

LETTER OF JUSTIFICATION
Causeway Cove
 Site Plan Application
 Live Local Act (Senate Bill 102)
 April 1, 2025

REQUEST

On behalf of the Owner, Haley Ward is requesting approval of a site plan for the proposed mixed-use development including apartments, condominiums, hotel rooms, with associated amenities and commercial area. The proposed development includes 198 boat slips and five (5) cabanas. The proposed site plan achieves its density and height according to the Live Local Act, or Senate Bill 102. The subject property is 42.39 acres and is located at 601 Seaway Drive in the City of Fort Pierce, Florida. The subject property is identified below.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2402-312-0001-000-5	601 Seaway Dr.	42.38	HIMU	C-5

SITE AERIAL





SITE CHARACTERISTICS & PROJECT HISTORY

The subject property has a Future Land Use Designation of Hutchinson Island Mixed Use (HIMU) and is located in the Tourist Commercial (C-5) Zoning district within the South Beach Overlay District.

To the north of the subject parcel lies the right-of-way for Seaway Drive followed by the public park known as Museum Pointe. This property has a Future Land Use of Conservation and Open Space (COS) and falls within the Open Space (OS-1) zoning district.

To the east of the subject parcel lies parcels within a Planned Development. Uses include the Smithsonian Marine Station and the Harbour Isle Condominium development. Both parcels have a Future Land Use of Hutchinson Island Mixed Use (HIMU) and fall within the Planned Development (PD) Zoning district.

To the south of the subject parcel lies the inlet separating Fort Pierce and Hutchinson Island.

To the west of the subject parcel lies the Ft. Pierce Wastewater Treatment Center. This property has a Future Land Use of Hutchinson Island Mixed Use (HIMU) and falls within the Open Space (OS-1) Zoning district.

LIVE LOCAL ACT

According to Senate Bill 102, also known as the “Live Local Act,” a municipality may not restrict the density of a proposed development authorized under the highest allowed density on any land in the municipality where residential development is allowed. Residential development is permitted under the property’s current Future Land Use - Hutchinson Island Mixed Use (HIMU) of up to eight (8) dwelling units per acre.

The Central Business District (CBD) Future Land Use designation provides for mixed-use development that may include office commercial/retail, and residential. The CBD is intended to provide for higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums, apartments, and single family, attached and detached); office including, but not limited to, including artist work and sales space; retail including, but not limited to, boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Residential uses shall comprise a minimum of 25 percent of the total floor area.

According to Senate Bill 102, a municipality may not restrict the height of a proposed development authorized under the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. The highest allowed height within 1 mile of the proposed development is a project known as “King’s Landing” which allows 11 stories.



Based on the above and attached information, the applicant respectfully requests the approval of a site plan to allow for the proposed mixed-use development located on the subject property.