SITE PLAN APPLICATION, CONDITIONAL USE, DESIGN REVIEW
THE CARLTON OF FORT PIERCE

PROJECT NARRATIVE
~~July 8, 2026~~ August 10, 2026

REQUEST SUMMARY

A request by Farrell Communities Fort Pierce Owner LLC (the "Applicant") for approval of the following applications to allow the construction of a 488-unit multifamily residential apartment community(the "Project") on a 40.77-acre property located on the west side of Kings Highway approximately 0.6 miles north of Okeechobee Road (the "Property"):

- Site Plan approval
- Conditional Use approval to allow for Innovative Community Development

PROPERTY BACKGROUND

The Property is currently vacant and to the best knowledge of the applicant has never been developed. The Property was previously used for agricultural purposes and is currently being used for cattle grazing.

ADJACENT PROPERTIES

The existing uses, future land use and zoning of the adjacent properties are noted below:

	Existing Use	**Future Land Use**	**Zoning**
N	Treasure Coast Research Park	SD – Special District (County)	PNRD – Planned Non-Residential Development (County)
NE	Hunt Commercial Development	GC – General Commercial	PD – Planned Development
E	ROW / Vacant	GC – General Commercial	CP-1 - Commercial Parkway Zone
SE	Vacant	GC – General Commercial	C-3 – General Commercial Zone
S	Vacant	GC – General Commercial	C-3 – General Commercial Zone
SW	Vacant	RL - Residential Low	R-1 – Single-Family Low-Density Zone
W	Vacant / Residential	RU - Residential Urban (County)	AR-1 – Agricultural, Residential (County)

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FUTURE LAND USE AND ZONING

The Property has a future land use designation of Medium Density Residential (RM) and has a zoning designation of Medium Density Residential Zone (R-4). No changes to the future land use or zoning designations are proposed.

GENERAL DESCRIPTION OF SUBJECT REQUEST AND NARRATIVE FORMAT

The Applicant is proposing to develop the Property with a 488-unit residential apartment project consisting of 15 residential buildings of three (3) stories in height, an expansive clubhouse, a resort style pool with an adjacent waterfall feature as well as a variety of other community amenities as further described below. As part of the subject application, the Applicant is requesting approval of Innovative Community Development to take advantage of the 2 unit per acre bonus densities allowed based on our proposed innovative project design.

This proposed community is intended to serve the housing needs by providing attainable market rate apartments to the workforce of the millions of square feet of light industrial, distribution and warehouse space planned or already under construction along the Kings Highway corridor as well as the other underserved professionals in the communities located in close proximity to Okeechobee Road and Interstate 95/Turnpike interchanges.

The balance of this narrative will provide (1) descriptions of the physical improvements proposed for the project and related information; (2) demonstration of compliance with the City's Land Development Regulations; and (3) demonstration of compliance with the City's Innovative Community Development criteria.

PROPOSED IMPROVEMENTS

A summary of proposed improvements depicted in the development plans provided with this submittal is contained below:

General Project Improvements

- Development Program: The proposed community comprises 15 multifamily apartment buildings of three (3) stories in height, each containing between 32-34 dwelling units, for a total of 488-dwelling units. Also proposed are an amenity center with a resort style swimming pool, a maintenance building including a car wash and car detailing area, as well as a hybrid mail and parcel center kiosk that includes a monitored parcel delivery system in a secure room. The kiosk will also serve as a designated school bus stop for the community. Additionally included would be all related site, landscape, utility and stormwater improvements. Details regarding the buildings and

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architecture are contained in the "Architecture" section of this narrative.

- Density: The residential density proposed is 11.96 units/acre. The R-4 zoning allows 10 units/acre, and the Applicant is requesting two (2) additional units/acre allowed by way of Innovative Community Development as further described and justified in this narrative.
- Amenities: The Applicant has proposed several site amenities to create a first-class apartment project and to further the intent of an Innovative Community Development as summarized below:
  - An expansive accessible single-story approximately 9000 square foot clubhouse/amenity center, which includes a business center/lounge area including designated co-work spaces and a conference room, an event/party room, a game room, a large fitness center including a kids playroom, a yoga/stretching room, leasing office space including employee break room, the mail/parcel center is located adjacent the clubhouse including the monitored parcel delivery center as well indoor/outdoor gathering space areas.
  - An expansive heated resort style pool with a large paver pool deck with an adjacent waterfall feature.
  - The swimming pool amenity area will also include a pool cabana building with gathering area and family bathrooms.
  - A fire pit area overlooking the largest of the 5 water features of the community.
  - 2 – Lighted pickleball courts.
  - An outdoor fitness park consisting of a circuit of workout stations so residents are able to enjoy the beautiful outdoors and water feature while they exercise.
  - A fenced playground area featuring an American-made BYO Lollipop Lane playground (or equivalent) with additional add-on playground features.
  - Bike racks will be located conveniently throughout the community.
  - This site includes five (5) lakes totaling roughly 7.73 acres, the largest of which is 3.58 acres. Each water feature will include a lighted fountain appropriately sized based on capacity. Three (3) of the lakes will be in proximity to the majority of the buildings in the community thus allowing residents to enjoy the beauty and benefits of waterfront living. The other two (2) lakes will be at the front of the property to beautify the community and its entrance.
  - Multiple grill stations and picnic areas are conveniently located throughout the site to serve the residents.
  - A large, segmented dog park with designated areas for small and large breeds including water stations, fenced dog wash areas as well as shaded park benches.

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- A meandering multi-use use 8-foot concrete path that encompasses both larger lakes for pedestrian and biking activity. The path will be thoughtfully designed with landscape features and shade trees. All other sidewalks within the proposed community have been increased to a minimum of six (6) feet (code requirement is 5 feet).
- Numerous park bench seating areas will be strategically located throughout the site to take advantage of accented vistas.

❖ Access: Access will be provided via a new right-in/right-out/left-in driveway from Kings Highway and a resident-only entrance along Pruitt Research Center Drive. The Project will be gated, and the Applicant has provided ample space to allow for stacking outside the gates. The Applicant has also provided a refusal turn lane as means to turn around prior to entering the gates. The proposed community includes the designated school bus stop internal of the site with a flow through traffic route that limits congestion and delays for residents while providing a centralized space for pickup and drop off close to the property entrance to minimize access issues as requested by the School District.

❖ Pedestrian and Vehicular Circulation: Vehicular circulation has been carefully designed to allow sufficient area for maneuvering by emergency and service vehicles including a roundabout at the front of the property to facilitate internal traffic flow. A substantial pedestrian sidewalk system provides 8-foot multi-use trails and 6-foot minimum sidewalks throughout. The pedestrian walkway system connections to all parking areas as well as providing easy access from buildings. There are trees placed adjacent to the walkways throughout the property as part of the enhanced landscape plan as appropriate to a well landscaped community. The above-referenced pedestrian paths enhance the walkable connectivity to the many amenity spaces throughout the community.

❖ Parking: The proposed community provides 1,016 parking spaces including ample parking at the Clubhouse/amenity center, where the City Code requires a minimum of 732 spaces based on a parking ratio of 1.5 spaces/unit. The additional parking is provided to accommodate the fact that this site is not located in an urban setting with sufficient services within walking distance. Garage parking and tandem parking spaces are provided within the central portions of the bottom floor of the residential buildings. EV charging spaces are distributed throughout the site and all garages will be constructed with the potential for future EV charging stations to be installed.

❖ Compactors: Two (2) trash compactors are provided at the east side of the community. The proposed community will provide valet trash service to the residents so as to minimize any inconvenience in regard to the disposal of trash

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and recyclables.

- Bus Stop: The Applicant has provided an internal school bus stop close to the project entrance. Regarding the transit stop, the Applicant Is open to future construction of a mass transit connection to the employment-generating businesses coming to the Kings Highway corridor and nearby areas when sufficient data indicates that it would benefit the residents of the community. The Applicant is committed to providing a bus shelter at the proposed future transit stop.

Monument Signs

Three (3) monument signs are proposed, one on either side of the main entrance of the community, and the third monument sign would be located at the residents only entrance on Pruitt Research. Conceptual details regarding the proposed monument signs are provided with this submittal. The design of the monument sign incorporates the same colors and materials as the buildings on site and has been sized in accordance with the City's requirements for residential development signage.

Open Space/Landscaping

The site consists of 34.11% open green space (not counting the lakes) and 56.70% open space when including the 7.73 acres of water features in the open space calculation. Forty percent (40%) open space is required for Innovative Community Developments.

The Applicant is proposing a very dense landscape design that will far exceed the minimum landscape requirements of the City. This enhanced landscape plan will provide sufficient additional trees to satisfy the mitigation requirement as well as provide ample landscape features that will exceed the Innovative Community Development requirements as further discussed in the "Conditional Use Application - Innovative Community Development" section of this narrative.

The City Code requires 10-foot buffers on all sides. The Applicant has doubled the required buffers in most cases for the proposed community. This includes proposed buffers of 20 feet along Kings Highway and Pruitt Research Center Drive, 15-20 feet along the sides of the community as well as a 20-foot buffer along the rear adjacent border of the community to the large lot single-family/agricultural uses to further validate the innovative design aspect of the community and to provide additional buffering for all adjacent properties. In addition to the enhanced buffering, the

community will include 8-foot privacy walls along the adjacent commercial properties as shown on the site plan.

The proposed landscape plan relies primarily on native vegetation, when practical. The plan also provides for careful placement of trees to maximize shade in open spaces and along walkways, including the multi-use trail. The enhanced plan includes pleasing native centric foundation landscaping around buildings. The native focus is also utilized to enhance aesthetics at the community entrance. Use of native plants in an effort to minimize water consumption for the community.

Tree Mitigation

The existing trees on site include primarily Cabbage Palms and Oaks. These must be removed since the necessary site grade changes dictate removal and replacement of all trees that are located within the development areas.

A tree mitigation plan is included with this submittal for review by staff.

Site Lighting

A photometric plan has been provided with this submittal which depicts the proposed exterior lighting within the community. Standard design procedure for this type of development would consist of 'amenities' lighting being provided under a separate permit specific to each amenity's scope of work, not the Site Photometric plan.

Environmental

An Environmental Site Assessment is included with this submittal which found that (1) no evidence of listed species was found and (2) no wetlands are present.

Drainage

Onsite stormwater will be collected via a wet retention system and four proposed lakes, where the required water abatement and attenuation will be provided. Storm water discharge will be limited to the more stringent criteria of 6.80 acre-feet for any given 24-hour period or the 25 - year pre-development discharge rate. Stormwater will then be released through a control structure to the ultimate outfall location in the NSLRWCD Canal No. 40.

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Traffic Concurrency

The project proposes constructing 488 multi-family housing (low-rise) dwelling units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. A build-out of 2031 is assumed. The proposed development will generate the following net new external and driveway trips:

- 2,868 daily, 184 AM peak hour (44 in / 140 out) and 242 PM peak hour (150 in / 92 out) trips.

The resulting net change of site uses in net new external and driveway trips:

- *665 daily, -13 AM peak hours (-1 in / -12 out) and 63 PM peak hour (35 in / 28 out) trip.*

Utilities

The proposed community will be served by connecting to the existing FPU 8-inch watermain within Pruitt Research Center Drive and 12-inch watermain along Kings Highway. The community is anticipated to be master-metered. Fire service is provided for at each residential building.

Wastewater service will be provided by an onsite lift station that will connect to the existing force main along Pruitt Research Center Drive.

Irrigation water is proposed to be pumped from the central pond but as a secondary option an irrigation well may be proposed for irrigation water onsite.

CONDITIONAL USE APPLICATION - INNOVATIVE COMMUNITY DEVELOPMENT

Section 125-243 of the City's Land Development Code, entitled "Innovative Community Developments," contains the following standards applicable to a multifamily residential development that shall be satisfied in order to qualify for the two (2) additional dwelling units per acre and the related Conditional Use approval by the City. The Applicant's demonstration of compliance with those criteria applicable to the additional density is contained below in italics typeface:

(a) *Purpose*. Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design,

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pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

Demonstration of Compliance: *The proposed community has been thoughtfully and carefully designed to create a more innovative multifamily residential apartment community than normally occurs. Factors that, in the opinion of the Applicant, quality the proposed community as an innovative community development that are above-and-beyond a "normal" apartment complex and the minimum requirements of the City are listed below:*

- *Five (5) residential buildings have been clustered around a large central lake, and three (3) residential buildings are clustered around a second smaller lake comprising of 7.73 acres and 0.92 acres which is proposed as an amenity (as opposed to a depressed grass stormwater detention area).*
- *Extensive amenities centrally located are being offered including:*
  - An expansive accessible single-story approximately 10,997 square foot clubhouse/amenity center, which includes a business center/lounge area including designated co-work spaces and a conference room, an event/party room, a game room, a large fitness center including a kids playroom, a yoga/stretching room, leasing office space including employee break room, the mail/parcel center is located adjacent the clubhouse including the monitored parcel delivery center as well indoor/outdoor gathering space areas.
  - An expansive heated resort style pool with a large paver pool deck with an adjacent waterfall feature.
  - The swimming pool amenity area will also include a pool cabana building with gathering area and family bathrooms.
  - A fire pit area overlooking the largest of the 5 water features of the community.
  - 2 – Lighted pickleball courts.
  - An outdoor fitness park consisting of a circuit of workout stations so residents can enjoy the beautiful outdoors and water feature while they exercise.
  - A fenced playground area featuring an American-made BYO Lollipop Lane playground (or equivalent) with additional add-on playground features.
  - Bike racks will be located conveniently throughout the community.
  - This site includes five (5) lakes totaling roughly 7.73 acres, the largest of which is 3.58 acres. Each water feature will include a lighted fountain appropriately sized based on capacity. Three (3) of the lakes will be in proximity to the majority of the buildings in the community thus allowing

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residents to enjoy the beauty and benefits of waterfront living. The other two (2) lakes will be at the front of the property to beautify the community and its entrance.
    - Multiple grill stations and picnic areas are conveniently located throughout the site to serve the residents.
    - A large, segmented dog park with designated areas for small and large breeds including water stations, fenced dog wash areas as well as shaded park benches.
    - A meandering multi-use use 8-foot concrete path that encompasses both larger lakes for pedestrian and biking activity. The path will be thoughtfully designed with landscape features and shade trees. All other sidewalks within the proposed community have been increased to a minimum of six (6) feet (code requirement is 5 feet).
    - Numerous park bench seating areas will be strategically located throughout the site to take advantage of accented vistas.
- *A high quality of architecture is proposed as discussed in the "Architecture" section of this narrative.*
- An eight (8) foot pre-cast panel privacy wall is proposed to provide an additional buffer for the residential buildings from the surrounding commercial property as denoted on site plans.
- *Landscape buffers have been increased to between five (5) to ten (10) feet beyond the minimum ten (10) feet required.*
- *All building setbacks along the sides have increased beyond the minimum required.*
- *Significant enhancements to landscaping beyond the minimum requirements are provided as further discussed in the "Landscaping" section below.*

(b) General standards for approval. The city commission shall consider the approval of an innovative community development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

Demonstration of Compliance: *The Applicant has complied with Section 125-236 of the land development code as an application for site plan approval has been submitted to the City of Fort Pierce.*

(c) Potential uses. The following uses are allowed in innovative community

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development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed:

(1) Single-family dwellings and townhomes, with or without accessory dwelling units.
(2) Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone.
(3) Nonresidential uses permitted in the future land use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
(4) Meantime uses permitted in the future land use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial opportunities such as markets or food sales that are held a single time or regularly.

Demonstration of Compliance: *The Applicant is proposing a multi-family housing development which is an allowed within the innovative community development code.*

(d) *Minimum lot size.* Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan.

Demonstration of Compliance: *The proposed multi-family development is designed as a unified campus on a single, undivided parcel; therefore, individual lot lines are not proposed. Compliance with the Comprehensive Plan's minimum lot size and area requirements is demonstrated through the maximum authorized density of 12 dwelling units per acre. With a Net Site Area of 40.77 acres, the maximum allowable density yields a cap of 489 units. The proposed project consists of 488 units, which strictly adheres to this density framework and effectively satisfies the intent of the minimum lot area per unit standard.*

(e) *Residential densities.* Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying future land use.

Demonstration of Compliance: *The subject property encompasses 40.77 acres within a Future Land Use designation that authorizes a maximum density of 12 dwelling units per acre, establishing a project cap of 489 permitted units (40.77 × 12 = 489.24). The project proposes a unified multi-family development of 488 units, resulting in an actual density of 11.97 units per acre. Because individual lot lines are not proposed, compliance with minimum lot size requirements is satisfied on a project-wide basis, and the proposed unit count remains strictly below the maximum density threshold authorized by the Comprehensive Plan.*"

(f) Development standards.

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative community development shall be determined by the city commission based on, but not limited to, the following considerations:

a. Compatibility with the surrounding development.

Demonstration of Compliance: The proposed multi-family development is highly compatible with the surrounding mix of commercial and industrial uses, acting as the critical residential anchor for a vibrant, mixed-use node. Placing high-density housing adjacent to commercial retail and employment-heavy industrial sectors creates a strong planning synergy. It inserts essential workforce housing directly next to jobs and retail services, reducing vehicle miles traveled while injecting a built-in customer base for local businesses. Rather than conflicting with its neighbors, this development unifies the existing uses into a well-balanced, fully integrated district.

b. Constraints of existing physical features.

Demonstration of Compliance: The subject property is generally characterized by relatively flat topography typical of the St. Lucie County coastal plain. Based on available mapping and field investigations, no significant changes in elevation or other prominent natural landforms are present that would substantially constrain development. The site has been evaluated for jurisdictional wetlands, and no wetlands or other jurisdictional surface waters were identified on the property. As with much of the surrounding area, the site may be subject to a seasonally high groundwater table and localized drainage considerations, which will be addressed through engineering design and stormwater management systems. Other than these typical site characteristics, no existing physical features have been identified that would preclude the proposed development.

c. Availability of utilities.

Demonstration of Compliance: The Project will be served by connecting to the existing FPU 8-inch watermain within Pruitt Research Center Drive and 12-inch watermain along Kings Highway. The Project is anticipated to be master-metered. Fire service is provided for each residential building.

Wastewater service will be provided by an onsite lift station that will connect to the existing force main along Pruitt Research Center Drive.

Irrigation water is proposed to be pumped from the central pond but as a secondary

option an irrigation well may be proposed for irrigation water onsite.

d. Transportation capacity and linkages.

Demonstration of Compliance: The site provides multiple vehicular and pedestrian linkages to connecting externally to both the local and arterial roadway network. The site is supported by indoor and outdoor recreation facilities to reduce external travel demand from the project. Internally, the site provides pedestrian loops and linkages for recreation and circulation to reduce vehicular trips. The project's internal vehicular roadways are looped to provide improved circulation with multiple routes to every building.

e. Enhanced landscaping, streetscape, open spaces, and recreation areas.

Demonstration of Compliance: As depicted on the enhanced landscape plans provided with this submittal, the Applicant is proposing a carefully designed, very dense landscape design and substantial additional landscaping to create an aesthetically pleasing project and to satisfy the innovative community development criteria. Details regarding the "extra" landscaping proposed are noted below:

- *The City Code requires 10-foot buffers on all sides. The Applicant has increased the buffers to 20' along Kings Highway and Pruitt Research Center Drive, 15-20 feet along the sides and 20' feet along the rear adjacent to the large lot single- family/agricultural uses to further justify the Project and provide additional buffering for adjacent properties.*
- *Shade trees are provided throughout the development including along the walkways and multi-purpose path.*
- 34.11% open space (not counting the lakes) and 56.70% open space when counting the lakes is provided. Forty percent (40%) open space is required for Innovative Community Developments.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

Demonstration of Compliance: As demonstrated below, the site design and placement of buildings have been creatively designed to establish an innovative community development by using visual focal points and physical

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- *Five (5) residential buildings have been clustered around a large central lake, and three (3) residential buildings are clustered around a second smaller lake comprising of 3.58 acres and 0.92 acres which is proposed as an amenity (as opposed to a depressed grass stormwater detention area).*
- *The project will be densely landscaped throughout with shade trees to create inviting and shaded sitting areas for enjoyment of the residents.*
- *The expansive clubhouse and large pool are centrally located on the central lake to provide vistas and focal points.*
- *Pedestrian pathways increased to a minimum of six (6) feet wide, maximum eight (8) feet wide, lined with shade trees are provided throughout the development to create a walkable community.*
- *The roadway and building placement along the west property line meander to avoid a long, linear row of buildings.*
- *A meandering eight (8) foot wide multi-use pathway is provided around the two larger lakes.*
- *Building setbacks along the sides and rear have been increased beyond the minimum requirements.*

g. Architectural styles, building materials and variation of building types.

Demonstration of Compliance: The Applicant is proposing enhanced architectural features beyond a standard multi-family housing project as demonstrated in the "Architecture" section of this narrative and on the plans provided with this submittal.

h. Character of the proposed development within the street scene.

Demonstration of Compliance: The project design prioritizes a high-quality street scene by setting the primary residential buildings well back from the entrance. This deep setback maximizes the green infrastructure footprint along the public right-of-way, creating an effective visual buffer. By placing the building masses away from the street edge, the development obscures the scale of the structures and allows native canopy trees and open green space to dominate the roadside view. This layout successfully mitigates any potential massing conflicts with neighboring commercial or industrial properties and establishes an inviting street presence.

i. Economic resilience - Workforce, multi-generational, and affordable housing.

Demonstration of Compliance: The project enhances regional economic resilience

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by injecting a stable, high-quality housing asset into an area adjacent to established commercial and industrial employment centers. By offering diverse residential options on a single, unified campus, the development guards against the economic volatility associated with housing shortages. Providing housing near major employment nodes stabilizes the local tax base, ensures local businesses have a reliable proximity-based customer pool, and optimizes existing municipal infrastructure without requiring costly utility expansions

j. Increased storm water percolation, use, cleaning, and/or sequestration.

Demonstration of Compliance: Environmental sustainability is woven into the site's hydrology and landscape architecture, directly addressing water purification and ecological sequestration. The deep building setbacks from the primary entrance and the perimeter landscape buffers against neighboring commercial and industrial uses double as extensive vegetative root zones. These green corridors act as natural bio-swales that slow down, filter, and clean stormwater runoff. Furthermore, the selection of canopy trees and littoral plantings within the proposed stormwater lakes optimizes carbon sequestration, transforming mandatory stormwater infrastructure into active environmental assets that trap greenhouse gases and filter airborne particulate matter from nearby roads.

k. Energy sustainability and cost management.

Demonstration of Compliance: Energy sustainability is directly tied to resident financial stability through deliberate utility cost management strategies. Multi-family buildings feature shared walls and floors that inherently insulate interior units, resulting in lower heating and cooling demands compared to detached housing. The project leverages this structural advantage by introducing Energy Star-rated appliances, low-flow plumbing fixtures, and advanced window glazing. By slashing monthly water and power bills, the development preserves household income for the local workforce. This creates an attainable living environment where eco-friendly design directly translates into tangible, everyday financial savings for residents. Including EV parking infrastructure is a strategic step toward long-term operational cost management and asset resiliency. Installing the underground conduits, trenching, and electrical panel capacity during the initial phase of construction avoids the prohibitive retrofitting costs that future code mandates or market demands would require. This proactive engineering future-proofs the 40.77-acre development, protects the owner's long-term capital investments, and adds premium market value to the property without requiring costly, invasive ground-breaking down the road.

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l. *Passive heating and cooling techniques.*

Demonstration of Compliance: The Carlton of Fort Pierce achieves the Comprehensive Plan's objective for innovative design by utilizing its expansive, single-parcel layout to naturally regulate temperatures. Rather than clustering dense building masses together, the project limits total building footprint coverage to just 13.67%, reserving a massive 23.12 acres (56.70%) of the site as pervious open space (p. 1). This vast green matrix incorporates five sprawling stormwater lakes—spanning a combined 7.73 acres—and thick 15-to-20-foot perimeter landscape buffers (p. 1). This configuration functions as a powerful microclimate generator; the open water bodies and extensive canopy networks create natural breezeways that cool prevailing winds and suppress the local heat island effect typically generated by the neighboring commercial and industrial districts.

m. *Proximity to neighbors (light, ventilation, privacy).*

Demonstration of Compliance: The project features an expansive 54-foot front setback (where only 25 feet is required) and 30-foot side and rear setbacks (where only 10 and 20 feet are required) which allows for additional buffering to adjacent property owners. By proposing a low-profile 3-story product at 41 feet instead of the maximum 45 feet allowed under R-4 zoning, the project significantly reduces shadow casting (p. 1). This low vertical profile ensures that neighboring commercial and industrial properties retain full access to natural daylight without being obstructed by building mass.

n. *Building height shall not exceed those building heights of the applicable zoning district. The city commission may further limit heights.*

Demonstration of Compliance: The proposed multi-family development strictly adheres to the vertical dimensional limitations of the R-4 zoning district. The R-4 zone permits a maximum height of 45 feet. The applicant is proposing a 3-story product with a maximum height of 41 feet. Because the design sits four feet below the zoning code's absolute thresholds, it fully complies with all applicable height standards.

(g) Common open space. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

Demonstration of Compliance: Although the applicant is not proposing any

common open space for the project, they agree that any building or structures that are proposed within common open space, a bond or other adequate assurances that the building will be completed may be required.

(h) Compatibility with adjacent development. If topographical or other barriers near the of the innovative community development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative community development to be set back an adequate distance from the perimeter of the innovative community development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms.

Demonstration of Compliance: The project features an expansive 54-foot front setback (where only 25 feet is required) and 30-foot side and rear setbacks (where only 10 and 20 feet are required) which allows for additional buffering to adjacent property owners. By proposing a low-profile 3-story product at 41 feet instead of the maximum 45 feet allowed under R-4 zoning, the project significantly reduces shadow casting (p. 1). This low vertical profile ensures that neighboring commercial and industrial properties retain full access to natural daylight without being obstructed by building mass.

(i) Unified control. All land intended to be included in the innovative community development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

Demonstration of Compliance: The proposed development is a proposed rental community and will be under legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) Maintenance of common areas. Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1)The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions

that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for

any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

Demonstration of Compliance: The applicant is not proposing any shared space with the City and therefore any common areas will be maintained by the applicant. The common spaces will generally be within the gated areas of the community.

(k) Utility easements. Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

Demonstration of Compliance: Easements will be established for utilities that will ultimately be turned over to the utility provider and will not include private utilities past the point of service.

(l) Other standards. All innovative community developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that an innovative community development conforms to the intent of this section.

Demonstration of Compliance: All proposed signage will meet the minimum requirements of the City of Port St. Lucie Land Development code.

(m) Special application requirements. When an application is submitted for conditional use approval of an innovative community development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

1. Statements describing in detail the character and intended use of the development.

Demonstration of Compliance: This premium, pedestrian-focused community seamlessly blends modern architecture with the native Florida landscape. Designed as a quiet, private sanctuary, the development utilizes dense perimeter landscaping to buffer residents from nearby traffic. The site prioritizes open-space preservation, natural stormwater management, and passive recreation like picnic lawns and shaded seating. At the heart of the neighborhood, a central amenity hub delivers a high-end lifestyle featuring a resort-style pool, clubhouse, fitness center, open-air pavilions, recreational areas for children, and a dedicated dog park.

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2. *Material which presents firm evidence of unified control of the entire area within the proposed innovative community development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.*

Demonstration of Compliance: The applicant is currently under contract with the current owner, Farrel Communities, and upon closing will have unified control of the community to which they are requesting conditional use approval.

3. *A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative community development, such as land areas and dwelling units.*

Demonstration of Compliance: The applicant intends to remain the sole owner and operator of the subject property following approval of the Conditional Use. The proposed use is intended as an owner-operated facility, and the applicant has no current plans or intentions to sell, lease, or otherwise transfer ownership or operational control of the property. The Conditional Use request is submitted with the understanding that the applicant will maintain long-term ownership and direct responsibility for the operation and maintenance of the property in accordance with all applicable conditions of approval.

4. *A statement indicating the justification for any desired density bonuses.*

Demonstration of Compliance: The applicant respectfully requests a density bonus in accordance with local land development regulations. This increase above baseline density is fully justified by the project's innovative, low-impact master plan, which volunteers substantial public and environmental benefits that could not be achieved under a standard grid-style development:

- ***Substantial Open Space Preservation:** By utilizing an intentional, clustered building footprint, the development preserves over **34.11%** of the total acreage as contiguous, undeveloped green space. This far exceeds minimum code requirements and protects local natural assets.*
- *The project integrates a centralized, high-end amenity core—including a community clubhouse, fitness center, swimming pool, and public walking trails—that enhances the overall quality of life and elevates housing*

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standards along the corridor.

- *Located near the expanding western employment hubs, this master-planned, market-rate rental community provides much-needed housing for the incoming workforce. It directly aligns with the City and County's strategic goal to match job growth with nearby, high-quality residential options.*

5. *Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative community development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.*

Demonstration of Compliance: At this time, the proposed development is intended to remain under single ownership and operation and does not contemplate the creation of common open space or shared facilities requiring separate maintenance agreements. Should the City determine that such documents are required, the applicant will prepare and record the appropriate instruments prior to development approval or as otherwise required.

6. *Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.*

Demonstration of Compliance: To the best of our knowledge, all information has been included as part of this submission.

CLOSING

The Applicant respectfully requests the City's consideration and approval of the subject application based on the justification provided herein. The Applicant believes that the Project will provide a substantial enhancement and much needed multifamily housing to the growing area. The Applicant looks forward to working with the City to bring a high-quality project to the City.

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