

General RV Fort Pierce
2650 Peters Road
Environmental Impact Report
July 2025

Introduction

The General RV 2650 Peters Road project was previously permitted through (ERP Permit No. 56-11925-P) as a single parcel, ±8.0 Acres (PIN: 2324-132-0001-000-4). The north parcel ±18.25 Acres (PIN: 2324-123-0000-000-9) former Lazy Days facility, has now been acquired and integrated directly into the operation of the existing recreational vehicle (RV) Sales and Service facility. The updated 2650 Peters Road project will only include additional RV parking, display, and inventory area as no additional building square footage or intensity is proposed, outside of what has already been permitted. The previously approved intended use, layout, and restricted-access operational model remain unchanged from the former Lazy Days facility. The proposed project will now serve as a direct expansion of the former Lazy Days RV facility, consolidating inventory and display functions under a unified site plan amendment. The additional project site is approximately 18.25 acres (ac.) and is located near the northwest intersection of I-95 and FL 70 in Section 24, Township 35 South, Range 39 East, in Fort Pierce, Florida. A Project Location Map is attached as **Appendix A, Figure 1 – Project Location Map**.

Existing Conditions

No wetlands are present within the additional project site (northern parcel). While wetlands are located within the previously permitted area (ERP Permit No. 56-11925-P southern parcel), appropriate mitigation has already been determined and completed.

A portion of the U.S. Geological Service (USGS) 7.5-Minute Florida quadrangle map depicting the location of the project site is attached as **Appendix A, Figure 2 – USGS 7.5 Minute Quadrangle Map**. Elevations on the project site are approximately 25 feet. Based on the *Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida*, maps the following non-hydric soils on the property: (25) Nettles and Oldsmar Sands, (38) Riviera Fine Sand, 0 to 2 percent slopes, (48) Wabasso Sand, 0 to 2 percent slopes, (55) Winder loamy sand. A copy of the digital USDA/NRCS soils mapping data is illustrated in **Appendix A, Figure 3 – NRCS Soils Map**.

Using the Florida Land Use, Cover, and Forms Classification System (FLUCFCS), a land use map was created and is included in **Appendix A, Figure 4 – FLUCFCS Map**. The following summarizes existing land uses and cover types within the project study area:

FLUCFCS 140 – Commercial and Services

This cover type encompassed the entire 18.25 acres of the project site and consisted of the former FKA Lazy Days RV lot composed of paved surfaces, landscaped and general areas previously used for RV parking, storage, and maneuvering.

Fish, Wildlife, Listed Species and their Habitats

A review of available databases identified state and federally listed species that may occur in the vicinity of the project area; however, the additional project site is entirely paved and developed, providing no suitable habitat. As such, no impacts to any listed species are anticipated. No critical habitats are present within the project area, and the proposed activities will not adversely affect the functions and values provided to fish, wildlife, or listed species pursuant to Section 10.2.2 of the Applicant's Handbook Volume I (AH Vol. I).

Historical and Archeological Resources

A search of the Florida Master Site File (FMSF) data revealed no previously recorded archaeological resources within or adjacent to the archaeological Area of Potential Effect (APE). While five (5) standing structures and one (1) resource group are located within a 0.25-mile radius of the project area, none are situated within the project site. Therefore, the development of the project site is not expected to impact any historic or archaeological resources.

Secondary impacts

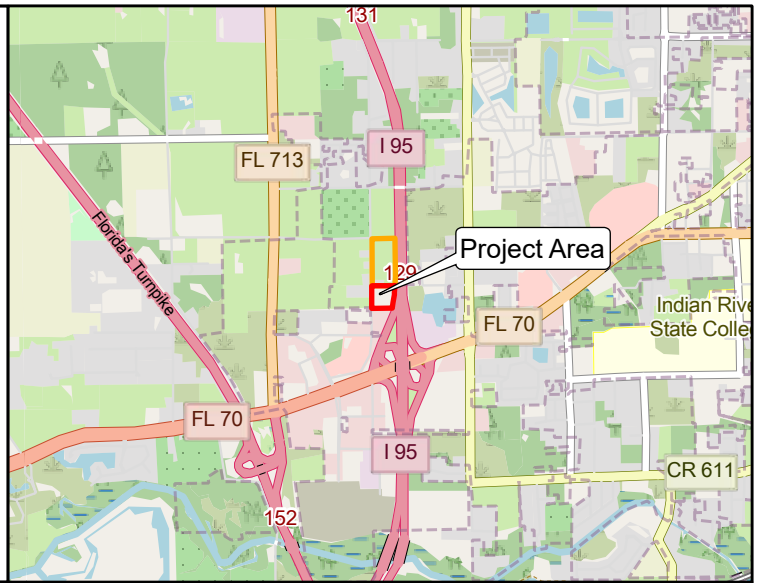
No secondary impacts are proposed with this project, as no wetlands found within the additional project site. While wetlands are located within the previously permitted area ERP Permit No. 56-11925-P (southern parcel), appropriate mitigation has already been determined and completed. Therefore, there are no secondary impacts required for this project.

Mitigation Plan

While wetlands are located within the previously permitted area ERP Permit No. 56-11925-P (southern parcel), appropriate mitigation has already been determined and completed. No wetlands are present within the additional project area; therefore, no mitigation plan is required for this project.



St. Lucie County



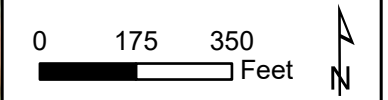
Project Area

Indian River State College



Legend

- Additional Project Site (±18.28 Acres)
- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)



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Project Location Map

**General RV, 2650 Peters Road
 St. Lucie County, Florida**

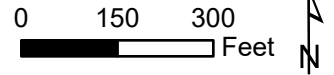
1 IN = 350 FT

PROJECT NUMBER: 245690000

JULY 2025

FIGURE 1

White Rd



Peters Rd

55

38

48

25



129



Issued ERP Permit No. 56-11925-P

Legend

- Additional Project Site (±18.25 Acres)
- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)

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- 25: NETTLES AND OLDSMAR SANDS, Not Hydric
- 38: RIVIERA FINE SAND, 0 TO 2 PERCENT SLOPES, Not Hydric
- 48: WABASSO SAND, 0 TO 2 PERCENT SLOPES, Not Hydric
- 55: WINDER LOAMY SAND, Not Hydric

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NRCS Soils Map

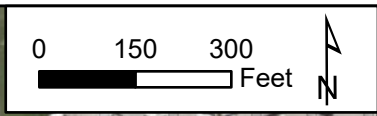
**General RV, 2650 Peters Road
 St. Lucie County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 245690000

JULY 2025

FIGURE 3



White Rd

Peters Rd

140



Issued ERP Permit No. 56-11925-P

Legend

- Project Site (±8.0 Acres) (Issued ERP Permit No. 56-11925-P)
 - Additional Project Site (±18.25 Acres)
- Land Use**
- 140: Commercial and Services (±18.25 Acres)

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Florida Land Use, Cover, and Forms Classification System Map

**General RV, 2650 Peters Road
 St. Lucie County, Florida**

1 IN = 300 FT

PROJECT NUMBER: 245690000

JULY 2025

FIGURE 4



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

July 29, 2025



Deborah Menna, CNRP

Kimley-Horn | 1615 S Congress Ave #201, Delray Beach, FL 33445

Direct: 561-484-5774 | Mobile: 954-826-6691

In response to your inquiry of July 28, 2025, the Florida Master Site File lists one resource group and five standing structures recorded, within 0.25-mile buffer, for General RV subject property in St. Lucie County, Fla.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi

Historical Data Analyst/Records Specialist

Florida Master Site File

EMVovsi@DOS.MyFlorida.com



AR=0
 SS=5
 CM=0
 RG=1
 BR=0
 Total=6

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01399	SS	2398 Peter Road	2398 Peter RD, Fort Pierce G.V.	1941 Masonry Vernacular		
SL01774	SS	6105 Tedder Road	6105 Tedder RD W, Ft Pierce	c1958 Masonry Vernacular	Not Eligible	
SL03140	RG	Canal No. 37	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL03348	SS	2261 Peters Road	2261 Peters RD, Fort Pierce	c1966 Masonry Vernacular		
SL03349	SS	2315 Peters Road	2315 Peters RD, Fort Pierce	c1956 Ranch		
SL03350	SS	2371 Peters Road	2371 Peters RD, Fort Pierce	c1957 Ranch		

