



To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning and Development Services

From: Jacob Núñez
Kimley-Horn and Associates, Inc.

Date: March 9th, 2026

Re: **Causeway Cove TIA Review**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic statement dated February 26, 2026 prepared by MacKenzie Engineering & Planning Inc. related to the above-mentioned project. The proposed project consists of:

- 913 Multi-Family Housing (High-Rise) Dwelling Units (DUs)
- 72,622 SF of Shopping Center Without Supermarket
- 407 Hotel Rooms
- 218 Marina Slips

The site is located at 601 Seaway Drive, Fort Pierce, FL (Parcel ID: 2402-312-0001-000-5).

It is anticipated that the proposed net new trip generation potential for the site is as follows: 7,292 daily trips, 406 (175 entering / 244 exiting) AM peak hour trips, and 626 (341 entering / 284 exiting) PM peak hour trips.

The analysis includes adjacent roadway segments and intersections affected by project traffic. Two segments of US 1 and one segment of SR A1A (South Causeway Park to Binney Drive) are projected to be deficient due to background traffic.

A westbound right-turn overlap phase at the intersection of US-1 & Seaway Drive is recommended to be implemented as a result of project trips.

Pending an FDOT Access Management Permit, the site access will either be signalized or directional.

Thank you for the opportunity to assist Saint Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Causeway Cove

REVIEW DATE: 4/1/2025

PLANNER:

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: X

Site Plan Requires Re-submittal:

The Following Conditions/Revisions Are Necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.~~ **Received 4/1/2025**
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 4/1/2025**
- ~~3. Please provide an electronic revised copy of the site plan if applicable (pdf format).~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided.~~ **Received 9/24/2025**
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~
- ~~6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1~~

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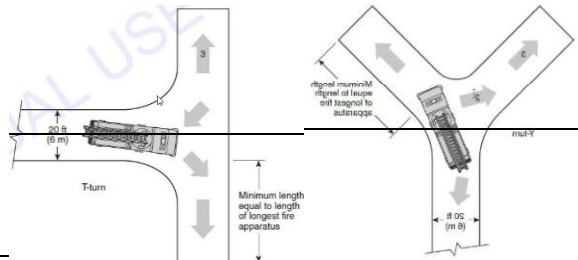
www.slcfcd.com



- ~~16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~
- ~~7. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)~~
 - ~~8. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.~~
 - ~~9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)~~
 - ~~10. The Fire District reserves the right for future comments at the site plan & building construction phase.~~
 - ~~11. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)~~
 - ~~12. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~
 - ~~13. Please provide a truck circulation detail. **Received 9/18/2025**~~
 - ~~14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~



15. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
16. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
17. ~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1-18.2.3.5.3.3)~~
18. ~~The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. (NFPA 1-18.2.3.5.6.2)~~
19. ~~A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1-18.2.3.2.1)~~
20. ~~Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)~~



21. ~~Fire hydrants (shall be) are provided for buildings other than detached one and two family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The~~

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~~maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3.
Please provide fire flow calculations for hydrants.~~

- ~~22. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.~~
- ~~23. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~
- ~~24. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~
- ~~25. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1:16.4.3.1.3).~~
- ~~26. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~
- ~~27. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2~~

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ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

~~inches. The center of hose outlet shall be not less than 18 inches above final grade.
(SLCFD Fire Prevention Code Resolution 740-23).~~

- 28. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

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**BUILDING DEPARTMENT
TRC COMMENT FORM**

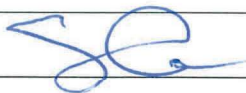
Meeting Date: 5/15/25
Property Address: 601 Seaway Dr.
Project Name: Causeway Cove

Please be advised that the project may trigger the requirements indicated below:

- ☒ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- ☒ 2. Pre-construction meeting with the City's Building Department is requested.
- ☒ 3. Any construction will need to meet the requirements of the Florida Building Code 8th Edition.
- ☒ 4. Means of egress is required.
- ☒ 5. Means of ingress is required.
- ☒ 6. Must meet the following Accessibility requirements:
 - ☒ Accessible route
 - ☒ Handicapped parking spaces
- ☐ 7. Change of Use required
 - ☐ to include a signed and sealed Life Safety Plan
 - ☐ to include a signed and sealed detailed comprehensive building plan.
- ☒ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- ☒ 9. Flood Development Permit required.
- ☒ 10. Building Permit required.
- ☒ 11. Signed and sealed construction drawings required.
- ☒ 12. Will need to meet the Fire Code.
- ☒ 13. Sprinkler system is required.
- ☒ 14. Fire alarm system is required.
- ☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature



Date:

5/13/25

May 14, 2025

PROJECT: Causeway Cove
REF: PZAH2025-00001
TO: Kev Freeman
FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. St. Lucie County's Engineering Division may have comments after review of a traffic analysis.



Technical Review Committee meeting

April 17, 2025

Case #: PZAH2025-00001

Planner: City of Ft. Pierce Planning Department.

601 Seaway Dr., Ft. Pierce (Causeway Cove).

Site Plan

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 1063. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Please also take into consideration that a development of this scale, with the inclusion of retail, dining and hotel features, will likely generate the need for police services.

Finally, please give careful consideration to the traffic analysis with regards to the anticipated and potentially substantial increase in traffic travelling to and from the island / beach. In addition, the ingress and especially the egress from the proposed project should receive a design review to ensure smooth traffic flow.

Thank you for your attention and consideration.



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Current population of Ft Pierce (2021 Census)	47927
Current total of Officers Ft Pierce PD (FY24)	141
Current rate of Officers per 1000 population	2.9
Number of proposed housing units	1063
Average number of people per household x	2.5
total proposed population increase	2657.5
/1000	2.66
x	2.9
Additional Officers Necessary	7.7

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

To : Kev Freeman – Planning Director

FROM : Selena Griffett, P.E.

THRU : Mark Zrallack, P.E. – City Engineer

**RE : 601 Seaway Drive (Causeway Cove)
Site Plan (Live Local/Senate Bill 102)
PZAH2025-00001 Resubmittal #5**

DATE : February 17, 2026

This is to advise you that we have completed the review of the following documents as received by this office on February 9, 2026:

- | | |
|---|---|
| ☐ Development Permit Compliance Review | ☐ Construction Drawings |
| ☒ Site Plan | ☐ Test Reports & Related Documents |
| ☐ Conditional Use | ☐ Record Drawings |
| ☐ Permits | ☐ Other |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| ☒ Recommend | ☐ Do Not Recommend | |
| ☒ Site Plan Approval | ☐ Variance Approval | ☐ C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached comments



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZAH2025-00001

Causeway Cove-601 Seaway Dr - 2nd Resubmittal

W/WW Engineering: Water and sewer service are both available to the proposed site. Final approval will be contingent upon a complete plan submittal to FPUA for review and comment.

Developer to continue coordination with FPUA on the design of the off-site sewer main and the lift station to be located on the property adjacent to the electric substation. A second water main loop will also be required to support fire flows and provide system redundancy.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.** Please send me all electric riser diagrams and panel schedules

New pad mount transformer lead time is up to 52 weeks.

Please contact Sal Scimeca for electric customer requirements and project coordination. Before work begins.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

Gas: Approved.

FPUAnet Fiber: **FPUAnet Approves; Fiber Internet Service – Available.**
Contact Eric Peters at (772) 468-1697 or peters@fpu.com for Fiber Internet requirements.



Developer
Letter.pdf



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

