



McCarty Road PUD Amendment No. 1
P24-179

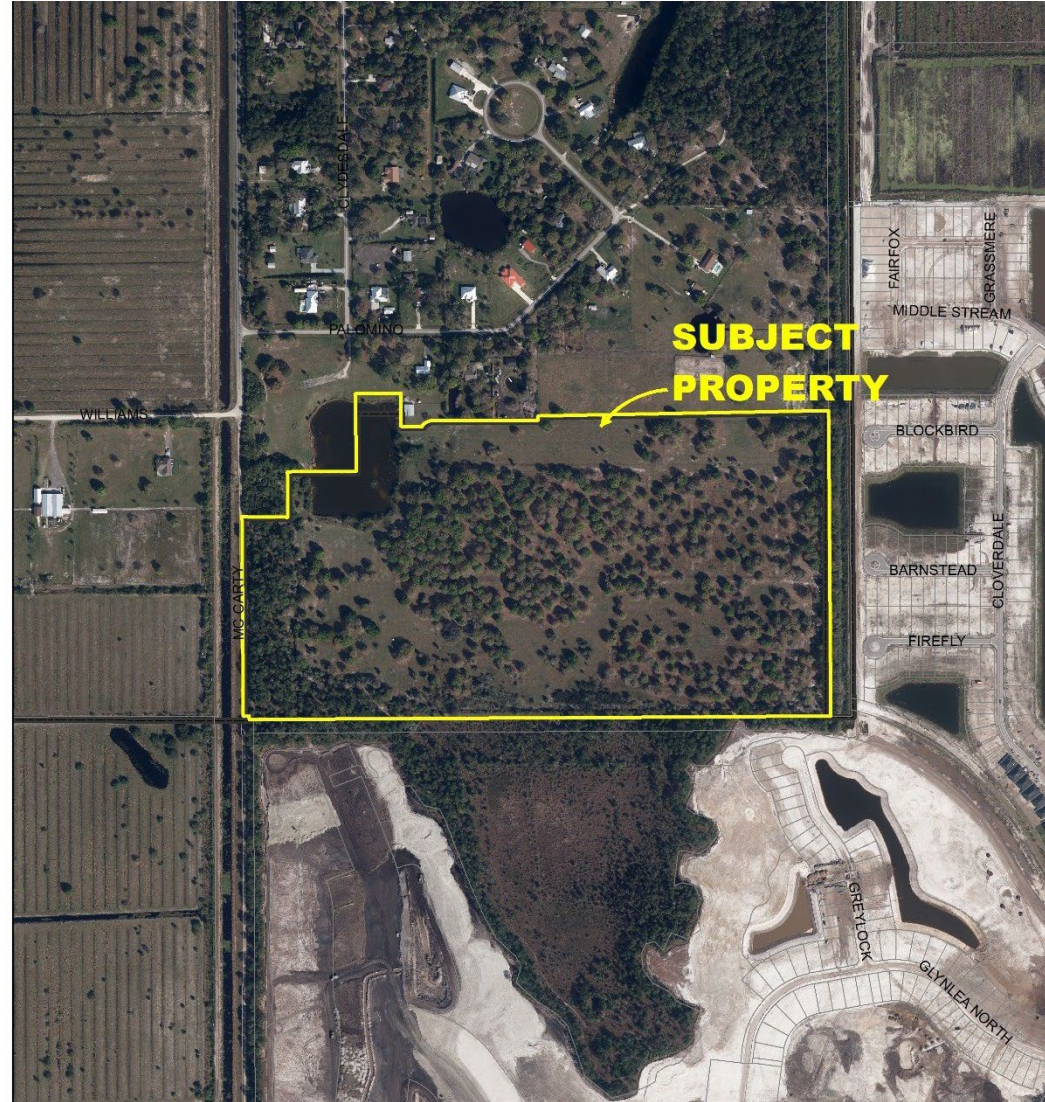
City Council Meetings
May 26, 2026 and June 8, 2026

Request Summary

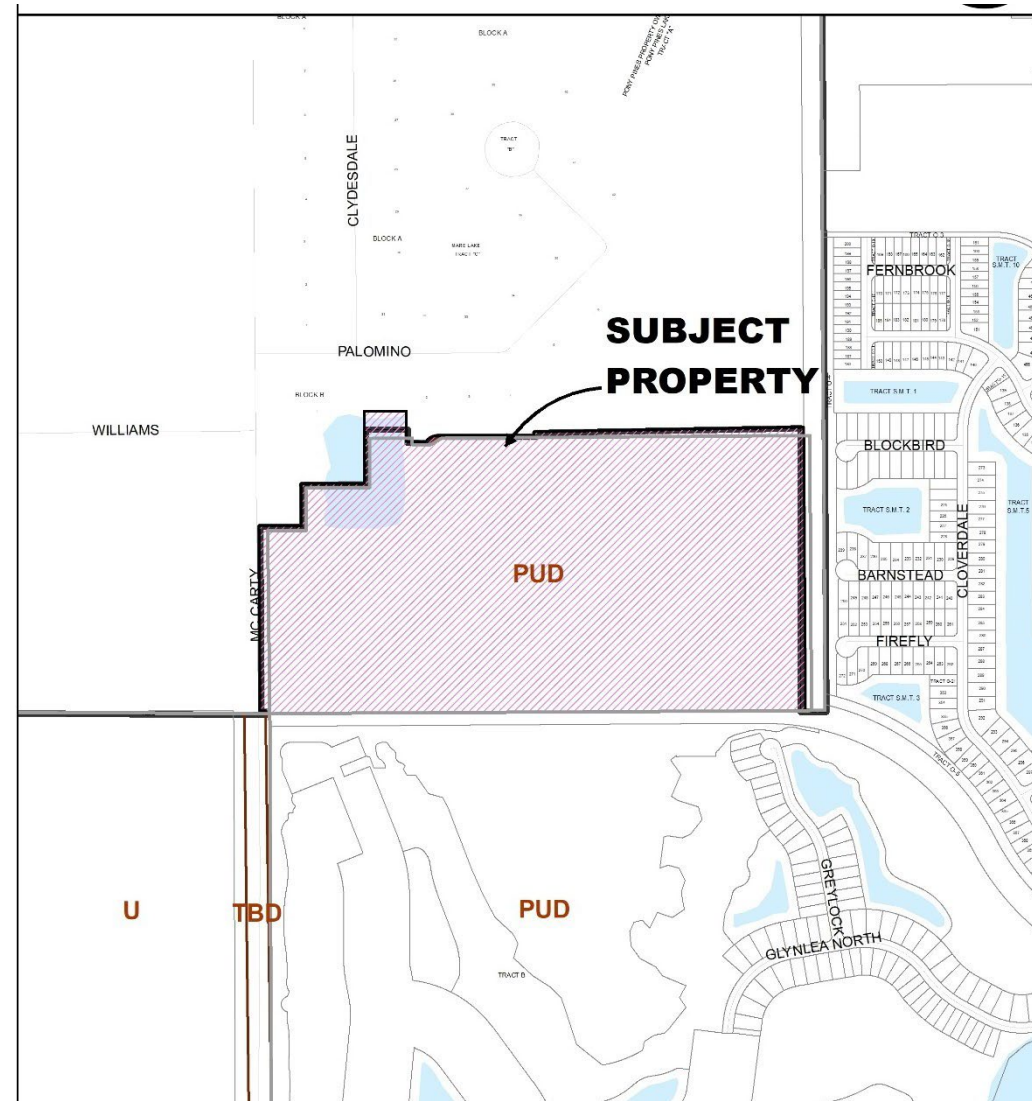
Owner:	McCarty Road, LLC
Applicant:	Lucido and Associates
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Request:	A request to amend the McCarty Road PUD



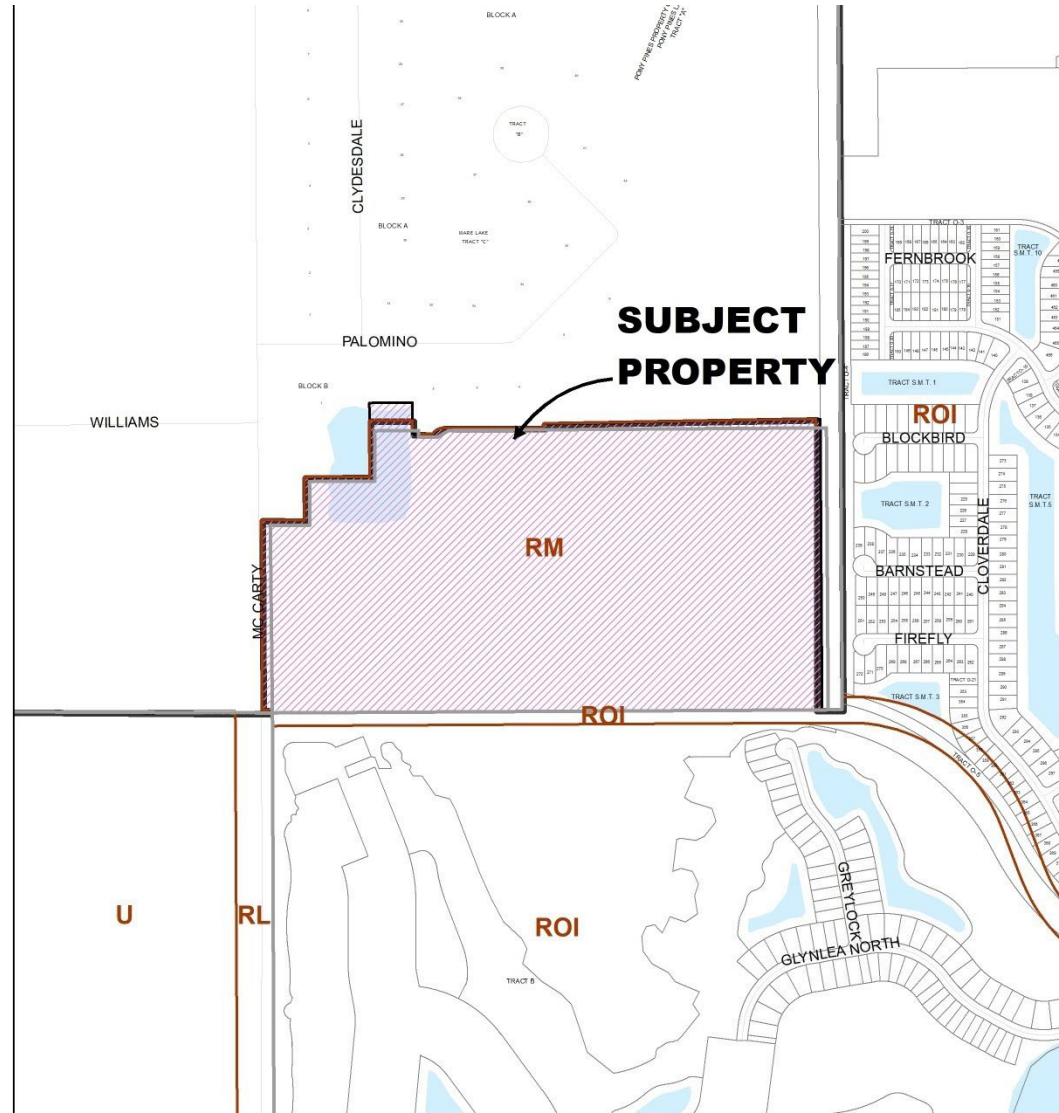
Location Map



Zoning



Future Land Use Map



Project Background

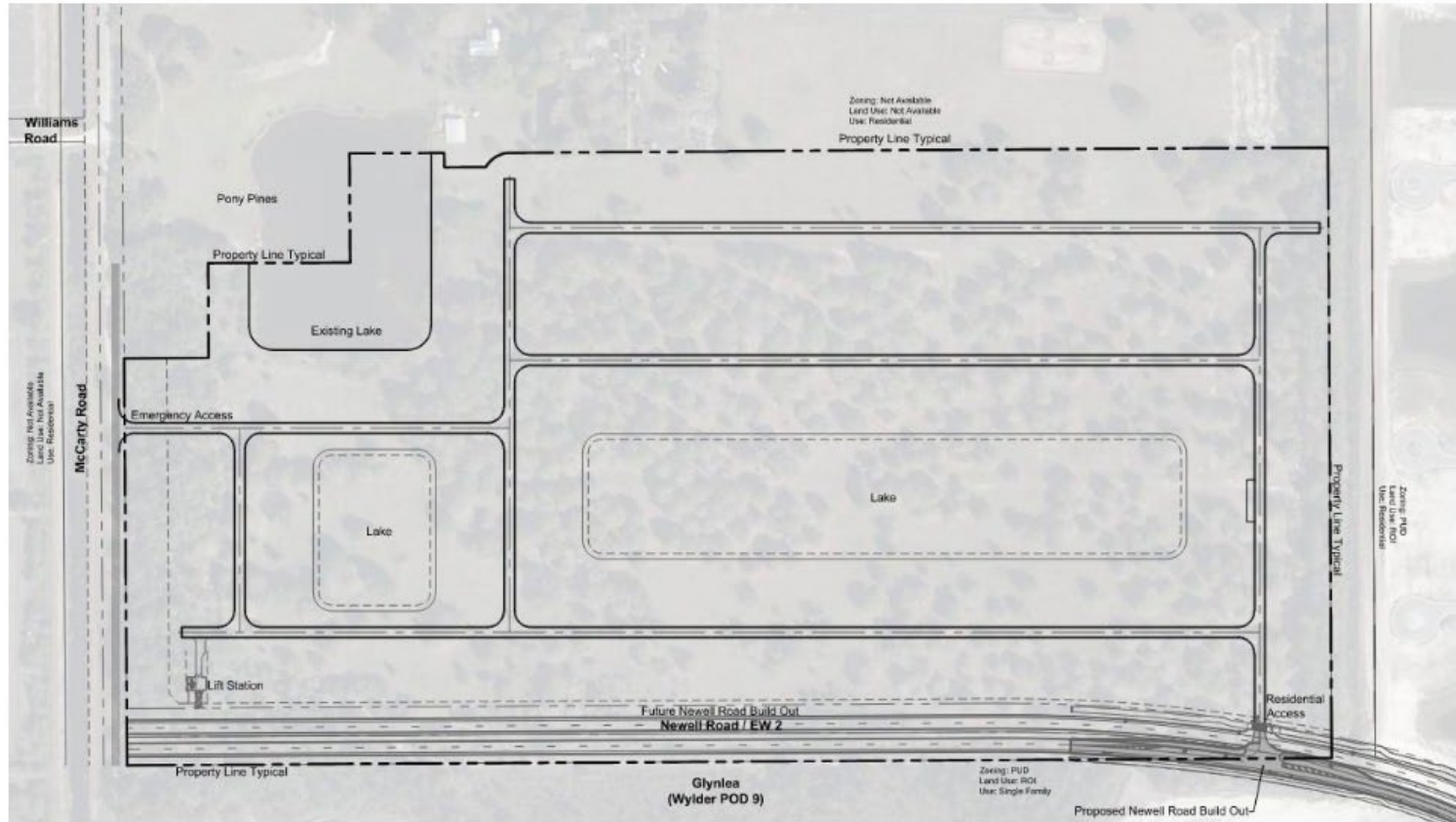
- The McCarty Road PUD is approximately 72.02 acres in size. The PUD was approved in October 2009.
- The McCarty Road PUD is approved for multi-family development.



Proposed Project

- This application is the first amendment to the PUD.
- Revise the project name from McCarty Road PUD to the Meadows.
- Change the permitted uses from townhomes to single-family dwelling units and reduce the number of units from 530 multifamily units to 321 single family units.
- It updates the concept plan, updates the transportation improvements and other miscellaneous changes.

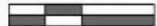




Site Data

Future Land Use:	RM
Zoning:	PUD
Total Area:	72.02 ac.
Residential	51.93 ac.
Right of Ways	7.85 ac.
Lakes	12.24 ac.

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



The Meadows - PUD

Port St. Lucie, Florida



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.



Traffic Improvements

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 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 ($\pm 281,818$ square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD 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.

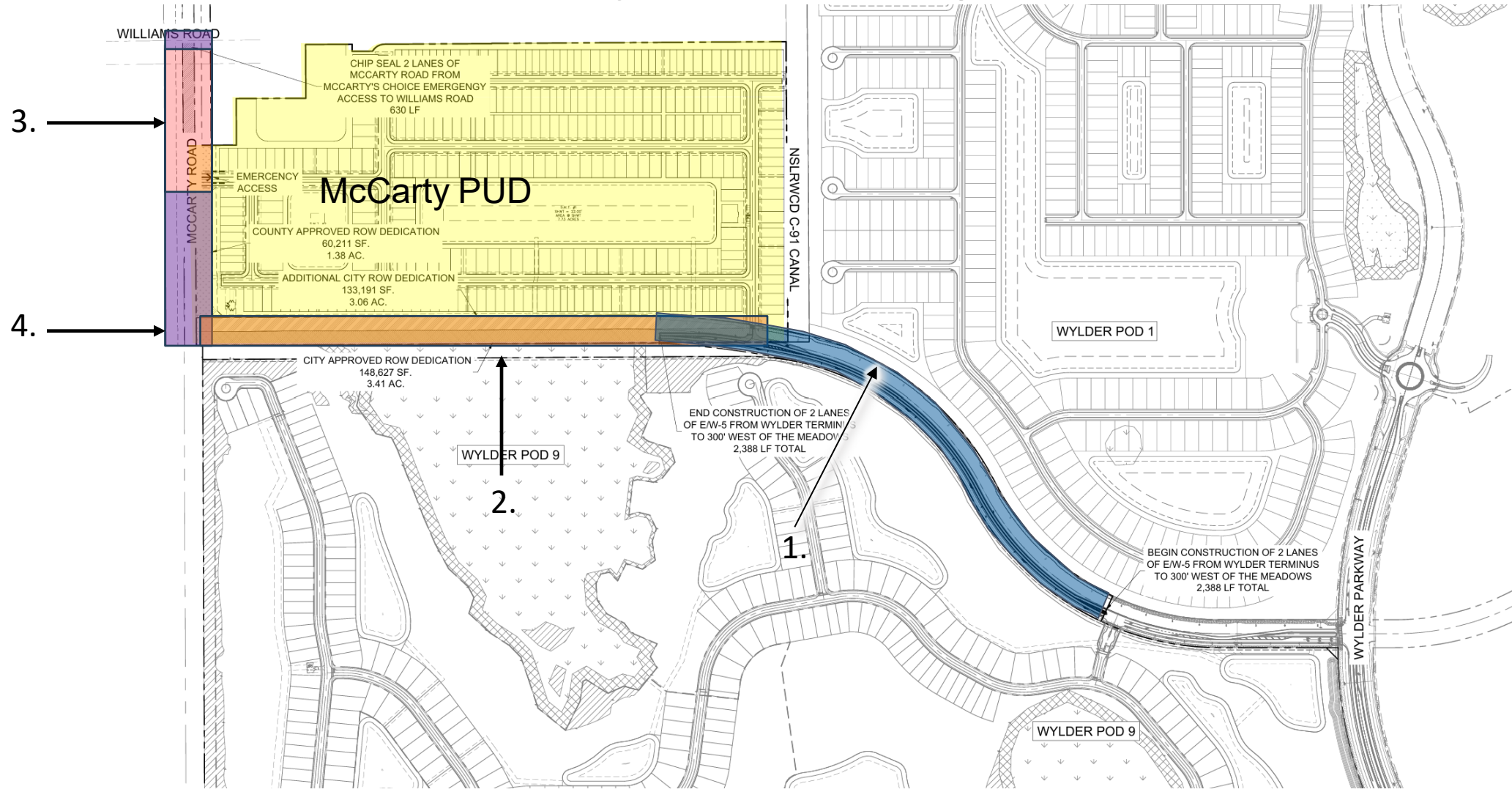


Traffic Improvements

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, prior to the issuance of the 100th residential plot permit for the Property;
4. Convey to St. Lucie County 70 feet of right-of-way ($\pm 60,211$ square feet/1.38 acres) along McCarty Road extending along the entirety of The Property's western property line, 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.



Proposed Project



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 Board recommended approval of the proposed PUD rezoning at the May 5, 2026, public hearing.

