



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
 COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Conditional Use – No New Construction

Property address or Location: 1103 North 2nd Street, Ft. Pierce.

Parcel ID #(s): 2403-705-0006-000/9 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x
 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x
 xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x xxxx-xxx-xxxx-xxx/x

Project Description: To provide for the development of a Biodiesel Fuel manufacturing facility in an existing building, located in the western Port area of Ft. Pierce. This use is considered to be a Conditional Use under Section 22-22 in the I-1 Zoning District (processing of Food and Related Products (see attached supplemental project description))

Indian River Biodiesel, LLC (attn.: Rip Pratt)

Applicant: 1810 Old Okeechobee Road, Ste A

Street Address: West Palm Beach Florida 33409

City State Zip

Email Address: rippratt@yahoo.com

Phone Number

Culpepper & Terpening, Inc. (attn.: Stefan Matthes, PE)

Agent: 2980 South 25th street

Street Address: Ft. Pierce Florida 34981

City State Zip

Phone Number: 772-464-3537

Email Address: smatthes@ct-eng.com

Applicants Signature(s)

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

See attached authorization letter

Property Owner(s) Signature(s)

STATE OF: _____
 COUNTY OF: _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20__ by _____ who is personally known to me or who has produced _____ as identification.

 Signature of Notary Type or Print Name of Notary

 Commission Number (Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date: _____ Fees: _____ Control #: _____ B Permit #: _____

Intake Planner: _____

Planner Assigned: _____

Approved By: _____ Date: _____

Comments: _____

Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey.
 - Floor plan of existing building(s).
- If parking & drainage improve. are req'd:
 - As-built survey.
 - Site Plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage.
 - Lighting Plan.
- Complete, Notarized Application.

Application Type:



Conditional Use: No new construction with no site improvements



Conditional Use: No new construction with parking and drainage improvements

Site Information:

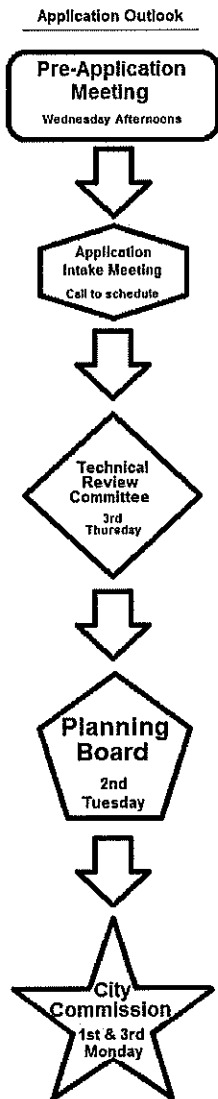
Building Size 39,500 (mol) Parking Spaces: 40 spaces provided

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

NORTH	SOUTH	EAST	WEST
Industrial	Industrial (Fuel Storage)	Industrial (Port of Ft. Pierce Development Area)	Railroad ROW/ US #1 (Highway)

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.



EGAN PACKING LLC

**1900 Old Dixie Highway, Fort Pierce, Florida 34946-1423
(772) 465-7555 FAX (772) 460-5012**

February 1, 2016

Ms. Rebecca Grohall, Planning Manager
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

RE: Egan Packing LLC – Indian River Biodiesel, LLC
Agent Authorization

Dear Ms. Grohall:

On behalf of the owner of record of the attached described property, please accept this letter as Egan Packing LLC's authorization for Genuine Bio-Fuel Inc. ("GBF"), through its subsidiary, Indian River Biodiesel, LLC ("IRB"), to file an application for Conditional Use for the operation of a food and related products manufacturing facility in the I-1 (Industrial Light) Zoning District in the City of Ft. Pierce. Along with authorizing GBF/IRB to apply for this Conditional Use Permit, we acknowledge that Culpepper and Terpening, Inc., will be the local representative/agent for the processing of this application through the City of Ft. Pierce.

If you should have any questions or need additional information concerning this letter authorization, please do not hesitate to contact me at 772-489-7275.

Thank you.

Sincerely,



Richard M. Carnell, Jr.
Vice President

RMC/tmw
Enclosures

Property Card

Site Address: 1103 N 2nd
ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-
000-9
Zoning: I1

Account #: 15954
Use Type: 4400

Sec/Town/Range:
03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT
PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market: \$1,164,100
Assessed: \$1,164,100
Exemptions: \$0
Taxable: \$1,164,100

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$1,164,100	\$1,164,100	\$0	\$1,164,100
2014	\$1,168,900	\$1,168,900	\$0	\$1,168,900
2013	\$1,166,300	\$1,166,300	\$0	\$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	\$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	\$878,300
03-01-1986	0495 / 0386	01	CV		\$650,000

Primary Building Information

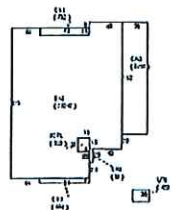
Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

Exterior Data

View: Roof Cover: Sheet Metal Roof Structure: Steel Truss Building Type: INDD
Year Built: 1945 Frame: Grade: Y_D Effective Year: 1945
Primary Wall: Corr Metal Story Height: 10 Ft Ad Ht No. Units: 1 Secondary Wall: Conc Block

Interior Data

Bedrooms: 0 A/C %: 0% Electric: MAXIMUM Primary Int Wall:
Full Baths: 0 Heated %: 0% Heat Type: Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 100% Heat Fuel: Primary Floors: CONC GRD



Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
ASP2 LOW	1	11731	1945
CONCRET RAMP	1	259	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945
CONCRET HIGH	1	11720	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PROJECT NARRATIVE

Genuine Bio-Fuel Inc., through its subsidiary Indian River Biodiesel, LLC, proposes to construct and operate a biodiesel manufacturing facility in an existing building that is owned by Egan Packers, LLC. This existing facility is located at 1103 North 2nd Street (along the west side of North 2nd Street), in the City of Ft. Pierce. The prior use of this facility was as a citrus packing facility that ceased operations in recent years. The new proposed use of this building, the manufacturing of biodiesel fuel products, has been determined by the City Zoning Staff to require the petitioner to obtain a Conditional Use Permit under the provisions of the I-1 (Light Industrial) Zoning District, specifically, the processing of food and related products (see attached Zoning Use Table with determined use highlighted.)

Biodiesel is a renewable, sustainable source of clean energy that has proven to be an alternative fuel source to petroleum diesel. The finished Biodiesel product is a fuel product that can be used in any vehicle that currently uses diesel fuel.

Genuine Bio-Fuel, will make use of a proprietary manufacturing process that converts organic materials into diesel fuel. Traditional biodiesel producers use a production method called "batching," which yields unpredictable results, is time-consuming, expensive and creates unnecessary pollution known as "dirty water." Genuine Bio-Fuel uses a proven continuous production technology that does not result in "dirty water" by product and does not require extensive consumption of electrical energy. Genuine Bio-Fuel's facility in Indiantown, Florida, established in 2008, generally consumes less power than two typical single-family homes on a daily basis, helping to further the environmental benefit of this kind of production. Genuine Bio-Fuel Inc. products have been determined to be such a clean and reliable biodiesel product that we have been approved by the Environmental Protection Agency as an "RFS-2 Registered Renewable Fuel Producer."

Generally, the process for the manufacturing of the biodiesel product involves the following:

- The feedstock arrives at the production site by trailer and is pumped into atmospheric tanks located inside the production building.
- The feedstock is allowed to settle inside the tanks and any water or food contaminants are pumped out and sold as animal feed.
- The concentrated feedstock is then filtered and pumped into the processing portion of the building, where using a continuous flow process, the concentrated feedstock is heated to below 140oF, and after some small amounts of additives are made, the concentrated feedstock mixture undergoes an ultra-sonification process where sound energy is applied in order to break the chemical bonds within the mixture.
- The mixture is then subjected to additional treatment process that result the fully processed biodiesel mixture being stored in tanks to await final loading into fuel tankers for customer use. Retail fuel sales do not to take place on the site.

It should be noted that all production activities are done within the former Egan citrus packing house facility.

The proposed conditional use does not require any additions or structural modifications to the existing structure. Some minor internal building renovations will be required for processing needs and any such work will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas. Review of the sites existing on-site lighting appears to have this site consistent with City Codes and no enhancements are proposed.

The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

STANDARDS of REVIEW:

When reviewing a Conditional Use Permit, that review is often best done when there are specific standards to be measured against that can provide for definitive findings in support of the proposed Conditional Use, based on compliance/consistency with local codes and standards. Noting that Article V, Section 22-74 thru 22-81, of the Ft. Pierce Code of Ordinances, has no specific Standards of Review for a Conditional Use application, for the purpose of this particular application, the following generalized Standards of Review have been prepared by the applicant for consideration by the City Commission and are based on similar standards that would be applied to a Conditional Use Permit application submitted in the unincorporated areas of St. Lucie County. The use of these standards are intended to assist the City Commission in formally finding that the proposed development of a biodiesel manufacturing facility under the classification of a "food and related products processing facility," in the I-1 Zoning District is, in fact, an acceptable use of the petitioned property.

A. Consistency with Local Code and Comprehensive Plan.

The proposed conditional use is in compliance with all requirements, and is consistent with the general purpose, goals, objectives, and standards of this Code, the Ft. Pierce Comprehensive Plan, and the Code of Ordinances of City of Ft. Pierce.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, is consistent with the intent of the Industrial (I) Future Land Use designation of the Ft. Pierce Comprehensive Plan and with the industrial development purpose statement of the I-1 zoning district. The manufacturing of biodiesel products has, at its roots, the use of previously processed and raw food stuffs/wastes that through a method of controlled chemical reaction are converted into an organic based fuel resource. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility, will not have an undue adverse effect upon any nearby property. The manufacturing processes will be taking place inside an existing industrial building that was formerly used as a citrus packing facility. All processing and material storage of the biodiesel products will take place inside of this existing structure.

The surrounding industrial uses to this site include; a.) a fuel storage (petroleum based) facility to the south; b.) the FEC railroad to the west; c.) the Port of Ft. Pierce and other industrial/marine related uses to the east; and, d.) undeveloped property to the north used for equipment storage (refer to figure D-2).

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The area in which the proposed Conditional Use is to be located is classified under both the City's Future Land Use and Zoning Maps for Industrial uses. The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility. The proposed use of this former food processing/manufacturing facility for the development of this new processing activity is not inconsistent with the Objectives and Policies

of the City's Comprehensive Plan and is not inconsistent with the development and use philosophies outlined in the Port of Ft. Pierce Master Plan, as approved by the Board of County Commissioners for St. Lucie County.

3. **All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through building design, site design, landscaping, and screening.**

All production activities are done within the former Egan citrus packing house facility. The proposed Conditional Use does not require any additions, or structural modifications, to the existing structure. Any internal building renovations that may be required for processing needs will be permitted in accord with the City's local codes and standards.

The proposed biodiesel manufacturing facility will provide for up to forty employees, at full operation. Production shift(s) are generally from 7am to 6pm, with occasional later closing times as production cycles dictate.

The building square footage that is subject to the City's Parking Standards is approximately 39,500 sq. feet. The current 'generalized' City Parking Standard for a manufacturing facility of this type is, is 1 space per 600 square feet of building area. In the case of this particular facility that would be a minimum parking requirement of 66 spaces. The proposed site plan for this facility provides for 44 paved parking spaces and 22 spaces to be located south of the existing building in areas that were used formerly as part of the citrus packing operations for truck parking and trailer access into the building. These parking spaces are marked as 'Reserved', since they will not be required for the onsite employment needs of this facility. This area of reserved parking, while not constructed of concrete or standard asphalt materials, is sufficiently compacted (over 40 years of compaction and use) through its prior uses associated with the Egan Packing operations, that the parking area meets the objective of Section 22-60(c)(6)(b), of the City Code of Ordinances.

As part of the redevelopment/reuse of site, perimeter and interior landscaping will be enhanced to meet minimum City Codes for development activities in industrial areas (refer to attached site plans to be approved through reference in this Conditional Use application.

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate public facilities and services, including roads, police protection, fire protection, solid waste disposal, water, sewer, drainage structures, parks and mass transit.

The proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 (Industrial Light) Zoning District, is to take place inside an existing industrial building that was formerly used as a citrus packing facility and will be served by adequate public facilities and services.

- Water and Sewer Services are presently at the site (refer to Figures G-1 and G-2)
- No changes are proposed (or required) to the existing on-site drainage/ stormwater management systems on the property.
- Additional law enforcement protection services will not be required beyond those presently provided to the project site.

- As a non-residential use, the proposed Conditional Use, the operation of a biodiesel manufacturing facility in the I-1 Zoning District, will have no impact upon the City's Park System.
- A fire protection plan will be supplied to the St. Lucie County Fire District prior to the start of production operations. The petitioner has current facilities performing the same type of fuel processing in the Treasure Coast area and has developed detailed fire prevention/emergency management procedures that would address any potential conditions warranting such actions.
- The re-establishment of this site as a manufacturing use, is not expected to have any impact upon local area roadway levels of service. The sites prior use as a citrus packing facility resulted in only seasonal impacts (peak season impacts) onto the local area roadway network. The elevation of the uses on this site to a more year round activity, will have a de-minimus effect on the local traffic volumes. By way of illustration, we have provided a generalized traffic impact summary map (see Figure F-1) with trip impact estimates on the local area network.

Site Address: 1103 N 2nd
ST
Map ID: 24/03S

Parcel ID: 2403-705-0006-
000-9
Zoning: I1

Account #: 15954
Use Type: 4400

Sec/Town/Range:
03/35S/40E
Jurisdiction: Fort Pierce

Ownership

Egan Packing LLC
1900 Old Dixie Hwy
Fort Pierce, FL 34946

Legal Description

ASSESSOR'S MAP OF N PART OF FORTPIERCE THAT
PART OF LOT 6 LYG W OF 2 ST (OR 806-246; 3355-1379)

Current Values

Just/Market: \$1,164,100 Assessed:
Exemptions: \$0 Taxable:

\$1,164,100 Year
\$1,164,100 2015

2014 \$1,168,900
2013 \$1,166,300

Historical Values 3-year

Assessed	Exemptions	Taxable
\$1,164,100	\$0	\$1,164,100
\$1,168,900	\$0	\$1,168,900
\$1,166,300	\$0	\$1,166,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-30-2011	3355 / 1379	0111	SP	Bernard Egan and Co,	\$100
09-01-1992	0806 / 0246	01	WD	TEN MILE CREEK GROVES INC	\$878,300
03-01-1986	0495 / 0386	01	CV		\$650,000

Primary Building Information

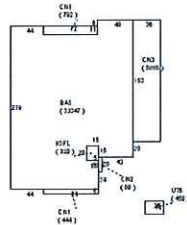
Finished Area of this building: 33,667 SF
Gross Area of this building: 41,301 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Steel Truss	Building Type: INDD
Year Built: 1945	Frame:	Grade: Y_D	Effective Year: 1945
Primary Wall: Corr Metal	Story Height: 10 Ft Ad Ht	No. Units: 1	Secondary Wall: Conc Block

Interior Data

Bedrooms: 0	A/C %: 0%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 0%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel:	Primary Floors: CONC GRD



Total Areas

Finished/Under Air (SF):	40,167
Gross Area (SF):	47,801
Land Size (acres):	3.46
Land Size (SF):	150,750
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	1110	1945
CONCRET HIGH	1	11720	1945
CONCRET RAMP	1	259	1945
ASP2 LOW	1	11731	1945
LOADING DOCK	1	984	1945
MEZZANINE	1	10373	1945

This information is believed to be correct at this time but it is subject to change and is not warranted.
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PREPARED BY AND RETURN TO:
Richard M. Carnell
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID Number(s): 2403-705-0006-000-9

COPY

[Space Above this Line for Recording Data]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective as of the 31st day of December, 2011, between BERNARD EGAN & COMPANY, a Florida corporation, f/k/a as Egan, Fickett & Company, a Florida corporation, whose post office address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 ("Grantor"), and EGAN PACKING LLC, a Florida limited liability company whose post office address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, trusts, trustees and governmental and quasi-governmental entities.)

WITNESSETH That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain parcel of real property (the "Property") situate in St. Lucie County, Florida, and more particularly described as follows:

That part of Lot 6 of the Assessor's Map of the North part of Fort Pierce, Florida, which lies between North Second Street and the right-of-way of the Florida East Coast Railway and that part of the South 150 feet of the East 225 feet of Lot 6, Block A, Assessor's Map of North part of Fort Pierce, as per plat thereof recorded in Plat Book 1, at Page 164, of the Public Records of St. Lucie County, Florida, lying west of Second Street.

THIS DEED IS BEING RECORDED TO EFFECT A TRANSFER OF AN INTEREST IN REAL PROPERTY TO THE GRANTEE BY THE GRANTOR, WHICH GRANTOR IS THE SOLE MEMBER OF THE GRANTEE. AT THE TIME OF TRANSFER, THE INTEREST IN REAL PROPERTY BEING TRANSFERRED HEREBY WAS NOT ENCUMBERED BY A MORTGAGE OR OTHER SIMILAR LIEN. AS A RESULT, ONLY MINIMAL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$0.70 ARE BEING PAID HEREON. SEE CRESCENT MIAMI CENTER, LLC V. DEPARTMENT OF REVENUE, 903 SO2D 913 (FLA.2005).

SUBJECT TO restrictions, reservations, special assessments and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2011.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the date and year first above written.

Signed, sealed and delivered
In the presence of:

Allyson H. Huntz
Printed Name: Allyson H. Huntz

GRANTOR:
BERNARD EGAN & COMPANY, a Florida
corporation

By: *Gregory P. Nelson*
GREGORY P. NELSON, PRESIDENT

Terri A. Watkins
Printed Name: Terri A. Watkins

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30 day of December, 2011, by Gregory P. Nelson as President of Bernard Egan & Company, to me personally known who did not take an oath.

Terri B. Lee
NOTARY PUBLIC-STATE OF FLORIDA
Terri B. Lee
Commission # EE006816
Expires: JULY 28, 2014
BONDED THRU ATLANTIC BONDING CO., INC.
(Notary Seal)

Terri B. Lee
Notary Public
My Commission Expires: 7-28-14

COPY

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

EGAN PACKING LLC

Filing Information

Document Number	L11000074527
FEI/EIN Number	45-2725340
Date Filed	06/27/2011
Effective Date	06/27/2011
State	FL
Status	ACTIVE

Principal Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Mailing Address

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Registered Agent Name & Address

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Name Changed: 04/17/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NELSON, GREGORY P
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

CARNELL, RICHARD M, JR
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

HURWITZ, JEFFREY A
1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Title MGR

MARTIN, JAMES A

1900 OLD DIXIE HIGHWAY
FORT PIERCE, FL 34946

Annual Reports

Report Year	Filed Date
2013	04/17/2013
2014	04/09/2014
2015	04/07/2015

Document Images

04/07/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
06/28/2012 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
06/27/2011 -- Florida Limited Liability	View image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

GENUINE BIO-FUEL, INC.

Filing Information

Document Number	P08000039120
FEI/EIN Number	26-2509291
Date Filed	04/17/2008
State	FL
Status	ACTIVE

Principal Address

17250 S.W. RAILROAD AVENUE
INDIANTOWN, FL 34956

Mailing Address

P.O. BOX 3366
Hernando Beach, FL 34607

Changed: 03/02/2014

Registered Agent Name & Address

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Officer/Director Detail

Name & Address

Title PD

BURDETT, CHRISTOPHER
1810 OLD OKEECHOBEE RD
WEST PALM BEACH, FL 33409

Title VP

LACOURSE, GEORGE
1212 CHICKASAW ST
JUPITER, FL 33458

Title DST

LONGO, LINDA

12226 154TH RD N
JUPITER, FL 33478

Title VPD

LONGO, JEFFREY
12226 154TH ROAD N
JUPITER, FL 33478

Annual Reports

Report Year	Filed Date
2013	01/15/2013
2014	03/02/2014
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**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**

Detail by Entity Name

Florida Limited Liability Company

INDIAN RIVER BODIESEL, LLC

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Title MGR

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