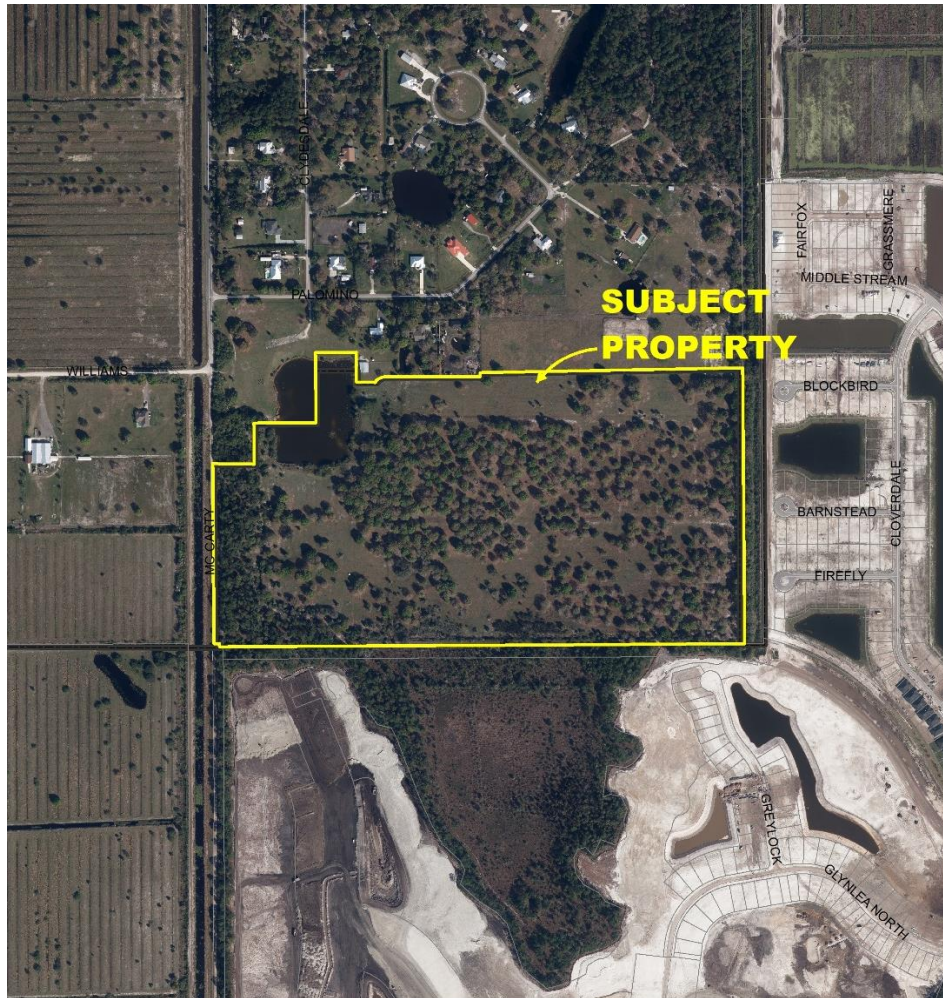


**McCarty Road PUD Amendment No. 1
Planned Unit Development Amendment
P24-179**



Project Location Map

SUMMARY

Applicant's Request:	An application for the 1 st Amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.
Agent(s):	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:	Cody Sisk, Planner III

Project Description and Background

The City of Port St. Lucie has received a request from Lucido and Associates, acting the agent(s), for McCarty Road, LLC, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for McCarty Road PUD. The property is approximately 71.532 acres and is located approximately 1.25 miles south of Midway Road, east of McCarty Road. The McCarty Road PUD was first approved in 2009 (P07-040) for 530 multifamily townhouse units. The request is to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, reduce the number of units from 530 multifamily units to 321 single family units, establish development standards for the dwelling units, revise the concept plan, update the transportation improvements and other miscellaneous changes. The Future Land Use designation is Multifamily Residential (RM) and the zoning district is PUD.

The 71.532 acre McCarty Road property was annexed into the City in 2005 and is subject to an annexation agreement between the property owner and the City of Port St. Lucie. A comprehensive plan amendment was approved that revised the land use from St. Lucie County Agricultural 2.5 units per acre to City of Port St. Lucie Medium Density Residential with a maximum density of 11 DUs per gross acre. The ordinance adopting the comprehensive plan amendment (05-180) did contain certain conditions of approval. The applicant has submitted an application to amend Ordinance 05-180 (P26-058) and an application to amend the McCarty Road annexation agreement (P26-044). The proposed changes have been incorporated into the PUD and the revised annexation agreement and include the following:

1. Reduces the number of units from 530 multi-family to 321 single-family units
2. Requires the construction of E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension 300 feet west of the Meadows PUD entrance
 - a. Provides a dedication to the City of 120 feet of right-of-way along E/W 5 extending along the southern boundary of The Meadows PUD
 - b. 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.
 - c. Dedicate 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 Meadows PUD western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit attached hereto.

As a result of these changes, the main access to the project will be along the southeast corner of E/W 5. Access to the project is dependent on the construction of E/W 5 from Wylder Parkway to the entrance to the Meadows PUD that is shown on the PUD concept plan. At this time, Wylder is only constructing E/W 5 to the northern entrance of POD 9 extension (NW Sentry Lane) of the LTC Ranch development. The construction of E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance is identified as a required improvement in the proposed amendment to the McCarty Road annexation agreement as depicted in the Additional Right-Of-Way Dedication. Emergency access will be provided along McCarty Road.

The application to amend the annexation agreement is under review and will be scheduled for the same City Council meeting as the adoption of the PUD.

A list of the proposed changes is included in the attached PUD document (Exhibit “A”) and the changes are shown as ~~strike through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on April 22, 2026.

Public Outreach

The applicant held one public outreach meeting with neighboring residents at Pony Pines.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the January 6, 2026, Planning & Zoning Board meeting.

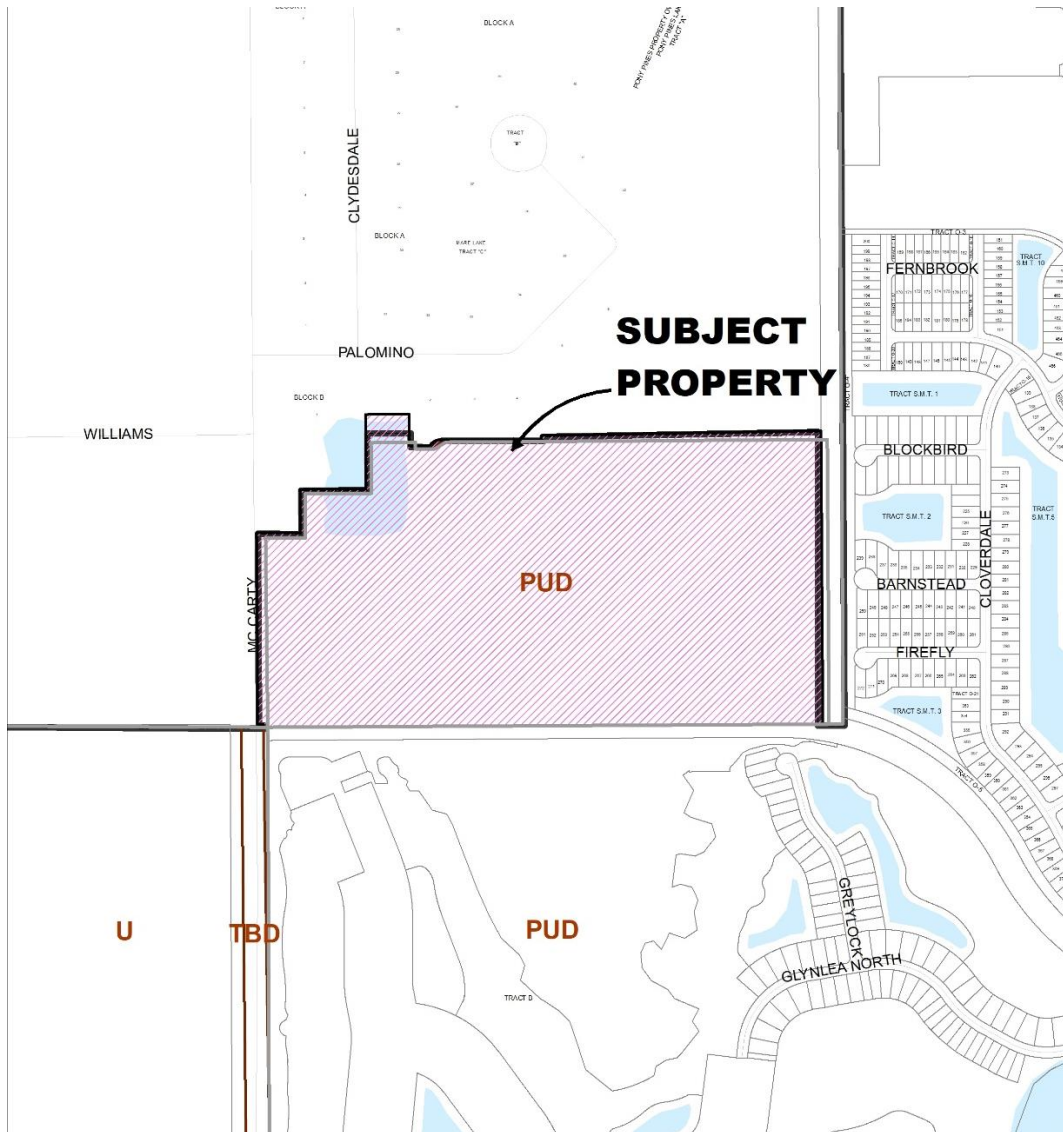
Location and Site Information

Parcel ID No(s).	3309-323-0001-000-6
Property Size:	72.02 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Existing Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

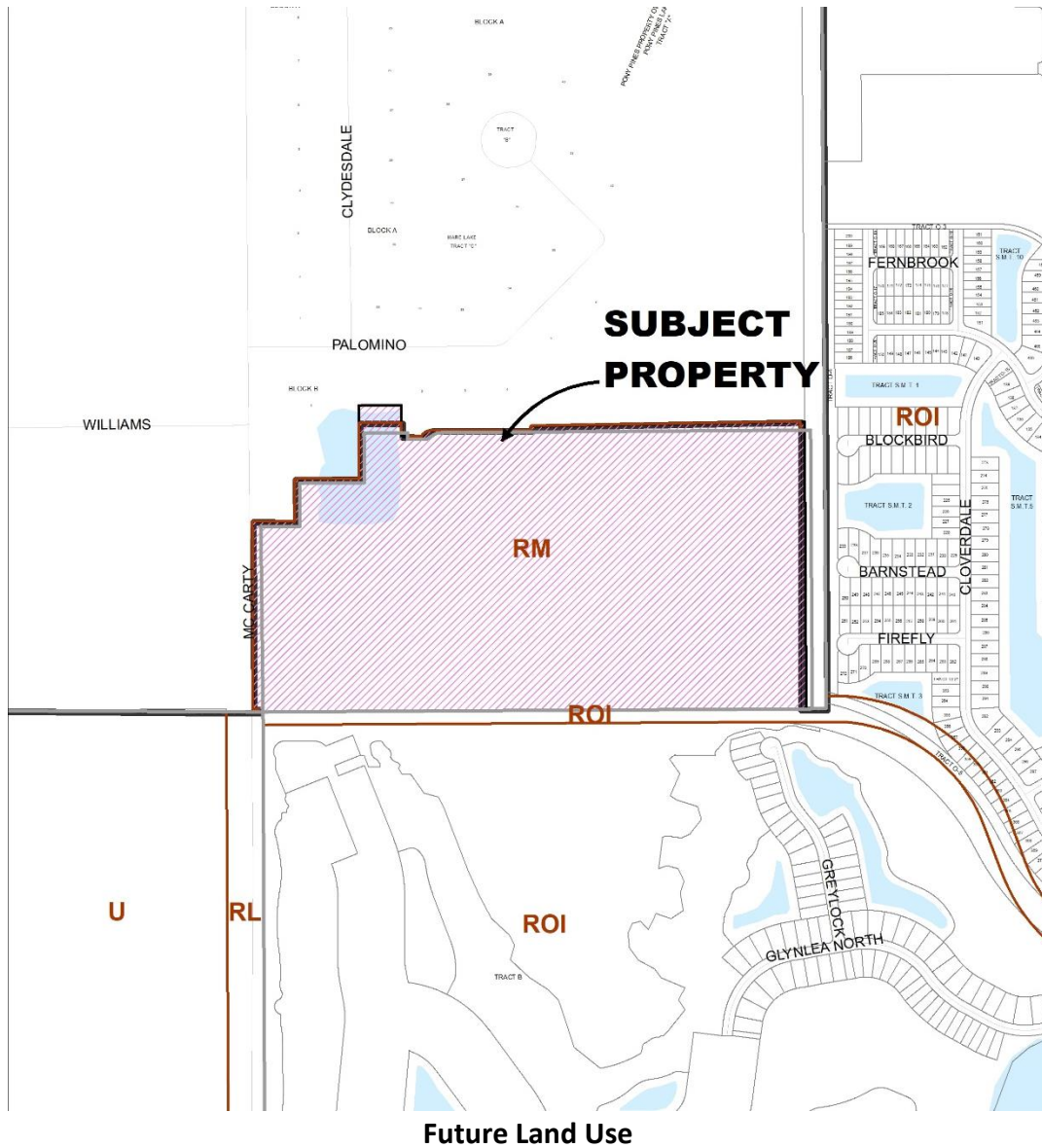
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	Pony Pines
South	ROI	PUD	PUD Development
East	ROI	PUD	PUD Development
West	SLC	SLC	Vacant land

PUD- Planned Unit Development, ROI- Residential, Office, Institutional, SLC- Saint Lucie County



Zoning Map



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

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.

STAFF 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:

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

Planning and Zoning Board Action Options:

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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.