



CITY OF FORT PIERCE

CITY COMMISSION

May 19th, 2025

Crossroads Recreational Vehicle Park
Conditional Use: w/ New Construction

Parcel ID: 2324-312-0005-000-4

APPLICANT

Leo Giangrande, Principle, GEP

PROPERTY OWNER(S)

Alexander George & Company Corp.

PARCEL ID #(S):

2324-312-0005-000-4

SUMMARY

A 'conditional use: with new construction' application has been submitted for approval to develop Crossroads Recreational Vehicle Park, an 84-lot RV park with community amenities.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.



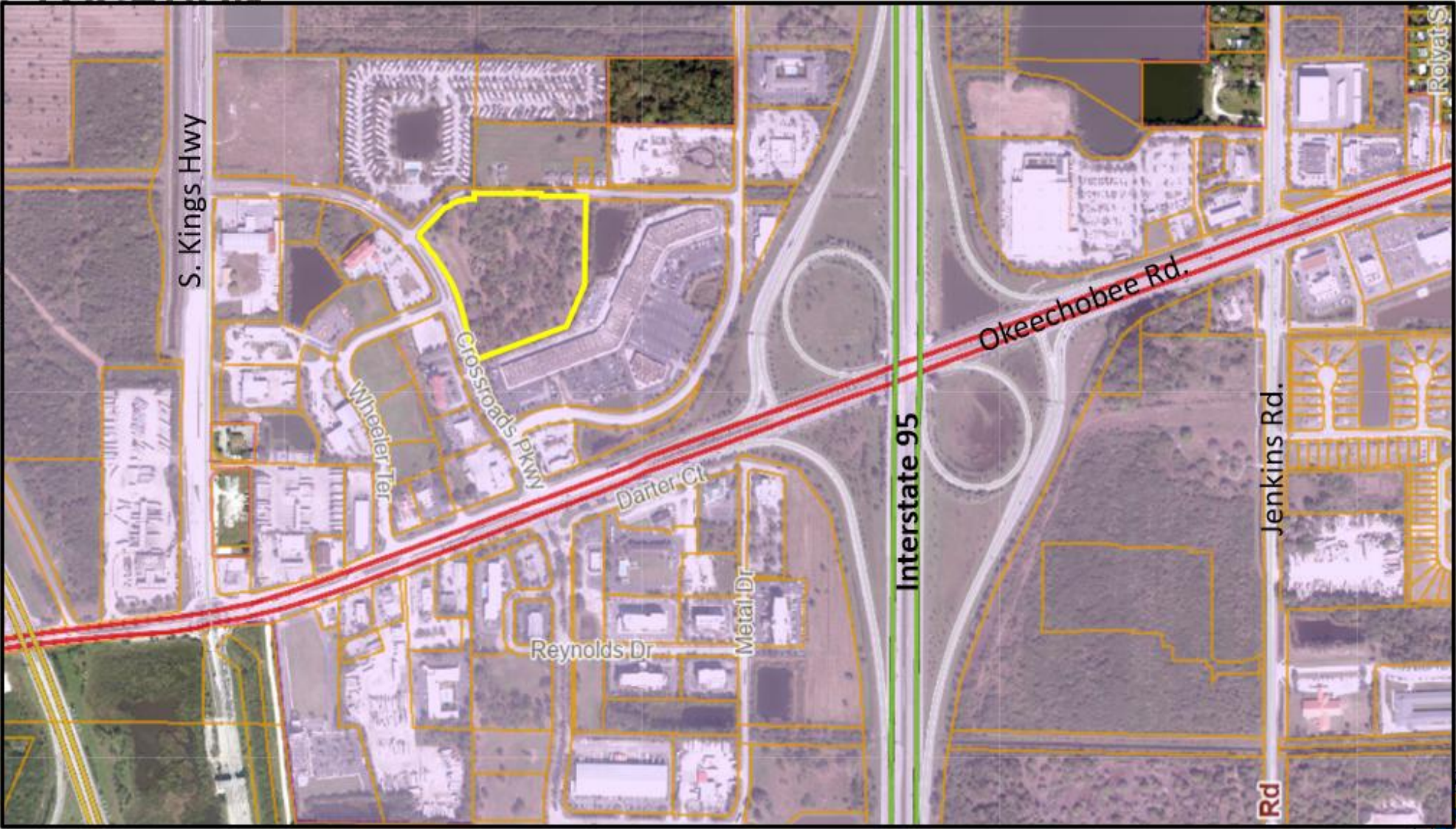
CONDITIONAL USE

Article V: Section 125-325

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.



SITE LOCATION



City Limits 

Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



SITE LOCATION



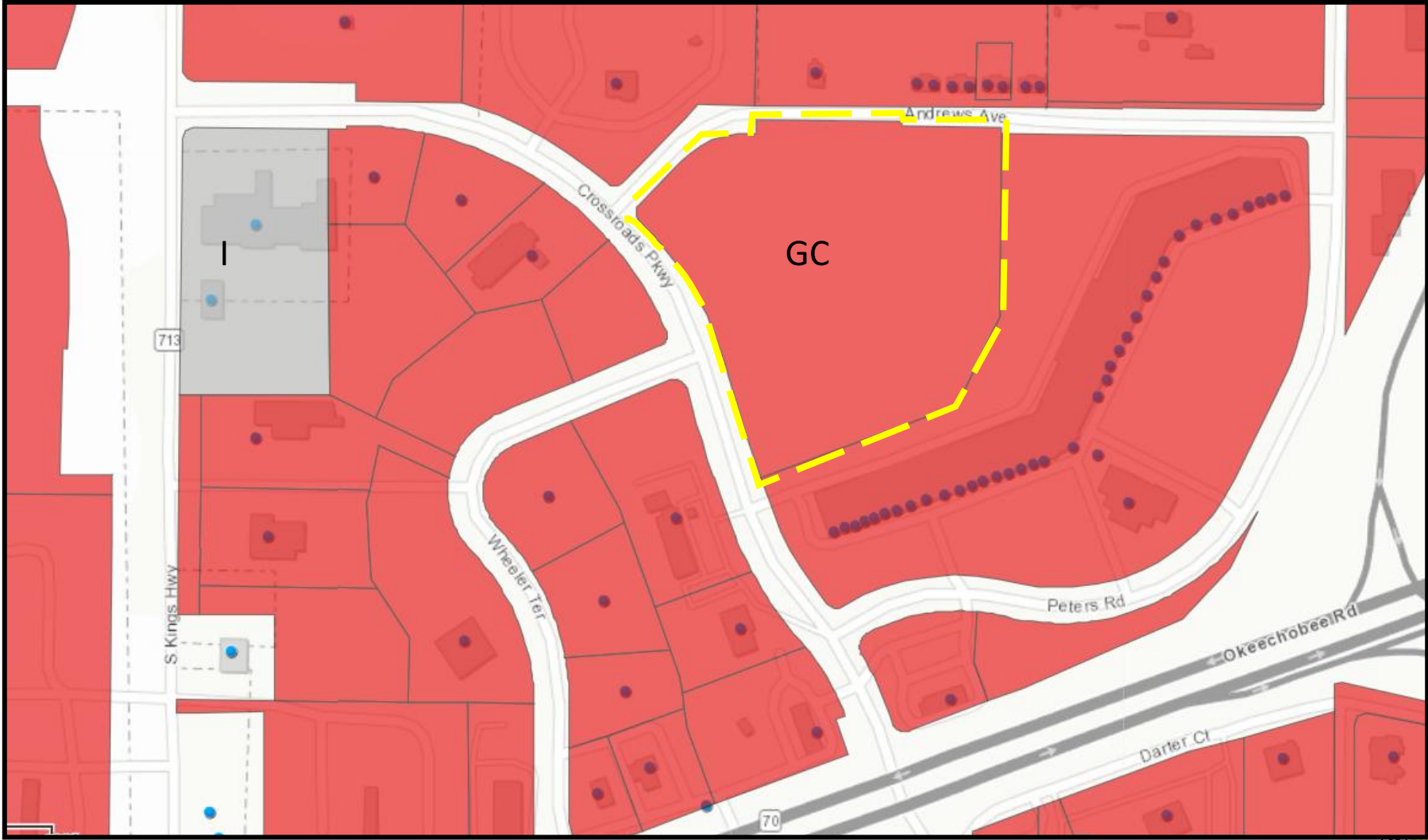
SITE AREA= 10.90/- Acres

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FUTURE LAND USE

FLU: GC,
General Commercial

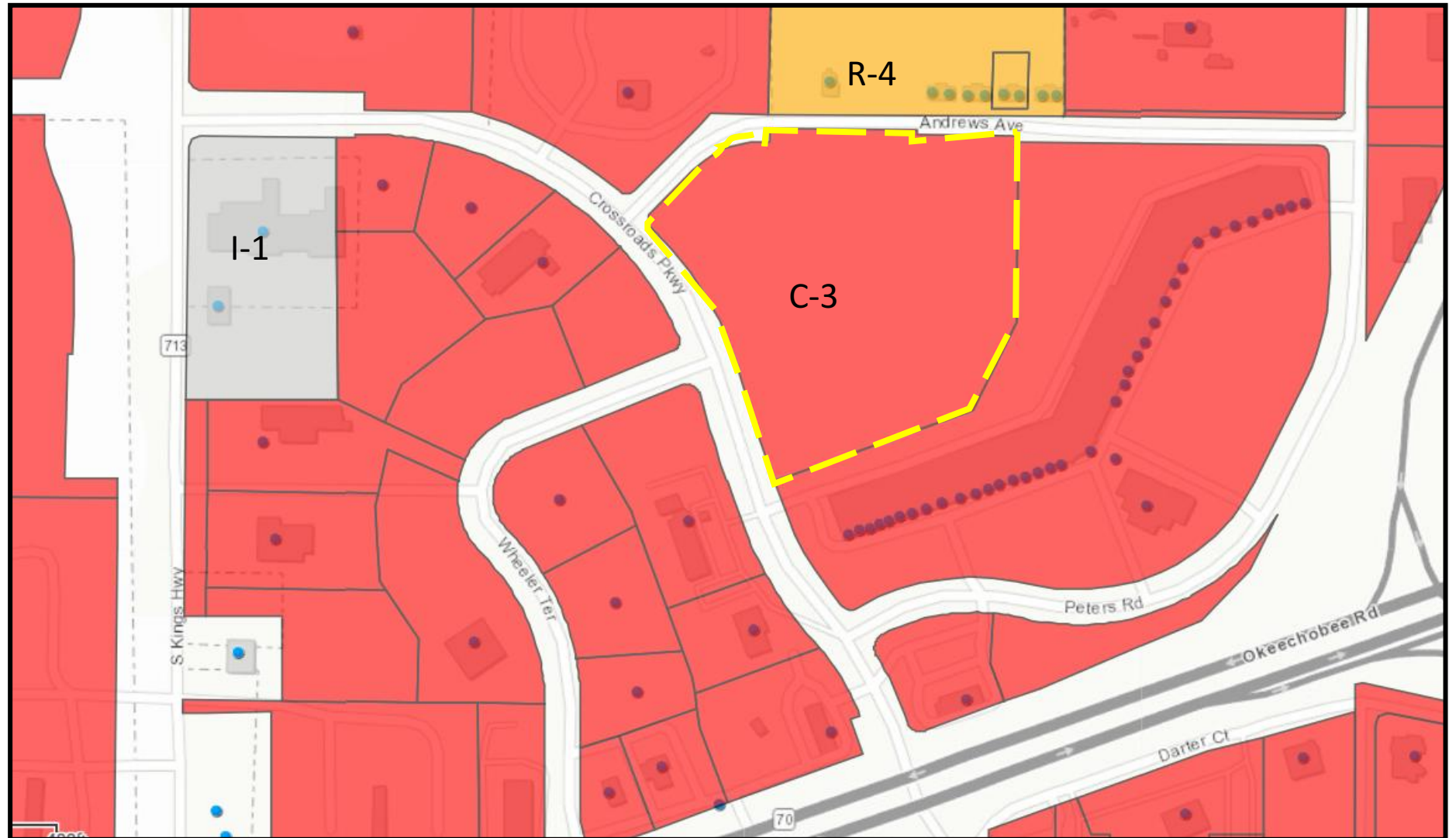


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ZONING

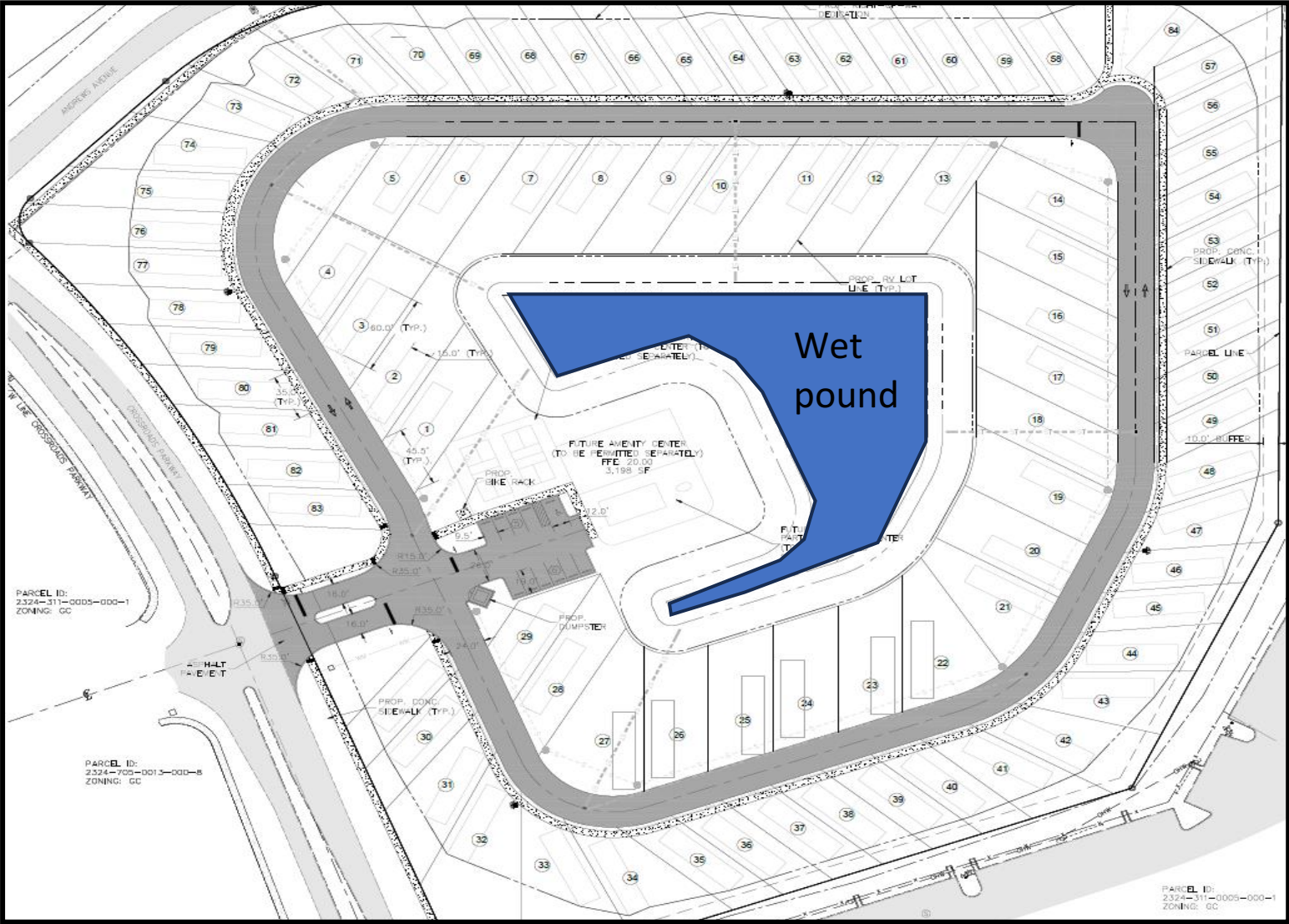
Zoning: C-3,
General Commercial



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SITE PLAN DETAILS



Proposed RV Lots	84
Lot sizes	35-45'
Community:	Amenity Center
	Pool
	Pickleball Court
	Bike rack
Wet pond	1+ acre

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LANDSCAPE PLAN



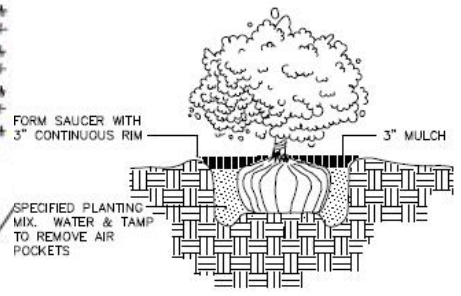
REQUIRED TREE DATA

PERIMETER LANDSCAPE BUFFER 2,721.92 L. FT.-41' ACCESS WAY=2,680.92 L. FT. DIVIDED BY 30 L. FT. = 89.36 TREES = 90 TREES REQUIRED

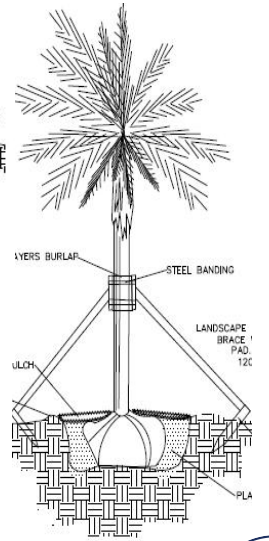
PERIMETER TREES

PROPOSED	EXISTING	TOTAL
PINES 13	PINES 1	PINES 14
SABAL PALMS 2	SABAL PALMS 1	SABAL PALMS 3 = 1
LIVE OAKS 64	LIVE OAKS 12	LIVE OAKS 75

TOTAL PERIMETER TREES 90



SHRUB PLANTING



PALM PLANTING

Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



RECOMMENDATION w/ CONDITIONS

At the April 14, 2025, Planning Board meeting, the board voted unanimously to approve the innovative site plan with the six (6) conditions:

1. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity
2. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
3. A South Florida Water Management District (SFWMD) ERP shall be required prior to the DPCR approval



RECOMMENDATION w/ CONDITIONS cont'd

4. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval
5. The Environmental Assessment Report denotes unresolved environmental conditions that may require further testing and action. An updated environmental review shall be required at the time of DPCR.
6. An address request form shall be submitted to the Planning Department prior to applying for a building permit

Staff's recommendation is for City Commission to **APPROVE** the conditional use with new construction application with the six conditions previously listed

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions.
2. Recommend Disapproval.





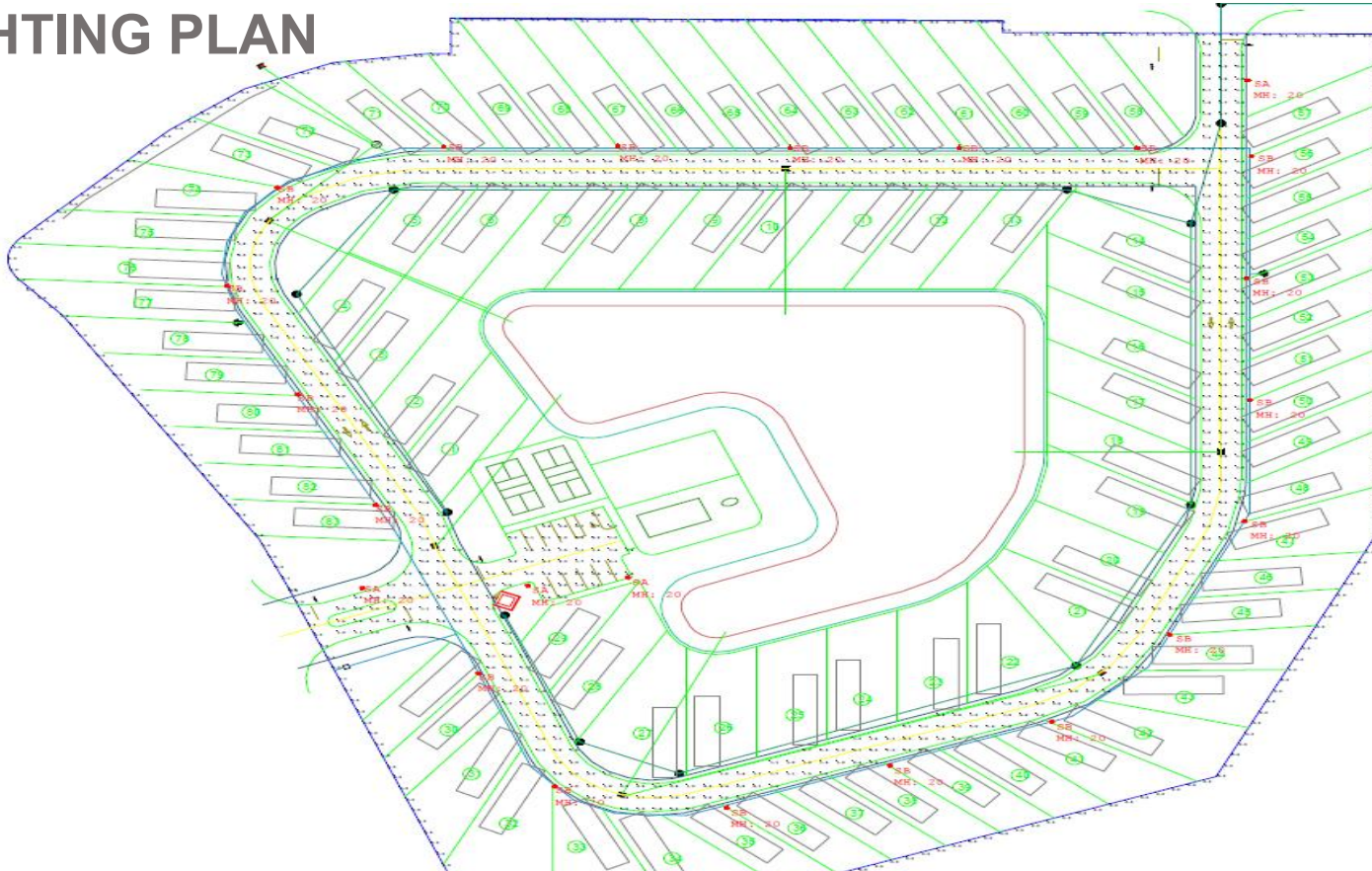
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LIGHTING PLAN



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.
Roadway	Illuminance	Fc	1.83	4.8	0.5	3.66	9.60
Small Parking Lot	Illuminance	Fc	1.80	4.9	0.5	3.60	9.80

Luminaire Schedule		LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol	Qty				
SA	4	0.900	10450	68	272
SB	19	0.900	10450	68	1292

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

Rev. Date: V711/01/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and arterial roadways.

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRi: Minimum 70 CRi (3000K, 4000K & 5700K), 90 CRi (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty: 10 years for luminaire, 10 years for Colorfast DetailGuard® finish, 5 years for BML sensor; up to 5 years for Synapse® accessories, 1 year for luminaire accessories

Ordering Information

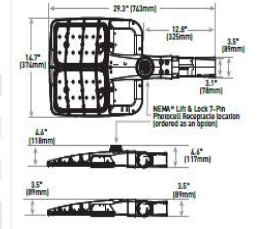
Fully assembled luminaire is composed of two components that must be ordered separately. Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ	Medium/Large Mounts	Extra Large Mounts	Color Options		
OSQ-ML-C-AA	Adjustable Arm	OSQ-X-C-AA	Adjustable Arm	SV Silver	BZ Bronze
OSQ-ML-C-CA	Direct Arm	OSQ-X-C-CA	Direct Arm	BK Black	WH White
OSQ-ML-C-TM	Trussion Mount				

*Reference fixture mounting (EM) pattern, EM, and pole configuration availability data beginning on page 11.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQ, OSQM and additional mounts, refer to drawings on page 27.

OSQ	C	Lumens Package	CCT/CRi	Optic	Beam Spread	Mount	Color Options	Controls*	Options
OSQ-M	Medium	4,000	3000K	ASymmetric 30°	UL Universal	NM No Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	200V 200V VMA Surge Suppression
OSQ-L	Large	10,000	3000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BZ Bronze	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
OSQ-XL	Extra Large	40,000	3000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
OSQ-M	Medium	4,000	4000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
OSQ-L	Large	10,000	4000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
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OSQ-M	Medium	4,000	5000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
OSQ-L	Large	10,000	5000K	Type III Mid w/Factory Installed Backlight Shield	120-277V	Mount	BK Black	OSQ™ NanoComfort™ Technology Enabled Multi-Level Sensor	UL94 V-0 Fire Retardant
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* Luminaire Package codes identify appropriate light output only. Actual luminaire output levels vary by CCT and optic selection. Refer to Initial Delivered Lumens tables for specific luminaire values.
 * Luminaire colors standard with 5.0W drivers.
 * Luminaire optic and may not be removed in the field. For field-install height control, please refer to the External Backlight Shields in the accessory table on page 2.



CREE LIGHTING



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