



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Planner

RE: **Site Plan – 24-07000001**
2324-312-0005-000-4

BOARD DATE: February 15, 2024

Resubmittal of Site Plan at Parcel ID: 2324-312-0005-000-4
Resubmittal date: January 23, 2025

The above referenced project is being resubmitted for a third review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2324-312-0005-000-4.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry



To : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Engineering Manager

**RE : Site Plan – Crossroads RV Park – 2324-312-0005-000-4
TRC No. 24-07000001**

DATE : February 19, 2025

This is to advise you that we have completed the review of the following documents as received by this office on February 19, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan (Design & Development Review) | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> 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 for engineering advisory comments

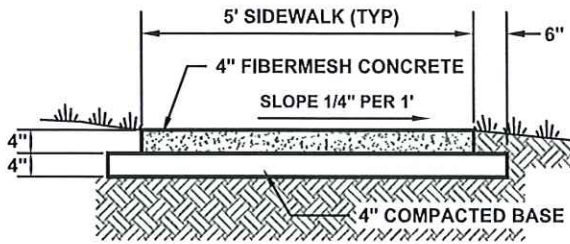
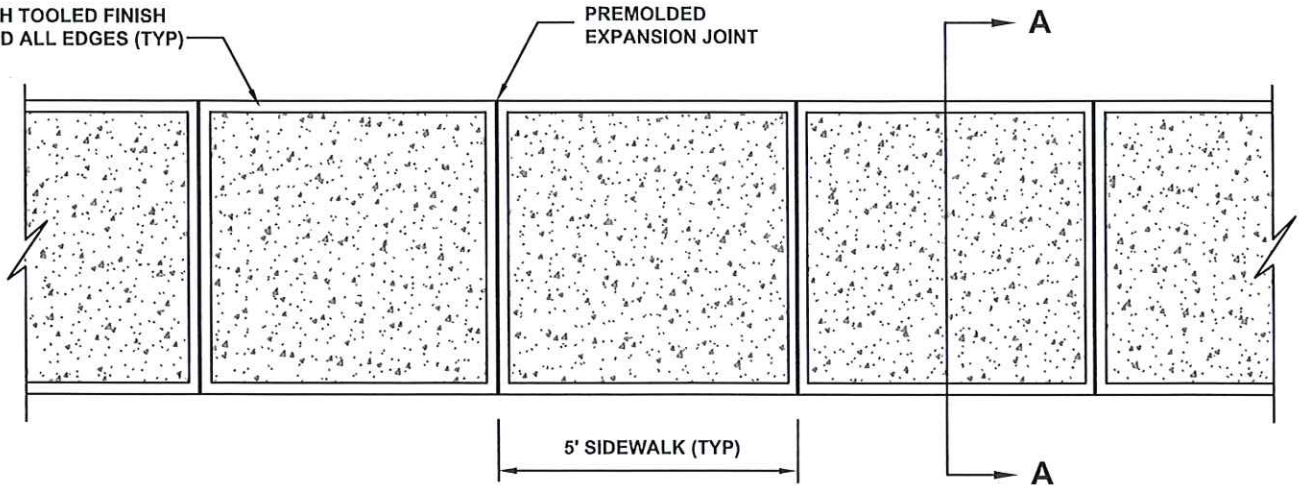
ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to DPCR approval.
2. An approved Saint Lucie County Development Permit shall be required prior to DPCR approval.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
4. The tree mitigation plan and associated mitigation fees will be reviewed in depth at time of DPCR submittal.
5. At time of DPCR submittal update the engineering plans to reflect the attached City of Fort Pierce Standard Details.
6. 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.

TST/VB/vb

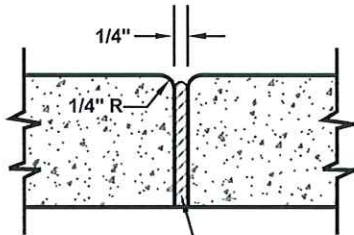
SMOOTH TOOLED FINISH
AROUND ALL EDGES (TYP)

PREMOLDED
EXPANSION JOINT



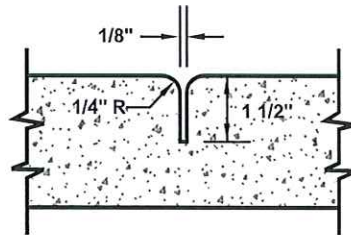
SECTION A-A

- CONCRETE STRENGTH TO BE 3000 P.S.I. AT 28 DAYS.
- TOOLED DUMMY CONTRACTION JOINTS EVERY 5' (TYPE 'B' JOINTS)
- EXPANSION JOINTS WITH PREMOLDED FILLER AT 100' O/C (TYPE 'C' JOINTS)
- BASE TO BE COMPACTED 98% MAXIMUM DRY DENSITY PER AASHTO T-180
- THE CONCRETE SHALL BE GIVEN A BROOM FINISH AND THE EDGE OF THE SIDEWALK SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/2 INCH

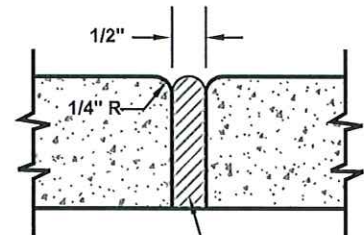


1/4" PREMOLDED
EXPANSION JOINT

TYPE "A"



TYPE "B"



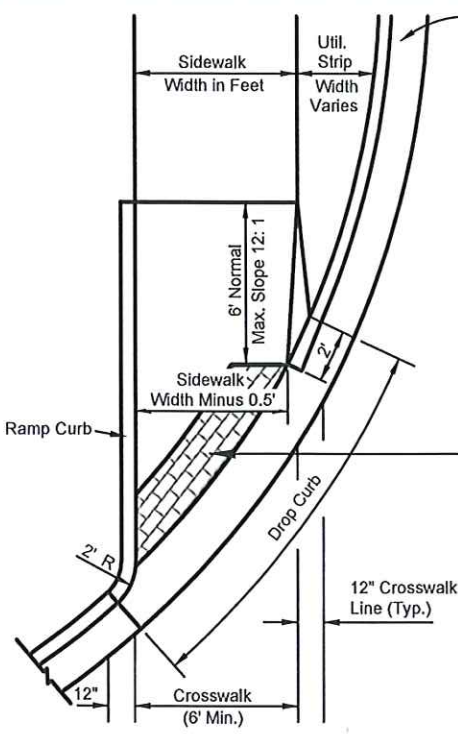
1/2" PREMOLDED
EXPANSION JOINT

TYPE "C"

GENERAL CONSTRUCTION NOTES

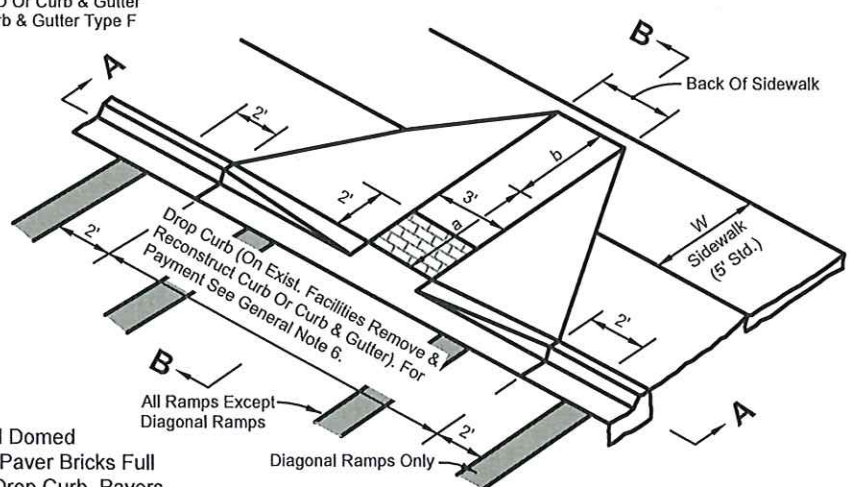
- "A" AT P.C. & P.T. OF CURVES AND AT JUNCTION OF EXISTING AND NEW SIDEWALKS.
- "B" 5' CENTER TO CENTER ON NEW SIDEWALKS AND 10' CENTER TO CENTER ON NEW CURB AND GUTTER.
- "C" WHERE NEW SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAY AND SIMILAR STRUCTURES.

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\07 Standard Sidewalk Detail.dwg



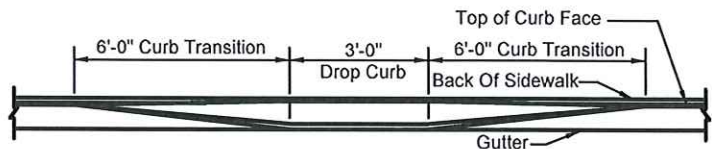
PLAN VIEW

Curb Type D Or Curb & Gutter Type F (Curb & Gutter Type F Shown).



PICTORIAL VIEW

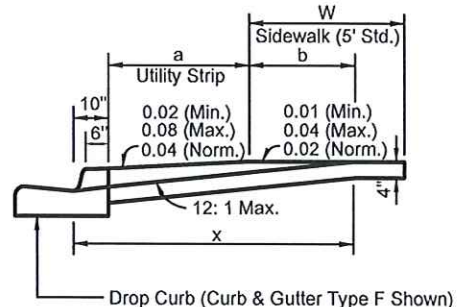
Truncated Domed Concrete Paver Bricks Full Width of Drop Curb. Pavers to be Brick Red in color and installed on a concrete foundation.



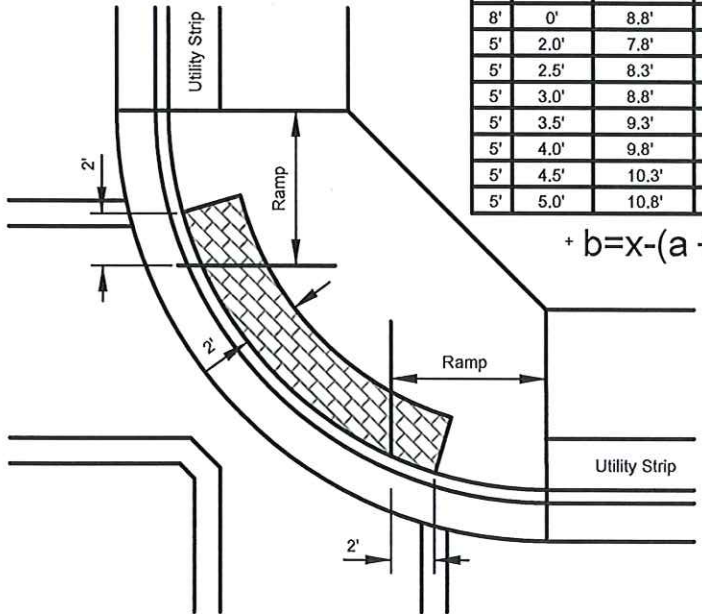
SECTION AA

W	a	W + a + 10"	X	b
5'	0'	5.8'	5.8'	5.0' [*]
6'	0'	6.8'	6.8'	6.0' ^{**}
7'	0'	7.8'	7.3'	6.5' ^{**}
8'	0'	8.8'	7.3'	6.5' ^{**}
5'	2.0'	7.8'	7.8'	5.0'
5'	2.5'	8.3'	8.1'	4.8'
5'	3.0'	8.8'	8.3'	4.4'
5'	3.5'	9.3'	8.4'	4.1'
5'	4.0'	9.8'	8.6'	3.8'
5'	4.5'	10.3'	8.7'	3.4'
5'	5.0'	10.8'	8.9'	3.1'

$b = x - (a \pm 10")$



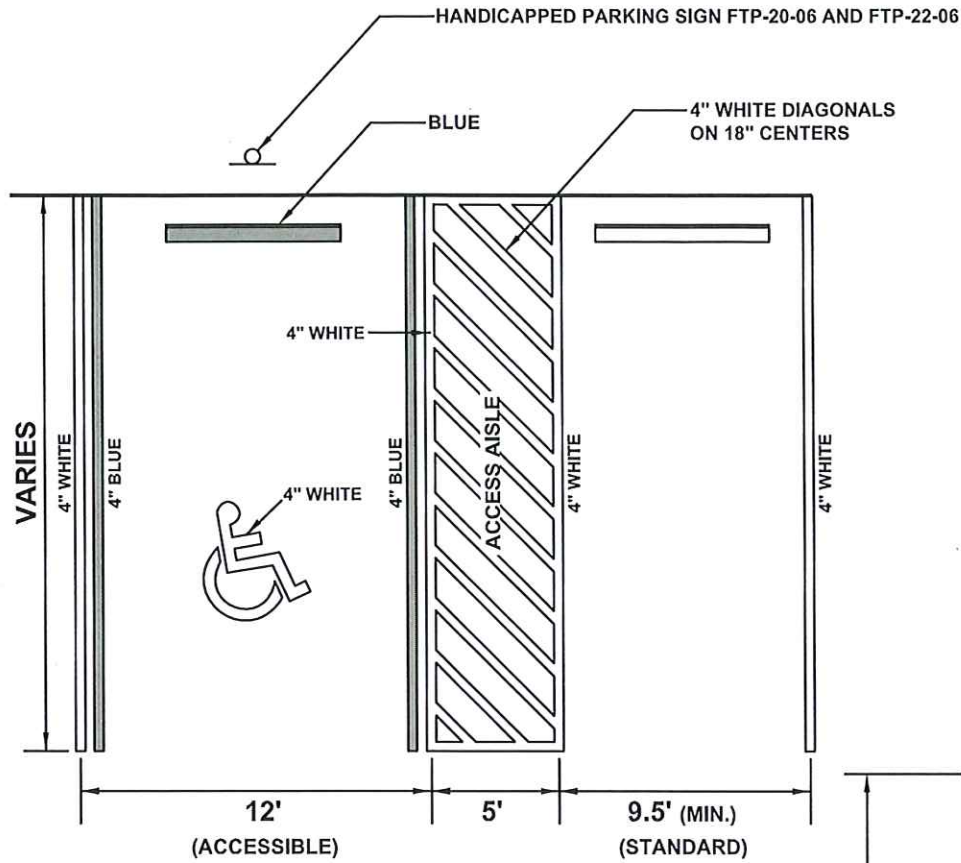
SECTION BB



DIAGONAL RAMPS

CROSSWALK WIDTHS AND CONFIGURATION VARY.

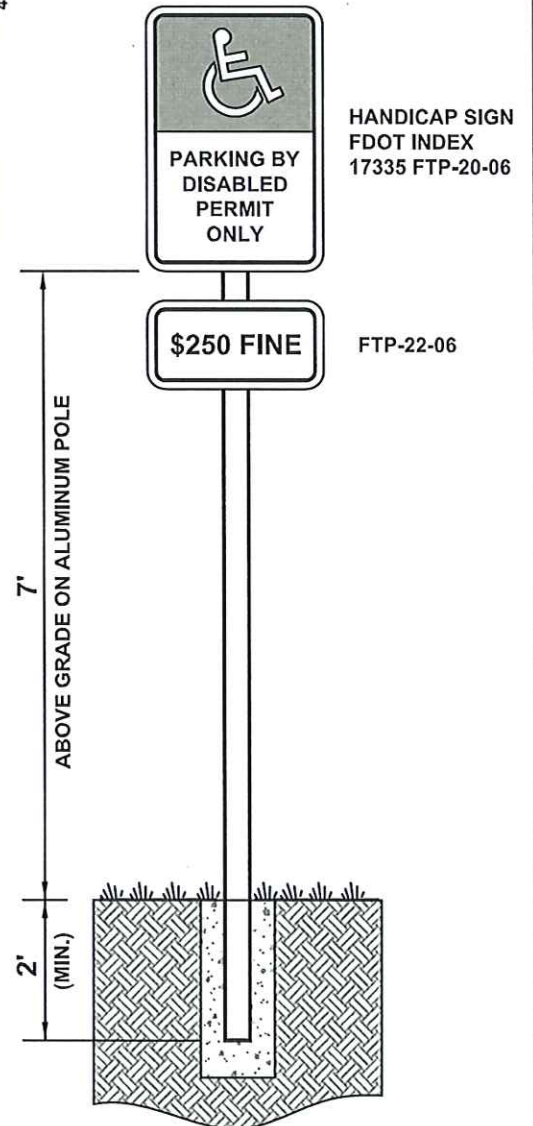
b = DISTANCE FROM FRONT EDGE OF SIDEWALK TO BACK POINT OF 12:1 SLOPE.



PAVEMENT MARKINGS

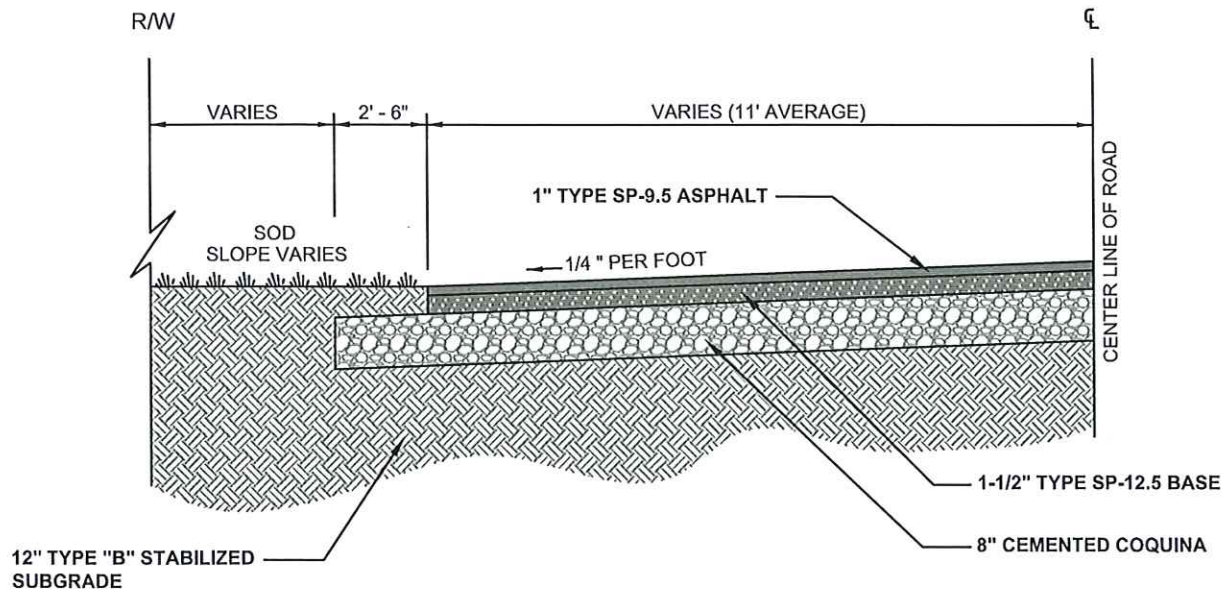
GENERAL NOTES

- SIGN TO BE LOCATED BEHIND THE 1' OVERHANG.
- TOP PORTION OF THE FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.

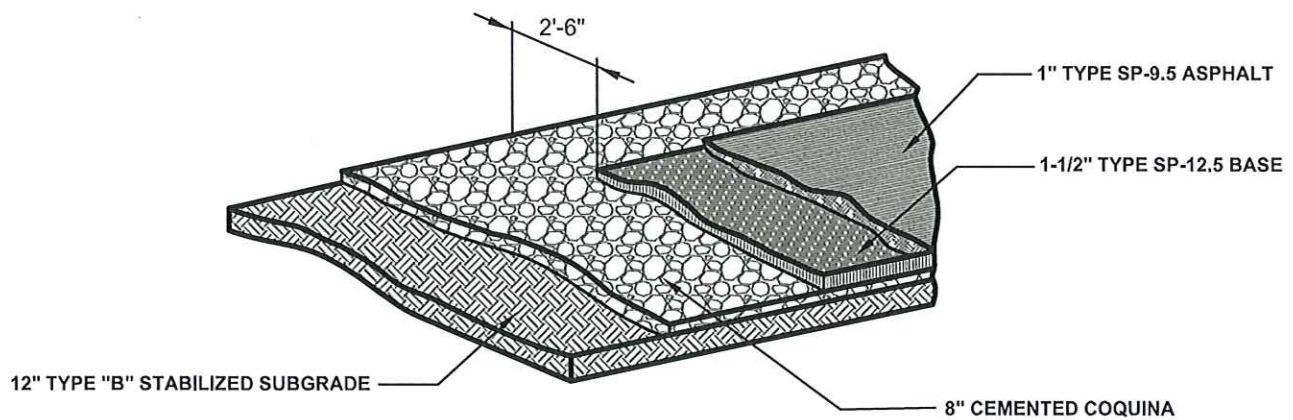


HANDICAPPED PARKING SIGN

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\12 Handicapped and Regular Parking Detail.dwg



TYPICAL SECTION



ISOMETRIC VIEW

GENERAL CONSTRUCTION NOTES

- SURFACE COURSE: 1" TYPE SP - 9.5 STRUCTURAL COURSE
- BASE COURSE: 1-1/2" TYPE SP - 12.5 STRUCTURAL COURSE
- GRANULAR COURSE: 8" CEMENTED COQUINA (LBR-100)
- SUBGRADE COURSE: 12" TYPE "B" STABILIZATION SUBGRADE (LBR-40)

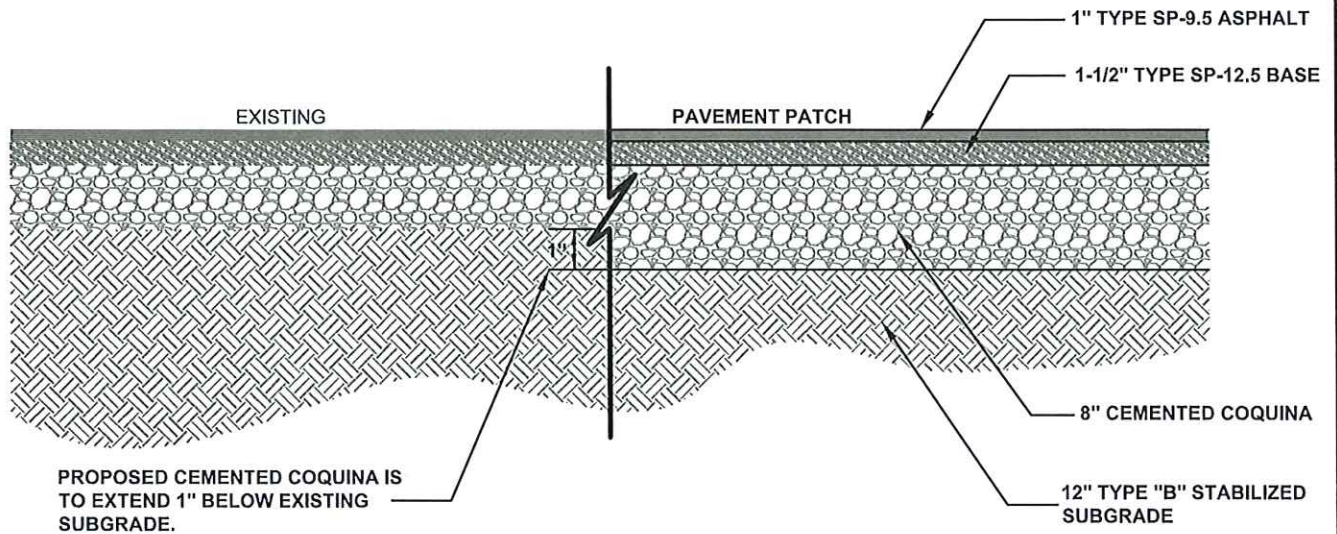
Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\15 Paving Detail Without Curb and Gutter Detail.dwg



**PAVING DETAIL
WITHOUT CURB AND GUTTER**

DATE:	JANUARY 2020
SCALE:	N.T.S.
DRAWN:	D.SUMNER

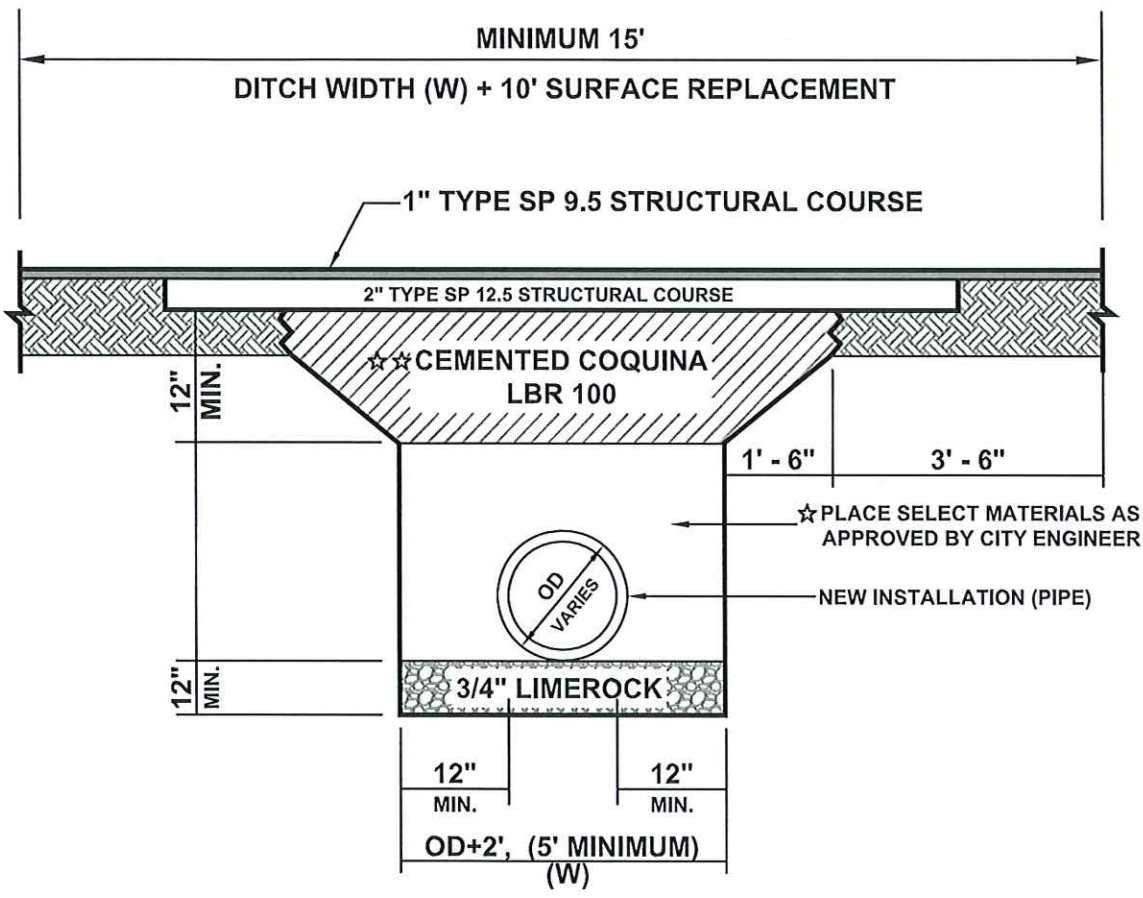
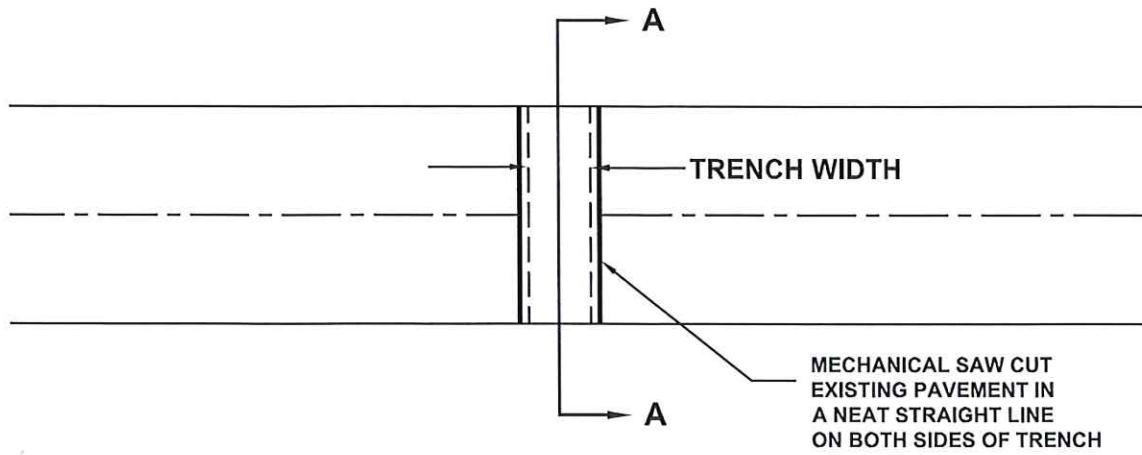
SHEET
15



GENERAL CONSTRUCTION NOTES

- SURFACE COURSE: 1" TYPE SP - 9.5 STRUCTURAL COURSE
- BASE COURSE: 1-1/2" TYPE SP - 12.5 STRUCTURAL COURSE
- GRANULAR COURSE: 8" CEMENTED COQUINA (LBR-100)
BASE TO BE COMPACTED 98% MAXIMUM
DRY DENSITY PER AASHTO T-180
- SUBGRADE COURSE: 12" TYPE "B" STABILIZATION SUBGRADE (LBR-40)

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\19 Pavement Patching Detail.dwg



SECTION A-A

☆ INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99. UPPERMOST 12" TO BE COMPACTED TO 98% OF T-99.

☆☆ 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180.

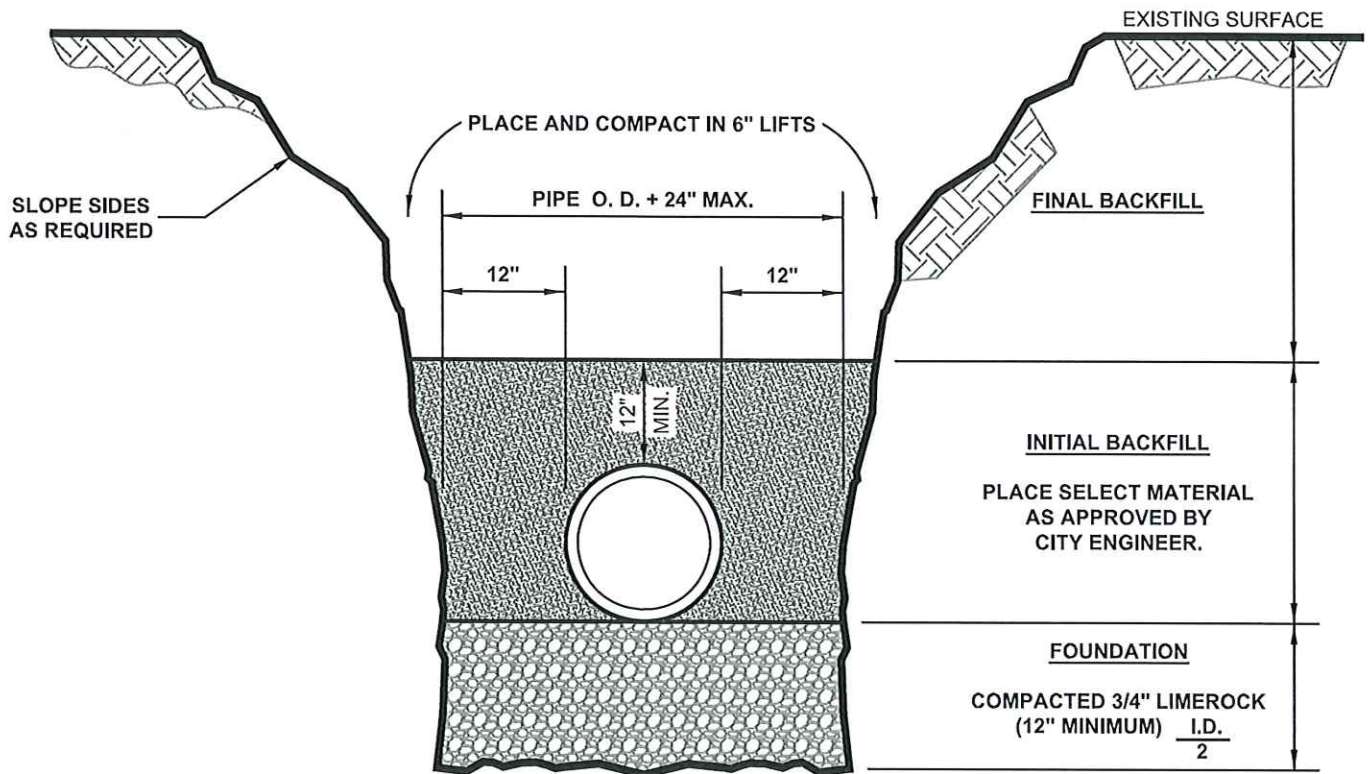
Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\28 Pavement Restoration Detail With Trench.dwg



**PAVEMENT RESTORATION
DETAIL WITH TRENCH**

DATE:	FEBRUARY 2019
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET
28



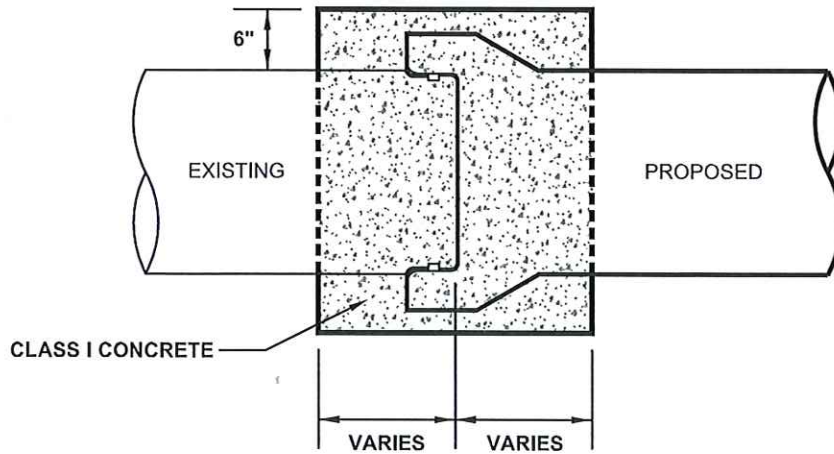
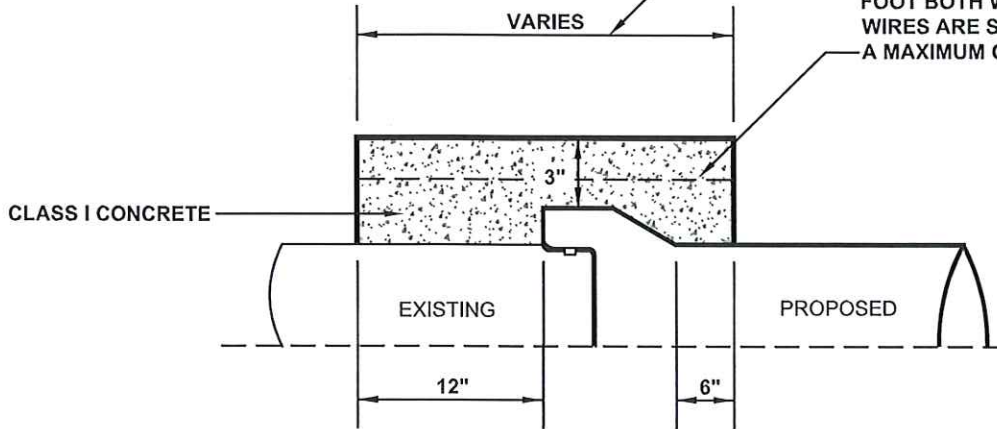
GENERAL CONSTRUCTION NOTES

- ALL TRENCHING SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
- FOUNDATION: 3/4" LIMEROCK A MINIMUM OF 12" IN DEPTH.
- INITIAL BACKFILL: THE MATERIAL PLACED TO 12" ABOVE THE PIPE SHALL BE PLACED IN SIX INCH LAYERS AND COMPACTED WITH MECHANICAL TAMPERS TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99
- FINAL BACKFILL: TO BE PLACED IN LAYERS NOT TO EXCEED ONE FOOT IN THICKNESS AND COMPACTED WITH APPROPRIATE EQUIPMENT TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\30 Trench Detail.dwg

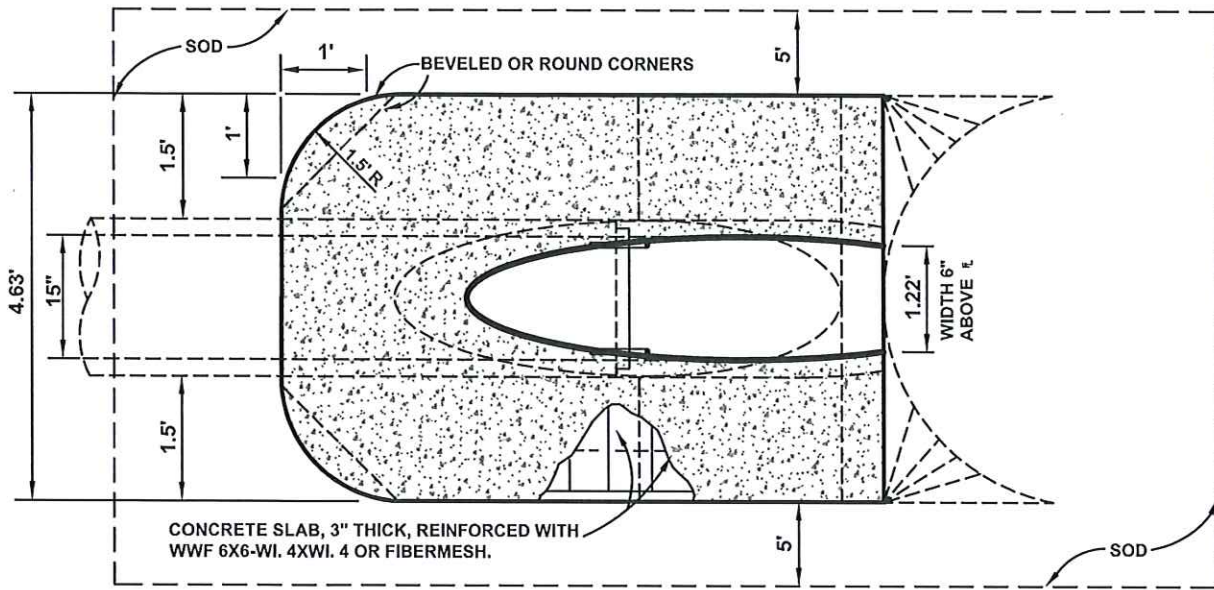
24" FOR PIPES 15" THRU 24"
 AND FOR 14" X 23" THRU 19" X 30".
 36" FOR PIPES 30" AND LARGER
 AND FOR PIPES 24" X 38" AND LARGER.

ANY WIRE MESH ARRANGEMENT WHICH PROVIDES
 0.126 SQUARE INCHES OF STEEL AREA PER LINEAR
 FOOT BOTH WAYS MAY BE USED: PROVIDED THE
 WIRES ARE SPACED A MINIMUM OF 2" AND/OR
 A MAXIMUM OF 6" ON CENTERS.



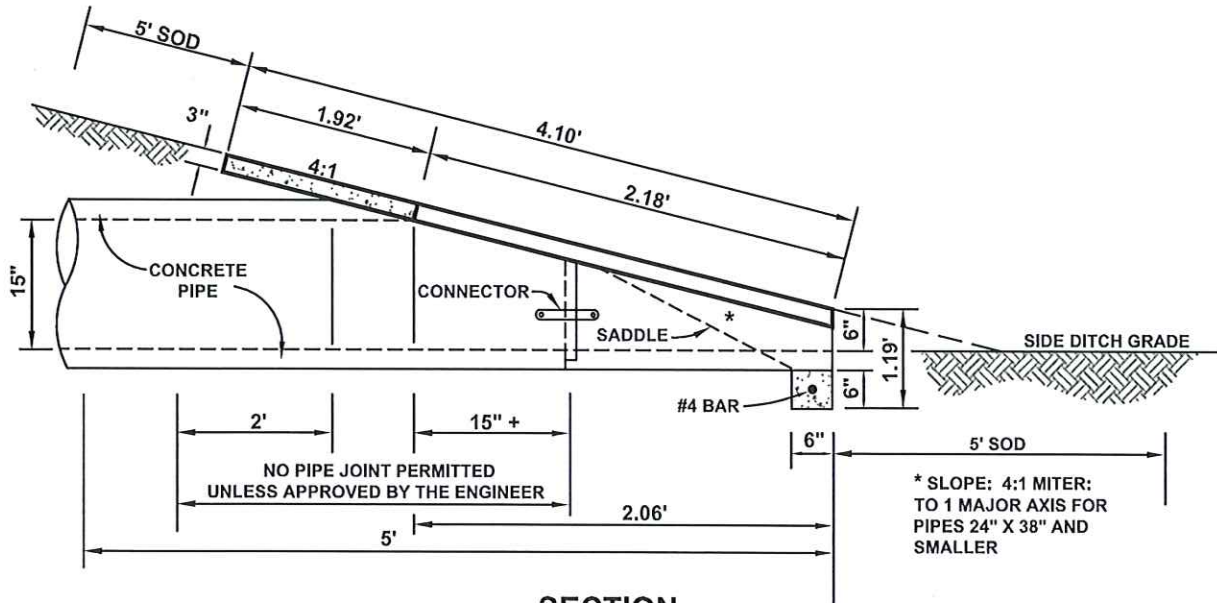
ALL PIPE SIZES

Q:\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\31 Concrete Collar Joint Detail.dwg



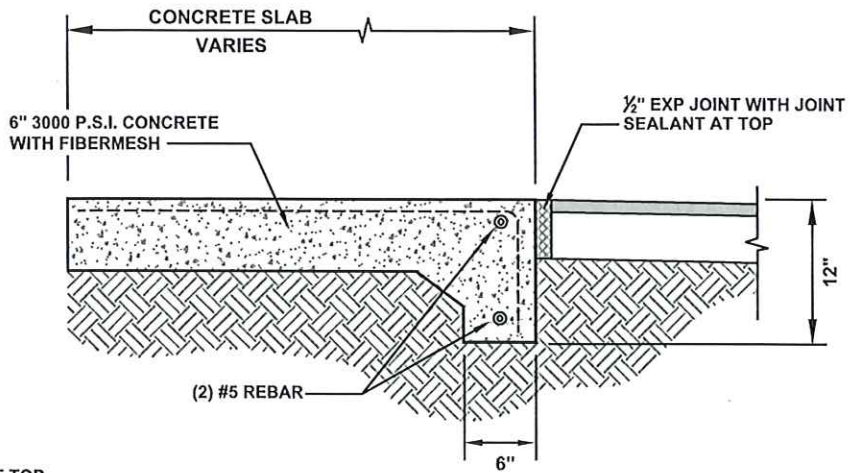
TOP VIEW - SINGLE PIPE

ALL CONCRETE IS TO BE CLASS I

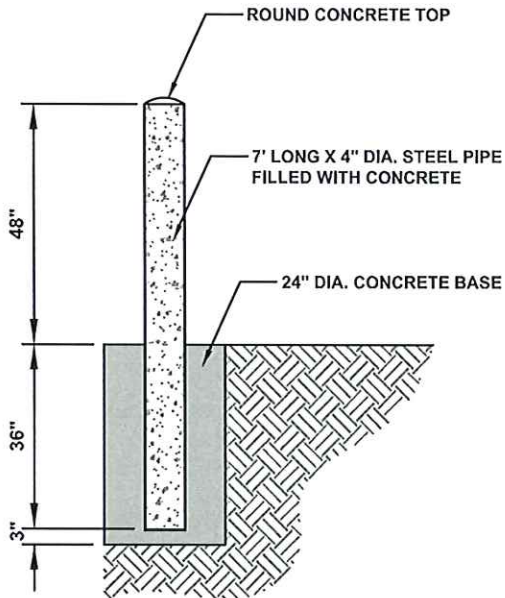


SECTION

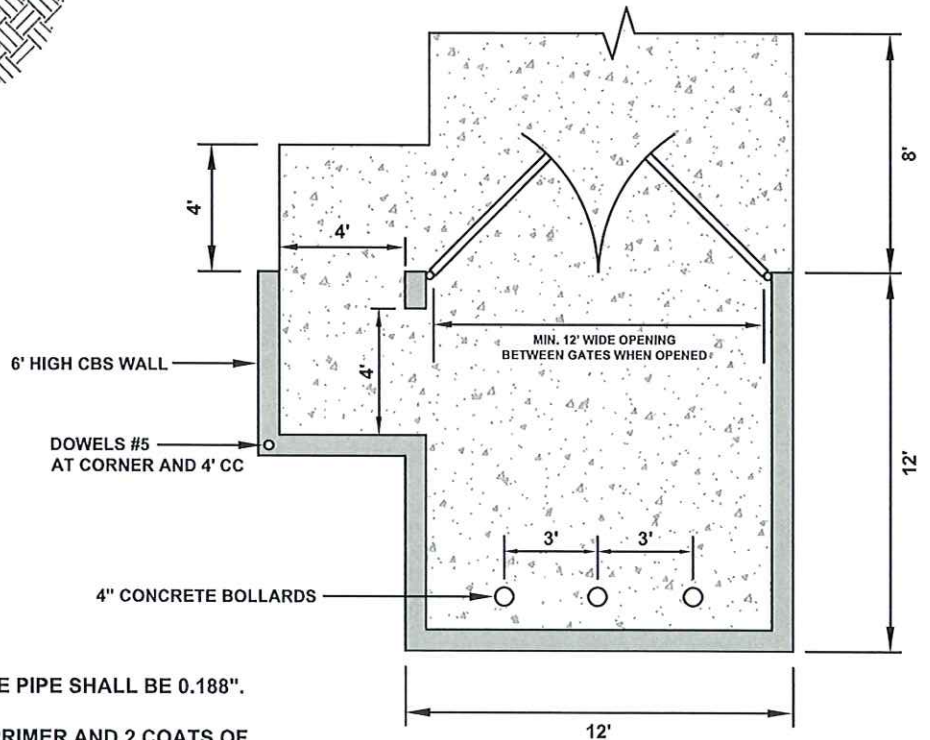
ALL CONCRETE IS TO BE CLASS I
FIBERMESH AT 3000 P.S.I.



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

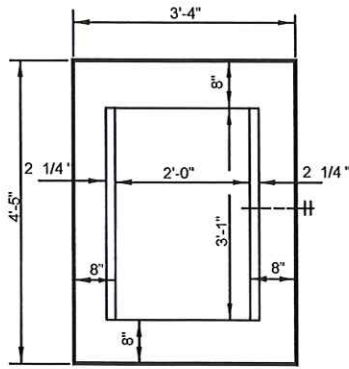
Z:\Shared\4400 Engineering\Engineering CADD Files\Drawings\Reference\City Details\City Details 2018\000 Dumpster Enclosure Detail.dwg



DUMPSTER ENCLOSURE DETAIL

DATE:	MAY 2022
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET

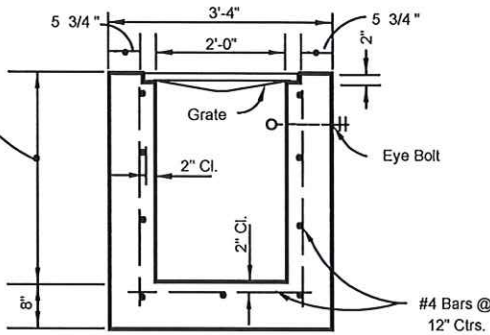


PLAN

GENERAL NOTES

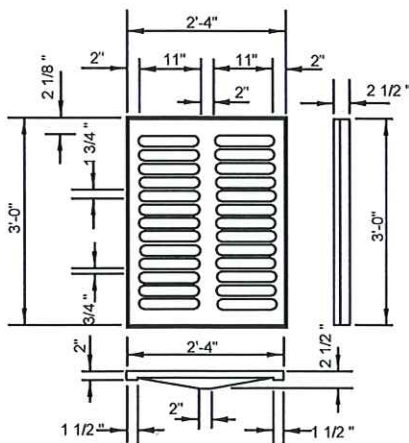
- THESE INLETS ARE SUITABLE FOR BICYCLE AND PEDESTRIAN AREAS AND ARE TO BE USED IN DITCHES, MEDIANS AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADINGS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS.
- INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS. WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND IN AREAS ACCESSIBLE TO PEDESTRIANS SHALL HAVE TRAVERSABLE SLOTS. THE TRAVERSABLE SLOT MODIFICATION IS NOT ADAPTABLE TO INLET TYPE H. SLOTS MAY BE CONSTRUCTED AT EITHER OR BOTH ENDS AS SHOWN ON PLANS.
- STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVERSABLE SLOTS. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON ALL INLETS WITH NON-TRAVERSABLE SLOTS. SUBJECT TO THE SELECTION DESCRIBED ABOVE, WHEN ALTERNATE G GRATE IS SPECIFIED IN THE PLANS, EITHER THE STEEL GRATE, HOT DIPPED GALVANIZED AFTER FABRICATION, OR THE CAST IRON GRATE MAY BE USED, UNLESS THE PLANS STIPULATE THE PARTICULAR TYPE.
- RECOMMENDED MAXIMUM PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. PIPE SIZES LARGER THAN THOSE RECOMMENDED MUST BE CHECKED FOR FIT.
- ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4" .
- PAVEMENT TO BE USED ON INLETS WITHOUT SLOTS AND INLETS WITH NON-TRAVERSABLE SLOTS ONLY WHEN CALLED FOR IN THE PLANS; BUT REQUIRED ON ALL TRAVERSABLE SLOT INLETS. COST TO BE INCLUDED IN CONTRACT UNIT PRICE FOR INLETS. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
- TRAVERSABLE SLOTS CONSTRUCTED IN EXISTING INLETS SHALL BE PAID FOR AS INLETS PARTIAL, AND SHALL INCLUDE THE COST FOR SLOT OPENINGS, PAVING AND ANY REQUIRED REPLACEMENT GRATES.
- SODDING TO BE USED ON ALL INLETS NOT LOCATED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR SODDING SY.
- FOR SUPPLEMENTARY DETAILS SEE F.D.O.T. SPECIFICATIONS INDEX NO. 201.

Varies 15' Max.
See F.D.O.T. Index No. 201, Sh. 4 & 5 For
Reinf. Mod. For Depths 13' To 15'



SECTION

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe



TYPE C GRATE

Approx. Weight 235 Lbs.



TYPE C INLET DETAIL

DATE:	MAY 2023
SCALE:	N.T.S.
DRAWN:	D.SUMNER

SHEET

GC

Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>

To: Jarrod Stern <jarrod@gep-llc.com>

Cc: Leo Giangrande <leo@gep-llc.com>

Good morning Jarrod,

This submittal appears to address the remaining comments. A Site Development Permit will be required as a condition of site plan approval.

Thank you,

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov





TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Planner

RE: **Site Plan - 24-07000001**
2324-312-0005-000-4

BOARD DATE: February 15, 2024

Resubmittal of Site Plan at Parcel ID: 2324-312-0005-000-4
Resubmittal date: November 12, 2024

The above referenced project is being resubmitted for a third review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2324-312-0005-000-4.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crossroads RV Park

REVIEW DATE: 2/9/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: X

Site Plan Requires Re-submittal: _____

Site Plan Rejected: _____

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 8/12/2024.~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 9/4/2024.~~
- ~~3. Please provide an electronic revised copy of the site plan (pdf format). Received 6/13/2024.~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided. Received Written Comment Acknowledgement 6/13/2024.~~
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Received Written Comment Acknowledgement 6/13/2024.~~

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



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 1-16.1.4). 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).~~ **Received Written Comment Acknowledgement 6/13/2024.**
7. ~~Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. The gate opening shall swing inward and shall provide a clear opening no less than 2 feet (0.61 m) wider than the gated road or driveway.~~ **Received Written Comment Acknowledgement 6/13/2024.**
8. ~~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.~~ **Received Written Comment Acknowledgement 6/13/2024.**
9. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received Written Comment Acknowledgement 6/13/2024.**
10. ~~FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).~~ **Received Written Comment Acknowledgement 6/13/2024.**
11. ~~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.~~ **Received Written Comment Acknowledgement 6/13/2024.**
12. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.~~ **Received Written Comment Acknowledgement 6/13/2024.**
13. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.~~ **Received Written Comment Acknowledgement 6/13/2024.**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



14. ~~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 maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. Received Written Comment Acknowledgement 6/13/2024.~~
15. ~~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. See "Needed NFPA Fire Flow Calculator Spreadsheet". Received Written Comment Acknowledgement 6/13/2024.~~
16. ~~Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3. Received Written Comment Acknowledgement 6/13/2024.~~
17. ~~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 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23). Received Written Comment Acknowledgement 6/13/2024.~~
18. ~~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. Received Written Comment Acknowledgement 6/13/2024.~~
19. ~~Separation. A stand or structure shall be located at least 10 ft (3.0 m) from any other stand or structure. Received Written Comment Acknowledgement 6/13/2024.~~
20. ~~Site Identification. Each camping unit site shall be marked for identification. Such markers shall be easily readable from the recreational park or campground street. Received Written Comment Acknowledgement 6/13/2024.~~

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com

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



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

21. ~~Campfire Locations. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, park model RV, camping units, and structures.~~ Received Written Comment Acknowledgement 6/13/2024.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com



Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>

To: Kerry Driver

☺ Reply Reply all Forward ☰ ...

Mon 12/16/2024 2:19 PM

✉ Re: Crossroads RV park
Outlook Item

City of Fort Pierce

Warning: Sender Grant.M.Chambers@stlucieco.gov is not yet trusted by your organization. Please be careful before replying or clicking/downloading the attachment and URLs.

[This is UNSAFE: Report](#)
 [This is SPAM: Block](#)
 [This is SAFE](#)

powered by Graphus®

You don't often get email from grant.m.chambers@stlucieco.gov. [Learn why this is important](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon Kerry,

Thank you for forwarding the files. I did not see a revised site plan in the documents. The main comment we have is regarding the Andrews Avenue ROW dedication which I have been coordinating with the applicant. The other comment is the sidewalk construction along Andrews Avenue. A Site Development Permit shall be a condition of approval.

Please note the County's email addresses have changed. My new email address is Grant.M.Chambers@stlucieco.gov

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

[facebook.com/stluciegov]facebook.com/stluciegov | [twitter.com/stluciegov]twitter.com/stluciegov | [instagram.com/stluciegov]instagram.com/stluciegov | [youtube.com/stluciegov]youtube.com/stluciegov





To : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Engineering Manager

**RE : Site Plan – Crossroads RV Park – 2324-312-0005-000-4
TRC No. 24-07000001**

DATE : December 09, 2024

This is to advise you that we have completed the review of the following documents as received by this office on November 14, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan (Design & Development Review) | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | |
|---|--|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Site Plan |
| | <input type="checkbox"/> 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 for engineering comments

ENGINEERING COMMENTS:

1. The Boundary and Topography survey provided both electronically and hardcopy were neither signed nor sealed. A full sized original and electronic signed and sealed Boundary and Topography survey in accordance with the City of Fort Pierce Code of Ordinance Section 125-314(c)(1)(a) shall be required.
2. The resubmitted site plan still does not reflect the installation of sidewalks along Andrews Road adjacent to the property in accordance with the City of Fort Pierce Code of Ordinance Section 125-317 and as required by Saint Luce County.
3. Access drives shall be paved, and surface material must be in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(6). Asphalt millings still remain in the plan's legend and shall be removed from the plan's legend.
4. The resubmitted site plan does not denote the 20-foot Right-of-way dedication along Andrews Avenue as required by Saint Luce County.
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.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to DPCR approval.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
3. The tree mitigation plan and associated mitigation fees will be reviewed in depth at time of DPCR submittal.
4. At time of DPCR submittal update the engineering plans to reflect the attached City of Fort Pierce Standard Details.

TST/VB/vb



Leo Giangrande, Principle, GEP
710 SE Ocean Blvd.
Stuart, FL 34994

Subject: Site Plan – One parcel located at or near Intersection of Crossroads Pkwy. & Andrews Ave.;
Parcel ID: 2324-312-0005-000-4– Technical Review Committee Comments for February 15, 2024, TRC Meeting

July 11, 2024,
Updated Comments from June 13, 20204 Resubmittal

City of Fort Pierce Planning Department

1. Update Amenities Memo to reflect 84 lots instead of 83
2. Provide details of what is being offered withing the Amenities Center
3. Provide at least the minimum lot size, in square footage

Thoroughly reviewed during Permitting stage:

4. Sec. 125-247(3) Recreational Vehicle Parks
 - a. There shall be one lavatory and one shower or bathtub for each sex for each five recreational vehicle parks or fraction thereof; one toile for females for each five recreational vehicles or fraction thereof; and one toilet for males for each ten recreational vehicles or fraction thereof, not more than one-third of which shall be urinals
 - b. No recreational vehicle space shall be more than 200 ft. from a service building with a lavatory, toilet and a shower or bathtub for each sex.

Fort Pierce Engineering Department

Site Plan: Do Not Recommend

1. Provide a full sized original signed and sealed Boundary and Topography survey in accordance with the City of Fort Pierce Code of Ordinance Section 125-314(c)(1)(a).
2. 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>
3. Update the site plan to reflect the installation of sidewalks along Andrews Road adjacent to the property in accordance with the City of Fort Pierce Code of Ordinance Section 125-317.
- 4.



5. Access drives shall be paved, and surface material must be in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(6). Asphalt millings shall be removed from the plan's legend.
6. Update the site plan to reflect 20-foot Right-of-Way dedication along Andrews Avenue as required by Saint Lucie County.
7. The Landscape and Lighting Plan shall be updated to reflect the eliminated Andrews Avenue access.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to DPCR approval.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
3. The tree mitigation plan and associated mitigation fees will be reviewed in depth at the time of DPCR submittal.
4. At time of DPCR submittal update the engineering plans to reflect the attached City of Fort Pierce Standard Details.

St. Lucie County PW/Engineering

1. **Condition:** Crossroads parkway and Andrews Avenue are County roads in this location. Site Development Permits will be required for driveway connections and Right-of-Way work within these sections of roadway.
2. Andrews Avenue is a substandard Right-of-Way. A Right-of-way dedication will be required along Andrews Avenue. The response indicates dedication; however, it is not shown on the plan.
3. A 5-foot sidewalk is required along Andrews Avenue.
4. The comment response indicates elimination of the driveway along Andrews Avenue; however, the traffic statement indicates 2 driveways. Update the traffic statement and provide an evaluation on whether turn lanes are required.

St. Lucie County Fire District

Application and payment are still required to be submitted. Please contact Captain Andres Elizondo at 772-621-3379 for more information.

Florida Department of Transportation

Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on the site. The proposed development does not appear to include sidewalks on either side of the internal drive aisles. No sidewalks are provided along Crossroads parkway or Andrews Avenue in the Conceptual Site Plan. Additionally, no sidewalk connections are provided along either of the proposed driveway entrances. As it is



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

understood that many RV owners' bicycle or walk for local trips because they do not have a smaller vehicle for these trips, the lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the RV Park. Sidewalks and bicycle facilities should be provided both within the RV Park and along Crossroads Parkway and Andrews Avenue for pedestrian and bicyclist safety as part of the proposed development.



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Planner

RE: **Site Plan - 24-07000001**
2324-312-0005-000-4

BOARD DATE: February 15, 2024

Resubmittal of Site Plan at Parcel ID: 2324-312-0005-000-4

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2324-312-0005-000-4.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,

Kerry



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Assistant City Engineer

**RE : Site Plan – Crossroads RV Park – 2324-312-0005-000-4
TRC No. 24-07000001**

DATE : July 2, 2024

This is to advise you that we have completed the review of the following documents as received by this office on June 13, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan (Design & Development Review) | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | |
|--|--|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Site Plan |
| | <input type="checkbox"/> 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 for engineering comments

ENGINEERING COMMENTS:

1. Provide a full sized original signed and sealed Boundary and Topography survey in accordance with the City of Fort Pierce Code of Ordinance Section 125-314(c)(1)(a).
2. 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.
3. Update the site plan to reflect the installation of sidewalks along Andrews Road adjacent to the property in accordance with the City of Fort Pierce Code of Ordinance Section 125-317.
4. Access drives shall be paved, and surface material must be in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(6). Asphalt millings shall be removed from the plan's legend.
5. Update the site plan to reflect the 20-foot Right-of-way dedication along Andrews Avenue as required by Saint Luce County.
6. The Landscape and Lighting Plans shall be updated to reflect the eliminated Andrews Avenue access.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to DPCR approval.
2. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
3. The tree mitigation plan and associated mitigation fees will be reviewed in depth at time of DPCR submittal.
4. At time of DPCR submittal update the engineering plans to reflect the attached City of Fort Pierce Standard Details.

TST/VB/vb



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crossroads RV Park

REVIEW DATE: 2/9/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: X

Site Plan Rejected: _____

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>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. ~~Please provide an electronic revised copy of the site plan (pdf format).~~ **Received 6/13/2024.**
4. ~~Please provide written acknowledgement of the conditions/revisions provided.~~ **Received Written Comment Acknowledgement 6/13/2024.**
5. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~ **Received Written Comment Acknowledgement 6/13/2024.**



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 1-16.1.4). 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).~~ **Received Written Comment Acknowledgement 6/13/2024.**
7. ~~Security gates must either be manned 24-hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. The gate opening shall swing inward and shall provide a clear opening no less than 2 feet (0.61 m) wider than the gated road or driveway.~~ **Received Written Comment Acknowledgement 6/13/2024.**
8. ~~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.~~ **Received Written Comment Acknowledgement 6/13/2024.**
9. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received Written Comment Acknowledgement 6/13/2024.**
10. ~~FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).~~ **Received Written Comment Acknowledgement 6/13/2024.**
11. ~~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.~~ **Received Written Comment Acknowledgement 6/13/2024.**
12. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.~~ **Received Written Comment Acknowledgement 6/13/2024.**
13. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.~~ **Received Written Comment Acknowledgement 6/13/2024.**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com



14. ~~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 maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. Received Written Comment Acknowledgement 6/13/2024.~~
15. ~~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. See "Needed NFPA Fire Flow Calculator Spreadsheet". Received Written Comment Acknowledgement 6/13/2024.~~
16. ~~Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3. Received Written Comment Acknowledgement 6/13/2024.~~
17. ~~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 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23). Received Written Comment Acknowledgement 6/13/2024.~~
18. ~~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. Received Written Comment Acknowledgement 6/13/2024.~~
19. ~~Separation. A stand or structure shall be located at least 10 ft (3.0 m) from any other stand or structure. Received Written Comment Acknowledgement 6/13/2024.~~
20. ~~Site Identification. Each camping unit site shall be marked for identification. Such markers shall be easily readable from the recreational park or campground street. Received Written Comment Acknowledgement 6/13/2024.~~

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com

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



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

21. ~~Campfire Locations. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, park model RV, camping units, and structures.~~ Received Written Comment Acknowledgement 6/13/2024.

The Fire District has received the resubmittal for the project above. Attached is an updated comment letter that reflects receipt of written acknowledgement of comments and the electronic site plan. Please inform the applicant that application and payment are still required to be submitted.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

June 19, 2024

PROJECT: Crossroads RV resubmittal
REF: 24-07000001
TO: Kerry Driver
FROM: Grant Chambers

Corrections:

1. **Condition:** Crossroads parkway and Andrews Avenue are County roads in this location. Site Development Permits will be required for driveway connections and Right-of-Way work within these sections of roadway.
2. Andrews Avenue is a substandard Right-of-Way. A Right-of-way dedication will be required along Andrews Avenue. The response indicates a dedication, however it is not shown on the plan.
3. A 5 foot sidewalk is required along Andrews Avenue.
4. The comment response indicates elimination of the driveway along Andrews Avenue, however, the traffic statement indicates 2 driveways. Update the traffic statement and provide an evaluation on whether turn lanes are required.



Leo Giangrande, Principle, GEP
710 SE Ocean Blvd.
Stuart, FL 34994

Subject: Site Plan – One parcel located at or near Intersection of Crossroads Pkwy. & Andrews Ave.;
Parcel ID: 2324-312-0005-000-4– Technical Review Committee Comments for February 15, 2024, TRC Meeting

City of Fort Pierce Planning Department

1. Per Section 125-315(j)(1), Provide the code required vs proposed specifications for the Lighting or Photometric plan
2. Clarify whether the proposed development will include an entry gate. If so, provide elevations and other gate details
3. Identify the designated parking spaces per modular structure as well as each lot's dimensions
4. Clarify whether the park is permanent residence usage or will this be a park for travelers
 - a. If the park is for travelers, indicate
 - i. length of stay
 - ii. hours of operation for check-in
 - iii. will there be an attendee
5. Adhere to Sec. 125-247 City of Fort Pierce Code of Ordinance on Recreational Vehicle Parks
6. Adhere to the sidewalk standards per Sec. 125-317 of the Fort Pierce City Code of Ordinance
7. Show plans (renderings) for the proposed amenity center. This is required before a final CO is issued
8. A conditional use application is required for Recreational Vehicle Parks

Fort Pierce Engineering Department

Site Plan: Do Not Recommend

1. Provide a full sized original signed and sealed Boundary and Topography survey in accordance with the City of Fort Pierce Code of Ordinance Section 125-314(c)(1)(a).
2. Provide a copy of the Environmental Assessment for the site in accordance with City of Fort Pierce Code of Ordinance Section 125-314(c)(1)(b).
3. Update the site plan to reflect the installation of sidewalks along Andrews Road and Crossroads Parkway adjacent to the property in accordance with the City of Fort Pierce Code of Ordinance Section 125-317.
4. All driveway aprons within the limits of the public rights-of-way shall be comprised of concrete.



5. Access drives shall be paved, and surface material must be in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(6).
6. Parking spaces shall have bumper rails and conform to the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).
7. Andrews Road appears to be an unimproved Saint Lucie County (SLC) roadway which has a varying R/W width ranging from 35' to 65'. Please verify with St. Lucie County as to whether R/W donations and roadway improvements will be required as part of this development.
8. Update the site plan to reflect 26' wide access aisle directly adjacent to the proposed parking stalls.
9. Revise the plan to reflect 16' wide ingress and egress driveway widths for the Crossroads Parkway access in accordance with the City of Fort Pierce Code of Ordinance Section 121-12(c)(2)(g).
10. Provide the appropriate curbing at all required landscaped areas as per the City of Fort Pierce Code of Ordinances Section 123-37(11)(d).
11. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Section 119 and 125.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) ERP shall be required prior to DPCR approval.
2. Andrews Ave is an SLC owned and maintained roadway. A SLC driveway permit will be required for the proposed access driveway on Andrews Ave.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
4. The tree mitigation plan and associated mitigation fees will be reviewed in depth at the time of DPCR application.
5. At time of DPCR submittal update the engineering plans to reflect the attached City of Fort Pierce Standard Details.

Fort Pierce Building Department

1. Building Official or his representative has no comments at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
4. Building Permit required
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
 - a. Accessible route
 - b. Handicapped parking spaces
 - c. Means of egress

7. Shall meet the Fire Prevention Code

Fort Pierce Police Department

Please be cognizant of the sounds resulting from the use of the pickleball courts. The noise levels produced by the sport of pickleball can exceed noise levels permitted by city ordinance. Therefore, please ensure the anticipated sounds generated by the pickleball games are within permissible levels

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

1. Crossroads parkway and Andrews Avenue are County roads in this location. Site Development Permits will be required for driveway connections and Right-of-Way work within these sections of roadway.
2. Andrews Avenue is a substandard Right-of-Way. A Right-of-way dedication will be required along Andrews Avenue.
3. Andrews Avenue is a substandard roadway. The applicant will be required to pave Andrews Road from the project's access point to the nearest paved roadway.
4. Provide a traffic analysis for review by the County's third-party consultant.
Provide all dimensions of the driveways including radius of return, width, and setbacks from the property lines.
5. A roadway improvement agreement and bond will be required for the paving of Andrews Avenue and any turn lanes if necessary.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: Approved as noted,
 -



- FPUA has both water and sewer available to serve this site. Please submit three complete sets of utility construction plans, along with a completed plan review application and a complete commercial service application, to the Water and Wastewater Engineering Department for review. The department is located at 1701 S 37th Street, Fort Pierce, Florida. For further information or inquiries, please contact John Biggs at 772-466-1600, extension 3474.
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application.
Approved.
Please contact Sal Scimeca for electric customer requirements and project coordination.
Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957
- FPUA Gas: Approved. Natural gas is readily available and we would love to provide gas service for this project.
- FPUA Fiber: FPUAnet Approves; Fiber Internet Service – **Is Available.** If the client would like Fiber Internet Service from FPUA Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

Site Plan Requires: Resubmittal

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>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
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 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. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually
8. upon loss of power. The gate opening shall swing inward and shall provide a clear opening no less than 2 feet (0.61 m) wider than the gated road or driveway.
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. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
12. 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.
13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
14. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
15. 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 maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
16. 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. See "Needed NFPA Fire Flow Calculator Spreadsheet".
17. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.
18. 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 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
19. 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.
- 20.



21. Separation. A stand or structure shall be located at least 10 ft (3.0 m) from any other stand or structure.
22. Site Identification. Each camping unit site shall be marked for identification. Such markers shall be easily readable from the recreational park or campground street.
23. Campfire Locations. Approved designated outdoor campfire locations, if provided, shall be in areas where they will not constitute fire hazards to vegetation, undergrowth, trees, recreational vehicles, park model RV, camping units, and structures.

Florida Department of Transportation

Sidewalks/Bicycle-Pedestrian Connectivity: There are no designated areas for bicycle travel, parking, or storage on the site. The proposed development does not appear to include sidewalks on either side of the internal drive aisles. No sidewalks are provided along Crossroads parkway or Andrews Avenue in the Conceptual Site Plan. Additionally, no sidewalk connections are provided along either of the proposed driveway entrances. As it is understood that many RV owners' bicycle or walk for local trips because they do not have a smaller vehicle for these trips, the lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the RV Park. Sidewalks and bicycle facilities should be provided both within the RV Park and along Crossroads Parkway and Andrews Avenue for pedestrian and bicyclist safety as part of the proposed development.

St. Lucie County School Board

No comments at this time.

PUBLIC HEARING
A CONDITIONAL USE application
has been received for this property.
For more information:
(772) 467-3737





PRIVATE
PROPERTY
NO TRESPASSING

PRIVATE
PROPERTY
NO TRESPASSING

PUBLIC HEARING
A CONDITIONAL USE application
has been received for this property.
For more information:
(772) 467-3737



DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 14, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Chair Kreisl thanked Ms. Fogarty for attending the meeting. Mr. Johnson entered the meeting at 1:03 PM.

Present: Christopher Widing; Nichelle Clemons; Clayton Johnson; Justine Carter; Ryan Collins; Alexander Edwards; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

Attendees: Nicole Fogarty, St. Lucie County School Board Ex Officio Member

4. **CONSIDERATION OF ABSENCES**

All Planning Board members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 10, 2025 meeting

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to approve the minutes from the March 10, 2025 meeting.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

Before the new business Chair, Kreisl asked the new Planning Board member, Ryan Collins, to introduce himself to the Board members.

a. **Conditional Use with New Construction - Crossroads RV Park Parcel ID: 2324-312-0005-000-4**

Ms. Driver provided an overview of the application. She stated the applicant is seeking approval for an 84-lot RV park with a community amenity center, pool and pickle ball court. The approximate 10.90-acre property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial. Ms. Driver said 90 trees would be planted and the RV lots are 35 to 45 feet in length.

Chair Kreisl clarified if the use was transient, not permanent, and he asked if there would be any sidewalk improvements along Crossroads Parkway.

Leo Giangrande, applicant, stated that Crossroads RV Park is a traditional RV park with site amenities. He explained the amenities are permitted separately instead of concurrently to prevent redesign.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission for the Conditional Use with New construction application with the following 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 a 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.
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.

AYE: Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Chairman Anton Kreisl

Passed

b. **Site Plan and Innovative Residential Development - Margareta Villas Apartments
4101 Oleander Avenue**

Ms. Driver gave an overview of the application. She stated the proposed four-story, multifamily 30-unit apartment complex has a gazebo with picnic tables, gravel walkways, park benches, and passive recreational area spaces. The site is approximately 2.58 acres and the future land use of the parcel is Medium Density Residential, RM and the zoning is Medium Density Residential, R-4. Ms. Driver showed the elevations and stated the applicant is receiving a bonus density of five (5) additional units.

Mr. Freeman highlighted that the site is retaining existing trees on site, which he said is very unusual.

Mr. Widing asked about the bus stop location. Mr. Edwards asked what is going to be innovative in the development. Ms. Clemons asked if the innovative items would be maintained, like the landscaping.

Rebecca Grohall, Applicant Representative from MBV Engineering, stated the site is built significantly on a code minimum landscaping and architectural design process. Ms. Grohall noted the large oaks that are being preserved on the property. She said bio-swales have been added to enhance the landscaping and design. Ms. Grohall said they are requesting five (5) additional bonus units for a total of 11.8 units, which is below the 12 units that are allowed by the Future Land Use designation. She said trees, shrubs and green spaces will act as buffers and create privacy. Ms. Grohall said the architectural style combines Florida vernacular with the Anglo-Caribbean style. She stated the balconies will face east and west and will not face the adjacent residential area. Ms. Grohall concluded by saying she has been in contact with Ms. Fogarty from the St. Lucie County School Board to help make certain kids have a safe and functional place to catch the school bus.

Ms. Carter asked if elevators would be included, and if pets are allowed and if there would be a dog park.

Ms. Fogarty explained the school bus stop is located at Oleander Oaks, which is the property to the north. A sidewalk has been requested in front of the property to help with joining the bus stop. Ms. Fogarty noted that if there is many students living in the apartments, there would be two bus stops. She stated the sidewalk and crosswalk are shown on the site plan.

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the site plan with the following seven (7) conditions:

1. Prior to the issuance of a 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 the 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.
2. An updated Environmental Assessment shall be required.
 3. The project shall have a Florida Fish and Wildlife Conservation Commission (FFWCC) Gopher Tortoise Permit in place prior to conducting any land-clearing operations as the submitted Environmental Assessment indicates that gopher tortoises are present on the site.
 4. Prior to development, SFWMD should be contacted if an Environmental Resource Permit is required.
 5. 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.
 6. A 6-foot sidewalk is required along Oleander Avenue.
 7. A Site Development Permit is required prior to performing site improvement activities.

AYE: Ryan Collins, Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Chairman Anton Kreisl

Passed

c. **Site Plan – The District.- 2591 McNeil Road**
Parcel ID(s): 2419-241-0001-010-7 and 2419-244-0035-000-6

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the site plan proposes the development of 18,000 square feet of office/flex space, on 3.37 acres. Mr. Freeman said there is a shortage in this type of development being proposed, and the Planning staff are encouraging this type of development in the city. The site is located west of McNeill Road, approximately 500 feet from its intersection with Okeechobee Road to the north. He said the existing zoning is C-3, General Commercial and the Future Land Use is General Commercial. Mr. Freeman said the two parcels have an existing stormwater and drainage easement. He said it is a simple site plan with limited concerns. Mr. Freeman said The District project has been designed with modern, clean architectural elements, which incorporate vertical design articulation and relief. The east facade of the buildings is predominantly storefront to complement the retail feel of the area. He noted creative painted murals will be added on the side walls and all HVAC equipment will be located on the roof and screened by parapet walls on all four sides.

Connor Kennedy, Applicant from Haley Ward, said the sale of the property was predicated on the condition that the owner could not have cross access to both the parcel and the bank. He said the city and county had no issues with that and St. Lucie County reviewed the traffic analysis and had no issues.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward the site plan application to the City Commission with a recommendation of approval subject to the following seven (7) conditions.

1. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be undertaken before the issuance of a Building Permit.

2. A General Address Request for the newly created Parcel ID shall be submitted to the Planning Department after completion of the Unity of Title and lot combination.
3. A completion certification by a landscape architect and landscape maintenance agreement shall be submitted and approved by the Planning Department prior to final certificate of occupancy.
4. All signage shall require a sign permit.
5. All other applicable state or federal permits shall be obtained before commencement of the development.
6. Prior to commencement of work on site, the applicant shall confirm with the City's arborist that the required vegetation removal permit and all tree mitigation has been satisfied.
7. A Sediment and Erosion Control Plan (including areas of sensitive habitat) shall be submitted and approved by the City Engineer prior to any land clearing activity.

AYE: Alexander Edwards, Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Chairman Anton Kreisl

Passed

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Justine Carter, and seconded by Ryan Collins to re-elect Ms. Clemons as Vice-Chair.

AYE: Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Alexander Edwards, Christopher Widing, Chairman Anton Kreisl

Passed

Motion was made by Christopher Widing, and seconded by Nichelle Clemons to re-elect Mr. Kreisl as Chair.

AYE: Christopher Widing, Nichelle Clemons, Clayton Johnson, Justine Carter, Ryan Collins, Alexander Edwards, Chairman Anton Kreisl

Passed

8. DIRECTOR'S REPORT

Mr. Freeman stated he met with the new City Manager to speak about the strategic plan and how the city will move forward to get on track.

Mr. Freeman said he would be interviewing this week for the open positions in the Planning department.

Mr. Freeman said he is looking forward to communicating with Ms. Fogarty to make development better, by creating a safe environment with sidewalks and connectivity for schools and bus stops.

Mr. Freeman said a big, unusual project is coming forward at Causway Cove through the Live Local Act. He said there will be 1,000 units with mixed use, including a restaurant, marina and 40% affordable housing. He noted the project would be significant for the school board. Mr. Freeman stated the project will be approved administratively utilizing the state allowances. He noted the Planning Board and City Commission meetings are not required for approval. Mr. Freeman said he would provide a presentation to update the Planning Board and City Commission.

Mr. Freeman said the City Commission tasked the City Manager with the project regarding the strategic plan for annexations.

9. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

10. **BOARD COMMENTS**

Mr. Johnson asked if Causeway Cove was part of the port district and if the project submitted would change what is around the area with so much residential use.

Chair Kreisl said the state statute is what it is, and the city is responsible for planning comprehensively and planning around the development accordingly.

Chair Kreisl thanked Mr. Freeman for his tremendous service to the city in dealing with the staff shortages.

Ms. Carter asked for a view of what development is going on in the city. Chair Kreisl suggested utilizing the GIS map on the city's website.

Ms. Carter asked about the overall environmental impact of the city. She stated she would like to see more conservation areas, and she is concerned that the impacts on tortoises, birds, and water management will keep increasing as the building continues. Mr. Freeman said the Planning Board could make this a point for the Planning staff to look at it with developers.

Mr. Widing suggested conservation of the land itself is probably one of the early checks.

11. **ADJOURNMENT**



CITY OF FORT PIERCE

PLANNING BOARD

April 14th, 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 design review. Crossroads Recreational Vehicle Park is seeking approval for an 84 RV park with a community amenity center, pool and pickle ball court.

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



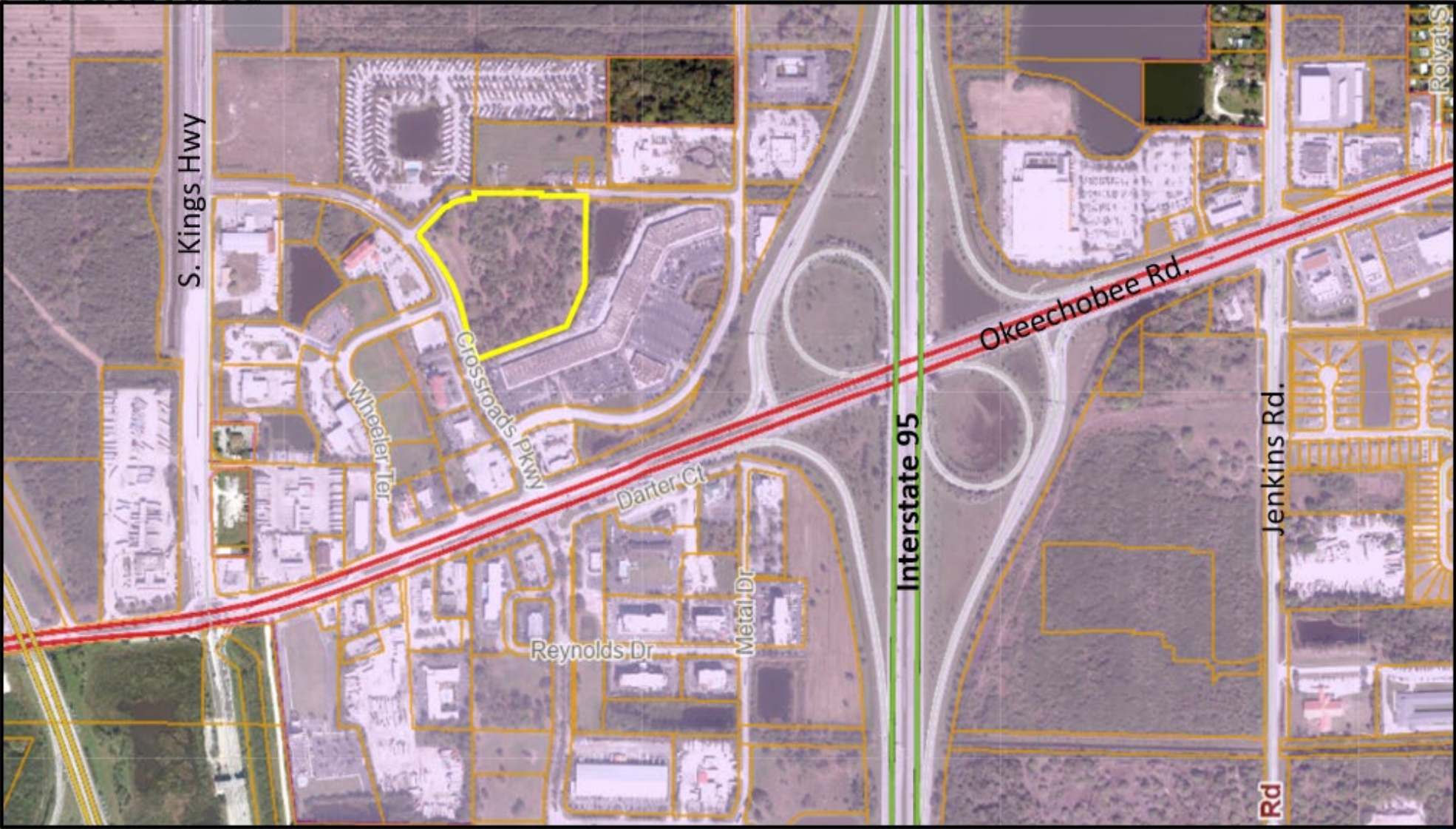
CONDITIONAL USE

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



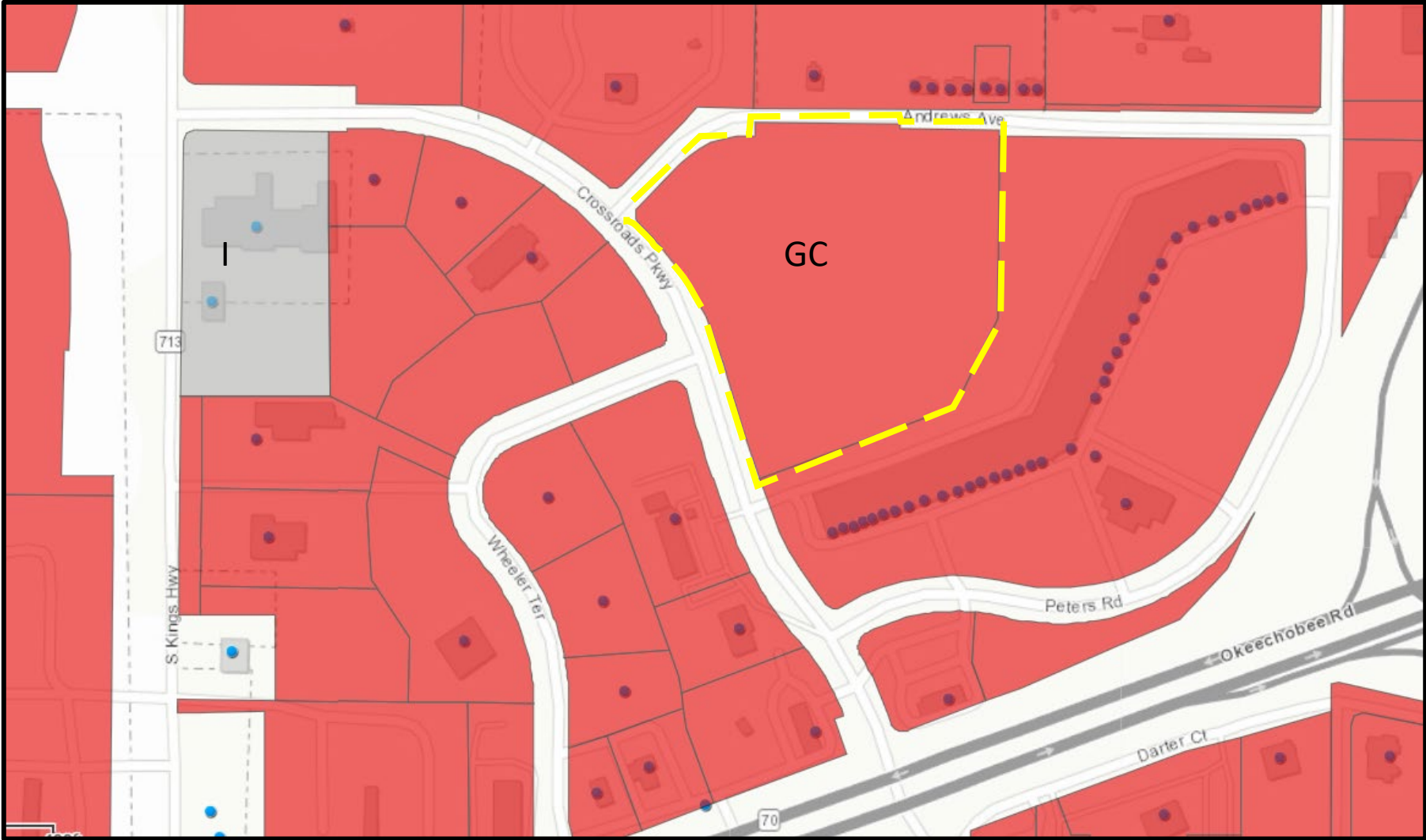
SITE AREA= 10.90/- Acres

Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



FUTURE LAND USE

FLU: GC,
General Commercial

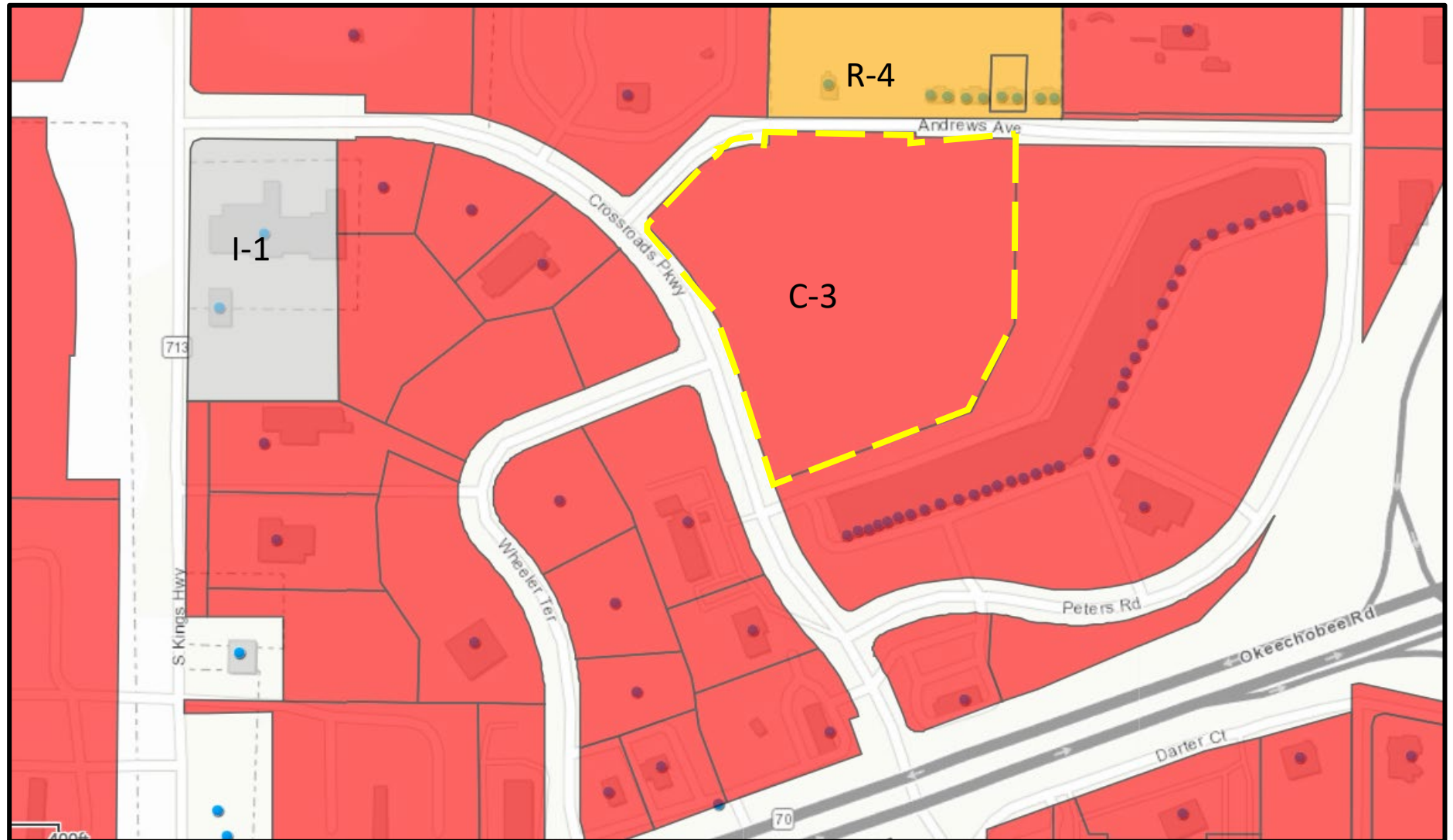


Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



ZONING

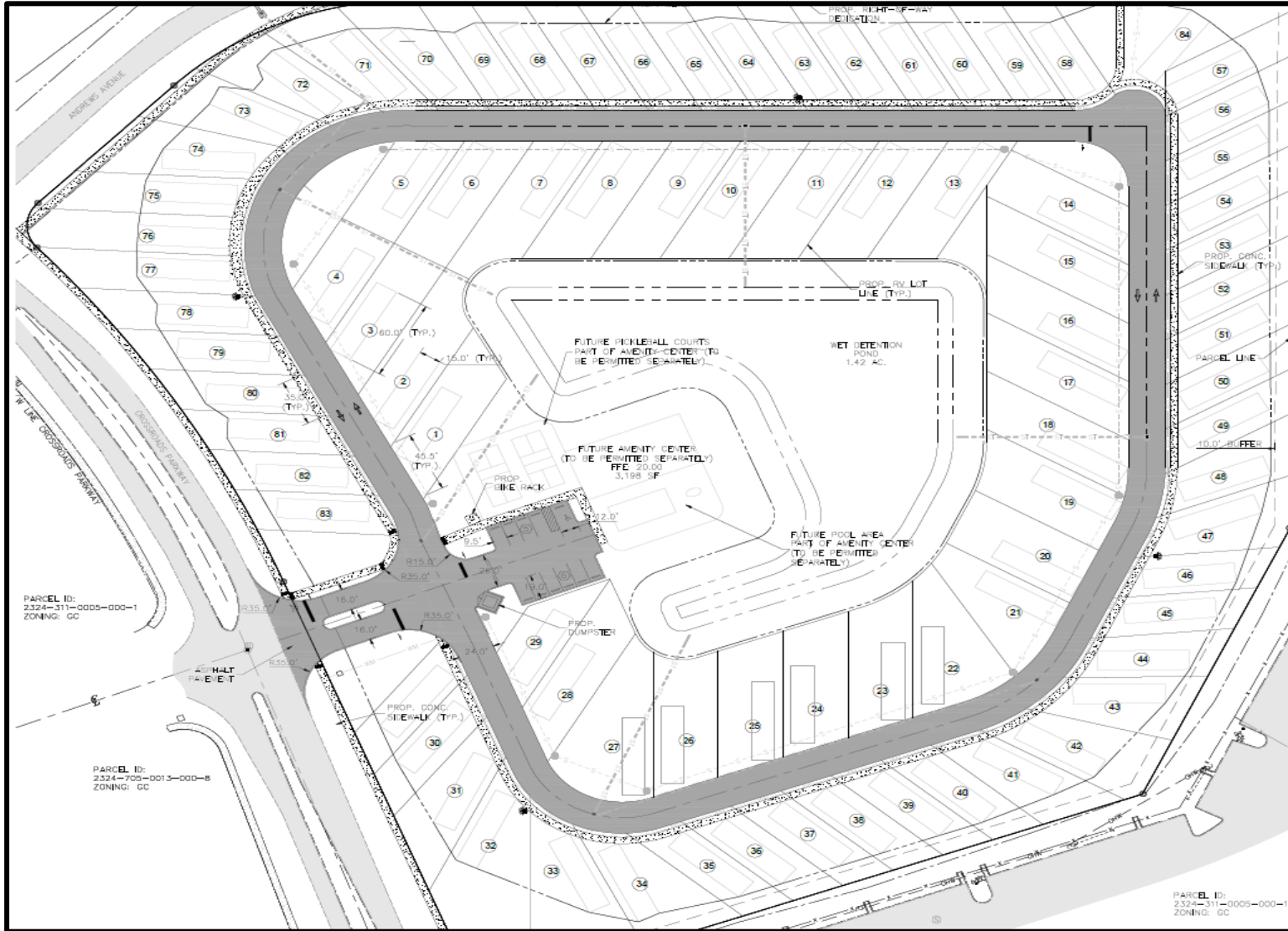
Zoning: C-3,
General Commercial



Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



SITE PLAN DETAILS

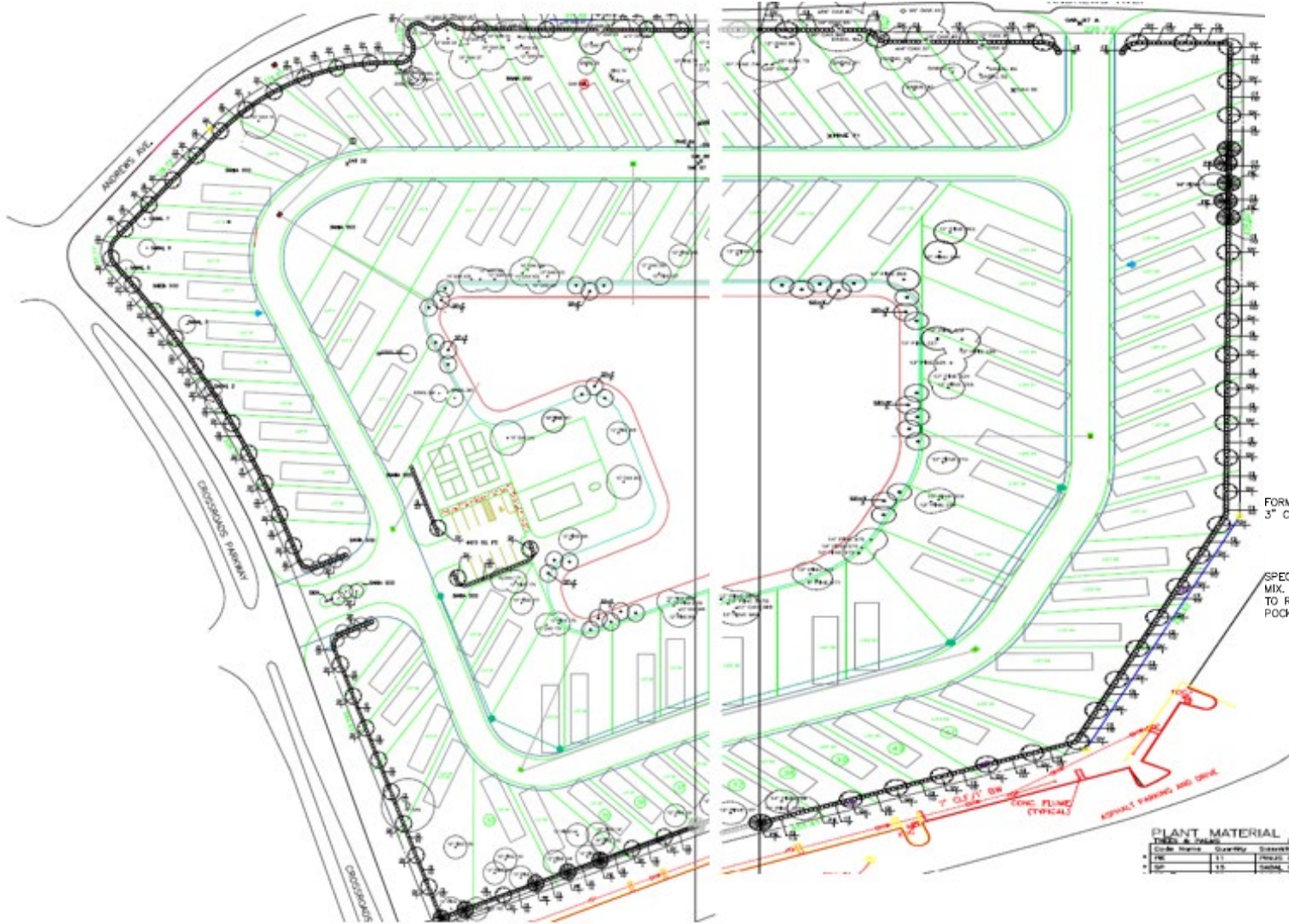


Proposed RV Lots	84
Lot sizes	35-45'
Community:	Amenity Center
	Pool
	Pickleball Court
Wet pound	1+ acre
Bike rack	

Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



LANDSCAPE PLAN

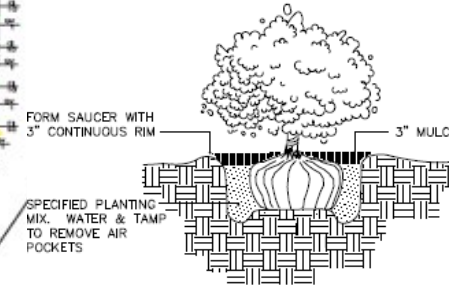


REQUIRED TREE DATA

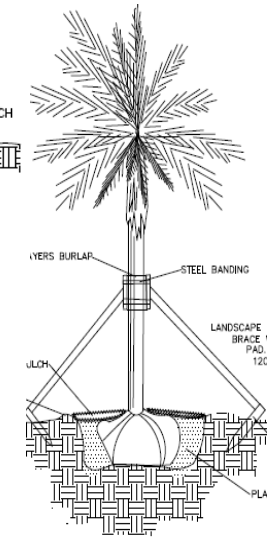
PERIMETER LANDSCAPE BUFFER 2,721.92 L. FT.-41' ACCESS WAY=2,680.92 L. FT.
 DIVIDED BY 30 L. FT. - 89.36 TREES = 90 TREES REQUIRED

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

Staff's recommendation is **Approval** of the site plan with the following 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
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.

Crossroads Recreational Vehicle Park– Conditional Use w/ New Construction



RECOMMENDATION w/ CONDITIONS cont'd

6. An address request form shall be submitted to the Planning Department prior to applying for a building permit

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

ALTERNATIVE RECOMMENDATION

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





CITY OF FORT PIERCE

PLANNING BOARD

April 14th, 2025

Crossroads Recreational Vehicle Park
Conditional Use: w/ New Construction
Parcel ID: 2324-312-0005-000-4

Wynne Building Corporation
8000 S US Highway 1, Unit Ste 4
Fort Saint Lucie, FL 34952-2338

Wynne Building Corporation
8000 S US Highway 1, Unit Ste 4
Fort Saint Lucie, FL 34952-2338

Maria A Luna
110 Sunrise Dr
Fort Pierce, FL 34945-4125

Maria A Luna
110 Sunrise Dr
Fort Pierce, FL 34945-4125

JPD Enterprises of FLorida LLC
2705 Peters RD
Fort Pierce, FL 34945-2613

JPD Enterprises of FLorida LLC
2705 Peters RD
Fort Pierce, FL 34945-2613

JPD Enterprises of FLorida LLC
2705 Peters RD
Fort Pierce, FL 34945-2613

Crossroads Plaza FP I LLC
5850 Atlantic AVE, Unit Ste 101
Delray Beach, FL 33484-8427

LO Que Sea LLC
2001 SE Sailfish Point BLVD
Stuart, FL 34996-1971

Fast Food Enterprises #2
PO Box 547158
Orlando, FL 32854-7158

Eye Tax Funding Inc
1305 Little Harbour LN
Vero Beach, FL 32963-2501

MacMillan Real Estate LLC
7950 NW 58th ST
Doral, FL 33166-3430

VINI HOSPITALITY GROUP LLC
10644 Versailles BLVD
Wellington, FL 33449-8085

ANO LLC
c/o Thomas Sullivan
844 Alton Rd Ste 3
Miami Beach, FL 33139-5510

VINI HOSPITALITY GROUP LLC
10644 Versailles BLVD
Wellington, FL 33449-8085

MKBN Hospitality LLC
2715 Crossroads PKWY
Fort Pierce, FL 34945-2626

VINI HOSPITALITY GROUP LLC
10644 Versailles BLVD
Wellington, FL 33449-8085

Deva Matha Investment Group
3224 S US Hwy 1 #200
Fort Pierce, FL 34982

TOTAL TRUCK REPAIR LLC
6465 183rd Trl N
Loxahatchee, FL 33470-2109

AATCFT LLC
3206 Chapel Hill BLVD
Boynton Beach, FL 33435-8156



April 21, 2025

Dear Property Owner:

The property owner of **Alexander George & Company Corp.** is requesting approval of a **conditional use: with new construction** application, allowing the development of 84 lots for recreational vehicles. The proposed name is Crossroads RV Parks, and it is located at (address not assigned), Parcel ID 2324-312-0005-000-4.

Legal description: 24 35 39 FROM INT OF SE COR OF SW 1/4 OF NW 1/4 AND CL OF ANDREWS AVE RUN S 00 06 16 E ALG E LI OF NW 1/4 OF SW 1/4 OF SEC 15 FT TO SLY R/W LI OF ANDREWS AVE AND POB, TH S 89 41 32 E ALG S R/W LI 331.68 FT, TH S 00 03 55 E 10 FT, TH S 89 41 29 E 226.79, TH S 00 18 28 W 420.04FT, TH S 25 04 02 W 226.43 FT, TH S 70 04 02 W 459.41 FT TO NELY R/W LI OF CROSSROADS PKWY, TH N 21 40 15 W ALG NELY R/W LI 344.63 FT TO CURVE CONCAVE SW, R OF 855 FT, TH NWLY ALG ARC 305.70FT TO CURVE CONCAVE E, R OF 25 FT, TH NLY ALG ARC 37.71 FT, TH N 44 15 37 E 126.72 FT TO CURVE CONCAVE SE, R OF 220 FT, TH NELY ALG ARC 176.81 FT, TH S 89 41 32 E 11.88 FT, TH N 00 06 16 W 30 FT TO SLY R/W LI OF ANDREWS AV AND POB (10.904 AC - 474,978 SF)

The property has a zoning classification of General Commercial (C-3) and a future land use designation of General Commercial (GC).

A public hearing is scheduled before the **City Commission** of the City of Fort Pierce, Florida, at their meeting on **Monday, May 19, 2025**, which begins at **5:05 p.m.**, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida. You are provided with the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Site Plan: Innovative Community Development** application. If you have any inquiries, or would like to review the complete application, please dial (772) 467-3739 or email kdriver@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: <http://cityoffortpierce.com/223/Agendas-Minutes>.

Sincerely,

Kerry C. Driver
Senior Planner