

Causeway Cove

PZAH2025-00001

'LIVE LOCAL' APPLICATION UNDER STATE
STATUTE §166.04151

**UPDATE ONLY – NOT A
PUBLIC HEARING**



LIVE LOCAL (GENERALLY)

Is **state-mandated** and provides land use entitlements for eligible affordable housing developments in areas zoned for commercial, industrial, and mixed-use.

To be eligible for these entitlements, a proposed project must set aside at least **40 percent of its total units as affordable rental units to income-eligible households (at or below 120 percent AMI)** for a period of at least 30 years. The City is required to allow multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use and are also subject to statutory parameters regarding density, height, floor area ratio, administrative approval, and certain parking standards.

USE: Developments may be multifamily or mixed-use with multifamily allowance in commercial, industrial, or mixed-use zones without zoning or land use change.

DENSITY: Set at the highest density allowed on any land in City or County where residential development is allowed. The current maximum is 30 units per acre. Density bonuses are not allowed.

HEIGHT: The highest currently allowed height for commercial or residential development within 1 mile of the proposed development or 3 stories, whichever is higher. That is currently 200ft in High-Density and Downtown Locations.

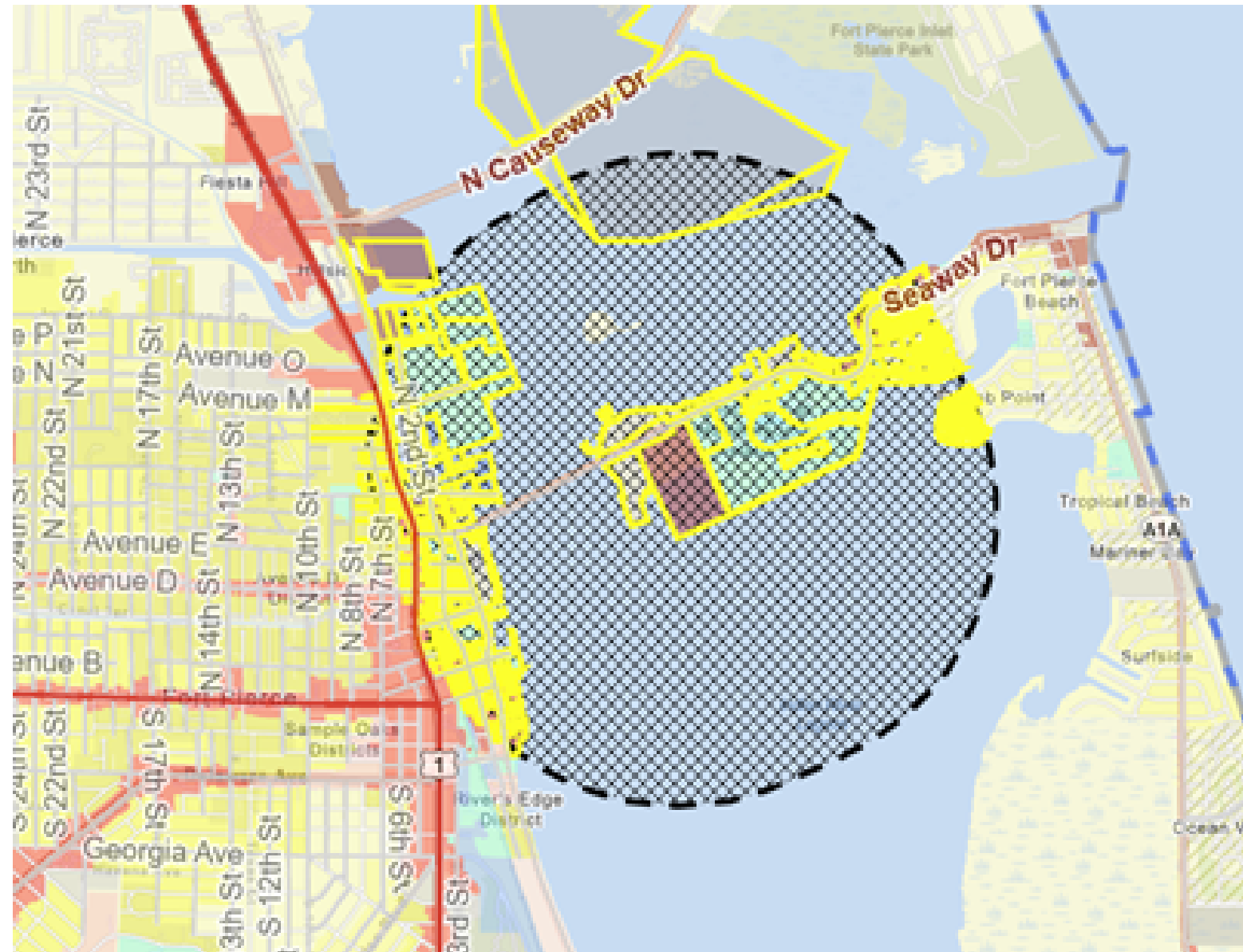
EXCEPTION: If a proposal is on two or more sides adjacent to single-family-zoned property within a single-family-zoned development with at least 25 contiguous single-family homes, a municipality may limit the height to certain criteria.

PARKING: the City must “consider” reducing parking requirements for eligible proposed projects that would be located within ¼ mile of a transit stop.

FLOOR AREA RATIO: The City is prohibited from limiting the FAR below 4.5 (150% of existing FAR)

APPROVAL PROCEDURE: A development proposal must be administratively approved if the proposal satisfies the land development regulations and is otherwise consistent with the comprehensive plan excepting density, FAR, height, and

use. **NO PUBLIC HEARINGS**



Development Component	Quantity
Total residential units	913 units
Affordable housing units	Minimum (40%) - 365
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

Requirement	Standard	Project	Status
Affordable housing units	At least 40%	Between 365 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

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.

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.





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

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





