

CITIZEN PETITION

FOR IMMEDIATE STATE REVIEW AND ADMINISTRATIVE STAY

Causeway Cove Live Local Act Application and Approval — City of Fort Pierce

TO:	The Honorable Ben Albritton, President, Florida Senate
AND:	The Honorable Wyman Duggan, Speaker, Florida House of Representatives
FROM:	Residents, taxpayers, and interested citizens of Fort Pierce and St. Lucie County
SUBJECT:	Independent state review of the Causeway Cove Live Local Act application and subsequent approval

Petition and Demand for Immediate Action

We, the undersigned residents, taxpayers, property owners, business owners, and concerned citizens, respectfully petition the President of the Florida Senate and the Speaker of the Florida House of Representatives to initiate and direct an independent state-level review of the Causeway Cove development application submitted and approved under section 166.04151, Florida Statutes, commonly known as the Live Local Act.

This petition concerns the proposed mixed-use waterfront development commonly known as Causeway Cove, located in Fort Pierce, Florida, involving approximately 43 acres and proposed residential, commercial, hotel, and marina components. The approval presents substantial unresolved questions concerning statutory eligibility, zoning classifications, application of density and height entitlements, administrative review, infrastructure capacity, hurricane evacuation, public safety, environmental conditions, and consistency with the Legislature's stated affordable-housing purpose.

Immediate Relief Requested

We request that the presiding officers use their oversight and referral authority to secure the following actions:

- An immediate administrative stay and cessation of all governmental reliance upon, permitting under, or further implementation of the Causeway Cove Live Local Act approval while the state review is pending.
- Referral to the appropriate legislative oversight committee and to FloridaCommerce, OPPAGA, the Auditor General, or another independent state entity possessing relevant investigative or review authority.
- Preservation and production of the complete application record, including zoning maps, land-use classifications, staff analyses, eligibility determinations, affordable-housing calculations, density and height calculations, infrastructure analyses, communications, revisions, and approval documents.
- An independent determination of whether every statutory condition required by section 166.04151 was satisfied when the application was deemed complete and when approval was issued.

- A written public report identifying the evidence reviewed, findings reached, corrective action required, and whether the approval should be affirmed, modified, withdrawn, rescinded, or returned for lawful reconsideration.

Grounds Requiring State Review

- The approval depends upon a state-created preemption that substantially limits ordinary local legislative review and public participation.
- Material questions have been raised regarding the zoning and eligibility foundation used to invoke the Act's administrative-approval provisions.
- The project's scale and waterfront location create consequences extending beyond a routine local site-plan decision, including evacuation, transportation, utilities, fire-rescue access, resiliency, and environmental impacts.
- A state law should not be used to shield a disputed eligibility determination from independent examination when residents have presented specific, document-based concerns.
- Maintaining the status quo during review is necessary to prevent additional permits, expenditures, reliance interests, or construction activity from making meaningful corrective action impracticable.

Requested Legislative Direction

We respectfully request written confirmation that this petition has been received; identification of the committee, agency, inspector general, or other reviewing authority to which it has been referred; issuance of a written request that the City of Fort Pierce and all reviewing agencies preserve the complete record and suspend further action; and publication of the final findings.

This request does not seek preferential treatment. It seeks a transparent, evidence-based determination that this specific application qualified for the extraordinary approvals provided by state law before the consequences become irreversible.

Coalition Contact

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SIGNATURE PAGE

Citizen Petition for Immediate State Review and Administrative Stay**Causeway Cove Live Local Act Application and Approval — Fort Pierce, Florida**

By signing below, I join the request stated in the attached petition and authorize the Causeway Cove Citizen Enforcement Coalition to submit my signature with the petition to Florida's legislative presiding officers and appropriate state reviewing entities.

No.	Printed name	Signature	Street address / City	Date
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Petition coordinator: Kevin S. Keene • 5255 Palmetto Avenue, Fort Pierce, FL 34982 • kevinkeene1961@gmail.com • 772-275-2040