



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Causeway Cove Marina & RV 601 Seaway Drive Application for Site Plan and Conditional Use

Frequently Asked Questions

What are the applicants proposing to build?

The phased construction of a 198 slip marina, boat ramp, dock master's quarters, ship store, and 10 Recreational Vehicle (RV) spaces.

What is included in Phase 1?

The first phase encompasses the development of a 47 slip commercial marina, recreational boat ramp, ten (10) RV pads, a 1,296 sq. ft. dock master's residential quarters, ship store, restroom/laundry building, kayak launch area, and minor support facilities. The applicant has indicated that construction is intended to commence mid-2016 and be completed in 2017.

What is included in Phase 2?

The second segment of the development includes build out of the marina with an additional 151 boat slips and 14 mooring spaces to be completed within five (5) years of approval. Additional parking is required to support this expansion; however final location, layout, or construction has not been presented by the applicant. The tentative location for the noted parking areas are presented on the site plan.

How tall are the buildings?

The proposed 1,296 sq. ft. dock master's residential quarters and ship store is approximately 23 ft. in overall height. The restroom and laundry facility is approximately to 18 ft. in height

How many RVs are permitted?

A total of ten (10) RV pads are proposed with the presented site plan. If approved, a maximum of 10 RVs will be provided the opportunity for transient lodging at the site.

In order to increase the quantity of RVs permitted, a new application for Conditional Use must be submitted and reviewed by the Planning Board & City Commission.

Will the public be able to access Harbour Isle from this project?

The applicant has presented a sidewalk connection available to Harbour Isle residents to access the marina and facilities; however it will be gated with access granted to Harbour Isle residents only.

Have Florida Department of Environmental Protection (FDEP) Permits been issued for the project?

Yes, FDEP issued Permit #56-0160635-006 on September 6, 2012. The permits detail the location and size of the proposed 198 marina slips.

Will there be liveboards?

No, pursuant to Condition #15 of the FDEP Permits; The docking facility shall be used for mooring of recreational vessels *without* liveboards.

A liveboard vessel is defined by FDEP as a vessel docked at a facility that is inhabited by a person or persons for any 5 consecutive days or a total of 10 days within a 30-day period.

Will any pump-out stations be available?

At this time, pump-out facilities are not being considered.

Pursuant to Condition #16 of the FDEP Permits; Sewage pump-out devices shall be installed and maintained for the life of the facility at any two dock where vessels 40-feet in length or greater occur.

If pump-out devices are contemplated, they must conform with FDEP standards and facilitate proper connection into the on-site sewer infrastructure.

How big will the boats at the marina be?

- (35) – 22 ft. slips
- (64) – 25 ft. slips
- (21) – 28 ft. slips
- (9) – 32 ft. slips
- (22) – 40 ft. slips
- (8) – 42 ft. slips
- (10) - 60 ft. slips

The proposed slip size typically presents the maximize boat size the slips are capable of holding, however other limitations such as water depth, boat width/weight, etc. affect the size of boats to be docked within the marina.

How much traffic is the project planned to generate?

An average of 717 daily trips are projected at the completion of both phases. Of the estimate trips, 25 are AM Peak hour and 51 are PM Peak hour. A designated traffic pattern has been presented by the applicant to minimize conflicts at the base of South Causeway.

The former Mobile Home Park on-site is estimated to have generated approximately 1,200 average daily trips.

How will noise be regulated at the proposed development?

City Code Section 11-52.18, limits the level of noise by receiving properties. The operational activities must adhere to these established limitations.

Will landscaping and/or buffering be provided by the development?

A complete landscape plan, prepared by a licensed Florida Landscape Architect has been presented. The landscape plan includes the planting of 84 new sabal palm, 6 live oak, 16 buttonwood, and 32 bamboo trees. All trees meet or exceed 12 ft. in height.

Nearly 1,400 hedge plants are proposed for planting to enhance the site and buffer adjacent properties.

Will light from the site disturb neighboring residents?

The photometric (lighting) plan provided presents lighting levels on compliant with City Code, however the design of the light fixtures is pending final approval. City Code places restriction on the level of light which may “spill over” onto adjacent properties, therefore the light disturbance to surrounding sites should be minimized.

How was this meeting noticed?

- City staff mailed notices to owners of property located within 500ft. of the project site. (See map):



- Notification signs were posted on the property at least 5 days prior to the Planning Board meeting & at least 10 days prior to the City Commission Public Hearing
- A legal advertisement was published in the St. Lucie News Tribune (TCPALM) at least 15 days prior to the City Commission Public Hearing.