

## General RV Fort Piece (FKA Lazy Days RV) Project Description & Narrative

The project site is located east of Peters Road and west of the I-95 northbound on-ramp in Fort Pierce, Florida, and is comprised of two contiguous parcels:

- North Parcel (PIN: 2324-123-0000-000-9): 18.25 acres (after 0.29-acre ROW dedication) former Lazy Days facility
- South Parcel (PIN: 2324-132-0001-000-4): 7.91 acres (after 0.13-acre ROW dedication) vacant parcel

Together, the total proposed site area is 26.16 acres, all within the General Commercial (CG) zoning district and designated Commercial (COM) by the Future Land Use Map (FLUM).

Since the original application (PZSITE2025-00003), the client has shifted the project direction. The project was initially submitted as an accessory component of the Kings Highway Commerce Park, however our client has now acquired the former Lazy Days RV parcel, and the vacant site will instead be integrated directly into the existing operation of the existing RV Sales and Service facility already existing on the north parcel. Adding the proposed additional RV parking, display, and inventory area on the south parcel is a minor site plan amendment to the former Lazy Days site plan of record. No additional building square footage or intensity is proposed as a part of the requested minor site plan amendment.

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 minor site plan amendment. Striping and curb improvements are proposed for the former Lazy Days Facility, however the general layout and use remains the same.

### Site Program and Use

The proposed development of the south parcel will function as a secure RV inventory and display lot. It will include internal drive aisles and striped display spaces.

Its placement along I-95 offers high visibility, making it ideal for signage that serves the broader General RV operation. Additional Signage will be incorporated utilize existing entitlements and allotment of the added site plan area and frontage.

### Approval Approach

To reflect the revised ownership and operational integration, our team is seeking clarification from staff on the best path forward for approval. Specifically, we are evaluating whether it is more appropriate to process this site with the existing site plan

application number previously assigned or as a minor site plan amendment to the former Lazy Days RV approval, thereby formally incorporating the 7.91-acre (south parcel into the larger RV sales and service operation.

While the original intent was to permit the south parcel independently—due to previous ownership and timeline considerations—the recent acquisition and unified operations under General RV present an opportunity for a more consolidated approach. Our goal is to ensure the approval strategy aligns with City expectations while supporting project continuity and timely development.

The proposed additional RV inventory and display lot remains a critical component of the new General RV overall master plan vision and will be developed in coordination with the revised site planning efforts for the main facility to the north. Whether pursued as an amendment or a separate approval, the project is designed to support cohesive and efficient site operations across both parcels.