
Causeway Cove

1 message

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Documents reveal the City of Ft Pierce and the St Lucie County BOCC “paved the way” for the Causeway Cove Development. Their hands weren’t tied - looks like their hands were probably in the cookie jar the whole time. PLEASE READ ON....

There is the FPRA–TCRPC agreement which is independently significant because a publicly funded redevelopment study incorporated Causeway Cove’s privately owned 42.82 acres into a coordinated master plan with City and County waterfront lands. It included title research, surveying, market analysis, investor and property-owner interviews, public design work, and implementation planning. The planning process began before the private application and culminated at essentially the same time the Live Local submission was made. ALL THIS PAID FOR BY YOUR TAX DOLLARS.

An even greater advantage came from the Live Local Act’s ability to override the parcel’s ordinary development limitations by borrowing more favorable standards from elsewhere:

- 30 dwelling units per acre from the Central Business District rather than eight units per acre under HIMU;
- substantially greater height based on nearby approvals, including King’s Landing;
- favorable FAR treatment; and
- administrative approval rather than a conventional discretionary rezoning process. ALL BLESSED BY OUR COMMISSIONERS AND STATE LEGISLATOR.

The Relationship Between the Public Master Plan and Private Live Local Application is quite notable:

1. April 2023: The original scope of services was prepared and already included Causeway Cove.
2. July 1, 2023: Live Local Act became effective.
3. May 15, 2024: FPRA formally executed the TCRPC agreement.
4. 2024–2025: TCRPC undertook title, market, stakeholder, design, and redevelopment work across the combined public-private study area.
5. April 1, 2025: The TCRPC Western Peninsula master plan reportedly carries this date.
6. April 1, 2025: Causeway Cove’s consultant dated the private Live Local justification letter the same day.
7. April 2, 2025: The City’s file naming indicates the application materials were transmitted or entered into the development process.
8. May 2025–June 2026: City technical review continued.
9. June 29, 2026: Staff issued the approval determination and conditions.
10. July 13, 2026: The matter was presented to the Planning Board without a conventional approval vote.

The identical April 1, 2025 date for the master plan and the Causeway Cove justification letter is a legitimate point for closer document examination. It does not prove that one was prepared to facilitate the other, but it shows that the public redevelopment plan and the private statutory application matured concurrently. COINCIDENCE???

The Geographic Study Area:

The study did not concern only the publicly owned wastewater-treatment property. It combined three ownership areas into one redevelopment-planning area:

1. The Former Island Wastewater Treatment Plant. 18.70 acres. City of Fort Pierce/FPUA-related public property.
2. Causeway Cove Marina and RV Park 42.82 acres owned by G. Flash G.P., Inc., a private ownership.
3. County parcels north and west of Seaway Drive. Approximately 14.46 acres across identified parcels. Owned by St. Lucie County.

The agreement’s map expressly labels the 42.82-acre Causeway Cove parcel as G Flash GP Inc and includes it within the overall study boundary. This means the publicly funded planning study intentionally analyzed a privately owned