



July 29th, 2024
City of Fort Pierce Planning Department
100 N US Highway 1
Fort Pierce, Florida 34950

RE: General RV Fort Pierce

The General RV Fort Pierce project is located on two parcels with a gross total area of 26.58-acre (ac) property located in Fort Pierce, Florida. The project includes a northern parcel with a total permitted area of 18.54 acre (ac), which is an existing Lazy Days RV Park and southern vacant parcel with a total gross area of 8.04 acre (ac). The southern parcel includes a proposed 10-foot wide right of way dedication along Peters Road, reducing the southern parcel to 7.91 acre (ac). The two properties Parcel Identification #s (PINs) are 2324-123-0000-000-9 and 2324-132-0001-000-4, respectively. The project includes the development of a recreation vehicle (RV) inventory parking, restriping, and display lot with associated paving and stormwater management system meeting the requirements set by the City of Ft. Pierce, South Florida Water Management District (SFWMD), and North St Lucie River Water Control District (NSLRWCD).

The project's stormwater management utilizes both dry retention and detention area along with an existing wet retention pond for quality and attenuation. The stormwater runoff from the 7.91-ac southern parcel will be routed through a proposed storm water system into the northern parcel's existing stormwater system permitted under South Florida Water Management Environmental Resource Permit (ERP) #56-106709-P. All the nutrient removal will take place prior to discharging to the Peter's Road Drainage System. The southern parcel's control structure will limit the quantity of stormwater discharged into the existing Lazy Days RV Park drainage system. The quantity of stormwater discharge from Lazy Days RV Park to North St Lucie River Water Control District (NSLRWCD) Canal 37 is controlled by an existing control structure as approved in ERP #56-106709-P.

Onsite dewatering is anticipated on site for the stormwater treatment area, and the storm water conveyance system. Dewatering is expected to last less than 90 days and it is anticipated that the No-Notice FDEP Generic Permit will be utilized.

The previously approved water use permit #56-112740-W, can be found in Appendix 6, from SFWMD will be used for landscape irrigation. No public utilities (water and wastewater) will be needed for the project as no building structure is proposed.