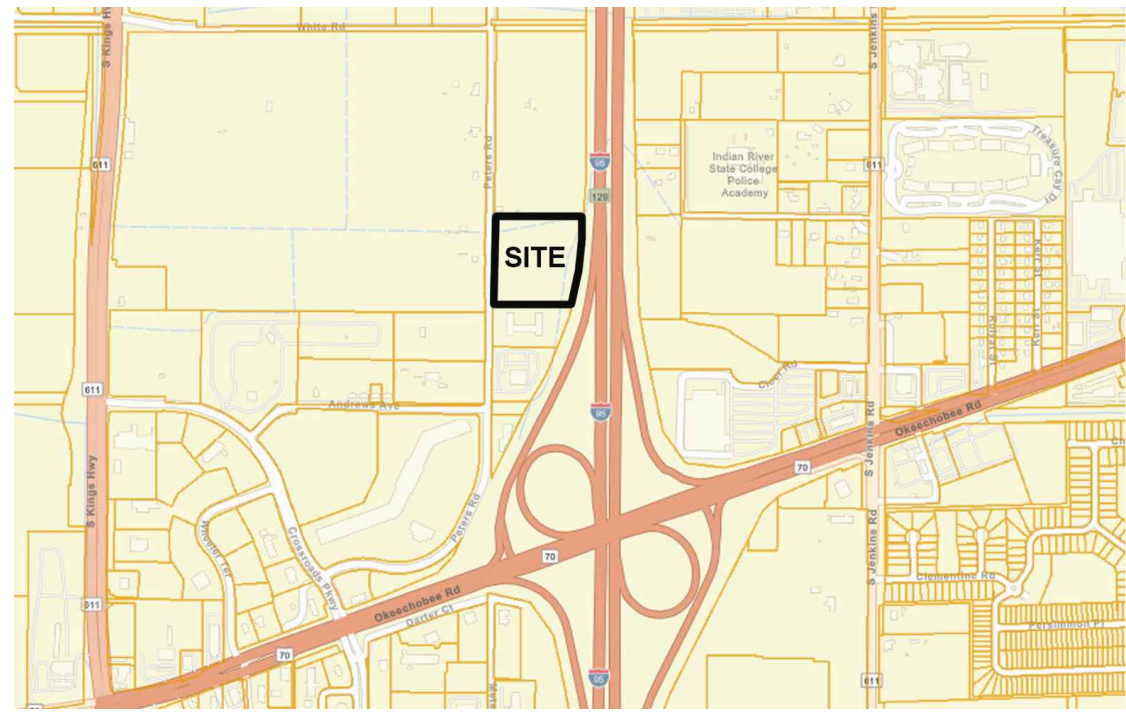


Location Map



Site Data

Zoning Commercial General (C-3)  
 Future Land Use General Commercial (GC)  
 Existing Use Lazy Days RV & Vacant  
 Proposed Use RV Sales / Storage / Display and Inventory Lot  
 Maximum Building Height 65'  
 Parcel Control Number 2324-123-0000-000-9 & 2324-132-0001-000-4

NORTH PARCEL (PIN: 2324-123-0000-000-9)	
GROSS SITE AREA	18.54 ACRES
10' ROW DEDICATION	0.29 ACRES
TOTAL SITE AREA	18.25 ACRES
SOUTH PARCEL (PIN: 2324-132-0001-000-4)	
GROSS SITE AREA	8.04 ACRES
10' ROW DEDICATION	0.13 ACRES
TOTAL SITE AREA	7.91 ACRES

PROPOSED SITE (ACRES)	
TOTAL SITE AREA	26.16
IMPERVIOUS AREA	19.53
BUILDING	0.90
ASPHALT PAVEMENT	18.57
CONCRETE	0.06
PERVIOUS AREA	6.62
OPEN SPACE	3.47
LAKE AREA	1.90
DRY DETENTION AREA	1.26

**EXISTING BUILDING SETBACKS**  
 C-3 (GENERAL COMMERCIAL)  
 FRONT BUILDING SETBACK (25')  
 SIDE BUILDING SETBACK (15')  
 REAR BUILDING SETBACK (15')

**EXISTING BUILDING DATA**  
 OFFICE/SALES AREA = 19,200 S.F.  
 SERVICE/REPAIR AREA = 16,000 S.F.  
 BODY SHOP AREA = 4,000 S.F.  
 GROSS FLOOR AREA = 39,200 S.F.

**EXISTING BUILDING HEIGHT**  
 MAX BUILDING HEIGHT = 65'  
 BUILDING HEIGHT = 65'

Parking Data

NORTH PARCEL	SOUTH PARCEL
19,200 S.F. OFFICE/SALES AREA (1 SPACE / 200 S.F.) 19,200 / 200 = 96 SPACES	Vehicles Displayed Outdoors (1 space per each vehicle) (14' x 35') 54 Spaces
16,000 S.F. SERVICE/REPAIR AREA (1 SPACE / 200 S.F.) 16,000 / 200 = 80 SPACES	(14' x 40') 96 Spaces
4,000 S.F. BODY SHOP AREA (1 SPACE / 200 S.F.) 4,000 / 200 = 20 SPACES	(14' x 45') 84 Spaces
	Total Parking Spaces = 234 Spaces
PARKING REQUIRED = 196 SPACES (6 H C) PARKING PROVIDED = 148 SPACES (6 HC)	
PARKING FOR OFFICE/SALES = 123 SPACES (9.5' x 19') RV PARKING 15 SPACES (15' x 40') EMPLOYEE 10 SPACES (9.5' x 19') 148 SPACES RV INVENTORY/DISPLAY = 129 SPACES (15' x 40') 144 SPACES (15' x 30') RV STAGING FOR REPAIR = 60 SPACES (15' x 40') GOLF CART PARKING = 8 SPACES (8' x 11')	
TOTAL PARKING SPACES = 489 SPACES	

Legal Description

**NORTH PARCEL:**  
 THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD AND CANAL RIGHTS OF WAY FOR I-95; WHITE ROAD AND ALSO THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHTS OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE, FLORIDA.

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.  
 AND  
 LESS AND EXCEPT THE PARCEL FOR PUBLIC RIGHT OF WAY PURPOSES CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4907, PAGE 348, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.548 ACRES OF LAND MORE OR LESS, SUBJECT TO RIGHTS OF WAY, EASEMENTS, AND RECORDS.

**SOUTH PARCEL:**  
 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 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 / DEVELOPER**  
 FL St Lucie 95, LLC  
 25000 Assembly Park Drive  
 Wixom, MI 48393  
 Contact: Loren Baidas

**PLANNER/LANDSCAPE ARCHITECT**  
 HJA Design Studio  
 3500 SW Corporate Prkwy, Suite 203  
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 Phone: (772) 678-7200  
 Contact: Erika Beitler, ASLA

**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.

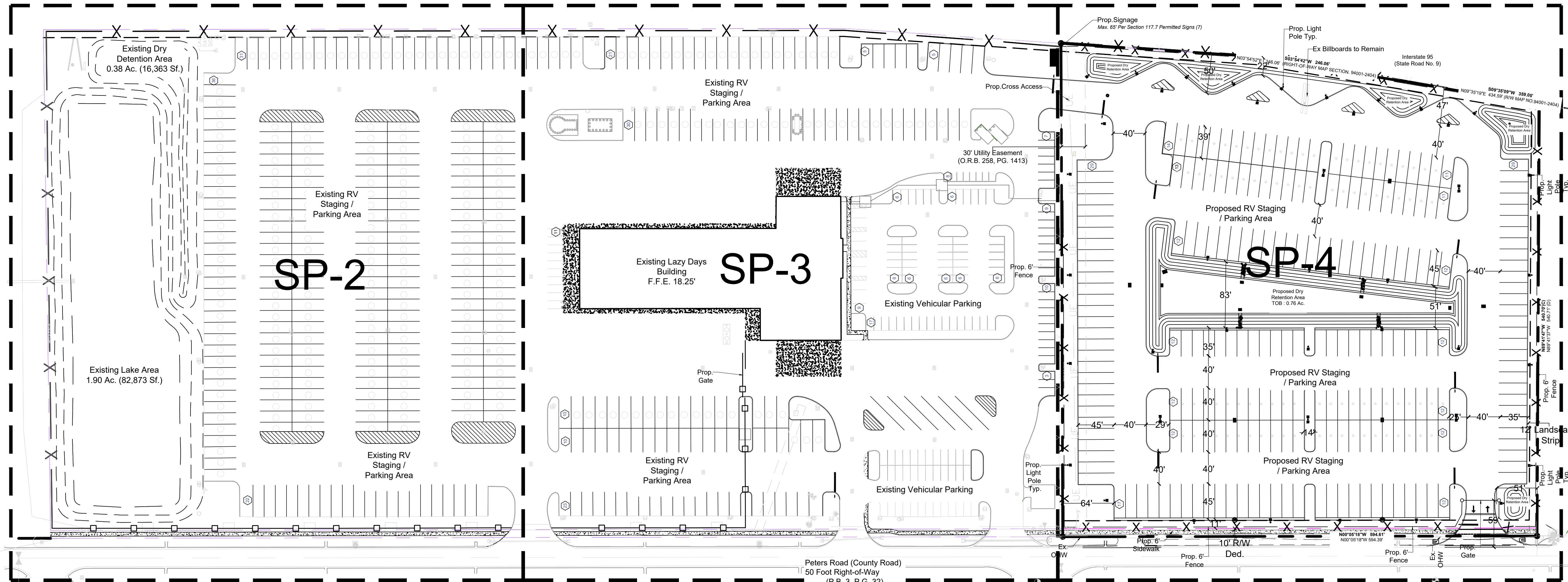
**SURVEYOR**  
 Caufield & Wheeler, Inc.  
 7900 Glades Road, Suite 100  
 Boca Raton, Florida 33434  
 Phone: (561) 392-1991  
 Contact: Ronnie L. Furniss, PSM.



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Florida

General RV Ft. Pierce  
 City of Fort Pierce  
 Overall Site Plan

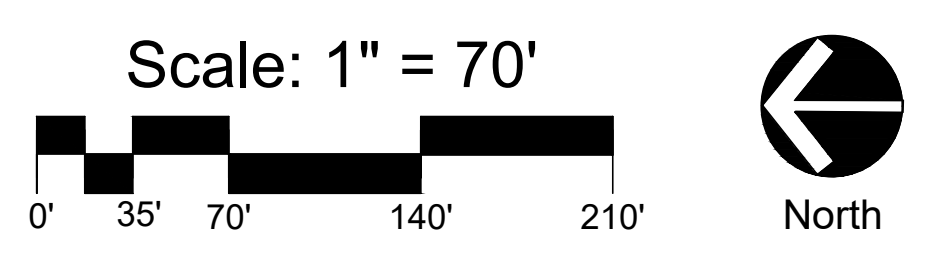


Model 6  
 Parcel No. 2324-123-0000-000-1  
 City of Fort Pierce  
 HJA Design Studio  
 HJA LLC  
 GC / C-3

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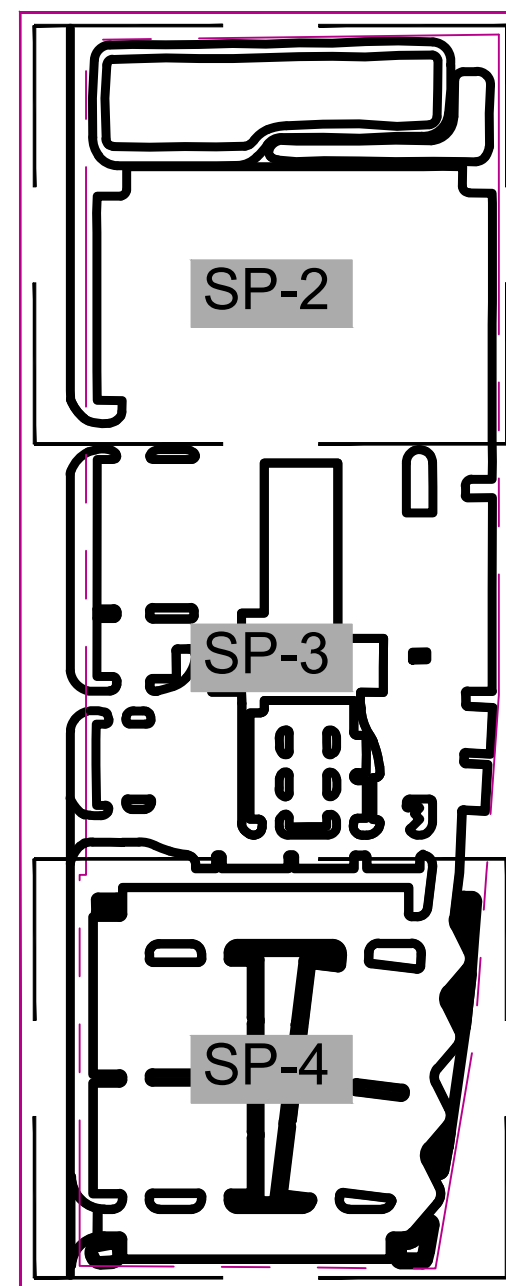
Job No. 2024-44  
 Drawn By EB  
 Checked By MH  
 Approved By MH  
 Submittal Dates 07-30-2025

Revision Dates



SP-1

SITE KEY



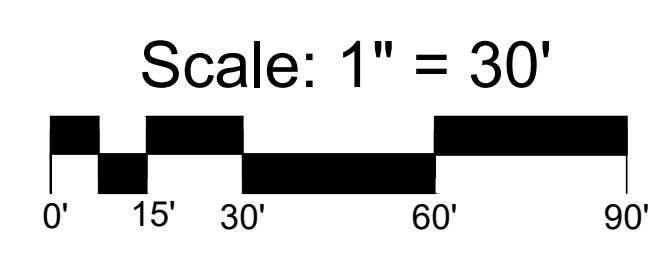
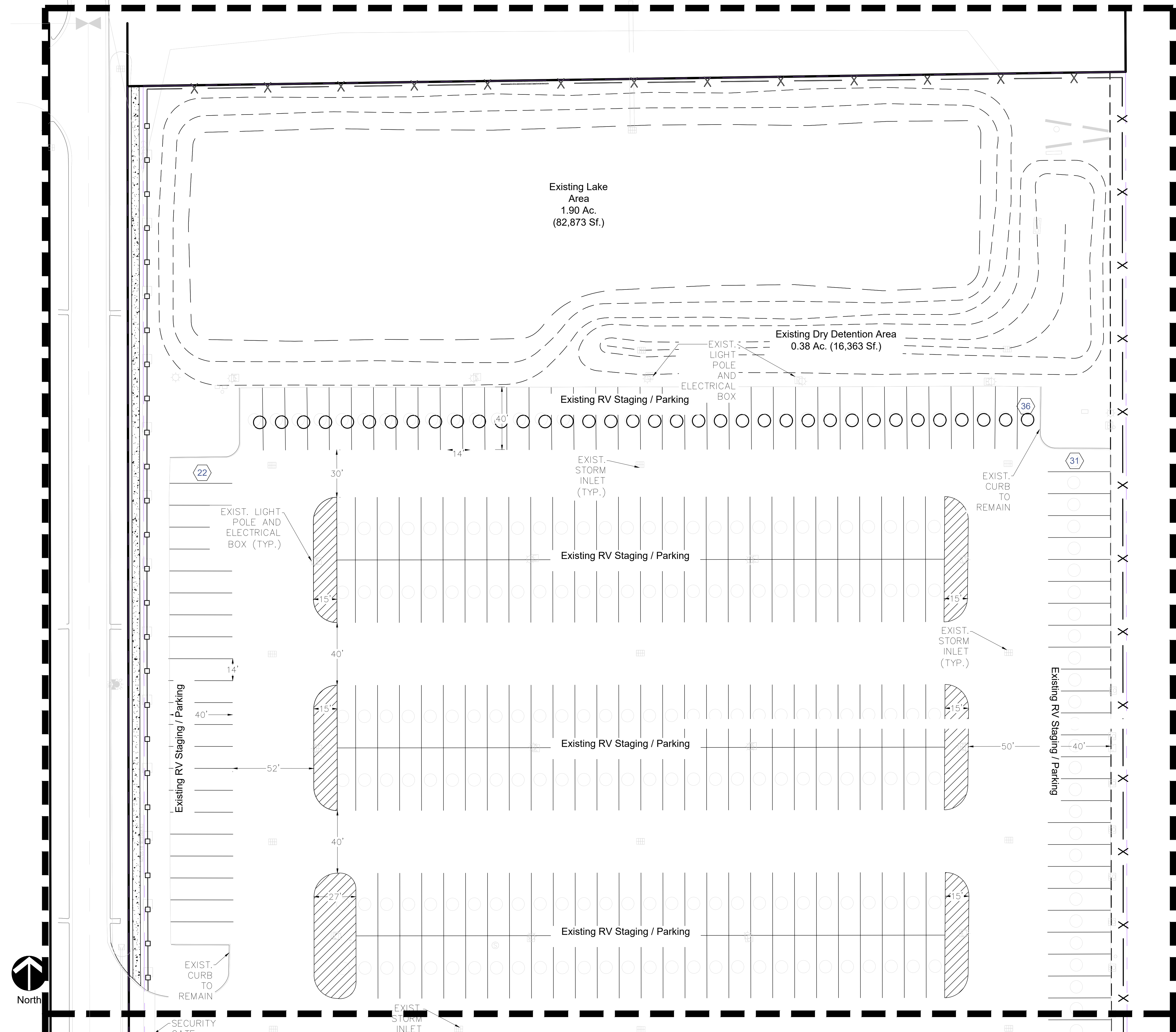
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Florida

# General RV Ft. Pierce

## City of Fort Pierce

### Site Plan

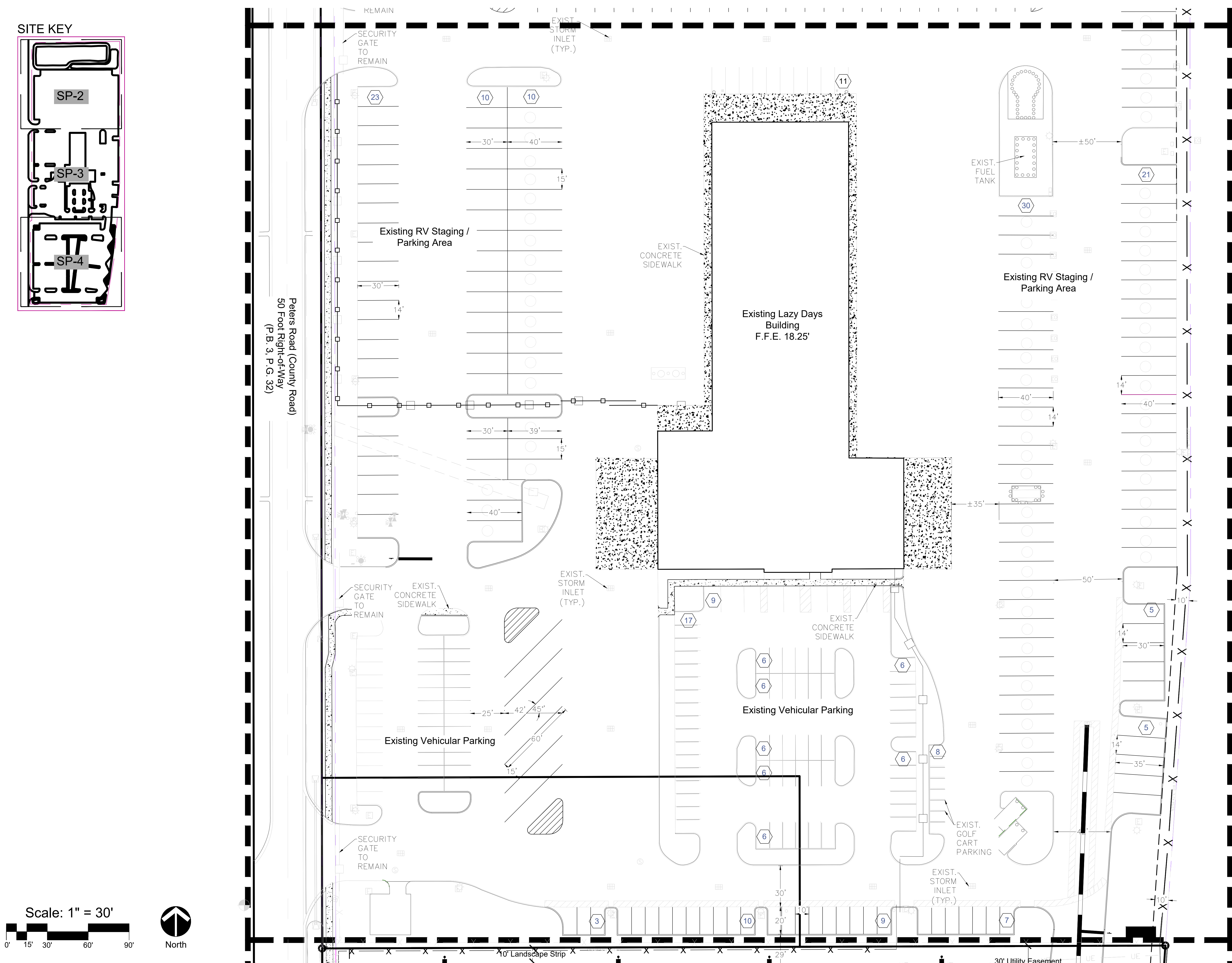
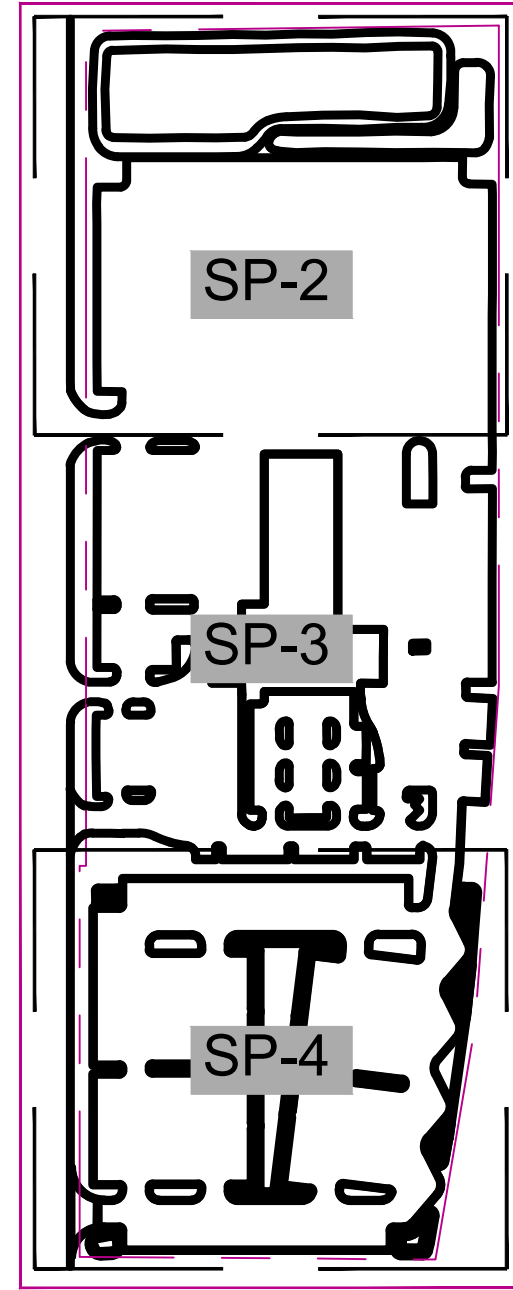


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 designer.

Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submission Dates	07-30-2025
Revision Dates	

# SP-2

SITE KEY



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Florida

# General RV Ft. Pierce

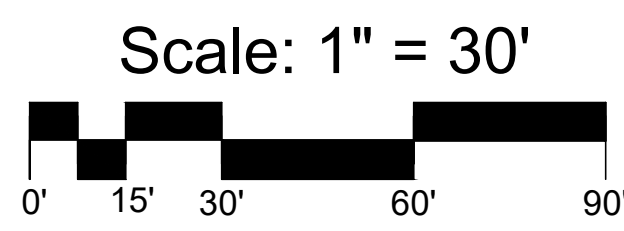
City of Fort Pierce

## Site Plan

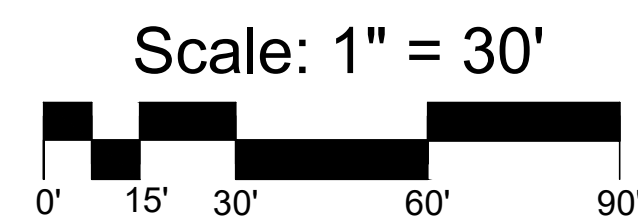
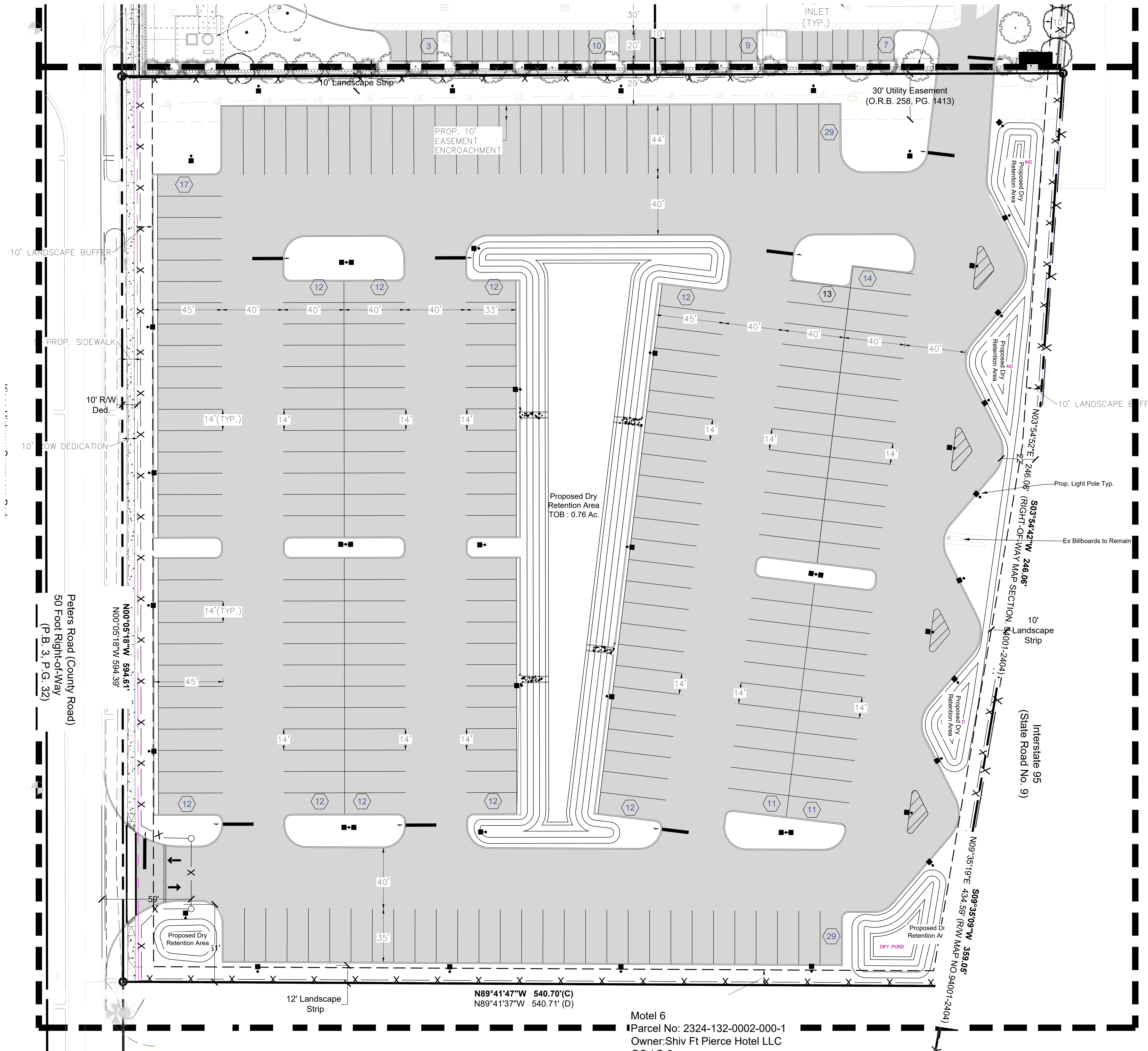
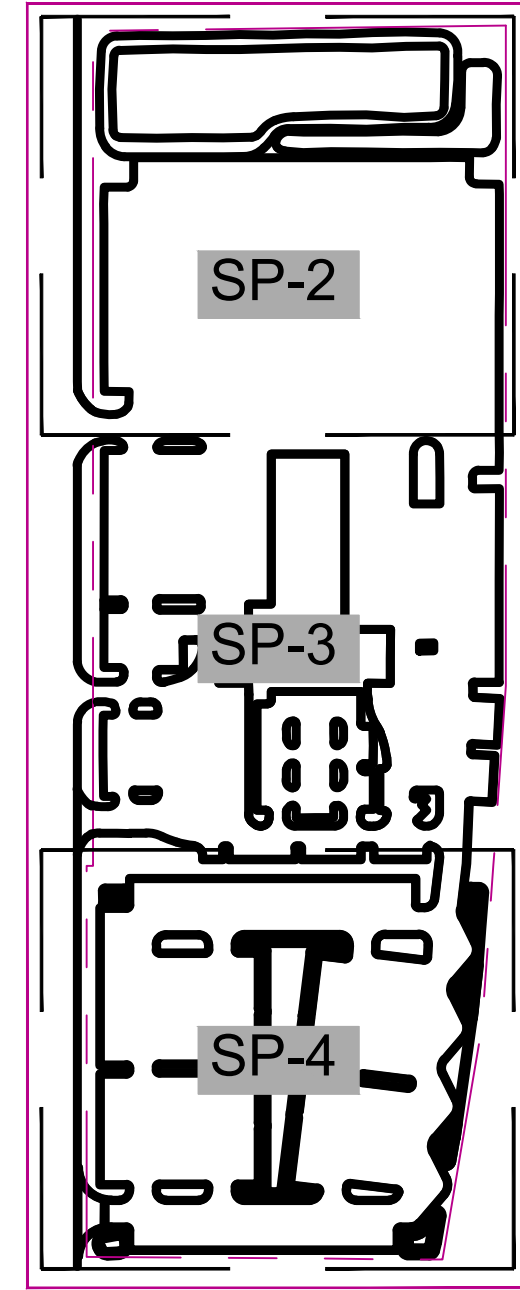
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 purpose whatsoever without the written permission of the  
 designer.

Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	07-30-2025
Revision Dates	

# SP-3



SITE KEY



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



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Florida  
**General RV Ft. Pierce**  
 City of Fort Pierce  
 Site Plan

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Job No.	2024-44
Drawn By	EB
Checked By	MH
Approved By	MH
Submission Dates	07-30-2025
Revision Dates	

**SP-4**