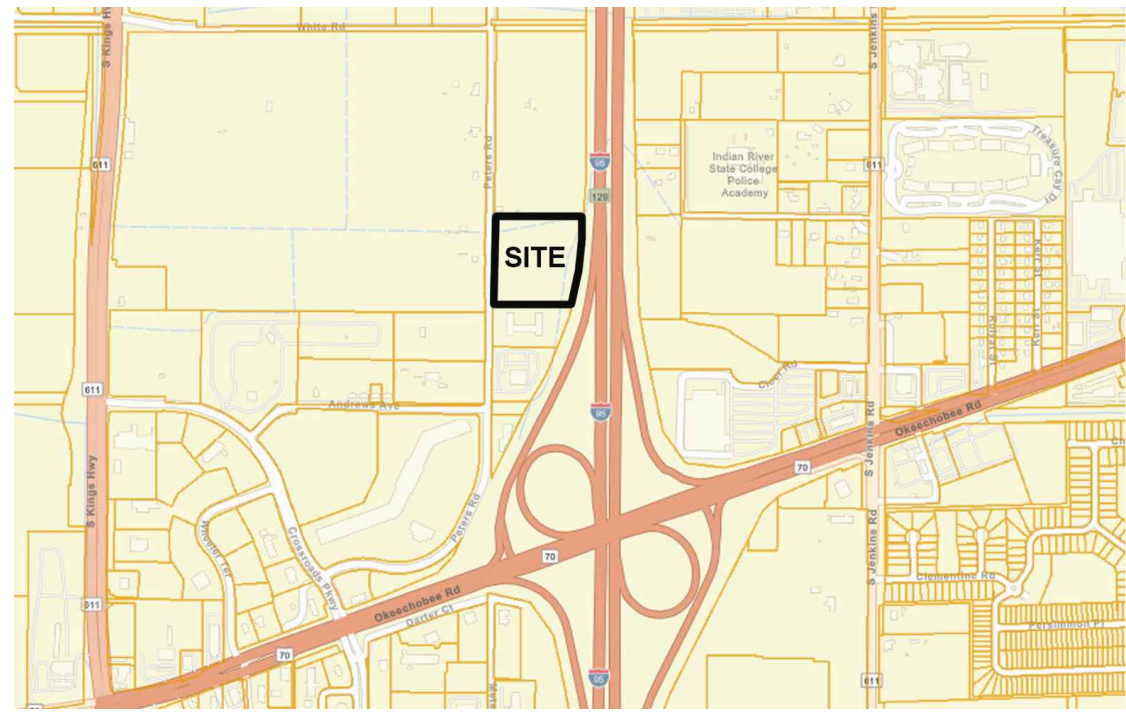


Location Map



Site Data

Total Site Area	8.13 Ac. / 354,526 Sf		
Zoning	Commercial General (C-3)		
Future Land Use	General Commercial (GC)		
Existing Use	Vacant		
Proposed Use	RV Storage / Display and Inventory Lot		
Maximum Building Height	65'		
Proposed Building Height	N/A		
Parcel Control Number	2324-132-0001-000-4		

Open Space			
Open Space Required:	70,905 Sf	1.62 Ac.	20%
Open Space Provided:	106,369 Sf	2.44 Ac.	30%
Dry Retention Area	25,850 Sf	0.59 Ac.	7%
Remaining Landscape Areas	80,519 Sf	1.84 Ac.	23%

Impervious Area		
Vehicular Use Area	247,887 Sf	5.69 Ac. 70%

Parking Data	
Vehicles Displayed Outdoors (1 space per each vehicle)	
(14' x 35')	77 Spaces
(14' x 40')	96 Spaces
(14' x 45')	55 Spaces
(Display)	9 Spaces
Total Parking Spaces Provided	237 Spaces

Legal Description

That part of the Southwest 1/4 of the Northeast 1/4 lying Northerly (Westerly observed in field) of I-95 right-of-way in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, less rights-of-way for canal and public roads, and easements of record.

Less and excepting the following:

Being that part of the North 380.00 feet of the South 424.50 feet of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of the West Limited Access right-of-way line of Interstate 95, Less the West 25 feet, for road right-of-way, and being more particularly described as follows:

Commence at the Southwest corner of Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run N00°05'13"W, a distance of 44.50 feet, thence run S89°41'47"E, a distance of 25.00 feet, to the Point of Intersection of the North Right-of-Way Line of the North St. Lucie River Water Control District Canal No. 38 with the East Right-of-Way line of Peters Road, said point being the Point of Beginning, thence run N00°05'13"W, along the said East Right-of-Way Line of Peters Road, a distance of 380.01 feet, thence run S89°41'37"E, a distance of 444.80 feet, to the West right-of-way line of Interstate 95 (I-95); thence run S20°56'11"W, along the said West right-of-way of I-95, a distance of 202.82 feet, thence run S26°36'34"W, along the said West right-of-way of I-95, a distance of 212.15 feet, to the said North right-of-way line of the North St. Lucie River Water Control District Canal No. 38; thence run N89°41'37"W, along the said North Canal right-of-way, a distance of 276.80 feet, to the Point of Beginning, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

And Less and Excepting the following:

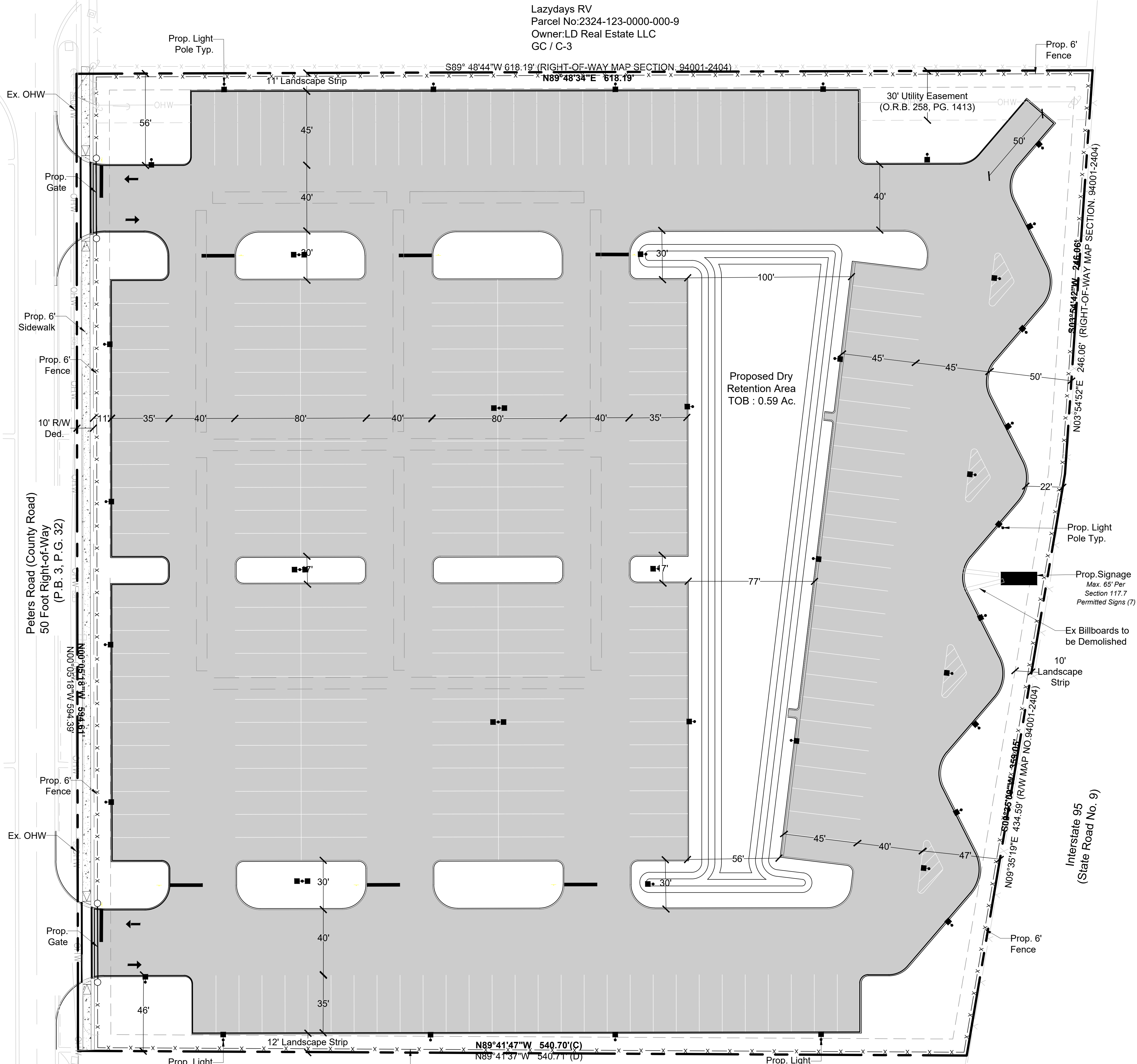
Being that part of the North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Westerly of the West Limited Access right-of-way line of Interstate 95, less the West 25.00 feet thereof for road right-of-way and being more particularly bounded and described as follows:

Commence at the Southwest corner of said Northeast 1/4 of Section 24; thence North 00°05'13" West, along the West line of said Northeast 1/4 of Section 24 (bearing basis), a distance of 424.51 feet, thence South 89°41'37" East, along the south line of said North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 25.00 feet to the Point of Beginning, thence continue South 89°41'37" East, along the said South line of the North 291.46 feet of the South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 444.88 feet to the Westerly right-of-way line of Interstate 95 (State Road No. 9); thence North 20°56'08" East, along said Westerly right-of-way line of Interstate 95, a distance of 231.76 feet, thence North 09°35'19" East, along said Westerly right-of-way line of Interstate 95, a distance of 75.55 feet, thence North 89°41'37" West, along the North line of the said South 715.96 feet of the Northeast 1/4 of Section 24, a distance of 540.71 feet to the East Right-of-Way line of Peters Road; thence South 00°05'13" East, along said East right-of-way line parallel with and 25.00 feet East of, as measured at right angles, said West line of the Northeast 1/4 of Section 24, a distance of 291.47 feet to the Point of Beginning.

Project Team

LAND OWNER RV Development LLC 547 Wash Roberts Ln McMinville, TN 37110 Contact: Bud Wynne	DEVELOPER FL St Lucie 95, LLC 25000 Assembly Park Drive Wixom, MI 48393 Contact: Loren Baidas	SURVEYOR Caulfield & Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, Florida 33434 Phone: (561) 392-1991 Contact: Ronnie L. Furniss, PSM.
CIVIL & TRAFFIC ENGINEER Kimley-Horn and Associates, Inc. 1615 South Congress Ave. Suite 201 Delray Beach, Florida 33445 Phone: (561) 270-6983 Contact: Jordan L. Haggerty, P.E.	PLANNER/LANDSCAPE ARCHITECT HJA Design Studio 3500 SW Corporate Prkwy, Suite 203 Palm City, Florida 34990 Phone: (772) 678-7200 Contact: Erika Beittler, ASLA	

Lazydays RV
Parcel No: 2324-123-0000-000-9
Owner: LD Real Estate LLC
GC / C-3



3500 SW Corporate Parkway, Suite 203
Palm City, Florida 34990
T 772.678.7200
www.hjadesignstudio.com
LA 0000905

Florida

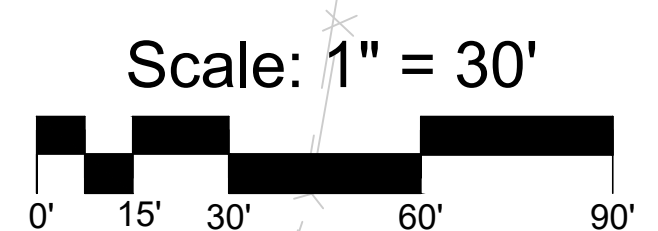
General RV
City of Fort Pierce
Site Plan

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	01-08-2025

Revision Dates

Motel 6
Parcel No: 2324-132-0002-000-1
Owner: Shiv Ft Pierce Hotel LLC



SP-1