



December 18, 2025

Kevin Freeman  
Director of Planning  
City of Ft Pierce  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950

Regarding: Love's Travel Stop  
7150 Okeechobee Rd, Fort Pierce, FL 34945  
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

**Required Documents:**

- Color board – Not available. Color schemes to match existing. See Contextual Photos.
- Color rendering elevations – Not available. See Architectural Elevation Drawings A201 and A202.
- Conceptual drainage plan – Drainage systems are unchanged. See Engineer's Drainage Statement on Overall Site Plan Sheet C1.0.
- Concurrency review submittals – None known to be needed.
- Contextual neighborhood photos – See attachment.
- Contextual photos of the subject property – See Attachment.
- Design review narrative – See notes and narratives on Overall Site Plan Sheet C1.0.
- Environmental impact report – See Environmental Resources statement on Overall Site Plan Sheet C1.0.
- General location map - See Overall Site Plan Sheet C1.0.
- Justification statement - See Overall Site Plan Sheet C1.0.
- Landscape plans – Minor landscaping adjustments shown on Overall Site Plan Sheet C1.0.
- Lighting plans – No lighting changes are proposed with this application.
- Color sign renderings – See Architectural Elevation Drawings A201 and A202. No changes to the existing color scheme are proposed.
- Scaled floor plan – See Overall Floorplan Sheet A100.
- Site plan – See Site Plan Set.
- St. Lucie County property record card – See Attachment.
- Survey – See Attachment for limited survey at proposed improvements. (H:\03\03-24-10415 Loves - Fort Pierce, FL 415 - Strategic Remodel\04-Design\Civil\Survey)
- Traffic impact report – No changes to traffic. See Existing Traffic Statement on Overall Site Plan Sheet C1.0.
- Warranty deed and legal description – See Legal Description in notes column on Overall Site Plan Sheet C1.0.
- Written narrative – See all notes and narratives on Overall Site Plan Sheet C1.0.

Sincerely,  
Harrison French & Associates





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**Required Documents:**

- Warranty deed and legal description – See Legal Description in notes column on Overall Site Plan Sheet C1.0.

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## Property Identification

Site Address: 7150 OKEECHOBEE RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: **2324-331-0002-000-2**  
 Jurisdiction: Fort Pierce  
 Land Use Code: 2600 - SRVC STAT  
 Account #: **14272**  
 Map ID: [23/24S](#)  
 Zoning: General Co



## Legal Description

24 35 39 FROM NW COR OF SW 1/4 OF SW 1/4 RUN S 00 06 47 E 38 FT, TH S 89 16 23 E 25 FT TO POB; TH CONT S 89 16 23 E 667.10 FT, TH S 00 05 40 E 340.90 FT, TH N 89 18 23 W 151.05 FT, TH S 00 06 47 E 194.76 FT TO N RD R/W LI OF OKEECHOBEE RD AND CURVE CONC NW, R OF 4333 FT, TH SWLY ALG ARC 88.28 FT, TH S 77 12 57 W 193.98 FT, TH N 87 44 56 W 33.68 FT, TH N 00 06 47 W 577.69 FT, TH N 89 18 23 W 208.80 FT TO E RD R/W LI OF KING'S HWY, TH N 00 06 47 W 30 FT TO POB(5.47 AC) (OR 3217-1635)

## Total Areas

Finished/Under Air (SF): 8,128  
 Gross Sketched Area (SF): 14,422  
 Land Size (acres): 5.47  
 Land Size (SF): 238,143

## Map



State of Florida, Vantor

Powered by Esri

## Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

[Sources/links:](#)

## Ownership

Love's Travel Stops/Country Stores Inc  
 Grant Thornton LLP % Love's  
 PO Box 5256  
 Oak Brook, IL 60522-5256

## Current Values

Just/Market value:	\$4,616,900
Assessed value:	\$4,443,780
Exemption value:	\$0
Taxable value:	\$4,443,780

## Important

**Property taxes are subject to change upon change of ownership.**

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

## Links

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this Parcel: [Download PDF](#)

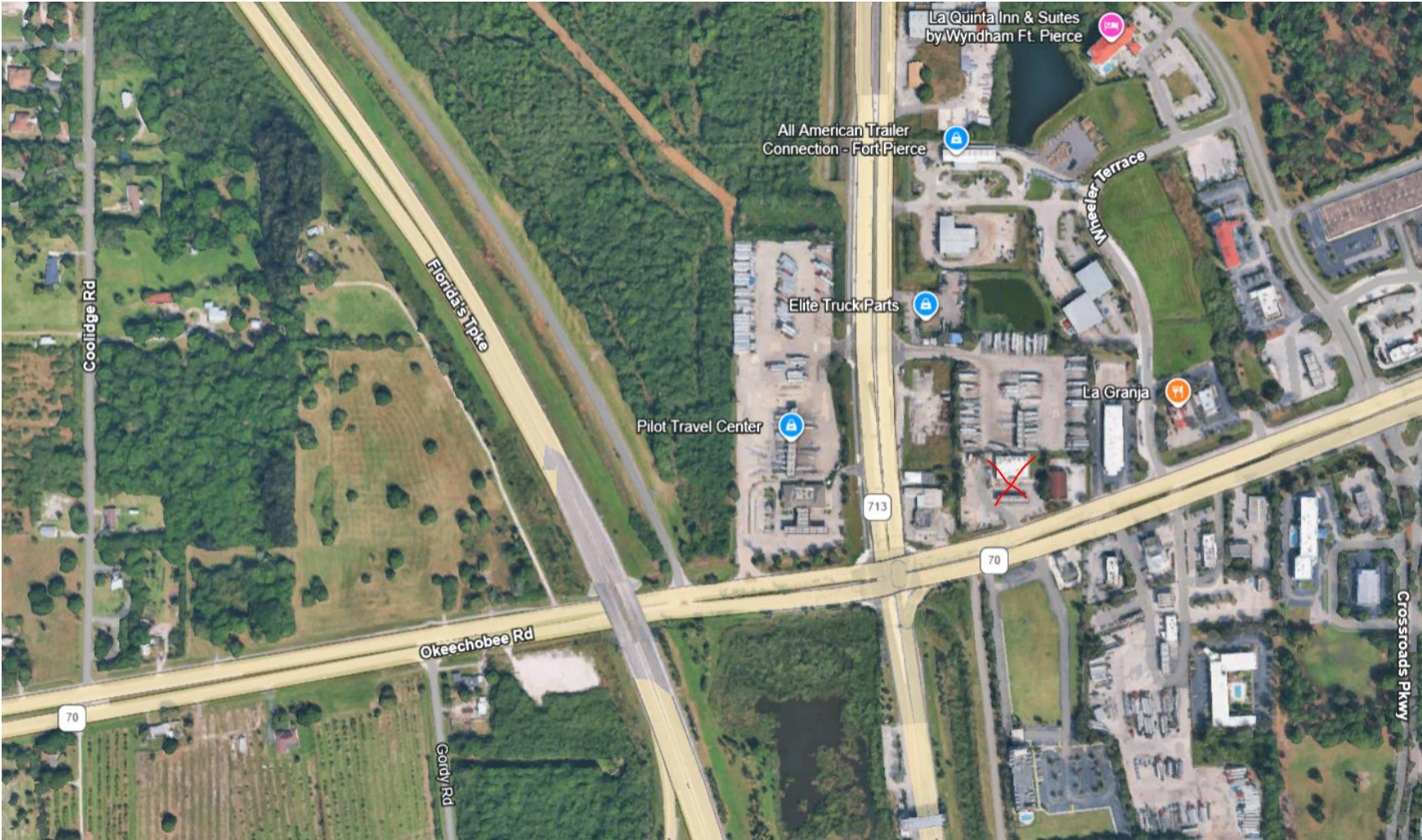
[File for homestead exemptions.](#)

[View associated Tax Map.](#)

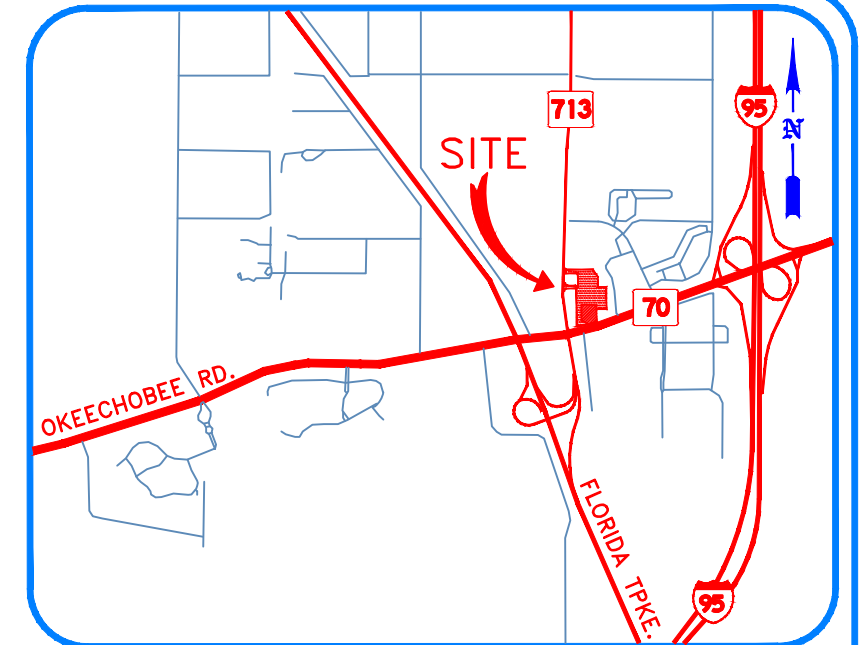
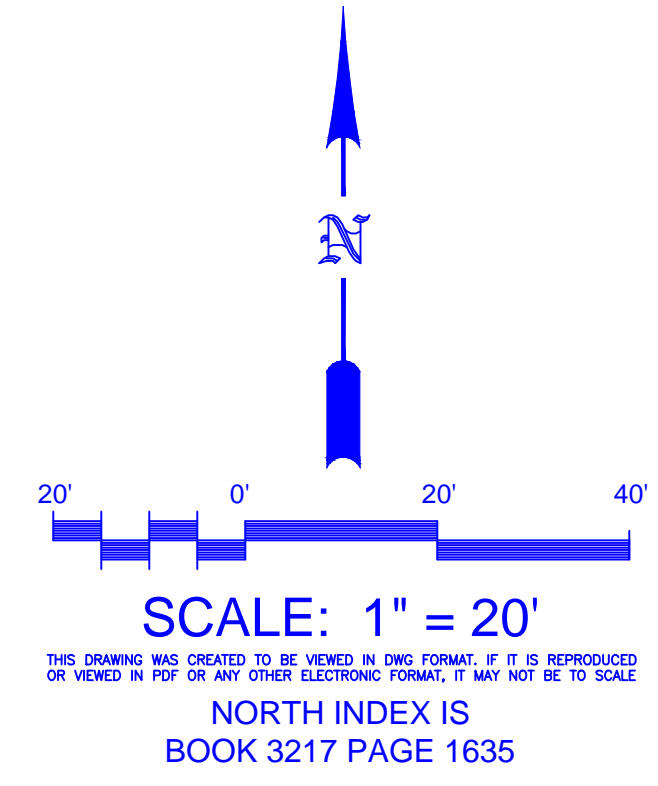
[Report Homestead Fraud on this parcel.](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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# TOPOGRAPHY SURVEY



VICINITY MAP  
NOT TO SCALE

### SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE LOCAL COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

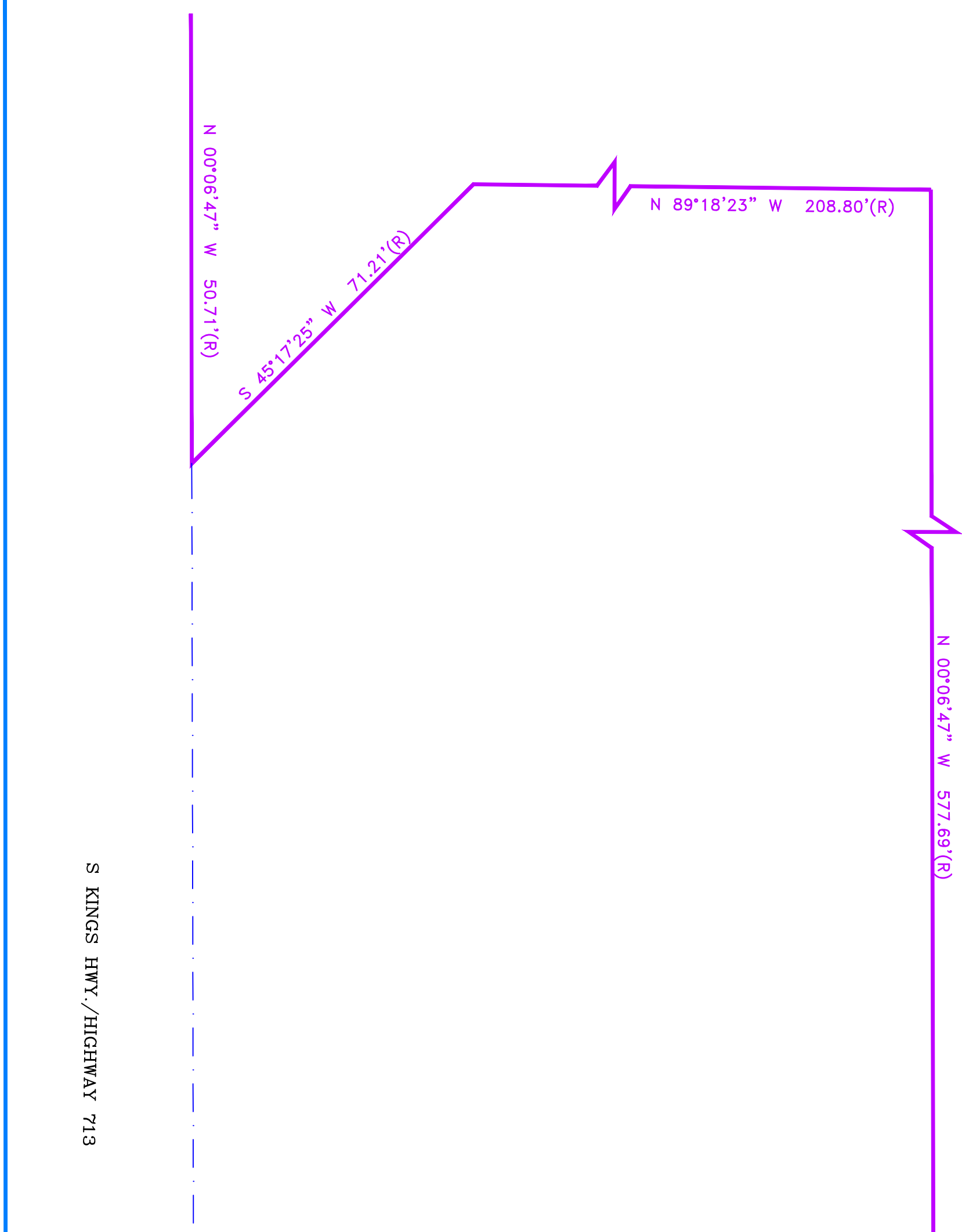
- ZONING: NO ZONING INFORMATION PROVIDED AT TIME OF SURVEY
- VERTICAL DATUM - NAVD88
- BENCHMARK - OPUS SOLUTION
  - TBM#1 MAG NAIL SET - ELEVATION= 19.6'
  - TBM#2 MONITORING WELL - ELEVATION= 19.7'
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM A REPORT FURNISHED BY BLOODHOUND UTILITY LOCATORS.
- THIS TOPOGRAPHY SURVEY IS NOT A BOUNDARY SURVEY. THE PARTIAL BOUNDARY SHOWN SHOULD NOT BE RELIED UPON.

SETBACKS -  
-FRONT=  
-SIDE=  
-REAR=  
HEIGHT RESTRICTIONS -  
PARKING PROVIDED -  
-REGULAR= 14 SPACES  
-HANDICAP= 2 SPACES  
TOTAL SPACES PROVIDED= 16 SPACES

### STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SS - SAN. SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
MAG NAIL FOUND	LIGHT POLE	GREASE TRAP
MAG NAIL SET	STREET LIGHT POLE	CLEAN OUT
X MARK AS NOTED	ELEC. TRANSFORMER	STORM DRAIN LINE
R.R. SPIKE FOUND	BURIED ELECTRIC	STORM DRAIN MANHOLE
R.R. SPIKE SET	OVERHEAD ELECTRIC	STORM INLET
BENCHMARK	ELECTRIC MANHOLE	CATCH BASIN
CONC. R/W MARKER	ELECTRIC METER	CURB INLET
RECORD DATA	ELECTRIC BOX	TELEPHONE BOX
MEASURED DATA	GENERATOR	TELEPHONE PEDESTAL
CALCULATED DATA	ELECTRICAL VAULT	TELEPHONE VAULT
R/W RIGHT OF WAY	ELECTRICAL PEDESTAL	TELEPHONE MANHOLE
BSL BACK SET LINE	WATER LINE	TELEPHONE POLE
RCP REINFORCED CONC PIPE	WATER VALVE	TELEPHONE LINE
CMP CORRUGATED METAL PIPE	WATER METER	OVERHEAD TELEPHONE
PVC PLASTIC PIPE	HYDRANT	UNDERGROUND TELEPHONE MARKER
MTL METAL	BACK FLOW PREVENTOR	CABLE TELEVISION
AGL ABOVE GROUND LEVEL	FIRE DEPARTMENT CONNECTION	FIBER OPTIC CABLE
S/F SQUARE FOOT	WATER VAULT	OVERHEAD CABLE
L/S LANDSCAPING	GAS VALVE	CABLE BOX
FUEL TANK LID	GAS METER	CABLE PEDESTAL
FLAG POLE	UNDERGROUND GAS MARKER	UNDERGROUND CABLE MARKER
UNKNOWN MANHOLE	GAS MANHOLE	TELECOMMUNICATIONS MANHOLE
UNKNOWN VAULT	GAS LINE	TELECOMMUNICATIONS PEDESTAL
UNKNOWN VAULT METAL	TRAFFIC POLE	TELECOMMUNICATIONS VAULT
MAIL BOX	TRAFFIC MANHOLE	TELECOMMUNICATIONS WIRE
HOLLARD	TRAFFIC SIGNAL BOX	FIBER OPTIC
BORER HOLE	TRAFFIC VAULT	FIBER OPTIC VAULT
MONITORING WELL	STOP SIGN	FENCE
SIGN	DECEADUOUS TREE	PALM TREE

THE ABOVE SYMBOLS MAKE NO STATEMENT AS TO OWNERSHIP UNLESS NOTED OTHERWISE



### TOPOGRAPHY SURVEY

SURVEYOR'S CERTIFICATION

TO: HARRISON FRENCH;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

For inquiries, questions or concerns about this survey contact [mjfeldbusch@ussurveyor.com](mailto:mjfeldbusch@ussurveyor.com) or call 1-800-867-8783 ext. 201

## U.S. SURVEYOR

4929 Riverwind Pointe Drive  
Evansville, Indiana 47715

AMERICA'S ALTA SURVEYOR

# 1-800-TO-SURVEY

PREPARED FOR:

## HARRISON FRENCH

PROJECT LOCATION:  
ST. LUCIE COUNTY, STATE OF FLORIDA

PROJECT ADDRESS:  
7150 OKEECHOBEE ROAD  
FORT PIERCE, FL 34945

PROJECT TYPE:  
TOPOGRAPHY SURVEY

LB NO. 8899  
EB NO. 6403

PROFORMA

MICHAEL J. FELDBUSCH, PSM  
FLORIDA REGISTRATION No. 7939  
DATE OF CERTIFICATION 06/18/2025

NOT VALID WITHOUT THE ORIGINAL BASED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

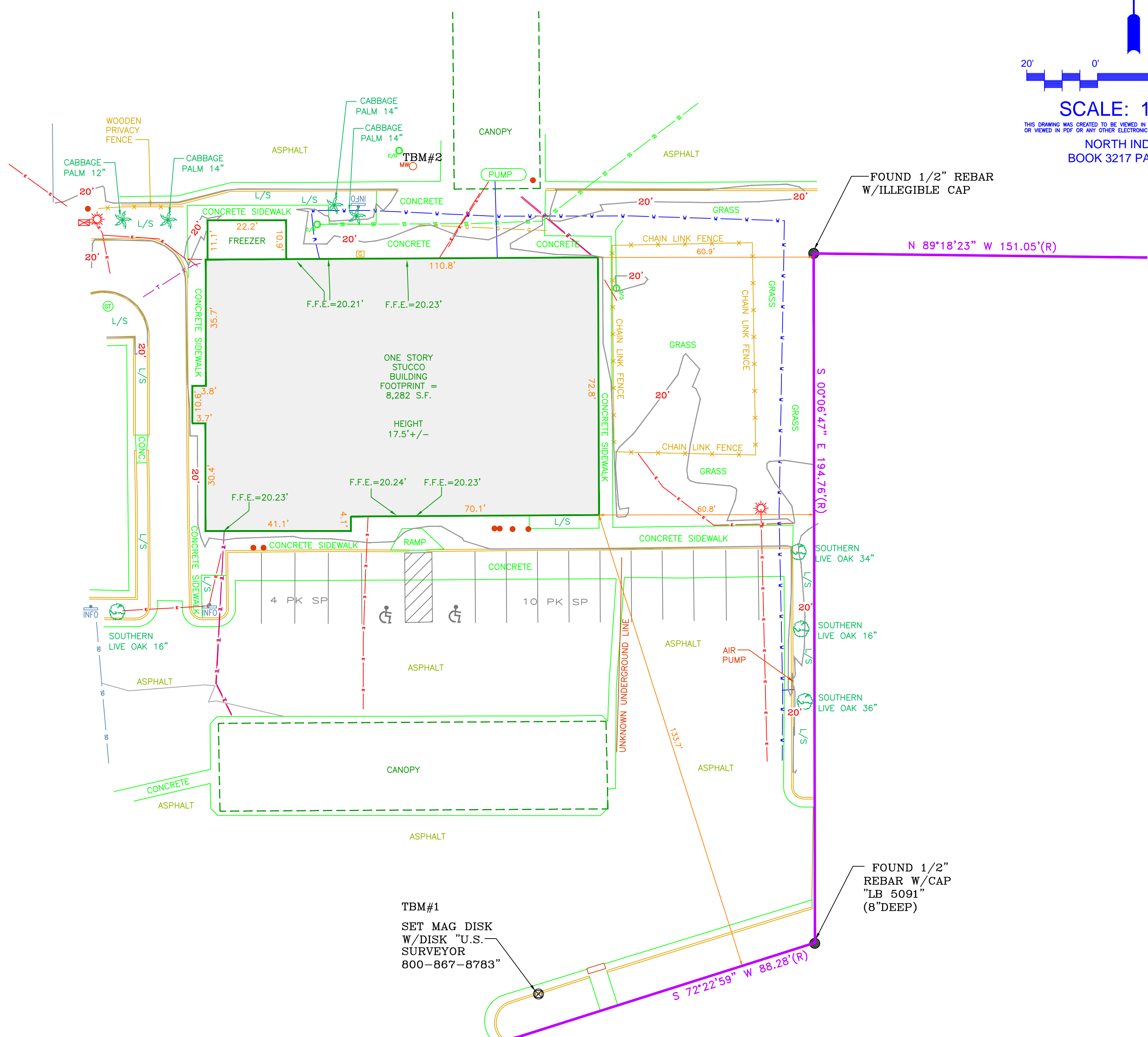
SHEET 1 OF 1

JOB NUMBER:  
SS57167.DWG

**COPYRIGHT NOTE:**  
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, FENCING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

**FLOOD DATA** This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 12111C0167J which has an effective date of 2/16/2012 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.



Know what's below  
Call before you dig.

811

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JUNE 16th, 2025  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2025  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2025  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2025

FIELD SURVEY: EV CAD: DAB PLS REVIEW: \_\_\_\_\_









**STIPULATION FOR REUSE**  
THIS DOCUMENT IS THE PROPERTY OF HFA-AE, L.T.D. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REUSED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA-AE, L.T.D. ANY UNAUTHORIZED REUSE OR MODIFICATION OF THIS DOCUMENT IS PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF APPLICABLE LAWS.



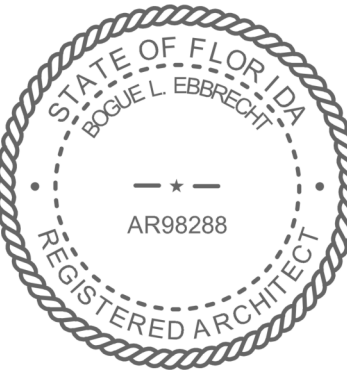
STORE NUMBER: 415  
7150 OKEECHOBEE RD  
FORT PIERCE, FL 34945  
JOB NUMBER: 03-24-10415

N/A

**ISSUE BLOCK**

NO.	DATE	DESCRIPTION

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025



Bogus L. Ebbrecht  
Bogus L. Ebbrecht, Architect  
License #AR98288  
HFA-AE, LTD  
Qualifier Lic. #AR96636  
This item has been digitally signed and sealed by BOGUS L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

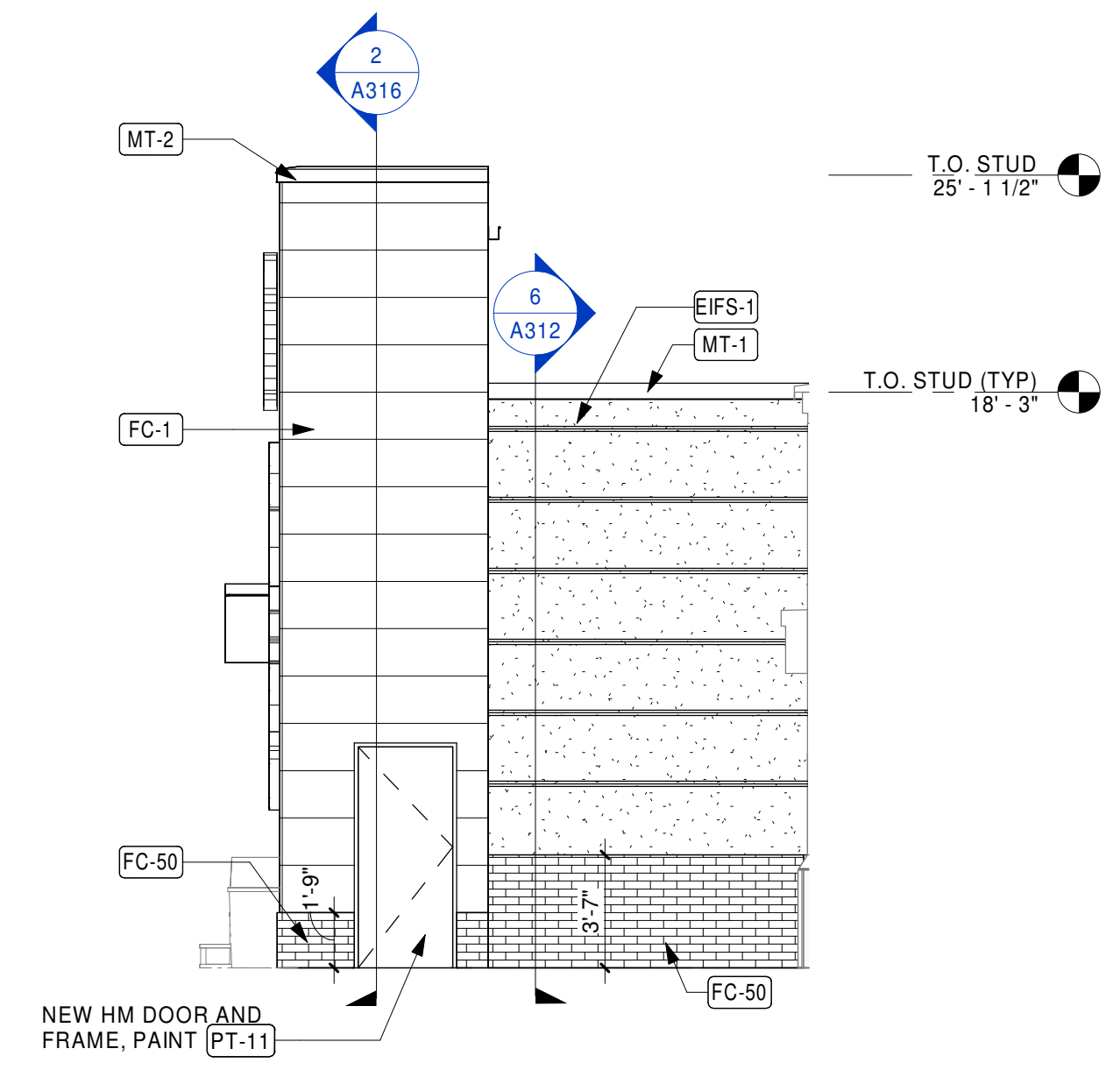
**EXTERIOR ELEVATIONS**

**GENERAL NOTES**

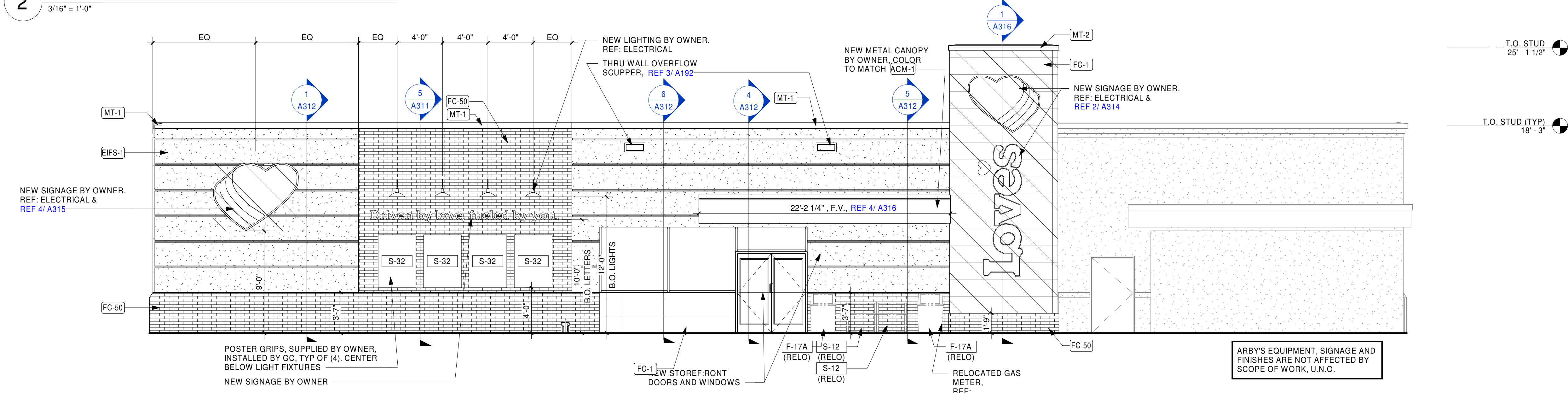
1. PLACE FURRING BEHIND NH-50 TO MATCH EXISTING, U.N.O.
2. REF: A201 FOR EXTERIOR FINISH SCHEDULE.

**PLAN LEGEND**

- EXISTING TO REMAIN
- NEW FINISHES
- RELOCATED EQUIPMENT
- EXISTING EIFS TO REMAIN
- NEW EIFS
- NEW NICHHA PER EXTERIOR ELEVATIONS
- PAINT PER EXTERIOR ELEVATIONS
- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNING



**2 EXTERIOR ELEVATION**  
3/16" = 1'-0"



**1 EXTERIOR ELEVATION**  
3/16" = 1'-0"

11/19/25 2:12:09 PM  
 C:\Users\wmg\Documents\2025\Bent\Projects\415\_Fort Pierce\_FL\_03-24-10415\_Arc\_021\_HFA-AE\_LTD\HFA-AE\_LTD.dwg  
 3/16"=1'-0" EXTERIOR ELEVATIONS



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- Written narrative – See all notes and narratives on Overall Site Plan Sheet C1.0.

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Neighborhood  
Photos .pdf



























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**FINISH LEGEND - EXTERIOR**

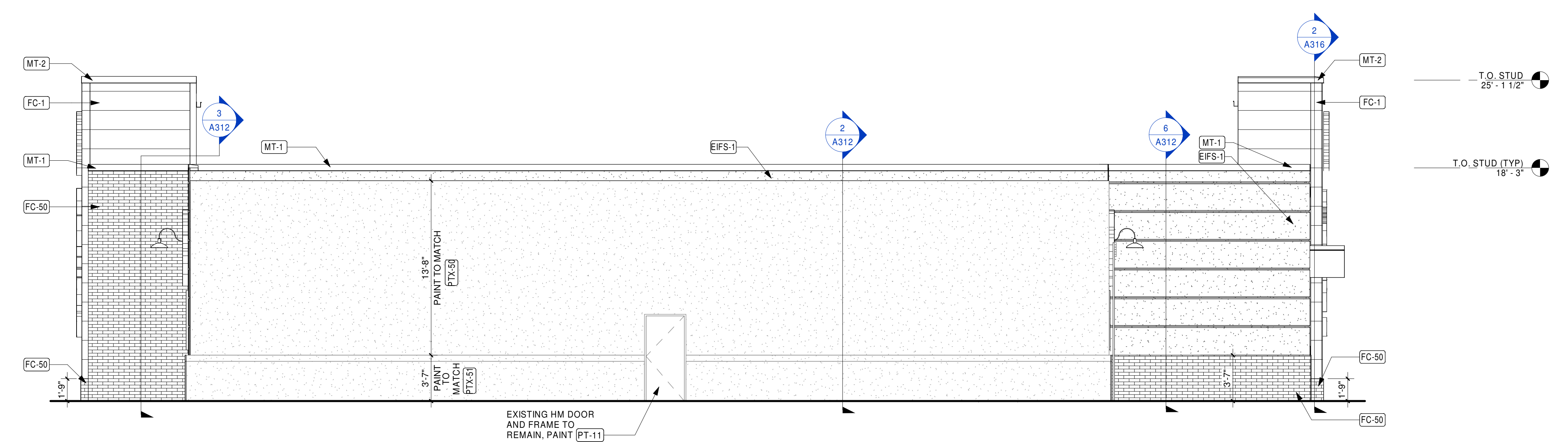
MARK	DESCRIPTION	MODEL	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY G.C.
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR	
FC-1	FIBER CEMENT PANELS	NICHIHA, VINTAGEWOOD, SPRUCE, 18'X119 5/16" PLANKS, 18'X3 9/16" OUTSIDE CORNER	
FC-50	FIBER CEMENT PANELS	NICHIHA - VINTAGE BRICK - ALEXANDRIA BUFF	PAINT PTX-53
FC-51	FIBER CEMENT PANELS	NICHIHA - VINTAGE BRICK - ALEXANDRIA BUFF	PAINT PTX-52
MT-1	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7076 CYBERSPACE; MATTE	
MT-2	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM; MATTE	
PT-11	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7067 CYBERSPACE; EG SHELL FINISH	METAL DOORS AND FRAMES; LINTELS
PTX-4	METAL TRIM PAINT (POWDER COAT)	TIGER DRYLAC - EXTERIOR/ INTERIOR GRADE POWDER COAT - MATCH PMS 109C, FINISH: HIGH GLOSS	WINDOW FRAME ACCENT COLOR; TIGER DRYLAC CUSTOMER SERVICE P: 866-898-4437 E: CUSTOMERSERVICE.US@TIGER-COATING.US
PTX-50	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: SW 9170 ACIER, FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-51	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: CUSTOM, REFER TO SHEET NOTES. FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-52	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: LOVE'S GREIGE, REFER TO SHEET NOTES. FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-53	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: CUSTOM, REFER TO SHEET NOTES; FLAT FINISH	

**GENERAL NOTES**

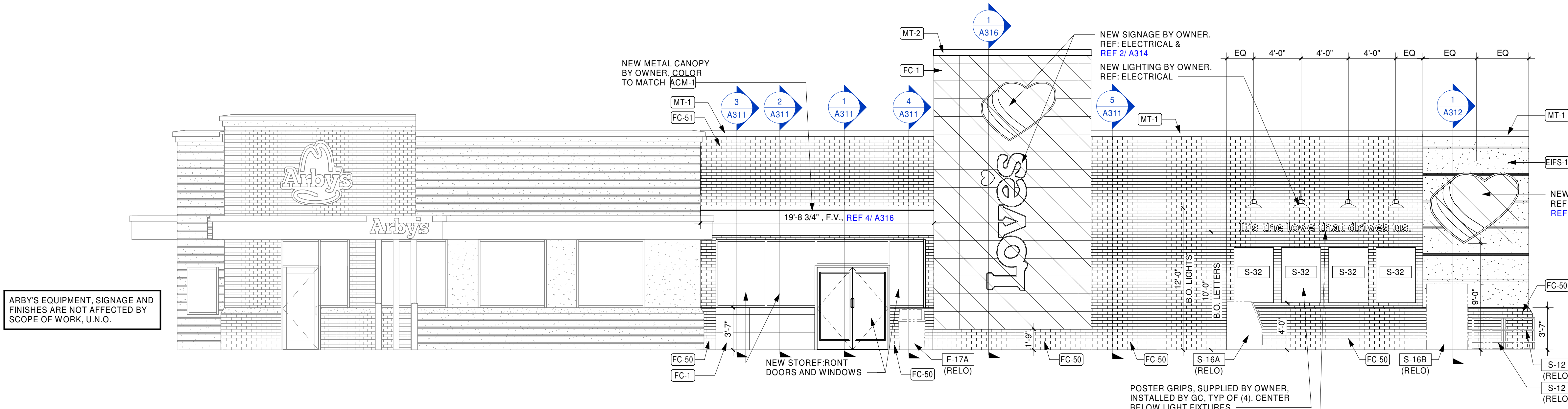
- PLACE FURRING BEHIND FC-50 TO MATCH EXISTING, UNO.
- NOTE:  
CUSTOM COLOR IS SPECIFIED FOR 1 GALLON OF PAINT
- PTX-51 CUSTOM:**  
CCE\* COLORANT OZ 32 64 128  
B1 BLACK 6 16 1 -  
G2 NEW GREEN - 61 1 -  
R2 MAROON - 37 - 1  
CUSTOM MATERIAL MATCH
- PTX-52 LOVE'S GREIGE:**  
CCE\* COLORANT OZ 32 64 128  
B1 BLACK - 39 1 -  
G2 NEW GREEN - 2 - -  
R3 MAGENTA - 22 - -  
Y3 DEEP GOLD 45 1 -  
CUSTOM MATERIAL MATCH
- PTX-53 CUSTOM:**  
CCE\* COLORANT OZ 32 64 128  
B1 BLACK 6 16 1 -  
G2 NEW GREEN - 61 1 -  
R2 MAROON - 37 - 1  
CUSTOM MATERIAL MATCH

**PLAN LEGEND**

- EXISTING TO REMAIN
- NEW FINISHES
- RELOCATED EQUIPMENT
- EXISTING EIFS TO REMAIN
- NEW EIFS
- NEW NICHIHA PER EXTERIOR ELEVATIONS
- PAINT PER EXTERIOR ELEVATIONS
- PROVIDE 5/8" CDX FRP PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWINGS



**2 EXTERIOR ELEVATION**  
3/16" = 1'-0"



**1 EXTERIOR ELEVATION**  
3/16" = 1'-0"

**HFA**  
HFA-AE, L.T.D.  
t 479.273.7780  
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