CITY OF FORT PIERCE

NOVEMBER 16, 2026

PZSITE2026-00020
MAJOR SITE PLAN WITH CONDITIONAL USE
THE CARLTON
2535 S. KINGS HIGHWAY

OWNER/APPLICANT

Farrell Communities of Fort Pierce Owner LLC / Haley Ward, Inc.

PARCEL ID:

2323-501-0002-000-0

REQUEST:

Request to review and approve an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct a 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway.



Site Location Map

SUMMARY

The subject parcel is generally located along S. Kings Highway, south of Pruitt Research Road and north of Okeechobee Road.

Current Future Land Use Designation / Zoning:

- FLU – RM, Medium Density Residential
- Zone – R-4, Medium Density Residential

The property is currently vacant and was previous used for agricultural uses.

The subject parcel was annexed into the City in March 2004 under Ordinance K-218.

The was previously approved for a similar request in January 2024. That development involved fewer and taller buildings.

FUTURE LAND USE



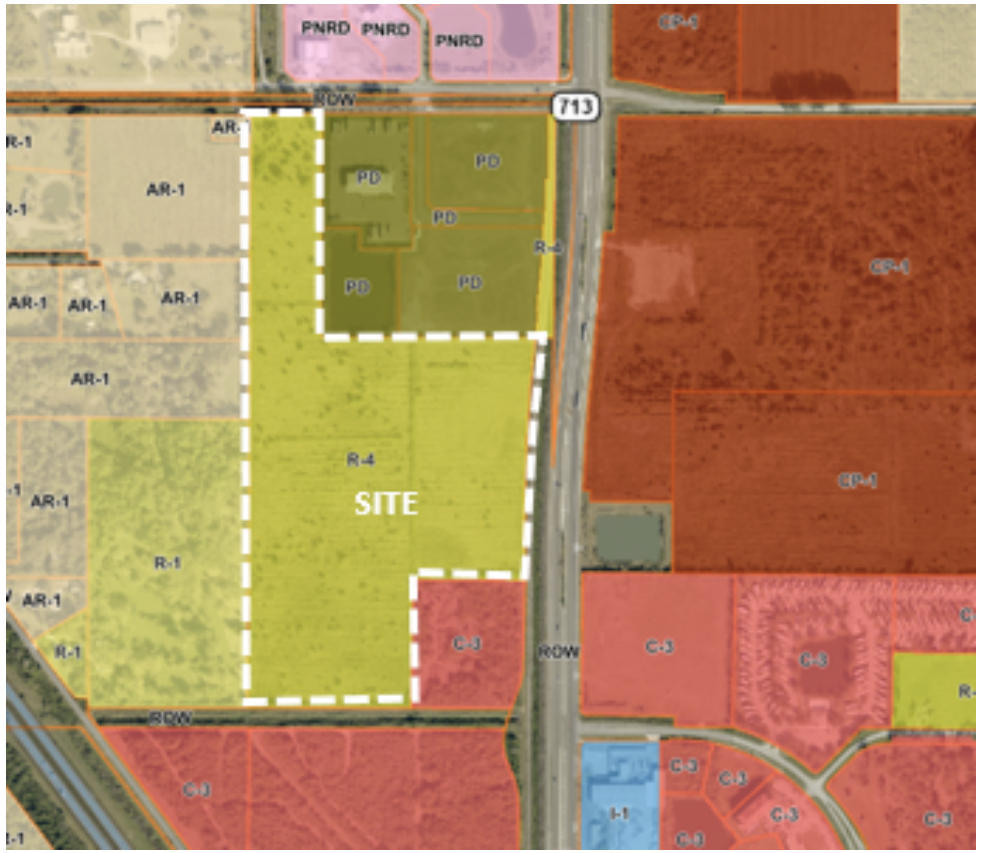
Fort Pierce FLU:

RM, Medium Density Residential

- Comprehensive Plan Policy 1.1.6B allows a range of residential density from 6.5 to 12 du/ac.
- The proposal of 488 units on 40.77 acres results in 11.96 du/ac which falls within the Comprehensive Plan's allowable density range.

Fort Pierce Land Use	SLC Land Use
GC – General Commercial	SD – Special District
RM – Residential Medium	COM - Commercial
I - Industrial	RU – Residential Urban, 4 du/ac

ZONING



Fort Pierce Zoning:

R-4, Medium Density Residential

Multi-dwelling buildings (apartments) like the proposed project are allowed by right in the district.

Fort Pierce Zoning

CP-1 Commercial Parkway Zone

C-3 – General Commercial

R-4 – Medium Density Residential

I - Industrial

SLC Zoning

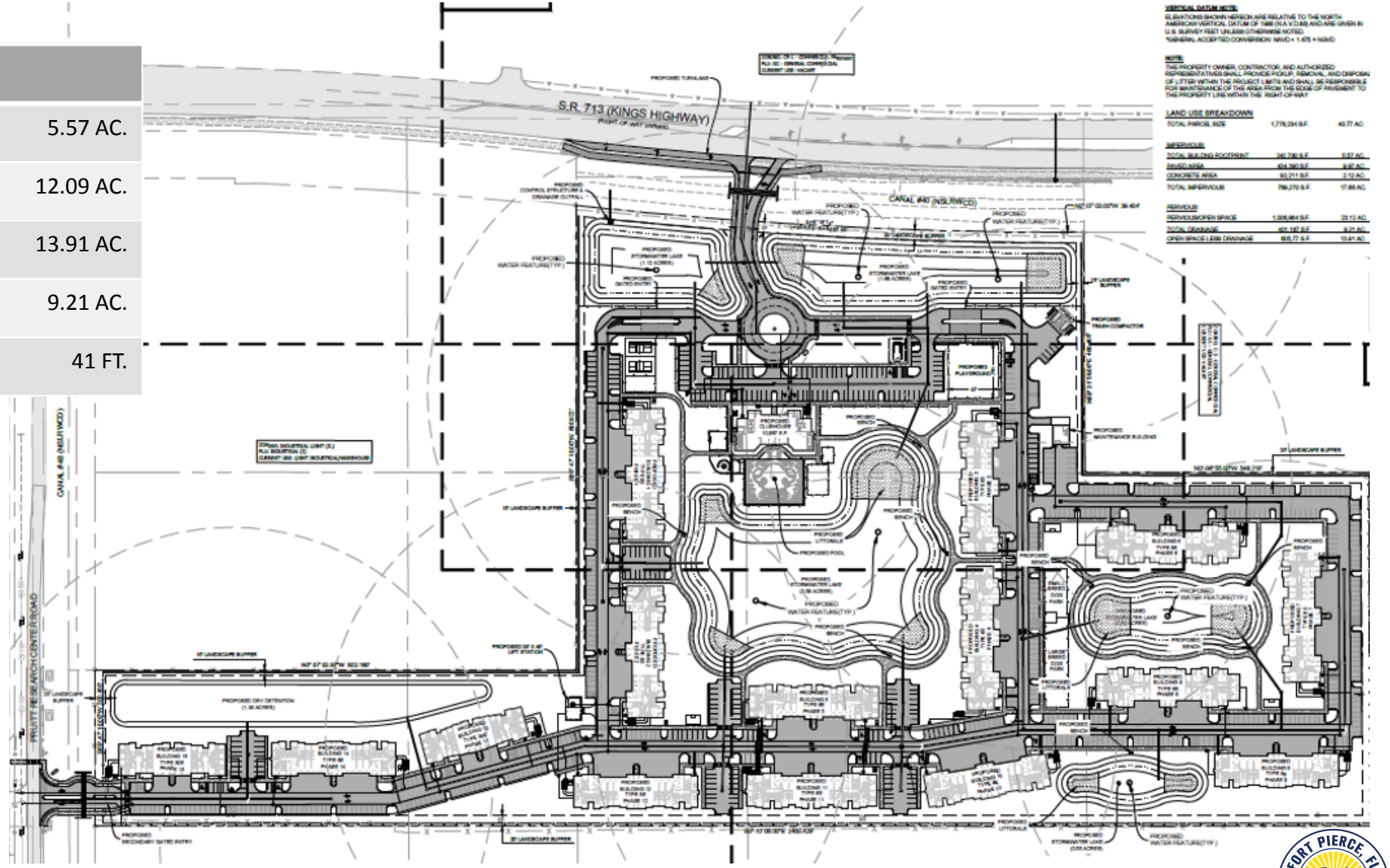
AR-1 – Agricultural Residential 1 du/ac

CN – Commercial Neighborhood

PRND – Planned Non-Residential Development

SITE PLAN

SITE DATA	
BLDG FOOTPRINT	5.57 AC.
PAVING/PARKING	12.09 AC.
OPEN SPACE	13.91 AC.
DETENTION	9.21 AC.
BUILDING HEIGHT	41 FT.



THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

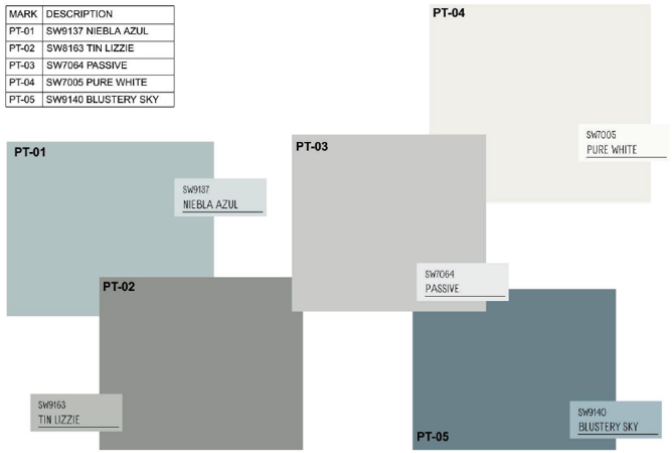
BUILDING DESIGN



1 BLDG TYPE 8E OPTION A - FRONT VIEW
3/64" = 1'-0"

EXTERIOR PAINT

MARK	DESCRIPTION
PT-01	SW9137 NIEBLA AZUL
PT-02	SW8163 TIN LIZZIE
PT-03	SW7064 PASSIVE
PT-04	SW7005 PURE WHITE
PT-05	SW9140 BLUSTERY SKY



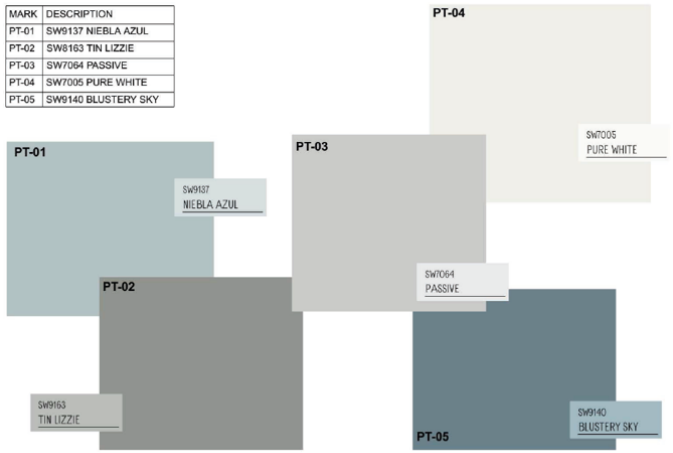
BUILDING DESIGN



1 BLDG TYPE 30E - FRONT ELEVATION
3/64" = 1'-0"

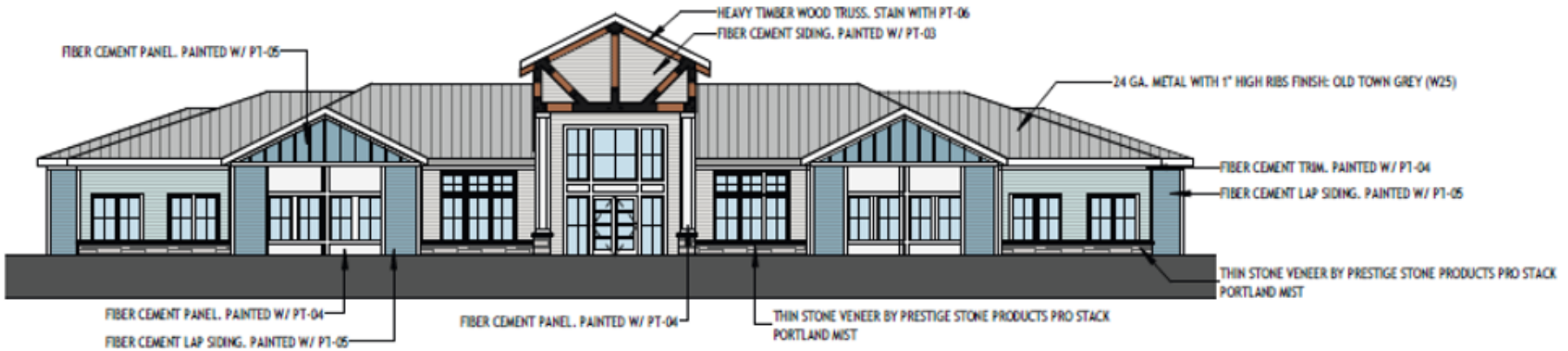
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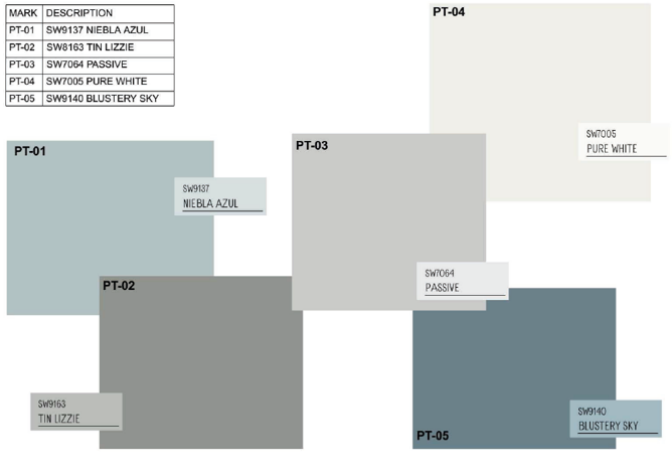
BUILDING DESIGN



1 CLUBHOUSE - FRONT VIEW
3/64" = 1'-0"

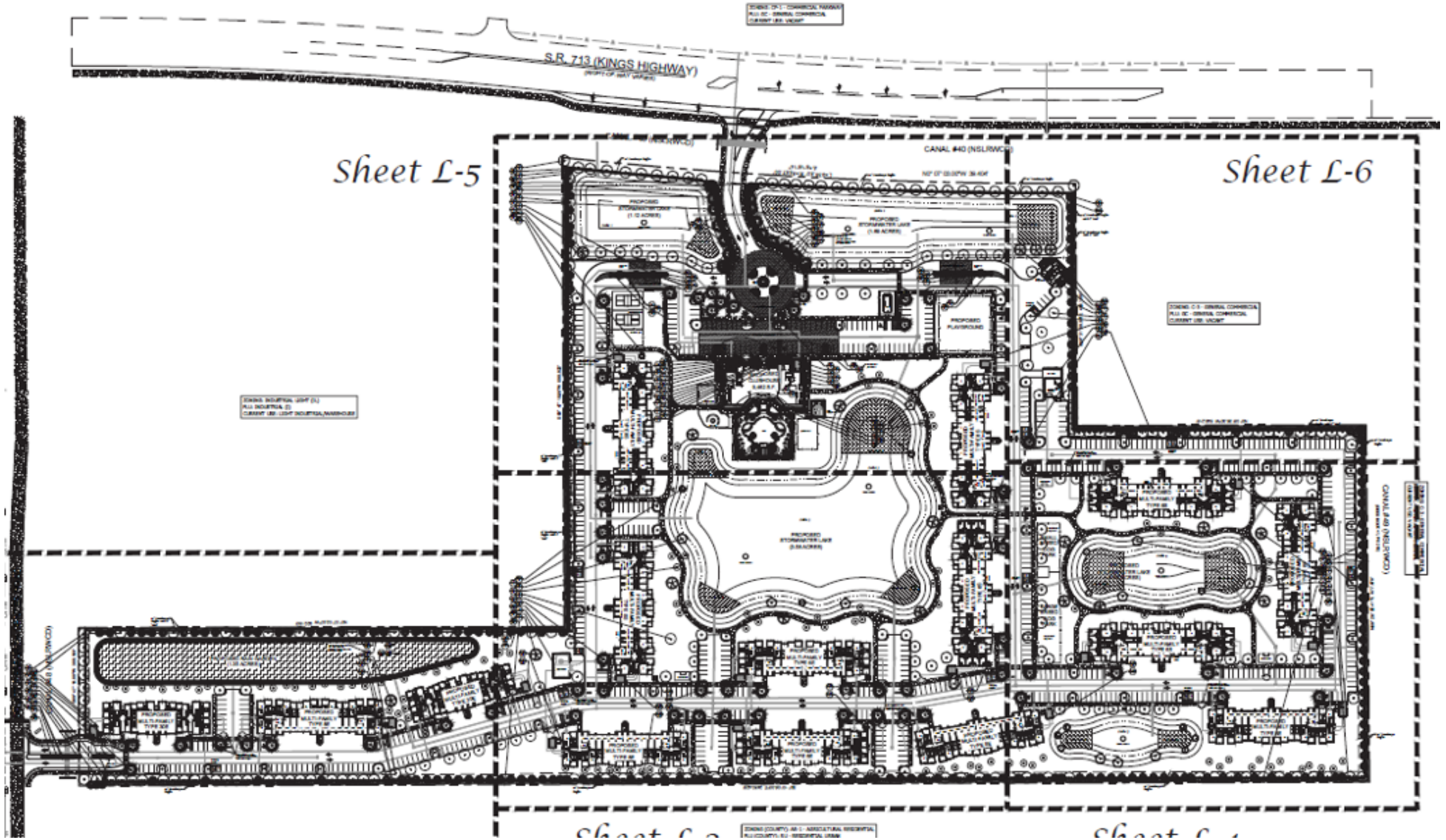
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THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

LANDSCAPE DESIGN



THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

CONDITIONAL USE – INNOVATIVE COMMUNITY DEVELOPMENT

Development Standards	
Compatibility with surrounding development.	YES
Availability of utilities.	YES
Transportation capacity and linkages.	YES
Enhanced landscape, streetscape, open spaces, and recreation areas.	YES
Creative site design, such as, but not limited to, visual focal points, variation in building setbacks, and use of existing site features.	YES
Architectural styles, building materials and variation of building types.	YES
Economic resilience - Workforce, multi-generational, and affordable housing.	YES
Increased storm water percolation, use, cleaning, and/or sequestration.	YES
Proximity to neighbors (light, ventilation, privacy).	YES
Building height shall not exceed those building heights of the applicable zoning district.	**YES**

RENDERINGS



RENDERINGS



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed MAJOR SITE PLAN AMENDMENT WITH CONDITIONAL USE with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the application.

STAFF RECOMMENDATION

Staff recommends that the City Commission APPROVE the proposed MAJOR SITE PLAN WITH CONDITIONAL USE with the following conditions:

1. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.
2. A Land Clearing permit is required prior to the issuance of a Land Development permit.
3. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of Land Clearing permit through Development Plan Compliance Review.
4. Stormwater design has only been reviewed conceptually. A full review is required through Development Plan Compliance Review.
5. A Saint Lucie County site development permit for access and drainage outfall will be required at time of Development Permit Compliance Review.

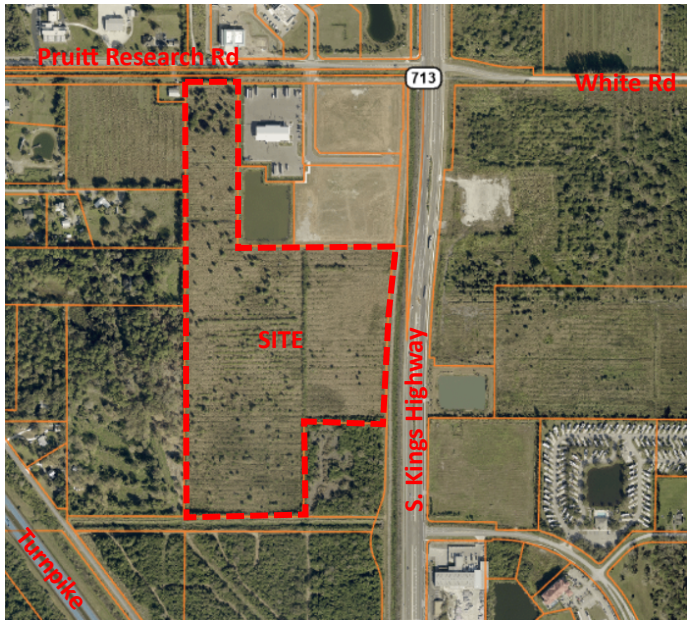
STAFF RECOMMENDATION

6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.
9. Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

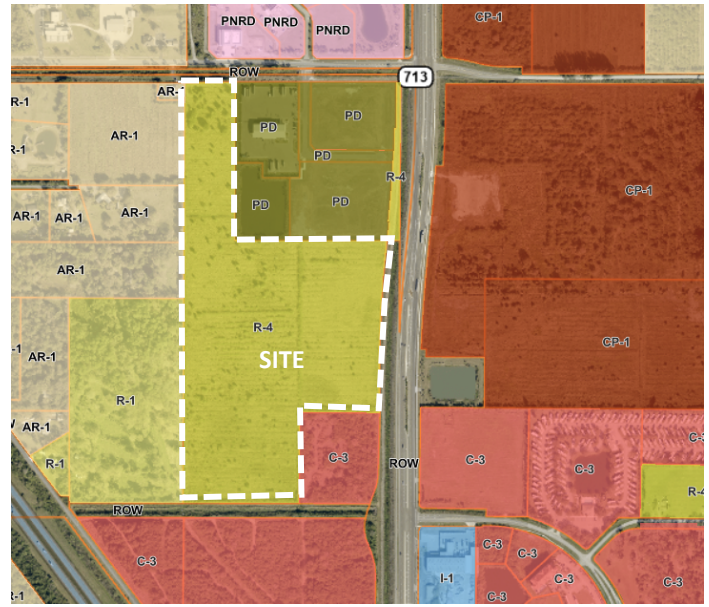
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2535 S. KINGS HIGHWAY


Pruitt Research Rd
713
White Rd
SITE
S. Kings Highway
Turnpike


ROW
713
RU
GC
RM
SITE
RL
I


PNRD
PNRD
PNRD
CP-1
ROW
713
AR-1
PD
PD
PD
R-4
PD
PD
CP-1
AR-1
AR-1
AR-1
AR-1
R-4
SITE
AR-1
CP-1
R-1
AR-1
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