

# FARRELL COMMUNITIES



CITY COMMISSION  
01/16/24

# SUBJECT REQUEST

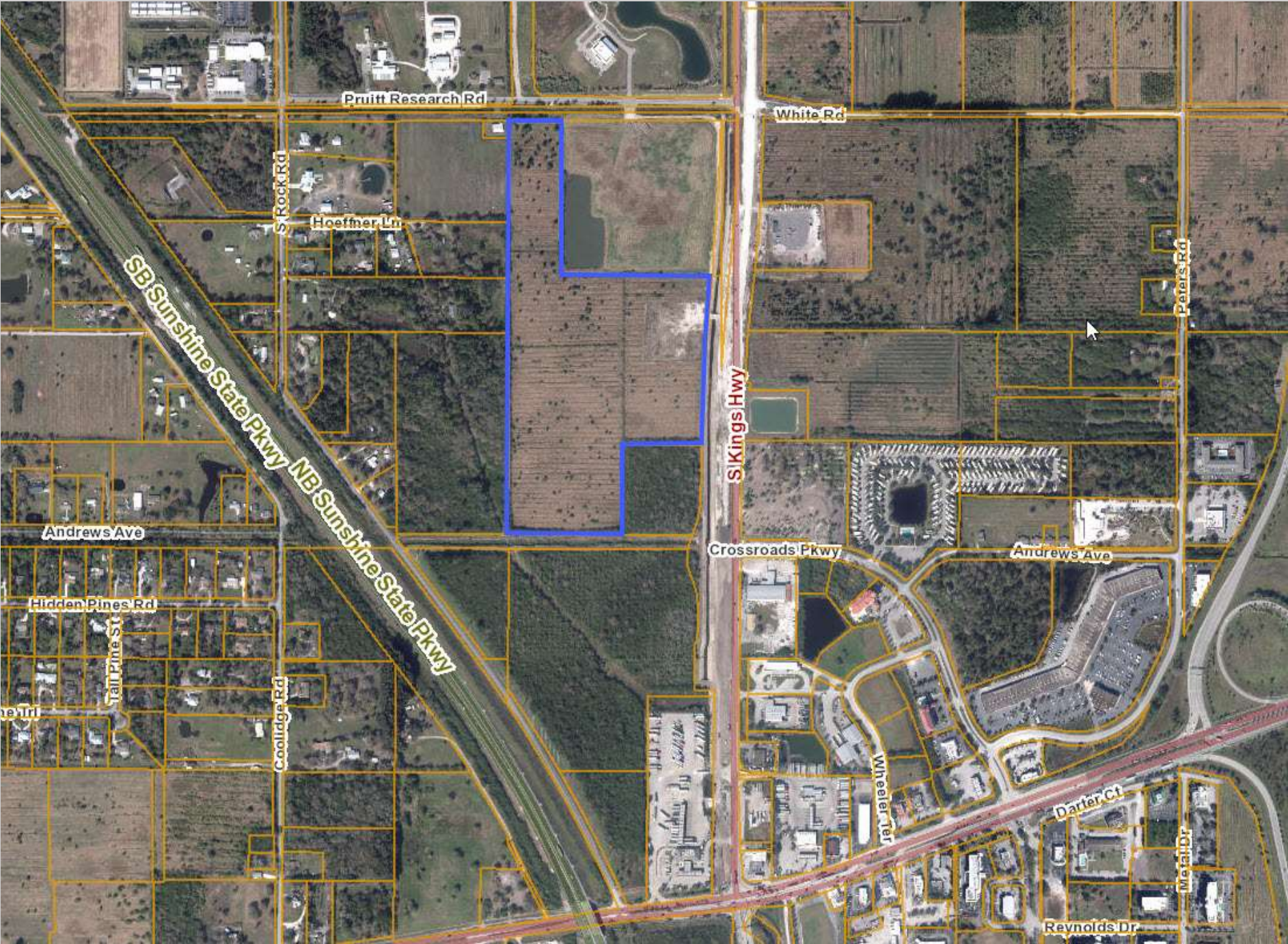
- Applicant: Farrell Companies
- Requests:
  - Site Plan Approval
  - Conditional Use Approval to allow for Innovative Residential Development
  - Design Review

# FARRELL

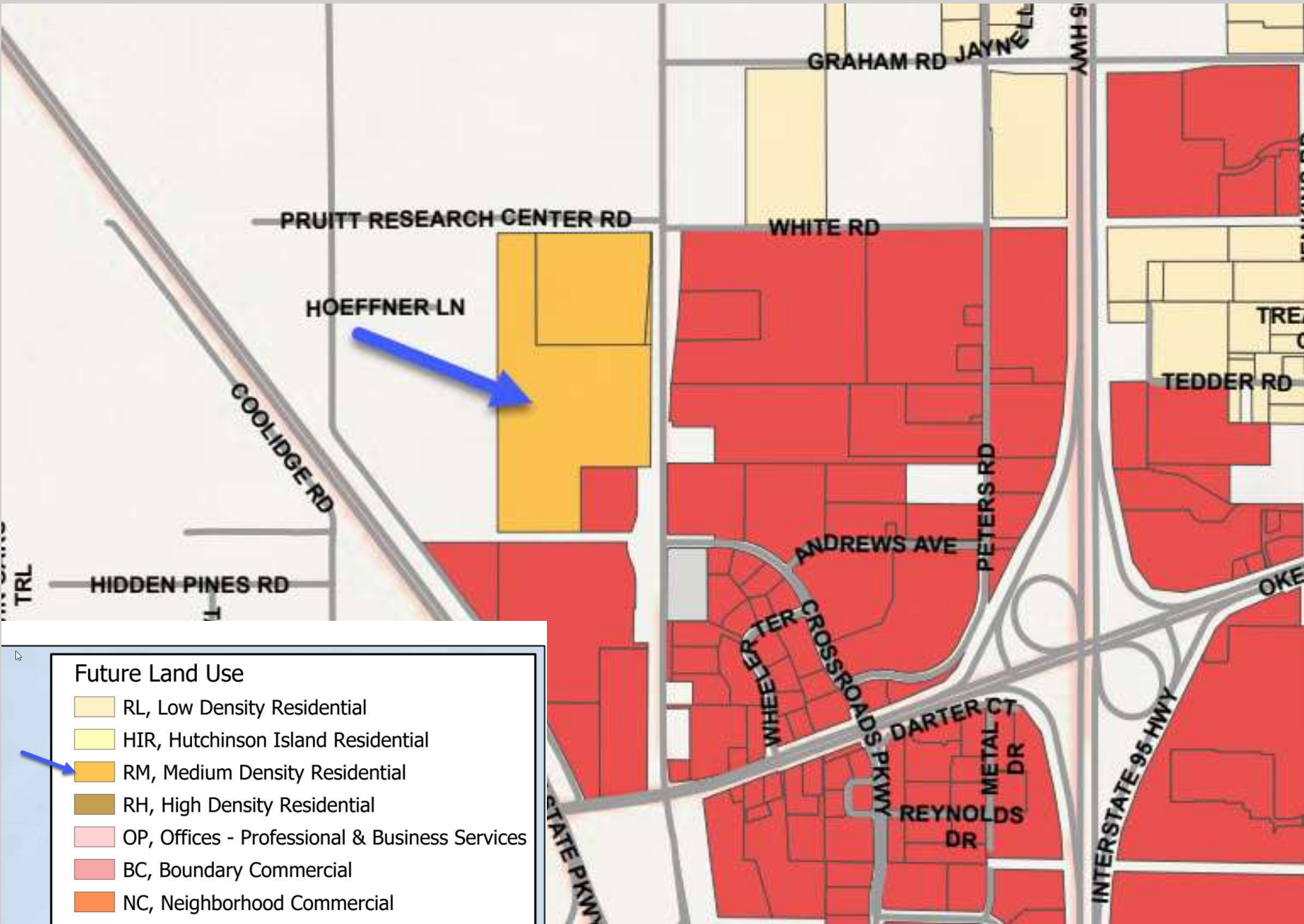
COMPANIES



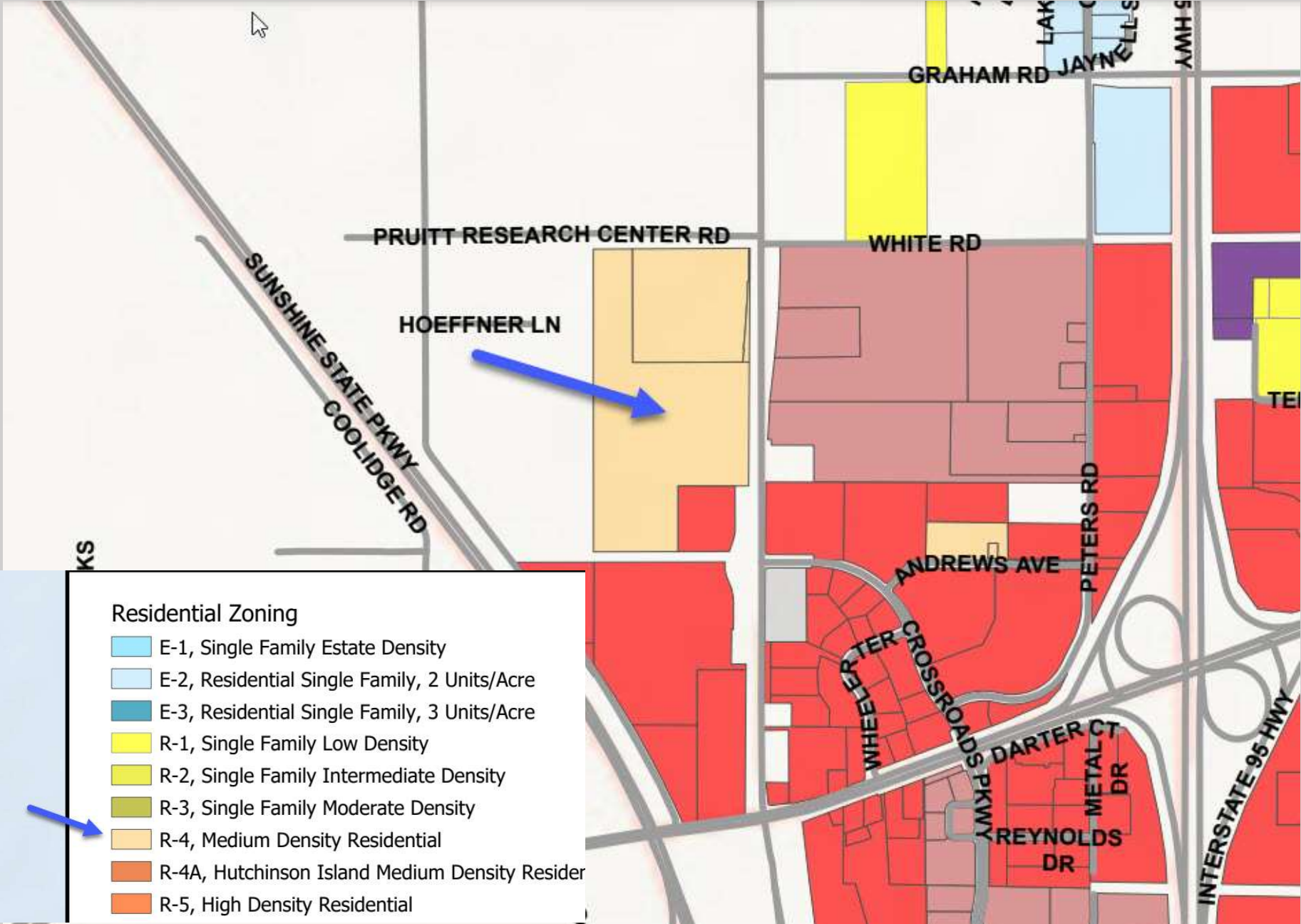
# PROPERTY



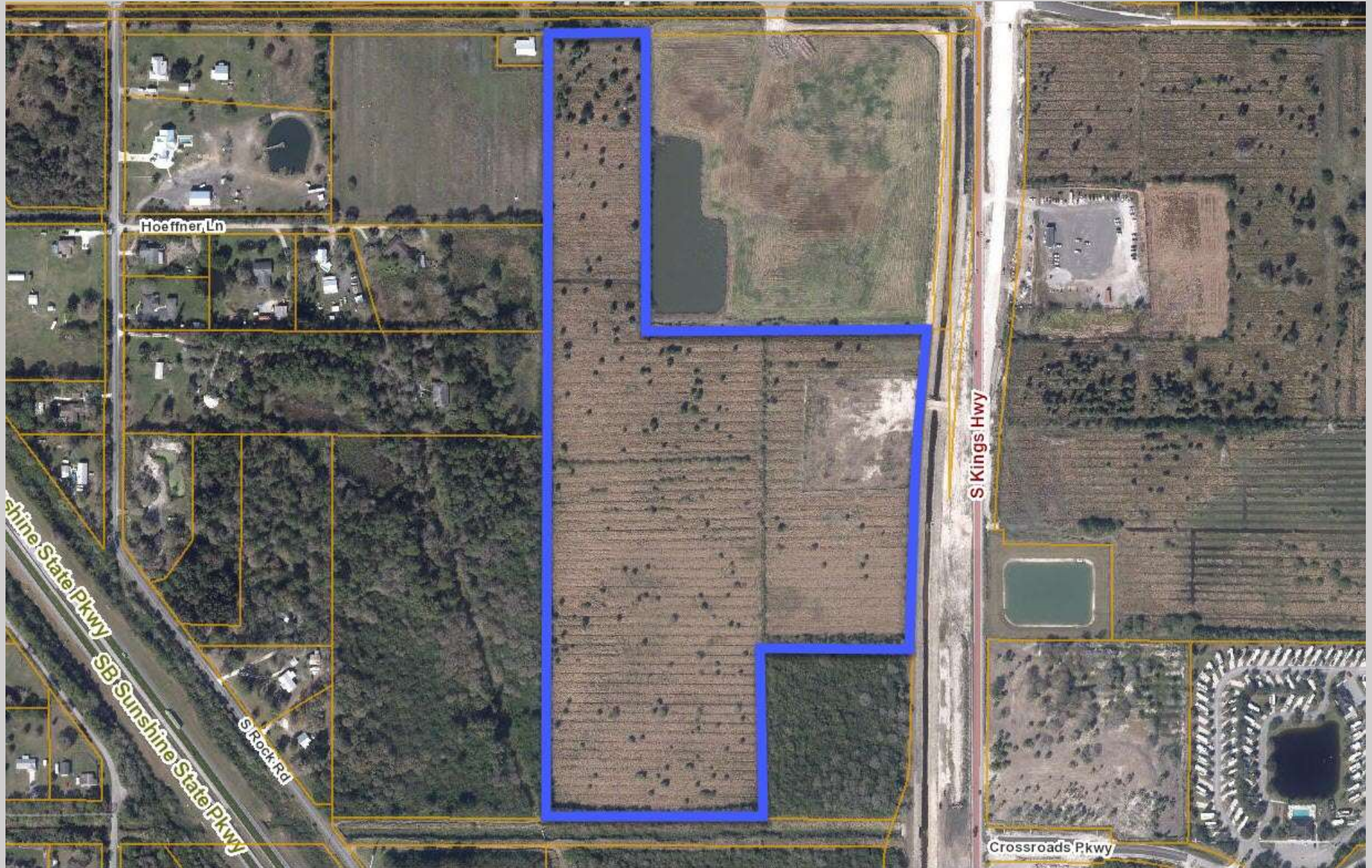
# PROPERTY (FLU)



# PROPERTY (ZONING)



# ADJACENT PROPERTIES



# ADJACENT PROPERTIES (FLU)

The screenshot displays a web-based GIS application titled "Land Use Viewer" from "St Lucie GIS". The interface includes a search bar at the top with the placeholder text "> Address or Parcel ID(no dashes)". On the left side, there is a "Layer List" panel with the following items:

- CPUB, Conservation Public
- P/F, Public Facilities
- H, Historic
- IND, Industrial
- MXD, Mixed Use
- R/C, Residential/Conservation, 1 du/5 ac
- RE, Residential Estate, 1 du/ac
- RS, Residential Suburban, 2 du/ac
- RU, Residential Urban, 5 du/ac
- RM, Residential Medium, 9 du/ac
- RH, Residential High, 15 du/ac
- ROW, Right of Way
- SPIS, Spoil Island
- SUBM, Submerged
- SD, Special District

The main map area shows an aerial view with various land use zones outlined in green. A large parcel in the center is labeled "RU". Other labels visible on the map include "RE" and "RS". A popup window on the right side provides details for a specific parcel:

**Parcels: FARRELL COMMUNITIES FORT PIERCE OWNER LLC**

Parcel ID	232350100020000
Owner 1	FARRELL COMMUNITIES FORT PIERCE OWNER LLC,
Owner 2	.
Address	PO Box 14
City	Bridgehampton
State	NY
Zip	11932
Site Address	2535 S KINGS HWY
WebLink	<a href="#">More info</a>

At the bottom of the popup, there is a "Zoom to" button and three dots. The bottom of the application features a toolbar with icons for navigation and map manipulation. A scale bar in the bottom left corner indicates "400ft".

# ADJACENT PROPERTIES (ZONING)

**Land Use Viewer** St Lucie GIS

Address or Parcel ID(no dashes)

**Layer List**

- Urban Service Boundary
- Zip Codes
- Zoning
  - AG-2.5, Agricultural, 1 du/2.5 ac
  - AG-1, Agricultural, 1 du/ac
  - AG-5, Agricultural, 1 du/5 ac
  - AR-1, Agricultural Residential, 1 du/ac
  - CG, Commercial General
  - CN, Commercial Neighborhood
  - CO, Commercial Office
  - CR, Commercial Resort
  - CPUB, Conservation Public
  - HIRD, Hutchinson Island Residential Dist

**Parcels: FARRELL COMMUNITIES FORT PIERCE OWNER LLC**

Parcel ID 232350100020000  
Owner 1 FARRELL COMMUNITIES FORT PIERCE OWNER LLC,  
Owner 2 ,  
Address PO Box 14  
City Bridgehampton  
State NY  
Zip 11932  
Site Address 2535 S KINGS HWY  
WebLink [More info](#)

[Zoom to](#) ...

loading... 400ft

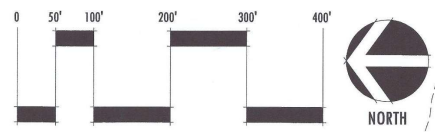
St. Lucie

# SITE PLAN

## FARRELL COMMUNITIES

Fort Pierce

### Illustrative Master Plan



PRUITT RESEARCH CENTER ROAD



TURN-AROUND SPACE  
6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE  
TURN-AROUND SPACE  
TURN-AROUND SPACE  
20' LANDSCAPE BUFFER

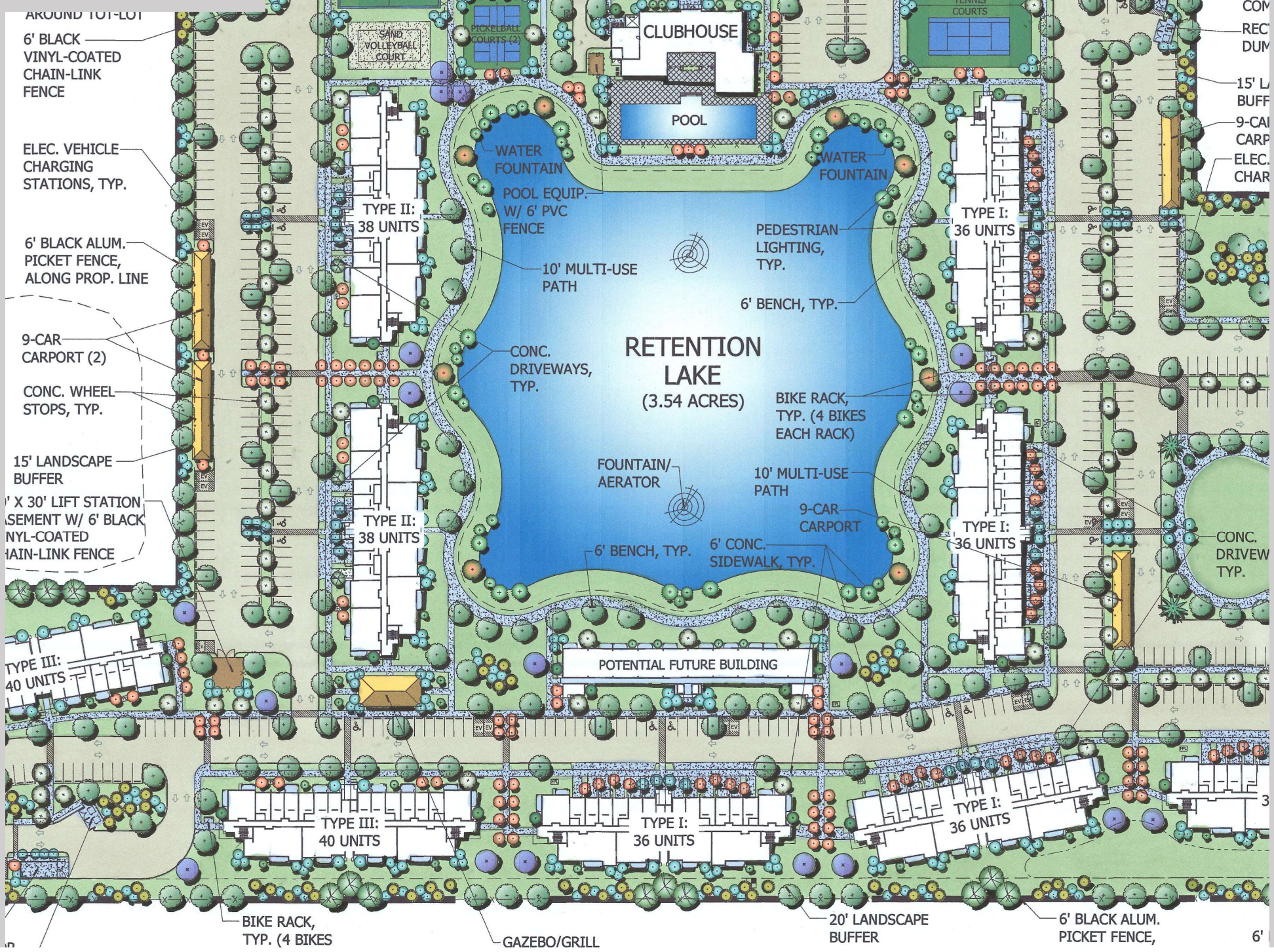
# SITE PLAN



# SITE PLAN



# SITE PLAN



AROUND TOT-LOT

6' BLACK VINYL-COATED CHAIN-LINK FENCE

ELEC. VEHICLE CHARGING STATIONS, TYP.

6' BLACK ALUM. PICKET FENCE, ALONG PROP. LINE

9-CAR CARPORT (2)

CONC. WHEEL STOPS, TYP.

15' LANDSCAPE BUFFER

15' X 30' LIFT STATION ASSESSMENT W/ 6' BLACK VINYL-COATED CHAIN-LINK FENCE

TYPE III: 40 UNITS

BASKETBALL COURT

SAND VOLLEYBALL COURT

PICKLEBALL COURTS (2)

CLUBHOUSE

POOL

TENNIS COURTS

WATER FOUNTAIN

WATER FOUNTAIN

TYPE II: 38 UNITS

TYPE I: 36 UNITS

POOL EQUIP. W/ 6' PVC FENCE

PEDESTRIAN LIGHTING, TYP.

10' MULTI-USE PATH

6' BENCH, TYP.

RETENTION LAKE (3.54 ACRES)

CONC. DRIVEWAYS, TYP.

BIKE RACK, TYP. (4 BIKES EACH RACK)

FOUNTAIN/AERATOR

10' MULTI-USE PATH

9-CAR CARPORT

TYPE I: 36 UNITS

6' BENCH, TYP.

6' CONC. SIDEWALK, TYP.

POTENTIAL FUTURE BUILDING

CONC. DRIVEWAY TYP.

TYPE III: 40 UNITS

TYPE I: 36 UNITS

TYPE I: 36 UNITS

BIKE RACK, TYP. (4 BIKES)

GAZEBO/GRILL

20' LANDSCAPE BUFFER

6' BLACK ALUM. PICKET FENCE,

6'

DOG PARK

(WA

TRA COM REC DUM

15' L BUFF 9-CAR CARP ELEC. CHAR

# SITE PLAN

ELEC. VEHICLE CHARGING STATIONS, TYP.

FENCE, ALONG PROP. LINE

TYPE I:  
36 UNITS

POTENTIAL FUTURE BUILDING

TYPE I:  
36 UNITS

CENTRAL PARK

CONC. WHEEL STOPS, TYP.

TYPE I:  
36 UNITS

CONC. DRIVEWAYS, TYP.

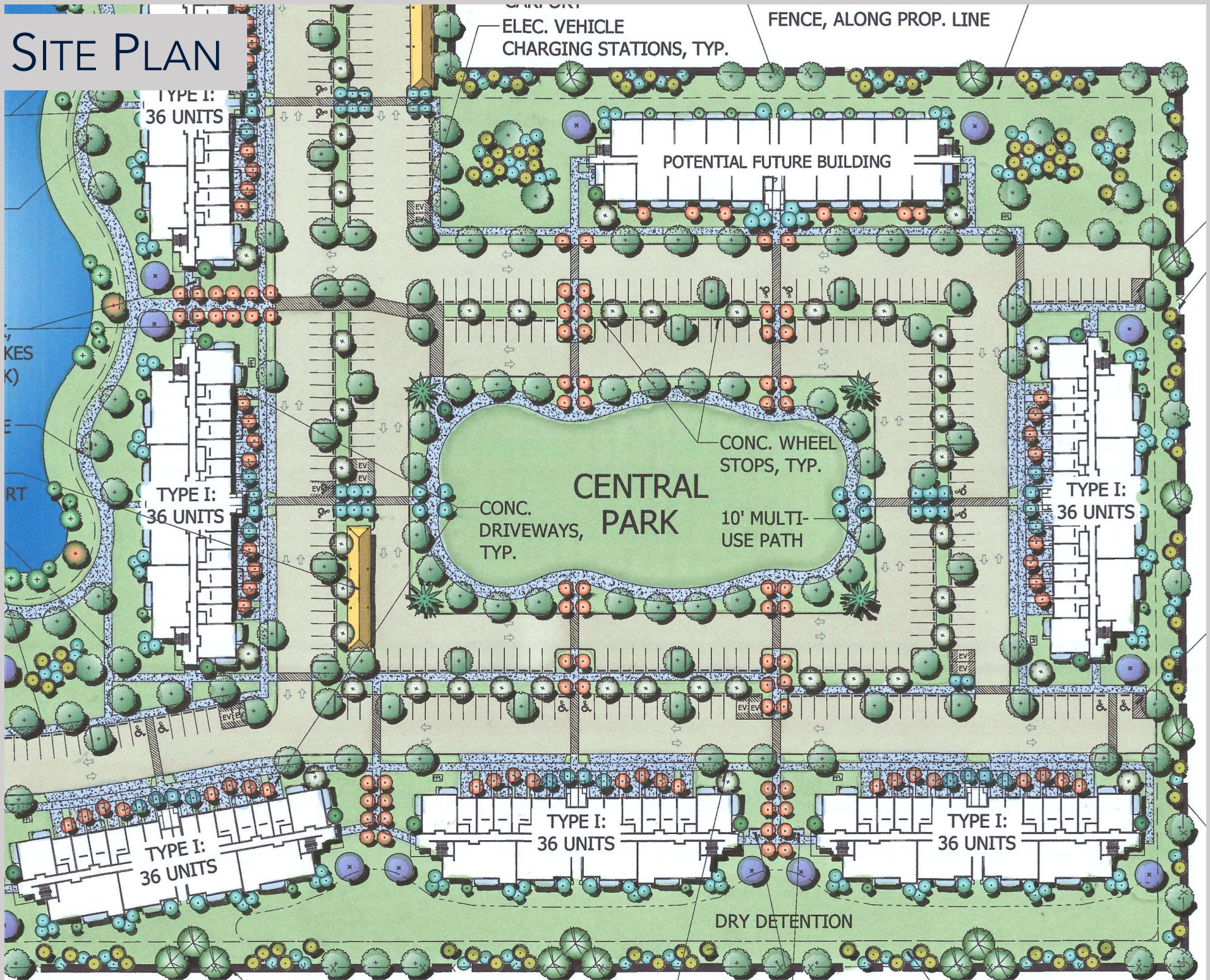
10' MULTI-USE PATH

TYPE I:  
36 UNITS

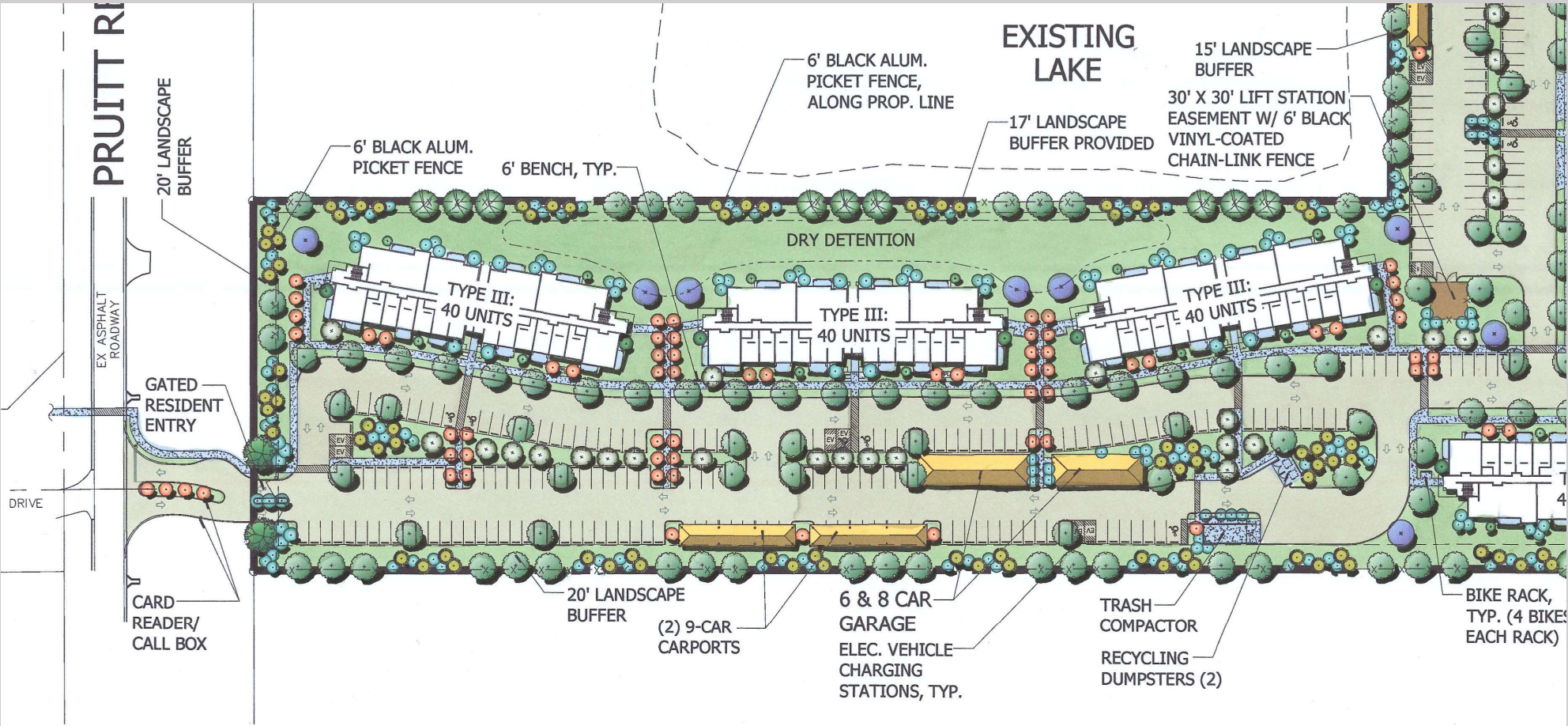
TYPE I:  
36 UNITS

TYPE I:  
36 UNITS

DRY DETENTION



# SITE PLAN



# ARCHITECTURE (RESIDENTIAL BUILDING - 36 UNIT)



FRONT ELEVATION

ALL WINDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT  
GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

# ARCHITECTURE (RESIDENTIAL BUILDING - 36 UNIT)



LEFT SIDE ELEVATION

SCALE: 3/32"=1'-0"

## MATERIAL & PAINT LEGEND

A		UNITED STONE SUPPLY LEDGESTONE COLLECTION 6" X 24" OYSTER GREY PORCELAIN STONE ALL SIDES WITH SCHLUTER STRIPS AT ALL CORNERS
B		PREFAB. ALUMINIUM AWNING WITH TIE BACK & BRACKET SW 7020
C		30" TALL STEP PROFILE POLYSTYRENE BAND WITH MESH & STUCCO@ TOP OF MAIN & REAR ENTRY ROOF FEATURE SW 7020
D		2" X 8" POLYSTYRENE BAND WITH MESH & STUCCO SW 7020 BLACK FOX ( DARK GRAY )
E		SW 7757- HIGH REFLECTIVE WHITE ( WHITE )

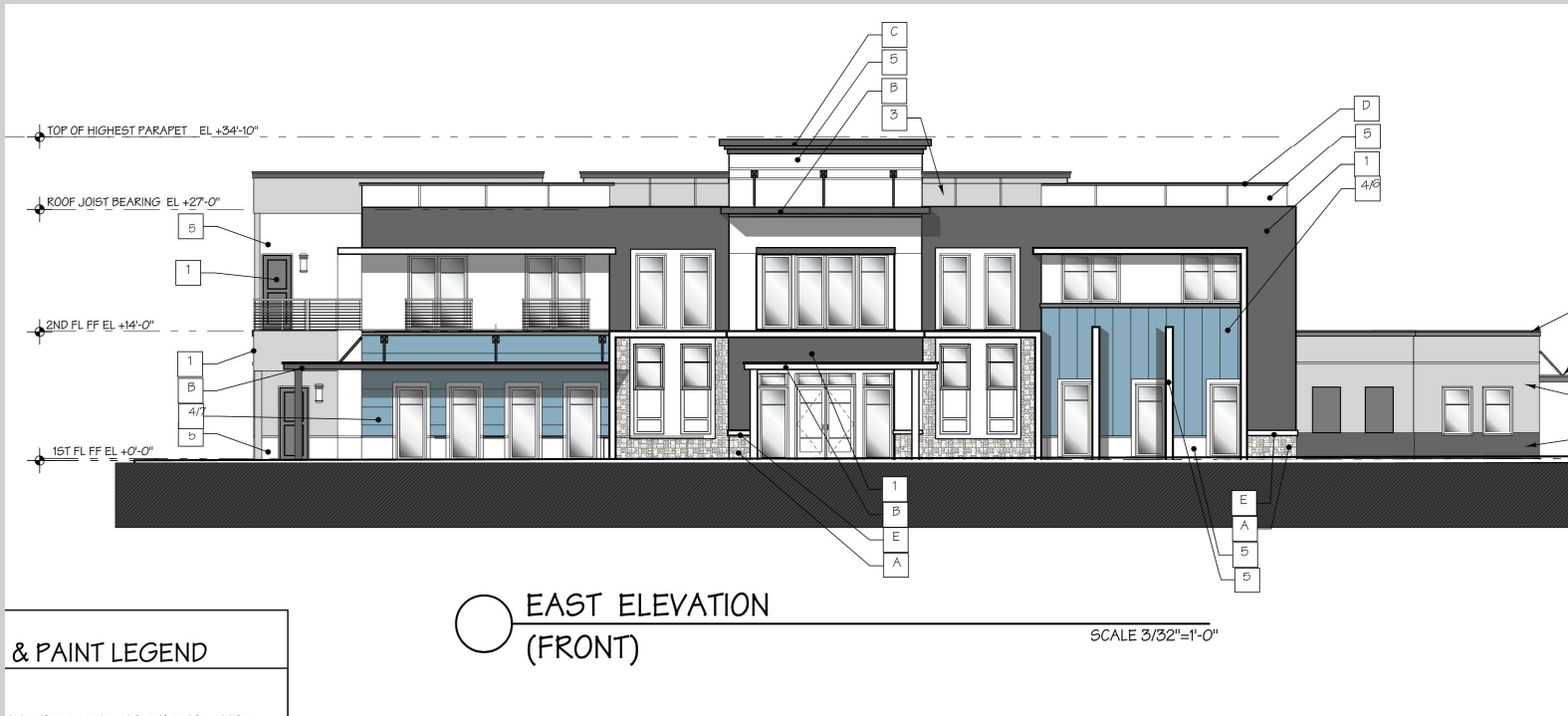
### PAINTED STUCCO

1		SW 7069 IRON ORE ( DARK GRAY )
2		SW 7020 BLACK FOX ( DARK GRAY )
3		SW 7019-GAUNTLET GRAY- ( DARK GRAY )
4		SW 7016-mindful GRAY- ( MEDIUM GRAY )
5		SW 9147 favorite jeans -- ( BLUE )
6		SW 7757- HIGH REFLECTIVE WHITE ( WHITE )
7		SW 6128- BLONDE ( DARK BUFF )
8		SIMULATED HORIZONTAL PANELS PAINTED STUCCO W/ 3/4" SQUARE CUT STUCCO JOINTS SW 7016-mindful GRAY- ( MEDIUM GRAY )

#### \*\*\*NOTE

- ALL CHANGE OF COLOR ON SAME WALL PLANE
- REQUIRE PVC STUCCO CONTROL JOINTS FOR COLOR BREAK

# ARCHITECTURE (CLUBHOUSE) - PREVIOUS

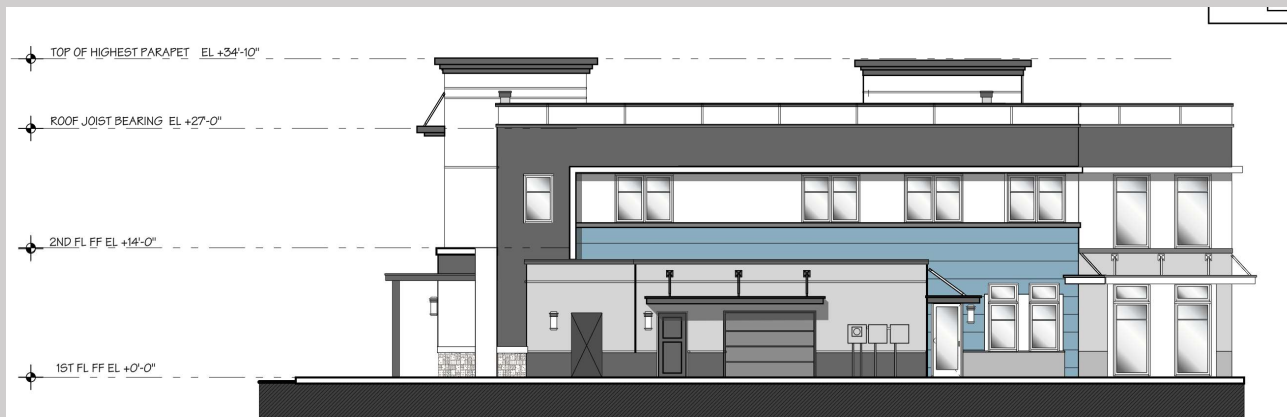


# ARCHITECTURE (CLUBHOUSE) - PREVIOUS



○ WEST SIDE ELEVATION  
(REAR)

SCALE 3/32"=1'-0"



○ NORTH ELEVATION  
(RIGHT)

SCALE 3/32"=1'-0"

# ARCHITECTURE (CLUBHOUSE) - CURRENT



○ EAST ELEVATION  
(FRONT)

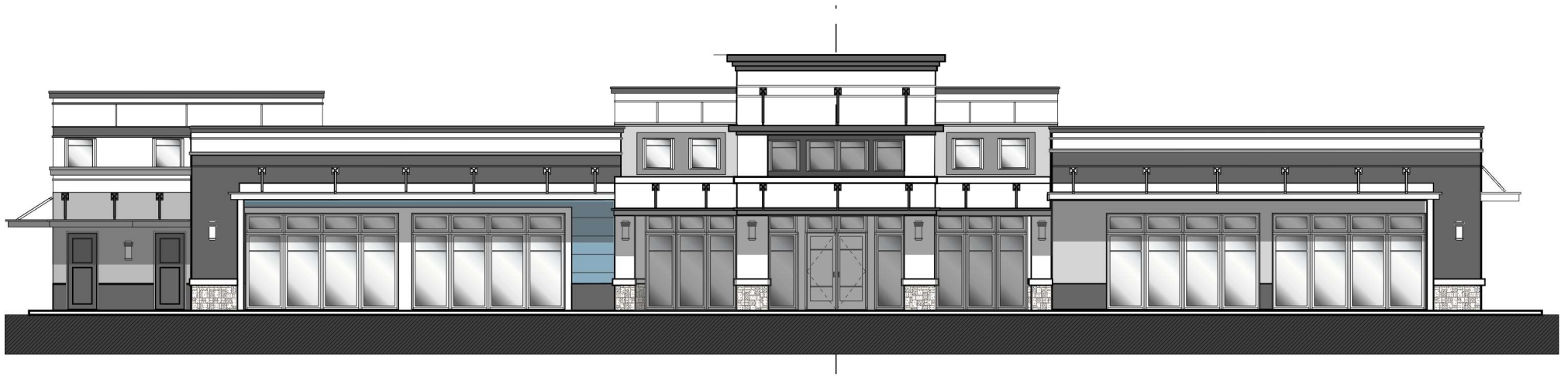
SCALE 3/32"=1'-0"



○ SOUTH ELEVATION  
(LEFT)

SCALE 3/32"=1'-0"

# ARCHITECTURE (CLUBHOUSE) - CURRENT



○ WEST SIDE ELEVATION  
(REAR)

SCALE 3/32"=1'-0"



○ NORTH ELEVATION  
(RIGHT)

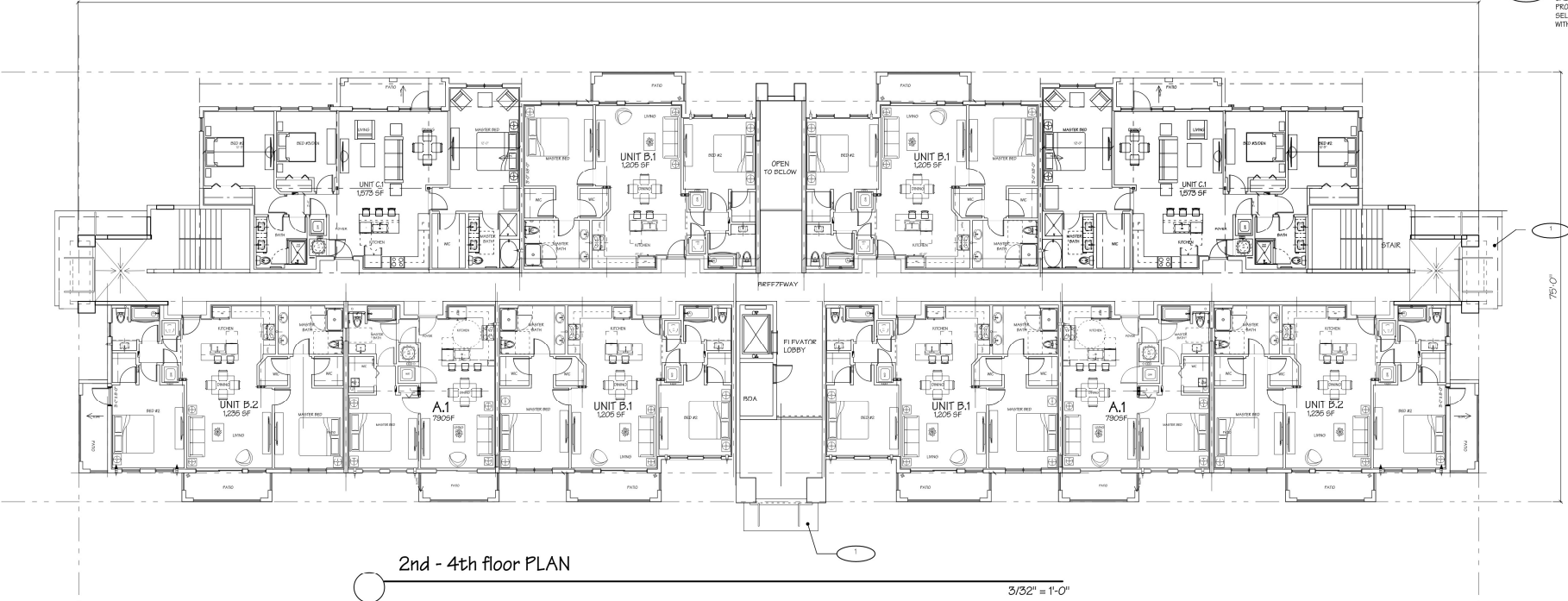
SCALE 3/32"=1'-0"

# RENDERING (RESIDENTIAL BUILDING)



# FLOOR PLAN (RESIDENTIAL)

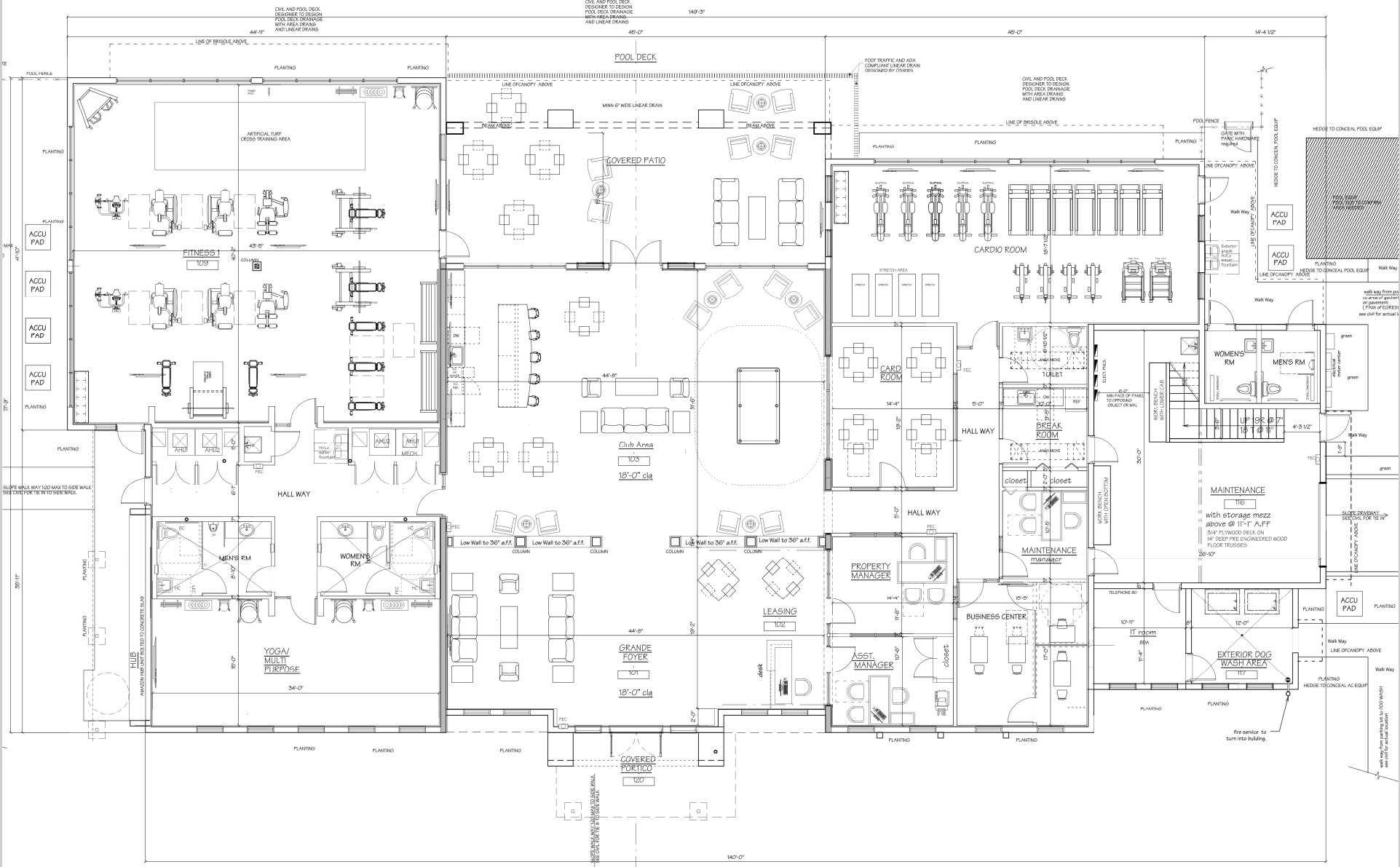
PROVIDE FINISH & SELECTION, GUTT WITH 3" DOWN SLOPE



TYPE I: 36 UNIT BUILDING  
 4 Story Building  
 total gross area = 58,082sqft

TYPE I: 36 UNIT BUILDING	
UNIT TYPE	QTY.
A1- 1 BED - 790 SQFT	8
B1- 2 BED- 1,205 SQFT	14
B2- 2 BED- 1,235 SQFT	6
C1- 3 BED- 1,573 SQFT	8
<b>TOTAL</b>	<b>36</b>
<b>GARAGE</b>	<b>12</b>

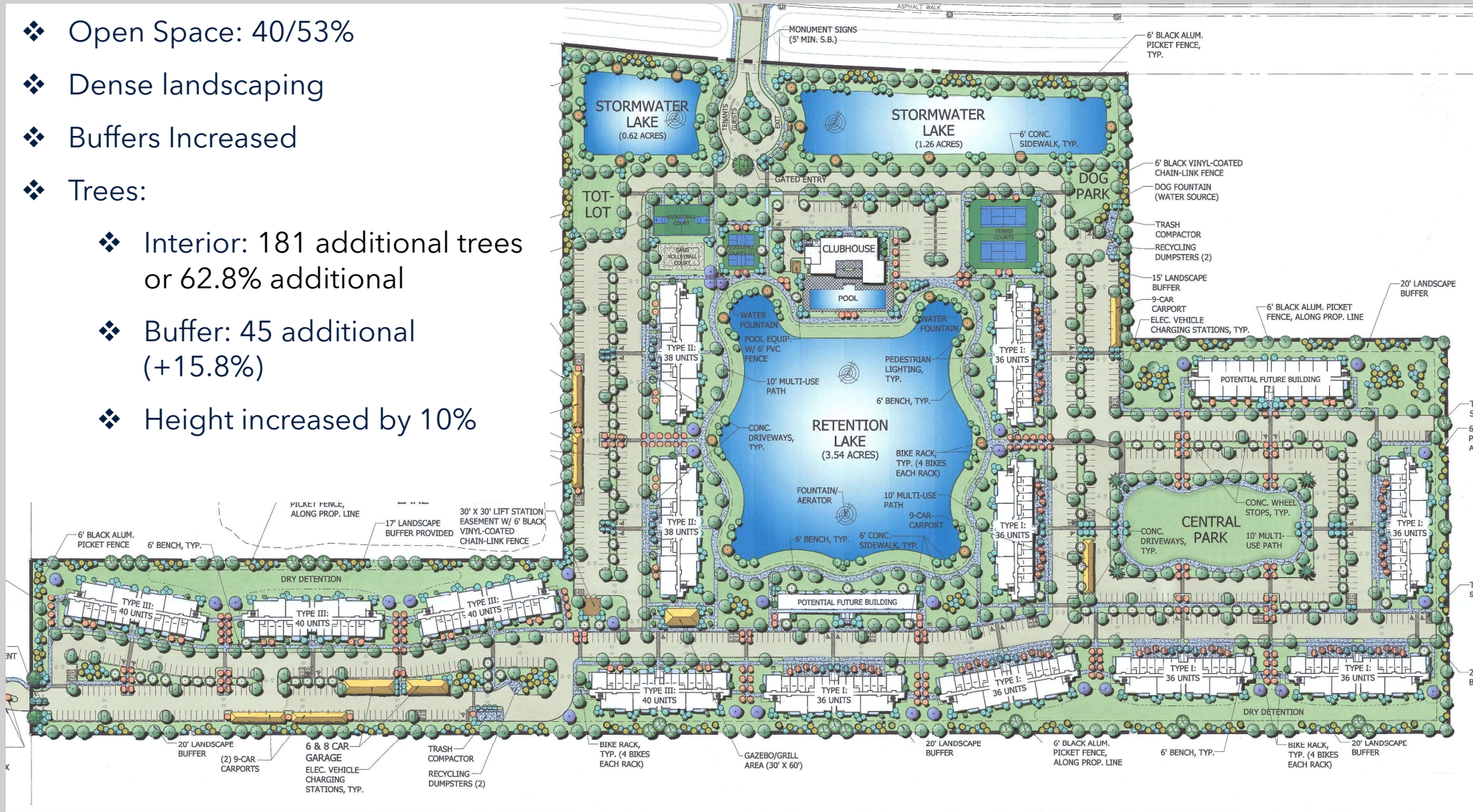
# FLOOR PLAN (CLUBHOUSE)



**FLOOR PLAN**  
 1st-Interior Area = 8,997 Sqft  
 1st rear patio = 755 sqft  
 3/16" = 1'-0"

# LANDSCAPING

- ❖ Open Space: 40/53%
- ❖ Dense landscaping
- ❖ Buffers Increased
- ❖ Trees:
  - ❖ Interior: 181 additional trees or 62.8% additional
  - ❖ Buffer: 45 additional (+15.8%)
  - ❖ Height increased by 10%





# ARCHITECTURE (POTENTIAL FUTURE BUILDINGS)



FRONT ELEVATION

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"





Thank You

**FARRELL**  
COMPANIES

# ARCHITECTURE (RESIDENTIAL BUILDINGS - 38/40 UNIT)



FRONT ELEVATION

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT  
GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"



FRONT ELEVATION

ALL INDOWS AND DOORS SHOWN ON ELEVATIONS ARE TO BE IMPACT  
GLAZING WITH LOW-E COATING AND WHITE FRAMES

ALL BALCONY RAILINGS TO BE BLACK ALUMINUM

SCALE: 3/32"=1'-0"