

Updated 3/31/2025

Building & Development of Interest to South Hutchinson Island

Primary Area of Interest Within SLC Between FPL to the North Martin County Line

SLC Projects South Of the FPL Plant (listed north to south)	Location Acreage Basic Facts	# of Units	Description/ Comments
Ouanalao/Seaside (formerly Tesoro)	7700 S Ocean (east & west A1A) 14.88 acs.	59 Beach Homes, Villas, & Bungalows	Residences & Resort – ocean & river front incl restaurant, spa, pool, 26 boat docks. Sales Underway. Construction has not yet started.
Vacant lot North of Herman’s Bay	7830 S Ocean (east & west A1A) 1.77 acs.	No active proposal	
Diamond Sands Docking Facility	8118 S Ocean Dr (west side of A1A)	Docks across from DS development	DRC Pre-Application meeting 2/27/2025.
Sand & Sea (formerly Mirasol). N & S of Normandy Beach Park	8400–8580 S Ocean (east & west A1A) 14.68 acs.	Site plan pending	Hotel/Resort. Issues: Zoning, Height & Normandy Beach Park land swap. Litigation pending. Last activity 3/2025
Alcove (formerly Sea Oats/Paradise Villas)	9461 S Ocean (west A1A. South of Island Village) 0.75 acs.	4Townhomes, No active proposal.	Surrounded by Missy’s Beach House. Last activity 8/2022. Change of ownership 9/2023.
Missy’s Beach House-Shell Cay	9475 S Ocean (west of A1A. South & west of Alcove) 5.09 acs.	10 luxury homes	Luxury home proposal SLC DRC (Development Review Committee) 1/9/2025
South Hutchinson Ocean Villas-Nautilus Cove.	9603 S Ocean (west A1A. Across from Empress) 20.04 acs. (Significant wetlands)	6 duplexes (12 units) 3 story Townhomes. Site plan pending	Will include amenities, similar to Majestic Bay. Opted for fewer # of larger units vs more, smaller units. Height variance denied 2/2024.
RSS Hutchinson, Phase II. Goldmount, formerly Riegel Parcels.	9750-9759 S Ocean 11.5acs. (eastA1A 1.6acs. & west A1A 9.9acs.)	14 units east of A1A 50 units west of A1A.	Will include ocean-side and river-side amenities. SLC DRC (Development Review Committee) 4/11/2024. No

Between Princess & Shuckers.		Proposal submitted.	height variance request submitted.
Island Willow Across from Miramar. Included is deeded beach access.	On S Ocean so of Miramar POA property (west of A1A) 9.20 acs. (Significant wetlands)	3 buildings, 41 units (owner /developer plans submitted)	Owner/Developer actively pursuing development plans that requires significant wetland waivers. (as of 8/2024). Change of ownership 9/2024.
OceanGlass Across from Claridge.	10159 S Ocean (west A1A) 15.26 acs.	28-3 story Townhomes & Marina	Under construction. No activity on site. Code Enforcement Board hearing to bring property up to compliance 2/2025.
Majestic Bay Across from Oceanrise, between Bay Tree & Oceanglass	10251 S Ocean (west A1A) 11.8 acs. (Significant wetlands)	24-3 story Townhomes & Marina. Last submittal 7/3/2023.	Opted for fewer # of larger units vs more, smaller units.
10810 S Ocean Vacant parcel.	10810 S Ocean (east of A1A. Between Turtle Reef & Venture 3) 1.73 acs.	No active proposal.	Oceanfront Vacant Parcel For sale. Cleared and fenced. Ownership change 3/2023.
10840 S Ocean Vacant parcel.	10840 S Ocean (east of A1A. Between Holiday Out & Windmill) 1.01 acs.	No active proposal	Oceanfront Vacant Parcel For sale.
Property west of So Bell T&T (11091 S Ocean)	No address assigned. South of Riverwatch Mangrove Area and No of Martin County line.	No active proposal	Ownership change 9/2024.