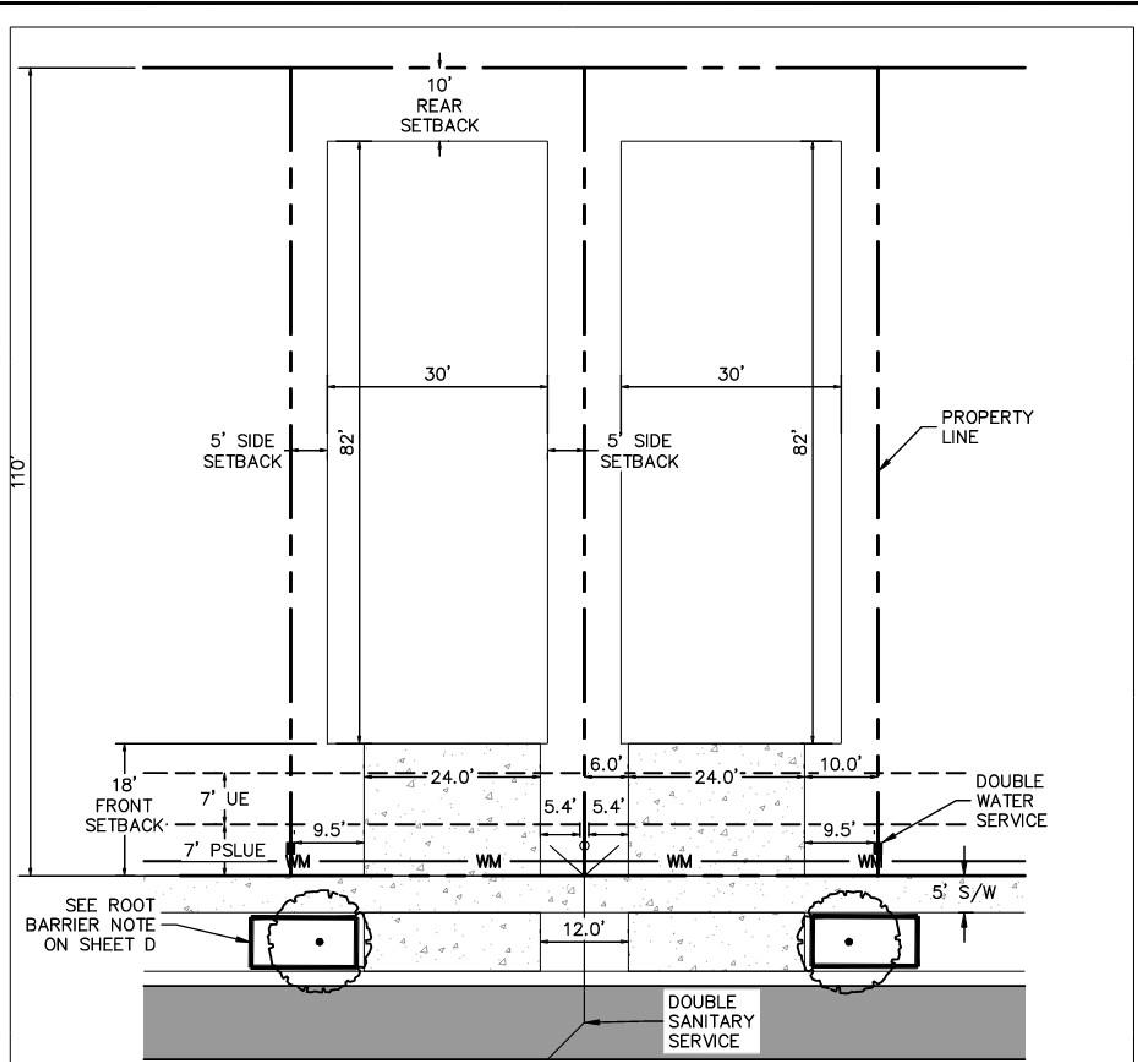
TYPICAL UTILITY SERVICE 30' LOT DETAIL

NOTES:

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
4. DRIVEWAY WIDTHS NOT TO EXCEED 10' MAXIMUM.
5. ALL STREET TREES TO BE LOCATED AT MIN. 10' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

<p>© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 772-473-8575 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	<p>THE MEADOWS</p>	<p>SHEET NUMBER</p>
	<p>TYPICAL 30' LOT DRIVEWAY EXHIBIT</p>	<p>A</p>

Plot: E:\Projects\2026\20260514\20260514_11:15:16am\K:\VRB_LDEV\McCarthy_PUD\CADD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30'-40'-50' Lot Detail.dwg
 This document, together with the concepts and design presented herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. Review of our engineer's stamp on this document without our written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



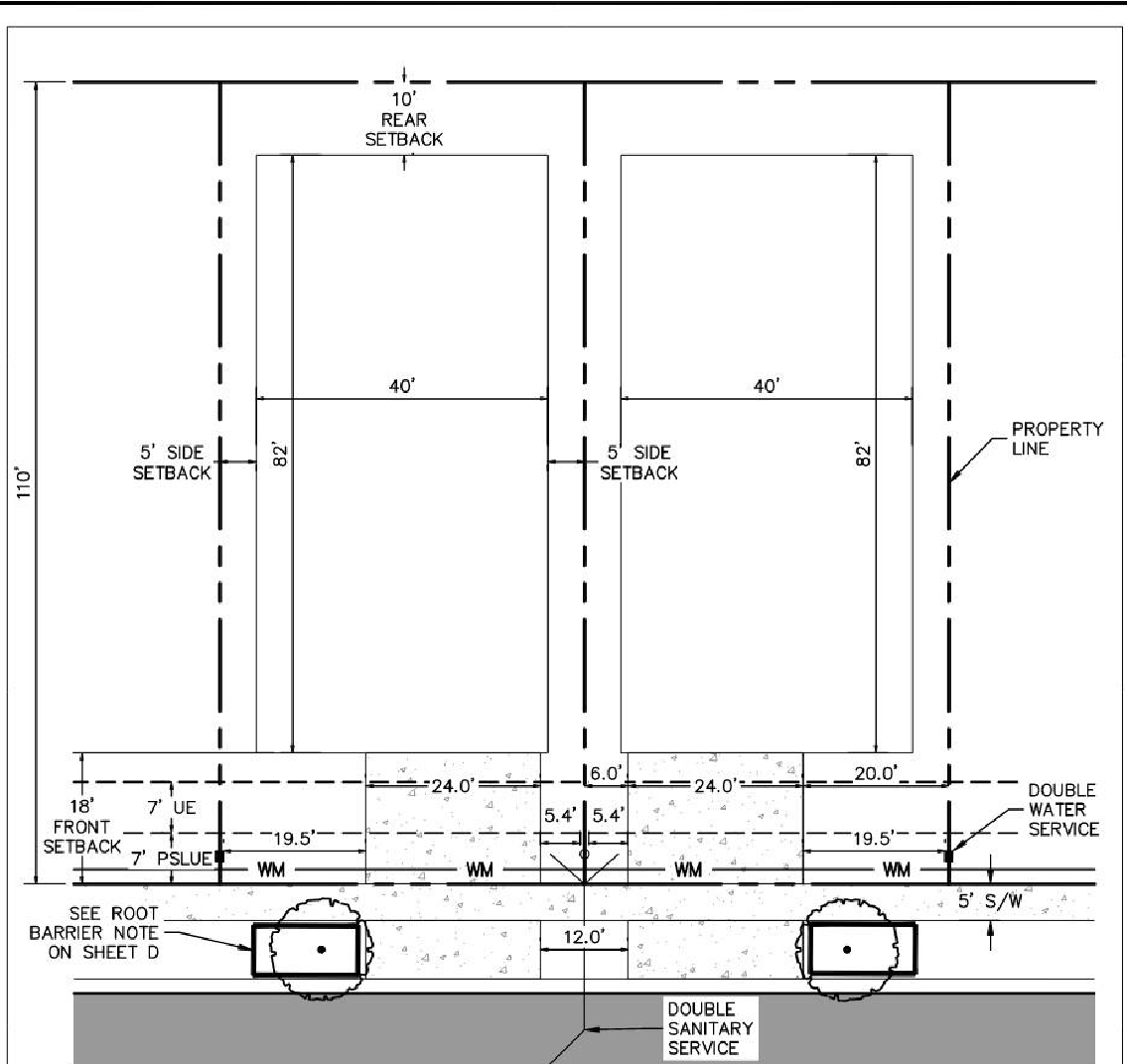
TYPICAL UTILITY SERVICE 40' LOT DETAIL

NOTES:

1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
4. DRIVEWAY WIDTHS NOT TO EXCEED 24' MAXIMUM.
5. ALL STREET TREES TO BE LOCATED AT MIN. 10' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

<p>© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 772-473-8575 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	THE MEADOWS	SHEET NUMBER
	TYPICAL 40' LOT DRIVEWAY EXHIBIT	B

Plot Area: 50' x 110' (Total Area: 5500 sq ft) | Sheet: S-11-KH | Layout: 50' | May 14, 2026 | 11:15:19am | K:\VRB_LDEV\McCarthy_PUD\CAD\Exhibits\30' Lot Exhibit\The Meadows - Typical 30'-40'-50' Lot Detail.dwg
 This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of our engineer's stamp on this document without our written authorization and signature by any person other than the Association, Inc. shall be without liability to the Association and Associates, Inc.



TYPICAL UTILITY SERVICE 50' LOT DETAIL

- NOTES:**
1. NO CORPORATE STOPS, VALVES OR FIRE HYDRANT ASSEMBLIES TO BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
 2. DRIVEWAYS TO BE PERMITTED WITH BUILDING PERMIT.
 3. NO WATER METER BOXES OR SEWER CLEAN OUTS TO BE LOCATED IN THE DRIVEWAYS.
 4. DRIVEWAY WIDTHS NOT TO EXCEED 24' MAXIMUM.
 5. ALL STREET TREES TO BE LOCATED AT MIN. 10' FROM ANY UTILITY SERVICE LINE, CLEAN-OUT, OR METER BOX LOCATION.

<p>© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940 PHONE: 772-473-8575 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	THE MEADOWS	SHEET NUMBER
	TYPICAL 50' LOT DRIVEWAY EXHIBIT	C

EXHIBIT 11

BINDING P.U.D. AGREEMENT

The property described in Exhibit H of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning of the land to P.U.D. and (2) provide such agreements, contracts, deed restrictions and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The Petitioner further agrees to bind all successors in title to the commitments made herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 12th day of Feb., 2007.

PETITIONER

McCARTY ROAD, LLC, a Florida limited liability company

By: W.V. [Signature]
Its: Co-Manager

WITNESSES:

[Signature]
Print Name: Thomas A. Adams
[Signature]
Print Name: Leola J. Adams

(COMPANY SEAL)

EXHIBIT 11

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

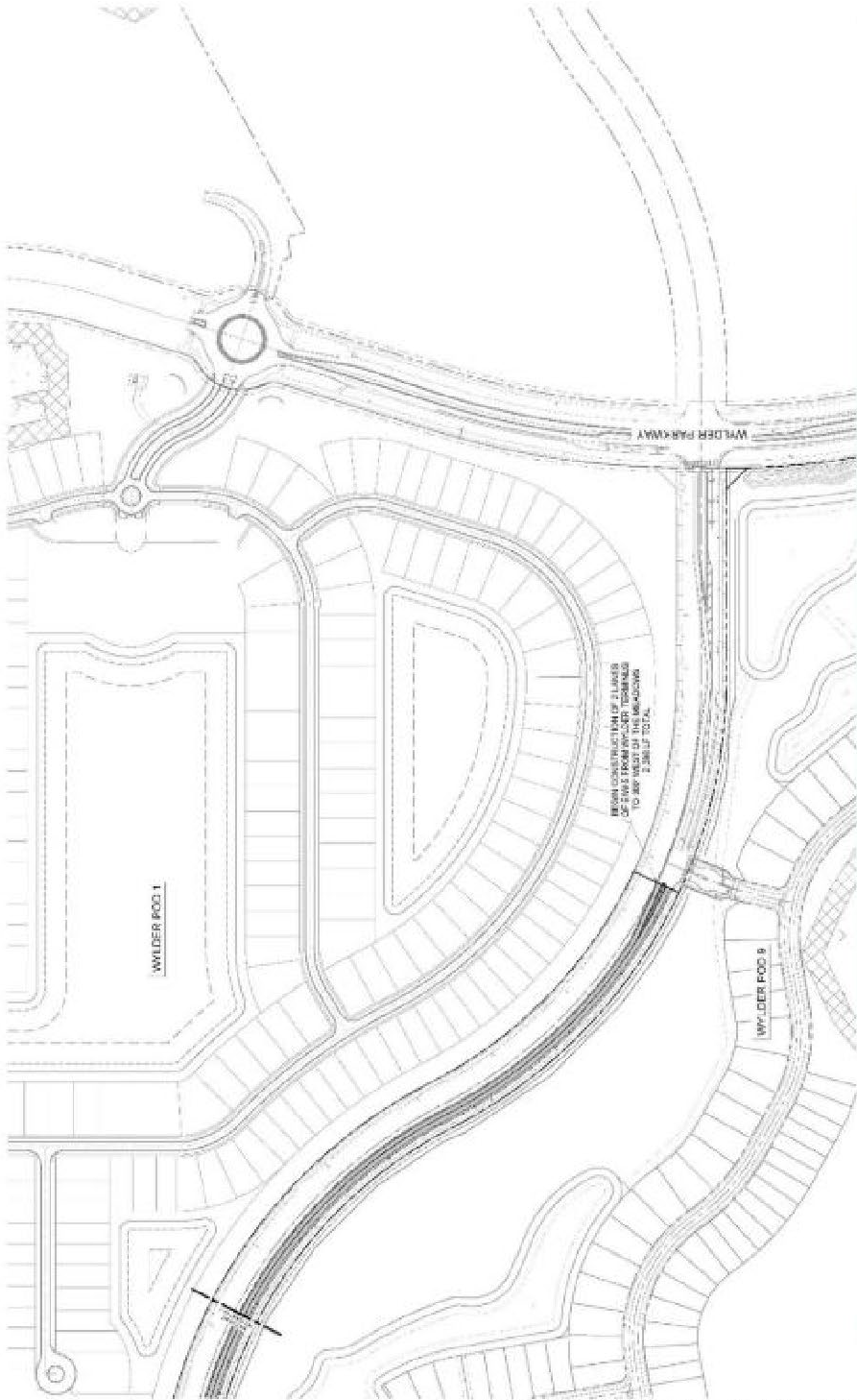
STATEMENT OF UNIFIED CONTROL & RENEWED BINDING AGREEMENT

Project Name(s): P24-179 the Meadows PUD – PUD Amendment # 1

The property described on Exhibit “7” of the application package for the Meadows PUD (formerly known as the McCarty Road PUD) Amendment #1, more specifically described as Parcel ID 3309-323-00001-000-6 (the “Property”) is under unified control due to all the property within the PUD being under the same ownership of McCarty Road, LLC. Pursuant to 158.192, Changes in Conceptual Master Plans, City Code of Ordinances (“City Code”), major changes in a conceptual plan require “[a]n up-to-date statement presenting evidence of unified control of the entire area within the MPUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1) and affected by the proposed changes.”

All the property within the Meadows PUD remain subject to the development according to the regulations and conditions contained in the Meadows PUD Conceptual Plan and General Standards, and current and subsequent amendments, including the Binding P.U.D Agreement, Exhibit 11 of the Second Amendment of McCarty Road PUD Rezoning, executed in 2007, which remains in full effect and is neither affected nor invalidated by execution of this statement and agreement.

[SIGNATURES TO FOLLOW]



ADDITIONAL RIGHT-OF-WAY DEDICATION EXHIBIT

4/26/2024 CONTACT: 303.430.1338

THE MEADOWS

POINT 1.1.1.1.1.1.1

EX-2