



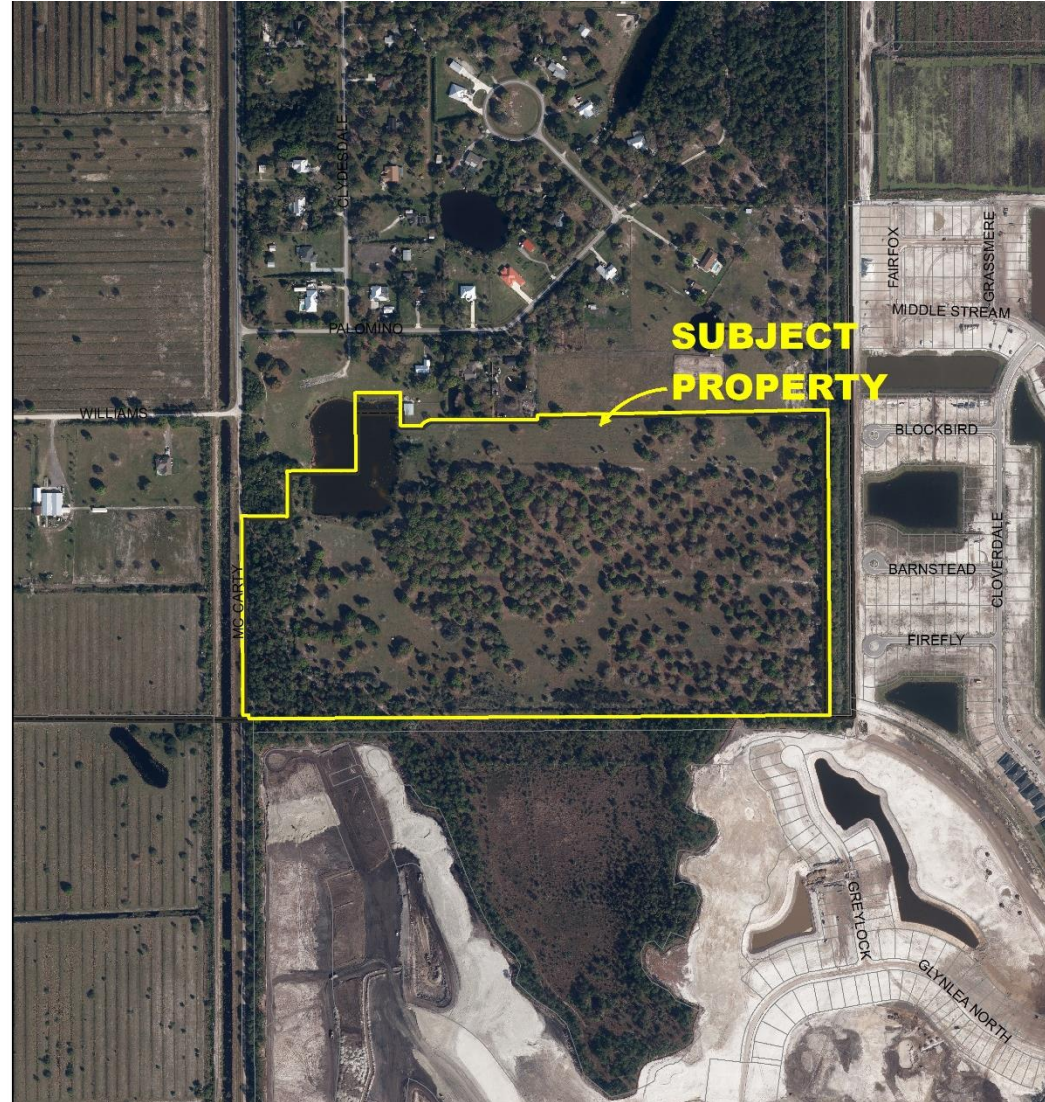
1st Amendment to McCarty Road, LLC, Annexation Agreement
P26-044

City Council Meeting
May 26, 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 March 13, 2006, the City Council approved an annexation agreement between McCarty Road, LLC, and the City of Port St. Lucie.
- 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).

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.

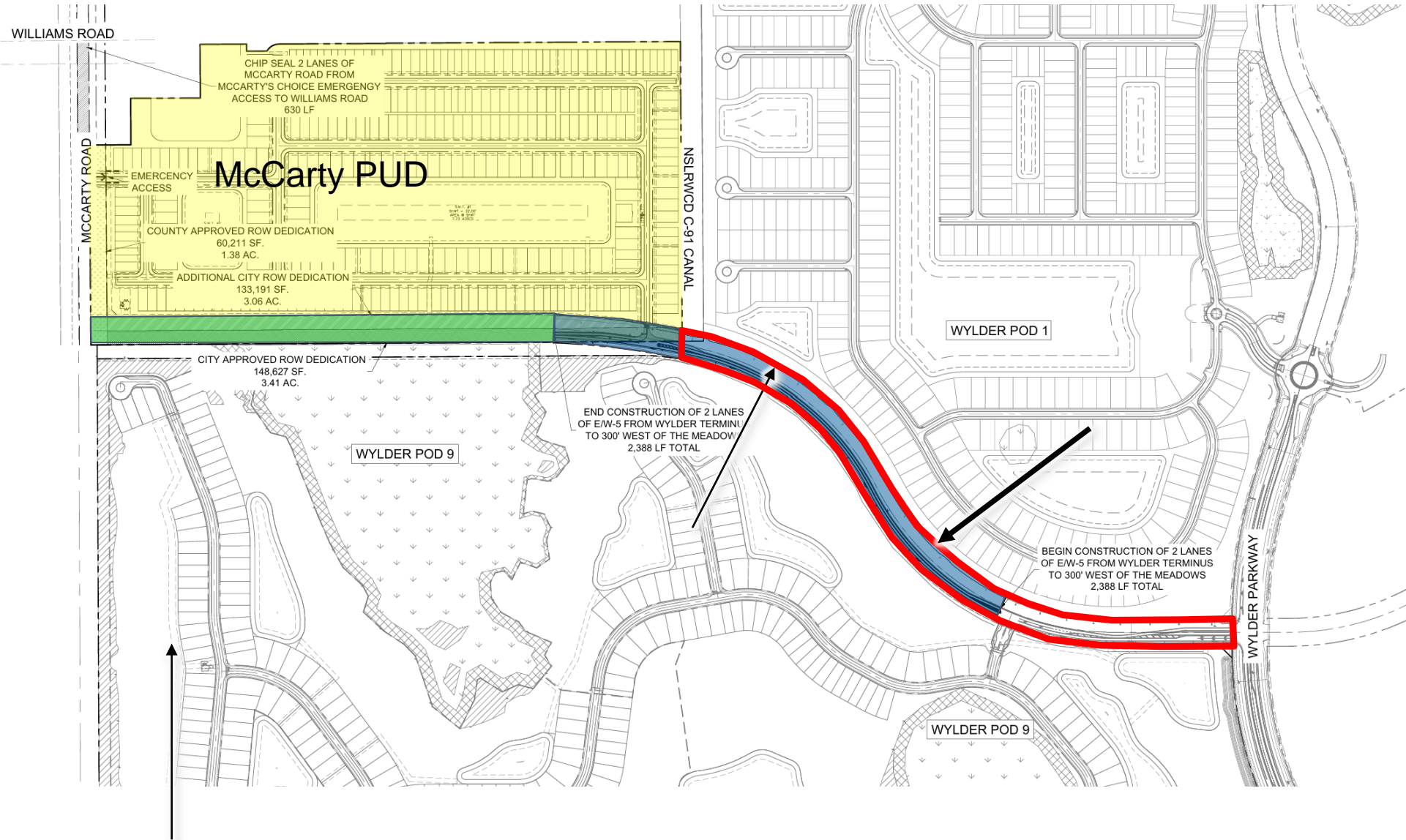
1st Amendment to Annexation Agreement

- The proposed changes update stormwater requirements, update roadway improvement requirements, and other changes.
- The proposed changes to the roadway requirements remove 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 of improvements to McCarty Road with other improvements.
- It provides for a payment of a fee for the development's impact on the city's park and recreation system.

Updated Roadway Improvements

- Requires construction of two lanes of E/W 5 from its current terminus at Wylder Pod 9 to 300 feet west of The Meadows PUD entrance.
- Requires conveyance to the City of 120 feet of right-of-way along E/W 5 extending along the southern boundary of The Meadows PUD to McCarty Road.
- Requires construction of 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.
- Requires the conveyance to the County of 70 feet of right-of-way for McCarty Road.

Proposed Project



Staff Analysis

- 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.