

CITY OF FORT PIERCE, FLORIDA

NOTICE OF APPROVAL

Causeway Cove Mixed-Use Development (LIVE LOCAL ACT)

APPLICATION REFERENCE: PZAH2025-00001

Project Information

Item	Description
Project Name	Causeway Cove Mixed-Use Development
Application Number	PZAH2025-00001
Applicant	G Flash GP Inc (TR)
Location	601 Seaway Drive, Fort Pierce, Florida
Parcel ID	2402-312-0001-000-5
Acreage	±42.82 acres
Zoning	C-5 — Tourist Commercial (A-2 Aquatic District)
Future Land Use	HIMU — Hutchinson Island Mixed Use
Request	Administrative Site Plan Approval pursuant to F.S. §166.04151 (Live Local Act)

1. Project Description and Site Context

The applicant proposes a mixed-use redevelopment at 601 Seaway Drive within the Hutchinson Island corridor. The site is currently improved with marina and recreational uses and is proposed to be redeveloped with a combination of residential, commercial, hotel, and marina components. The application is being reviewed as an administrative site plan under the Live Local Act based on the project's affordable housing commitment and location within an eligible zoning district.

Development Component	Quantity
Total residential units	913 units
Affordable housing units	Minimum 366 units (40%)
Residential floor area	1,029,426 sq. ft.
Commercial floor area	292,091 sq. ft.
Total floor area	1,321,517 sq. ft.
Density	+/- 22 dwelling units per acre (30 du/Ac maximum)
Hotel component (TIA)	407 rooms
Retail component (TIA)	72,622 sq. ft.
Marina component (TIA)	218 marina slips

2. Statutory Analysis — F.S. §166.04151 (Live Local Act)

The subject property is zoned C-5 (Tourist Commercial) and is partially affected by an A-2 Aquatic district overlay, which regulates submerged lands, shoreline areas, and water-dependent uses. Pursuant to F.S. §166.04151, the C-5 zoning district is a commercial zoning classification and therefore qualifies under the requirements of Florida Statute

166.04151 for administrative approval of qualifying mixed-use residential developments. The requirements of the A-2 zoning district have been satisfied through the submitted Environmental Impact Study, the Benthic Resource Study, and associated permitting processes.

The underlying C-5 zoning establishes eligibility under F.S. §166.04151. The A-2 Aquatic District has been satisfied through demonstrated environmental compliance and does not impose any limitations on the development's entitlement. The overlay remains applicable only to environmental and marine regulatory matters that are not preempted by State law.

The proposed development has been evaluated against the operative standards of F.S. §166.04151. Based on the materials submitted, the project satisfies the statutory threshold for affordable housing, meets the mixed-use residential percentage requirement, is processed administratively as required by statute, and remains subject to otherwise applicable technical development standards not preempted by State law.

Requirement	Standard	Project	Status
Affordable housing units	At least 40%	Between 366 to 400 units	Compliant
Affordable term	Minimum 30 years	State monitoring mechanism conditioned	Compliant
Residential floor area	At least 65% of total	77.9%	Compliant
Density	Not restricted below highest allowed	30 du/ac	Compliant
Parking	Statutory reduction applied where required	Applied	Compliant
Approval path	Administrative approval	TRC / administrative site plan	Compliant

3. Comprehensive Plan and Land Development Code Consistency

The subject property carries a Future Land Use designation of Hutchinson Island Mixed Use (HIMU), which supports mixed-use development, tourism-supporting activity, and residential development in a coastal setting. The proposed project advances affordable housing objectives, concentrates growth within an existing developed corridor, and remains subject to applicable land development regulations except where density, height, floor area ratio, and use are governed by State statute.

- The project provides a substantial affordable housing component within the City.
- The development pattern is compact and consistent with an urbanized mixed-use corridor.
- The proposal supports economic activity and visitor-serving uses along Hutchinson Island.
- Technical review remains applicable for engineering, drainage, traffic, fire access, utilities, landscaping, environmental permitting, and solid waste operations.

4. Transportation Analysis (Traffic Impact Analysis Compliance)

A Traffic Impact Analysis (TIA) prepared by MacKenzie Engineering & Planning, Inc. evaluates the project to buildout year 2032. The TIA identifies 913 multi-family dwelling units, 72,622 square feet of shopping center without supermarket, 407 hotel rooms, and 218 marina slips as the principal trip-generating uses.

Trip Category	Daily	AM Peak Hour	PM Peak Hour
Net new external trips	7,292	406	626
Net change for concurrency	6,756	386	579
Total driveway volumes	8,255	439	696

Net change in driveway volumes	7,719	419	649
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The study area was established using a 3.0-mile radius consistent with the St. Lucie TPO standardized methodology. The analysis concludes that two segments of US 1 and one segment of SR A1A are projected to be deficient in the background (pre-development) condition by 2032 due to regional growth, and therefore those deficiencies are not assigned to the applicant for correction under the TIA analysis. The report concludes that the project satisfies transportation concurrency requirements with implementation of the identified project-specific mitigation improvements.

Project-Specific Transportation Mitigation

- Design, permit, and construct a westbound right-turn overlap phase at the intersection of US-1 and Seaway Drive.
- Obtain FDOT Access Management approval for the ultimate driveway access configuration.
- If a traffic signal at the site driveway is not approved by FDOT, implement a directional access plan restricting outbound left-turn movements.
- Coordinate with FDOT and the St. Lucie Transportation Planning Organization regarding corridor and access improvements.
- Complete or financially secure transportation and multimodal improvements identified in the approved TIA before the first certificate of occupancy for the applicable phase.

Multimodal Commitments

- Water taxi connection between the site and Downtown Fort Pierce.
- Transit stop installation to support future public transit connectivity.
- Shuttle service between the property and the beach.
- Workforce housing component intended to reduce employee commute traffic.

Independent TIA Review

A separate final review memorandum prepared by Kimley-Horn and Associates, Inc. confirms the principal trip generation totals, recognizes the background deficiencies on portions of US 1 and SR A1A, and concurs that a westbound right-turn overlap phase at US-1 and Seaway Drive is recommended. The memorandum also confirms that final site access will be either signalized or directional, subject to FDOT Access Management approval.

5. Fire District Review and Life-Safety Compliance

The project remains subject to review and approval by the St. Lucie County Fire District at the construction plan and building permit stages. The development must demonstrate compliance with all applicable fire and life-safety standards, including but not limited to apparatus access, roadway geometry, hydrant spacing, fire department connections, fire flow, and emergency access controls.

Fire District Standard	Compliance Direction
Fire apparatus access roads	Provide compliant access widths, turning radii, and unobstructed maneuvering areas.
Hydrants and fire flow	Meet Fire District spacing and flow requirements.
Fire department connections	Locate and design FDCs in accordance with Fire District standards.
Emergency access	Provide compliant gates, clearances, and emergency access controls where required.
Plan review	Demonstrate compliance during construction plan and building permit review.

6. Engineering, Environmental, and Utility Review

The applicant has demonstrated environmental due diligence through submission of a Benthic Resource Survey and Environmental Assessment. All applicable environmental impacts are subject to permitting by State and Federal agencies. Conditions of approval ensure compliance with those permits but do not impose additional regulatory standards beyond those required by law. Conditions of development have been incorporated which address requirements made by the City Engineer, and the FPUA.

7. Conditions of Approval

Approval of PZAH2025-00001 is recommended subject to the following conditions, which shall run with the approved development and apply to the project unless modified through a subsequent administrative amendment or other lawful approval process.

1. Development shall be constructed substantially in accordance with the approved site plans and supporting documents submitted with the application (unless modified through a subsequent administrative amendment), including:
 - a. Site Plan, by Haley Ward, project No. 22-288 R18.DWG, dated 1-28-2026.
 - b. Architecture Plan, by idea Architect, project 23-843, dated 01-29-2026.
 - c. Parking Calculation Breakdown, by idea Architect, drawing number A-002(A), project 23-843, dated 11-12-2025.
 - d. Building A Plans, by idea Architect, project 23-843, dated 11-12-2025.
 - e. Building B Plans, by idea Architect, project 23-843, dated 11-12-2025.
 - f. Building C Plans, by idea Architect, project 23-843, dated 11-12-2025.
 - g. Building D Plans, by idea Architect, project 23-843, dated 11-12-2025.
 - h. Building E Plans, by idea Architect, project 23-843, dated 11-12-2025.
2. The Timetable of Development is defined in **Exhibit A** attached to these Conditions of Approval. Any amendment to the timeline shall be requested by the applicant/developer and processed through the City's administrative amendment procedure.
3. A minimum of forty percent (40%) of all residential dwelling units shall be maintained as affordable housing for a minimum period of thirty (30) years in accordance with F.S. §166.04151 and §420.0004.
4. The required affordable units shall be constructed and made available proportionally with market-rate units. At no time shall the percentage of affordable units fall below forty percent (40%) of the total dwelling units constructed within each phase or at buildout.
5. No Certificate of Occupancy shall be issued for any market-rate unit within a phase unless the required proportional affordable housing units for that phase have been constructed, made available, and secured through an affordability agreement, LURA, or similar instrument acceptable to the City.
6. Prior to issuance of the final Certificate of Occupancy for the development, the applicant shall demonstrate full compliance with the forty percent (40%) affordable housing requirement.
7. Prior to issuance of the first Certificate of Occupancy, the applicant shall record an affordability agreement, land use restriction agreement (LURA), or similar instrument acceptable to the City to ensure compliance for the required 30-year affordability period.
8. The developer shall maintain records in a compliance monitoring system or platform acceptable to the City and sufficient to document tenant eligibility, unit affordability, lease terms, income certifications, and continued compliance with the required affordable housing obligations. An annual compliance report shall be submitted to the City on or before January 31 of each year, or on another annual reporting date approved by the City.
9. Failure to maintain the required affordable housing percentage shall constitute a violation of the development order and may result in withholding of Certificates of Occupancy, suspension of permits, code enforcement action, or revocation or modification of development approvals, subject to applicable notice, hearing, and due process requirements.
10. Prior to issuance of development permits, the applicant shall submit a phasing plan and construction sequencing schedule acceptable to the City Engineer, including erosion and sediment control measures.

11. The applicant shall implement all vehicular traffic mitigation measures identified in the approved Traffic Impact Analysis, including the westbound right-turn overlap phase at US-1 and Seaway Drive and any required intersection or access improvements.
12. Prior to issuance of site development permits, the applicant shall obtain an FDOT AMRC pre-approval letter addressing the proposed access configuration, including the directional median opening, any signalization alternative, Seaway Drive's role as an evacuation route, and any emergency-access implications. Prior to issuance of building permits or Certificates of Occupancy, as applicable, the applicant shall obtain and comply with all FDOT access approvals and AMRC conditions required for that stage of development, including any improvements required by FDOT timing or traffic-volume triggers.
13. If signalized access is not approved by FDOT, the development shall implement directional median access restricting outbound left-turn movements, together with any related circulation revisions necessary to maintain safe ingress and egress.
14. The applicant shall coordinate with the City, FDOT, and the St. Lucie Transportation Planning Organization regarding transportation and corridor improvements associated with the development.
15. The applicant shall implement all approved multimodal and transportation-demand-management commitments, including any required water taxi connection to Downtown Fort Pierce, transit stop, and shuttle service between the property and the beach, prior to issuance of the first Certificate of Occupancy for the applicable phase, unless otherwise financially secured or phased pursuant to a City-approved mobility plan. Any required shuttle or water taxi service shall operate in accordance with service frequency, routing, duration, and maintenance standards approved by the City. Such commitments shall be further detailed in a City-approved mobility plan prior to issuance of the first building permit for the applicable phase.
16. Water, sewer, and electrical service shall be coordinated with Fort Pierce Utilities Authority. Any required on-site or off-site utility infrastructure improvements, including sewer mains, lift stations, utility extensions, and electrical service improvements, shall be constructed or financially secured prior to issuance of the applicable Certificate of Occupancy.
17. All development shall comply with the requirements of the St. Lucie County Fire District, including fire apparatus access roads, roadway widths, turning radii, hydrant spacing, fire department connections, fire flow, and emergency access gate requirements.
18. The applicant shall obtain all required permits from applicable regulatory agencies, including but not limited to FDEP, SFWMD, USACE, and FWC, prior to commencement of any construction activity requiring such permit or approval.
19. Any development waterward of the mean high-water line shall require all applicable state and federal approvals, including but not limited to Environmental Resource Permit, sovereignty submerged lands authorization, USACE authorization, and any other required agency approvals, prior to commencement of such work.
20. Development shall be designed and constructed in accordance with approved permits to avoid, minimize, and mitigate impacts on seagrass and benthic resources identified in the Benthic Resource Survey.
21. The project shall demonstrate compliance with applicable wetland protection standards, including no net loss of wetland functions and values, as required by governing agencies.
22. A 100% gopher tortoise survey shall be conducted within 90 days prior to any land disturbing activity. Any identified tortoises shall be relocated in accordance with FWC permitting requirements.
23. A tree survey and mitigation plan shall be submitted if protected trees are impacted, consistent with City Code requirements.
24. The applicant shall comply with all conditions of environmental permits and approvals, which shall be considered incorporated into this development approval.
25. No Certificate of Occupancy shall be issued for any phase until all environmental permit conditions applicable to that phase have been satisfied or appropriately bonded.
26. The applicant shall coordinate with the City Public Works Department regarding solid waste collection locations and service routes. Dumpster enclosures shall be screened and gated in accordance with City Code.
27. Landscaping shall be installed in accordance with the approved landscape plan and all applicable City landscape standards. Prior to issuance of the final Certificate of Occupancy, the applicant shall execute a landscape maintenance agreement, in a form acceptable to the City, requiring continued maintenance of all required landscaping.

28. Internal circulation shall accommodate emergency vehicles, service vehicles, and solid waste collection vehicles with appropriate turning radii and access clearances.
29. The project shall remain subject to review and approval by applicable reviewing agencies during construction plan review and building permit review for compliance with applicable codes, regulations, permit requirements, and these Conditions of Approval.
30. No Certificate of Occupancy shall be issued for any phase until all infrastructure improvements, environmental permit conditions, agency approvals, affordable housing obligations, transportation improvements, utility improvements, and other obligations required for that phase have been completed or financially secured to the satisfaction of the City and applicable reviewing agencies.
31. A maintenance and operation plan for any underground stormwater storage system shall be provided to the City Engineer at the time of final engineering plan submittal and approved prior to issuance of the final Certificate of Occupancy for each phase.

8. Findings of Fact

1. The proposed Causeway Cove development satisfies the threshold eligibility requirements of F.S. §166.04151, including the provision of at least forty percent affordable housing units.
2. The project provides a residential floor area share of approximately 77.9 percent, exceeding the minimum mixed-use residential threshold established by State law.
3. The project is located on property designated HIMU and zoned C-5, making the site eligible for administrative approval under the Live Local Act framework.
4. The Traffic Impact Analysis demonstrates that the project satisfies transportation concurrency requirements with implementation of the identified mitigation measures and access approvals.
5. The project can comply with applicable Fire District standards subject to construction plan review and permitting.
6. The project is consistent with the City's Comprehensive Plan and otherwise applicable Land Development Code requirements, as conditioned.

9. Staff Recommendation

APPROVAL. Staff recommend approval of PZAH2025-00001, Causeway Cove, subject to the **thirty-one (31)** Conditions of Approval contained in this report.

10. Conclusion

Based on the submitted materials and the technical reviews completed to date, the Causeway Cove project is eligible for administrative approval under the Live Local Act, meets transportation concurrency with enforceable mitigation, remains capable of compliance with Fire District and engineering requirements, and is appropriate for approval subject to conditions.

Prepared by	Date
Planning Staff / Technical Review Committee	June 29, 2026
Signed: Kevin Freeman, Planning Director	

EXHIBIT A Attached.

RENDERED SITE PLAN Attached.

EXHIBIT A: TIMETABLE OF DEVELOPMENT

Exhibit "A" TIMETABLE OF DEVELOPMENT 4/16/2026		
	Starting date	Completion date
Phase 1 - Marina & Site Work		
New Docks	Fourth Quarter of 2026 or before	Third Quarter of 2027
Site Work	First Quarter of 2027 or before	Second Quarter of 2028
Phase 2 - Building A -1		
Pile starts	Third Quarter of 2027 or before	
Shell Top out	Fourth Quarter of 2028 or before	
Power on	First Quarter of 2029	
TCO / Substantial Completion		First Quarter of 2030 or before
Final Completion		First Quarter of 2030 or before
Phase 3 - Building B		
Pile starts	Second Quarter of 2028 or before	
Shell Top out	Fourth Quarter of 2029 or before	
Power on	First Quarter of 2030	
TCO / Substantial Completion		First Quarter of 2031 or before
Final Completion		First Quarter of 2031 or before
Phase 4 - Building E		
Pile starts	Fourth Quarter of 2028 or before	
Shell Top out	Fourth Quarter of 2029 or before	
Power on	First Quarter of 2030	
TCO / Substantial Completion		First Quarter of 2031 or before
Final Completion		First Quarter of 2031 or before
Phase 5 - Building C		
Pile starts	Third Quarter of 2030 or before	
Shell top out	Third Quarter of 2031 or before	
Power on	Fourth Quarter of 2032 or before	
TCO / Substantial Completion		Fourth Quarter of 2033 or before
Final Completion		Fourth Quarter of 2033 or before
Phase 6 - Building D		
Pile starts	Fourth Quarter of 2032 or before	
Shell top out	Fourth Quarter of 2033 or before	
Power on	First Quarter of 2034	
TCO / Substantial Completion		Fourth Quarter of 2034 or before
Final Completion		First Quarter of 2035 or before
*Should the Timetable of Development for any Phase herein be affected by external factors such as, and not limited to, agency permitting, and/or development activities external to the site. The timetable of development may be amended administratively 30 days prior to expiration and subject to justification and review in accordance with the provisions of this development order.		

RENDERED SITE PLAN



Hutchinson Island Village

Resort | Residence | Marina | Shops

idea

DESIGN GROUP



The new master plan for the forty-two-acre site located at 601 Seaway Drive, Fort Pierce, Florida, envisions a vibrant waterfront community blending luxury living and resort-style amenities. The development will consist of five buildings, offering 913 residential units, including 1, 2, and 3-bedroom options as well as penthouses, alongside 407 hotel rooms—designed with modern comforts and stunning views. The site currently includes a marina with 218 slips and 10 mooring buoys, accommodating boats of all sizes. The development will also provide commercial spaces for restaurants and retail, creating a dynamic and walkable environment. With expansive amenity decks and large swimming pools, this waterfront destination is an ideal place to vacation, boat, or call home—a perfect blend of relaxation and recreation in the scenic setting of South Hutchinson Island.

OVERVIEW

SITE AREA (INC. SUBMERGED LAND)	43 ACRES = 1,873,080 SF
TOTAL NUMBER OF BUILDINGS	5
TOTAL NUMBER OF PARKING SPACES (INC. SURFACE PARKING)	2,790
TOTAL NUMBER OF HOTEL ROOMS	407
TOTAL NUMBER OF UNITS	913
TOTAL BUILDING GROSS AREA SF	3,067,849
TOTAL COMMERCIAL AREA SF	66,059
TOTAL AMENITIES AREA SF	92,851
TOTAL NUMBER OF BOAT SLIPS	204 EX. SLIPS AND 14 NEW SLIPS = 218 SLIPS 10 MOORING

SITE PARKING	33
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BUILDING A

GROSS AREA SF	1,099,148
NUMBER OF HOTEL ROOMS	204
NUMBER OF UNITS	180
AMENITIES SF	34,644
PARKING SPACES	713
ASSEMBLY SF	43,651
COMMERCIAL SF	38,594

BUILDING B

GROSS AREA SF	622,400
NUMBER OF UNITS	365
AMENITIES SF	10,196
PARKING SPACES	663

BUILDING C

GROSS AREA SF	507,380
NUMBER OF UNITS	164
AMENITIES SF	17,813
PARKING SPACES	564
COMMERCIAL SF	13,800

BUILDING D

GROSS AREA	507,380
NUMBER OF UNITS	164
AMENITIES SF	17,813
PARKING SPACES	564
COMMERCIAL SF	13,800

BUILDING E

GROSS AREA SF	331,541
NUMBER OF HOTEL ROOMS	203
NUMBER OF UNITS	40
AMENITIES SF	12,385
PARKING SPACES	253

11/12/2025

ALL AREA CALCULATIONS ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE UNDER FURTHER DESIGN DEVELOPMENT.