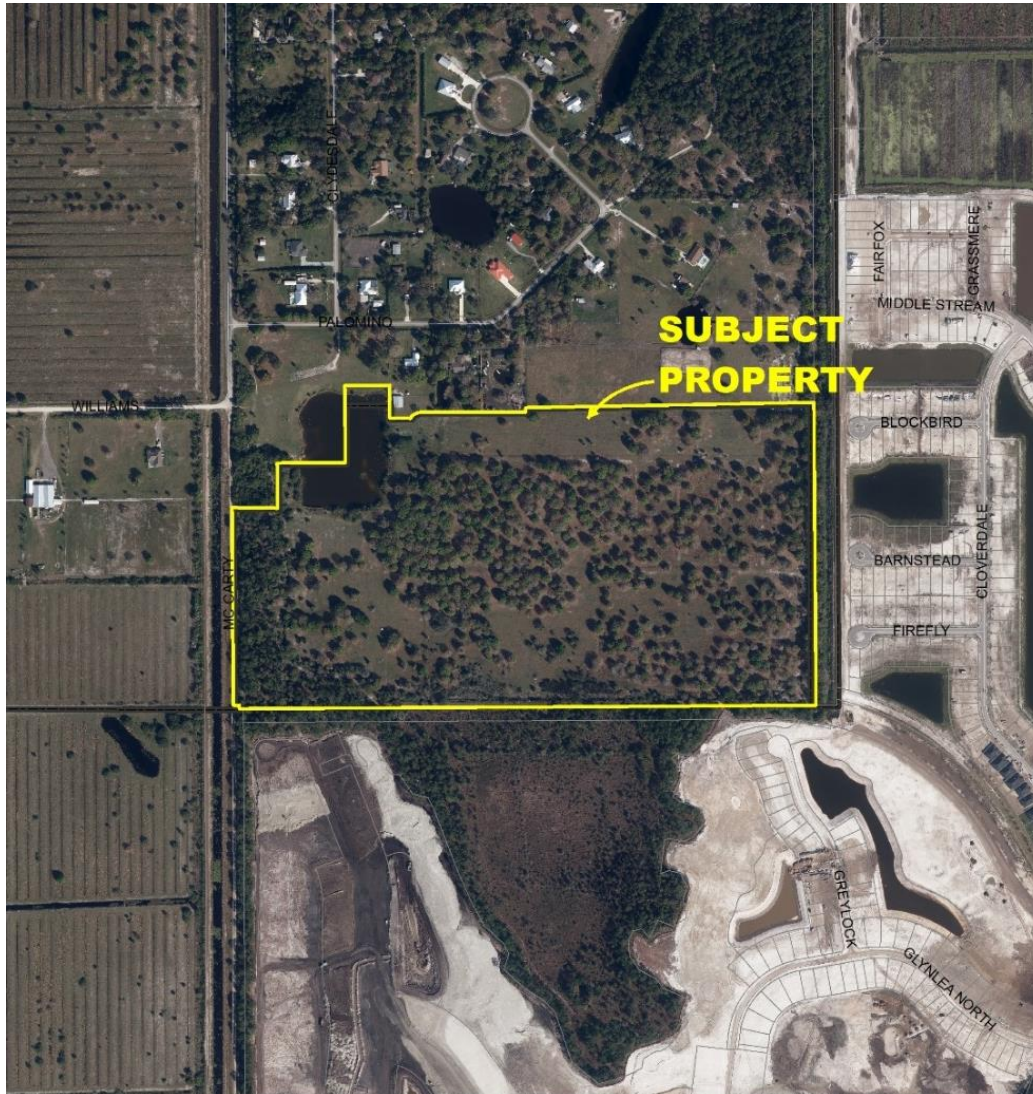


**Revised Ordinance for McCarty Road Future Land Use Amendment
P26-058**



SUMMARY

Applicant's Request:	Revised CPA Ordinance McCarty Road, LLC
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, to amend the ordinance that adopted the future land use map amendment for the project known as McCarty Road. 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 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). The ordinance adopting the future land use amendment included specific conditions of approval for the development of the property similar to the requirements in the McCarty Road, LLC, annexation agreement.

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, both the annexation agreement and ordinance adopting the comprehensive plan future land use map amendment must be revised. The annexation agreement and the conditions of approval in the future land use ordinance anticipated access to the property via Midway Road to McCarty Road. 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.

Proposed Amendment to Ordinance 05-180

The proposed amendment to the future land use ordinance removes and/or revises certain conditions of approval as shown below and in the proposed ordinance with additions shown as underlined and deletions shown as ~~strikethrough~~:

1. McCarty Road, LLC, installs or causes to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property.
2. ~~McCarty Road, LLC, agrees 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 to pay its fair share of the cost of such improvements.~~
3. ~~McCarty Road, LLC, agrees to pay its fair share costs for the improvements to McCarty Road.~~ 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. McCarty Road, LLC, agrees, if necessary, to dedicate additional right-of-way along McCarty Road.
5. McCarty Road, LLC, agrees to pay the city \$636,000 as consideration to ensure that public facilities (excluding water, waste water and irrigation) exist to serve the property and to provide concurrency for development of the property pursuant to the proposed land use and potential for development of 530 residential units.
6. The payment of a fee to the City of Port St. Lucie, ~~in an amount to be determined by the City of Port St. Lucie,~~ in accordance with the City of Port St. Lucie's Cash Contribution in Lieu of Parks requirements and in accordance with the Annexation Amendment, to address the development's impact on the city's park and recreation system.
7. Dedication to the City of Port St. Lucie of ~~75~~ 120 feet for a public right-of-way running along the southern boundary of the property where it borders the North Pointe Community (LTC Ranch) for a proposed roadway.

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.

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.