

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2024262**

Property Appraisers Parcel Identification (Folio) Numbers: **2417-331-0010-000-6** and **2417-331-0001-000-0**

Florida Documentary Stamps in the amount of **\$6,300.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of **December, 2024** by **TWELVE 28 LLC**, a Florida limited liability company, whose post office address is **5500 Orange Avenue, Fort Pierce, FL 34947**, herein called the Grantor, to **TROIL SOUTH, LLC**, a Delaware limited liability company whose post office address is **P.O. Box 419, Kingston, NJ 08528**, hereinafter called the 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x [Signature]
Witness #1 Signature

x Frank. N. Fee III
Witness #1 Printed Name

x 426 Avenue A
Witness #1 Post Office Address

x Fort Pierce FL 34950
Witness #1 Post Office Address continued

x [Signature]
Witness #2 Signature

x Lisa L. Bolton
Witness #2 Printed Name

x 426 Avenue A
Witness #2 Post Office Address

x Fort Pierce, FL 34950
Witness #2 Post Office Address continued

TWELVE 28 LLC, a Florida limited liability company

By: x [Signature]
George Douglas Miller, its Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of December, 2024 by George Douglas Miller, the Manager of TWELVE 28 LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me OR produced personally known as identification.

SEALx

x [Signature]
Notary Signature

x Lisa L. Bolton
Printed Notary Signature

My Commission Expires: X

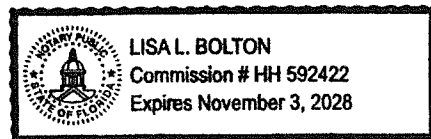


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at a point 25 feet West of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East; run thence West 233.23 feet to a concrete monument; thence Southerly parallel to Totten's Road, 523.5 feet, more or less, to the North right-of-way line of Okeechobee Road; thence Northeasterly along said right-of-way to a point 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4; thence along a line parallel to and 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4, 375.7 feet, more or less, to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM THE FOLLOWING:

1. The North 100 feet thereof;
2. The South 20 feet of the North 120 feet thereof;
3. Tract described as: From the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West on the North line of SW 1/4 of the SW 1/4, 256.97 feet to the point of beginning; thence run Southerly parallel with Totten's Road 523.5 feet to the North boundary line of Okeechobee Road; thence run Southwesterly along said road 100 feet to a stake or pipe; thence run Northerly parallel to Totten's Road 585 feet to the North line of said SW 1/4 of the SW 1/4; thence run East 83.8 feet to the Point of Beginning.
4. Parcels thereof conveyed by Harry J. Kicliter and Ethel P. Kicliter to State of Florida for rights-of-way as described in Deed Book 236, page 398 and 399, Public Records of St. Lucie County, Florida.

PARCEL 2:

The North 120 feet of the following described property:

Beginning at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West 256.97 feet more or less to a stake; thence Southerly parallel to Totten's Road 523.5 feet to the North line of the Okeechobee Road right of way; thence Northeasterly along said right of way to the East line of said SW 1/4 or SW 1/4; thence North along said East line 375.7 feet, more or less, to the point of beginning.

Except right of way now used for public roads.

Property Identification

Site Address: 3700 OKEECHOBEE RD Use Type: 1700 Parcel ID: 2417-331-0010-000-6 Jurisdiction: Fort Pierce Account #: 26503 Map ID: 24/17S Sec/Town/Range: 17/35S/40E Zoning: General Co

Ownership

Troil South LLC
PO Box 419
Kingston, NJ 08528-0419

Legal Description

17 35 40 BEG 25 FT W OF NE COR OF SW 1/4 OF SW 1/4 RUN W 233.23 FT, TH SLY // TO TOTTEN RD 523.5 FT TO N R/W OF OKEE RD, TH NELY ALG R/W TO PT 25 FT W OF E LI OF SW 1/4 OF SW 1/4, TH ALG LI // TO AND 25 FT W OF E LI OF SW 1/4 OF SW 1/4 375.7 FT TO POB-LESS N 120 FT THEREOF AND LESS RD R/W- (80) (1.73 AC)

Current Values

Just/Market: \$313,000 Assessed: \$47,916
Exemptions: \$0 Taxable: \$47,916

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$313,000	\$47,916	\$0	\$47,916
2023	\$44,300	\$43,560	\$0	\$43,560
2022	\$50,100	\$39,600	\$0	\$39,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-17-2024	5248 / 0676	0205	WD	Twelve 28 LLC	\$900,000
02-09-2024	5106 / 1045	0002	WD	Indian River Oil Co	\$450,000
01-01-1900					\$0

Primary Building Information

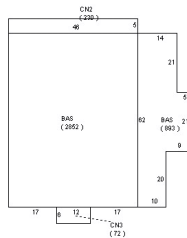
Finished Area of this building: 3,745 SF
Gross Sketched Area: 4,047 SF

Exterior Data

View: Roof Cover: Mod Bitumun Roof Structure: Flat/Shed Building Type: LROF
Year Built: 1950 Frame: Conc Blk Grade: Y_D Effective Year: 1950
Primary Wall: Conc Block Story Height: 1 Story No. Units: 1 Secondary Wall:

Interior Data

Bedrooms: 0 A/C %: 75% Electric: AVERAGE Primary Int Wall:
Full Baths: 0 Heated %: 75% Heat Type: FrcdHotAir Avg Hgt/Floor: 0
Half Baths: 0 Sprinkled %: 100% Heat Fuel: ELEC Primary Floors: Vinyl Tiles



Total Areas

Finished/Under Air (SF):	3,745
Gross Sketched Area (SF):	4,047
Land Size (acres):	1.73
Land Size (SF):	75,358.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3198	1950
CONCRETE LOW	1	2122	1970
CONCRETE LOW	1	1710	1970
SINGLE LIGHT	2	25	1980
BARB WIRE	1	1035	1980
CHAINLINK 6'	1	1035	1980

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address: 1903 S 37TH ST
 Sec/Town/Range: 17/35S/40E
 Parcel ID: 2417-331-0001-000-0
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 26493
 Map ID: 24/17S
 Zoning: Comm Neigh

Ownership

Troil South LLC
 PO Box 419
 Kingston, NJ 08528-0419

Legal Description

17 35 40 BEG AT NE COR OF SW 1/4 OF SW 1/4, TH RUN W 258.23 FT, TH SLY 120 FT, TH ELY TO E LI OF SW 1/4 OF SW 1/4, TH NLY TO POB (81)(0.63 AC) (OR 4077-2458)

Current Values

Just/Market Value: \$110,500
 Assessed Value: \$34,991
 Exemptions: \$0
 Taxable Value: \$34,991



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.63
 Land Size (SF): 27,442.8

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.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2024	5248 / 0676	0205	WD	Twelve 28 LLC	\$900,000
Jun 18, 2024	5166 / 1894	0001	WD	BalBuena Ramon G	\$53,600
Dec 11, 2017	4077 / 2458	0001	WD	Christopher Patricia G	\$32,800
Sep 15, 2014	3680 / 1540	0111	QC	Christopher Patricia G	\$100
Jun 15, 2012	3400 / 1504	0111	TXDEED	Christopher Patricia G	\$0
Jun 4, 2012	3395 / 2574	0111	TXDEED	Christopher Patricia G	\$10,200
Aug 30, 2007	2882 / 2174	XX01	PB	Christopher Patricia G	\$0
Dec 7, 2005	2435 / 0945	XX01	ORDADM	Jurkowski(EST) Betty J	\$0
Dec 2, 1989	0667 / 1473	XX01	QC	Spells Robert J	\$100
May 15, 1963	0071 / 0369	XX00	WD	Christopher Patricia G	\$0

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
 unavailable
 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI: \$0
 Land: \$110,500
 Just/Market: \$110,500
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$75,509
 Assessed: \$34,991
 Exemption(s): \$0
 Taxable: \$34,991

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.63	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	\$110,500	\$34,991	\$0	\$34,991
2023	\$53,600	\$31,810	\$0	\$31,810
2022	\$53,600	\$28,919	\$0	\$28,919
2021	\$29,500	\$26,290	\$0	\$26,290

Permits

Number	Issue Date	Description	Amount	Fee
C200-20633	Feb 24, 2000	Demolition	\$0	\$0
C20020635	Feb 24, 2000	Demolition	\$0	\$0
C20020636	Feb 24, 2000	Demolition	\$0	\$0
BLDC-2503-003176	Apr 2, 2025	Demolition	\$5,000	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 200 ft



Image capture: Jul 2024 © 2025 Google









BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 256.97 FEET MORE OR LESS TO A STAKE; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD 523.5 FEET TO THE NORTH LINE OF THE OKEECHOBEE ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE EAST LINE OF SAID SW 1/4 OR SW 1/4; THENCE NORTH ALONG SAID EAST LINE 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT RIGHT OF WAY NOW USED FOR PUBLIC ROADS. SUBJECT TO RESTRICTIONS, RESERVATIONS, LIMITATIONS, AND EASEMENTS OF RECORD, IF ANY; THIS REFERENCE TO SAID RESTRICTIONS SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS. GRANTOR COVENANTS WITH GRANTEE THAT THE ABOVE DESCRIBED PROPERTY IS COMMERCIAL REAL PROPERTY AND IS NOT NOW, NOR HAS IT EVER BEEN, THE HOMESTEAD OF GRANTOR OR THE SPOUSE OF GRANTOR WHO LIVE ELSEWHERE IN ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN THENCE WEST 233.23 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD, 523.5 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG A LINE PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: 1. THE NORTH 100 FEET THEREOF; 2. THE SOUTH 20 FEET OF THE NORTH 120 FEET THEREOF; 3. TRACT DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY PARALLEL WITH TOTTEN'S ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD; THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE; THENCE RUN NORTHERLY PARALLEL TO TOTTEN'S ROAD 585 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING. 4. PARCELS THEREOF CONVEYED BY HARRY J. KICLITER AND ETHEL P. KICLITER TO STATE OF FLORIDA FOR RIGHTS-OF-WAY AS DESCRIBED IN DEED BOOK 236, PAGE 398 AND 399, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMUNITY NUMBER: 120285
 PANEL: 0186
 SUFFIX: J
 F.I.R.M. DATE:
 FLOOD ZONE: X
 FIELD WORK: 11/15/2024

CERTIFIED TO:
 TROIL SOUTH, LLC; CALIBER CONTRACTING, INC.

PROPERTY ADDRESS:
 3700 OKEECHOBEE ROAD
 FORT PIERCE, FL 34947

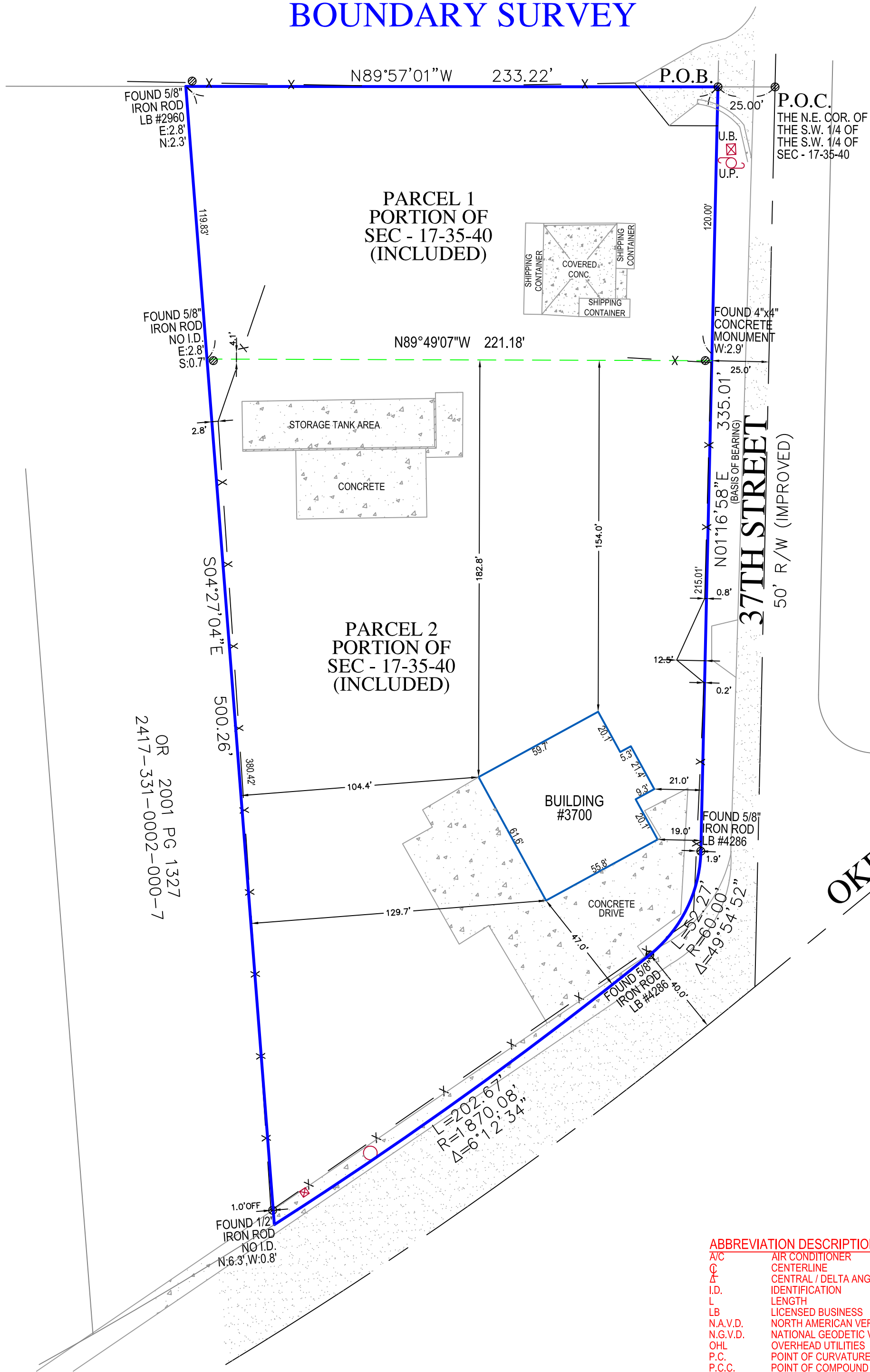
SURVEY NUMBER: 662054

SYMBOL DESCRIPTIONS:

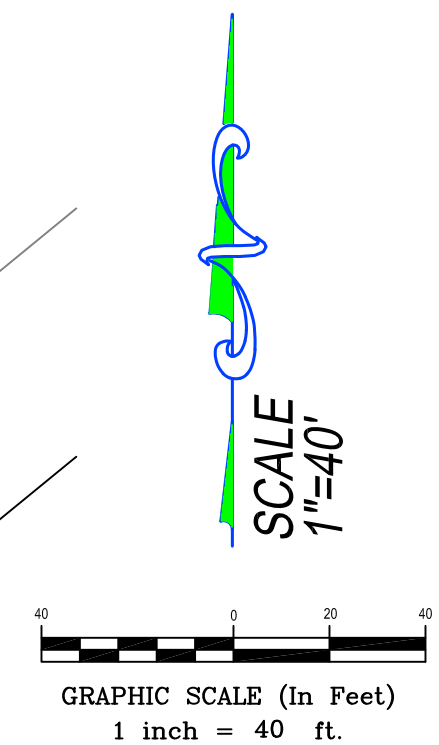
- | | | | |
|--|----------------------|--|-------------------|
| | = CATCH BASIN | | = MISC. FENCE |
| | = CENTERLINE ROAD | | = PROPERTY CORNER |
| | = COVERED AREA | | = UTILITY BOX |
| | = EXISTING ELEVATION | | = UTILITY POLE |
| | = HYDRANT | | = WATER METER |
| | = MANHOLE | | = WELL |
| | = METAL FENCE | | = WOOD FENCE |

REVISIONS:

- LEGAL DESCRIPTION REVISED... 11-20-2024



OR 2005 PG 1740
 2417-312-0001-000-1

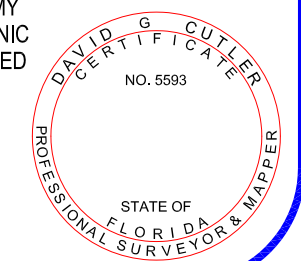


- ABBREVIATION DESCRIPTION:**
- A/C AIR CONDITIONER
 - C CENTERLINE
 - CA CENTRAL/Delta ANGLE
 - I.D. IDENTIFICATION
 - L LENGTH
 - LB LICENSED BUSINESS
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - OHL OVERHEAD UTILITIES
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVE
 - P-K PARKER KYLON NAIL
 - P.R.C. POINT OF REVERSE CURVE
 - PS/M PROFESSIONAL SURVEYOR/MAPPER
 - P.T. POINT OF TANGENCY
 - R RADIAL/RADIUS
 - R/W RIGHT OF WAY

SURVEY NOTES
 CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
 CONCRETE WALK CROSSING THROUGH PROPERTY ON SOUTHERLY SIDE OF THE LOT.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #5593



- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS
 - CONTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES, AS SHOWN ON THE PLAN
 - UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
 - ONLY VISIBLE ENCROACHMENTS LOCATED.
 - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 - FENCE OWNERSHIP NOT DETERMINED.
 - ENCUMBRANCES INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988.
 - THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR IN SUCH USES. GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LB #7893
SERVING FLORIDA
 6260 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 228-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>



Consulting Civil Engineers

Written Narrative

Date: May 15, 2025
To: City of Fort Pierce Planning and Development Services Department
From: Leo Giangrande, PE
Subject: Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

Project Narrative: The proposed 1.73-acre site named; **New Tank Farm @ 3700 Okeechobee** is located at the northwest corner of S 37th St and Okeechobee Rd. The site consists of one metal industrial building used to store 8-10 8,000-10,000 gallon tanks, with 600 SF of office space and parking.

Application: This narrative is provided in order to satisfy minor site plan application requirements. The property owner is aware of all application fees and County impact fees.

Buildings: The proposed project consists of one building, which will provide office space and light industrial space used for storing oil tanks as shown on the preliminary site plan provided.

Driveways and Parking: The project proposes modifications to two existing concrete driveways connecting to Okeechobee Rd and S 37th St. The lot will have a truck well with loading docks for trucks. Also proposed, is off-street parking to accommodate the users. Parking spaces are typically designed with a size of 10' x 20'. ADA accessible parking spaces and sidewalks are provided on site and out to the adjacent road right of way. ITE Trip Generation and Parking Rates are provided on the preliminary site plan. No additional off-site improvements such as turn lanes are expected from the project's low traffic impact.

Environmental: This project does not intend on preserving any of the proposed project area. The environmental assessment which was conducted earlier this year has provided the Florida Wildlife Commission (FWC) with the reasonable assurance that the property is suitable for development without impact on any protected species of native animals or vegetation. Please refer to the environmental documentation provided with the minor site plan submittal.

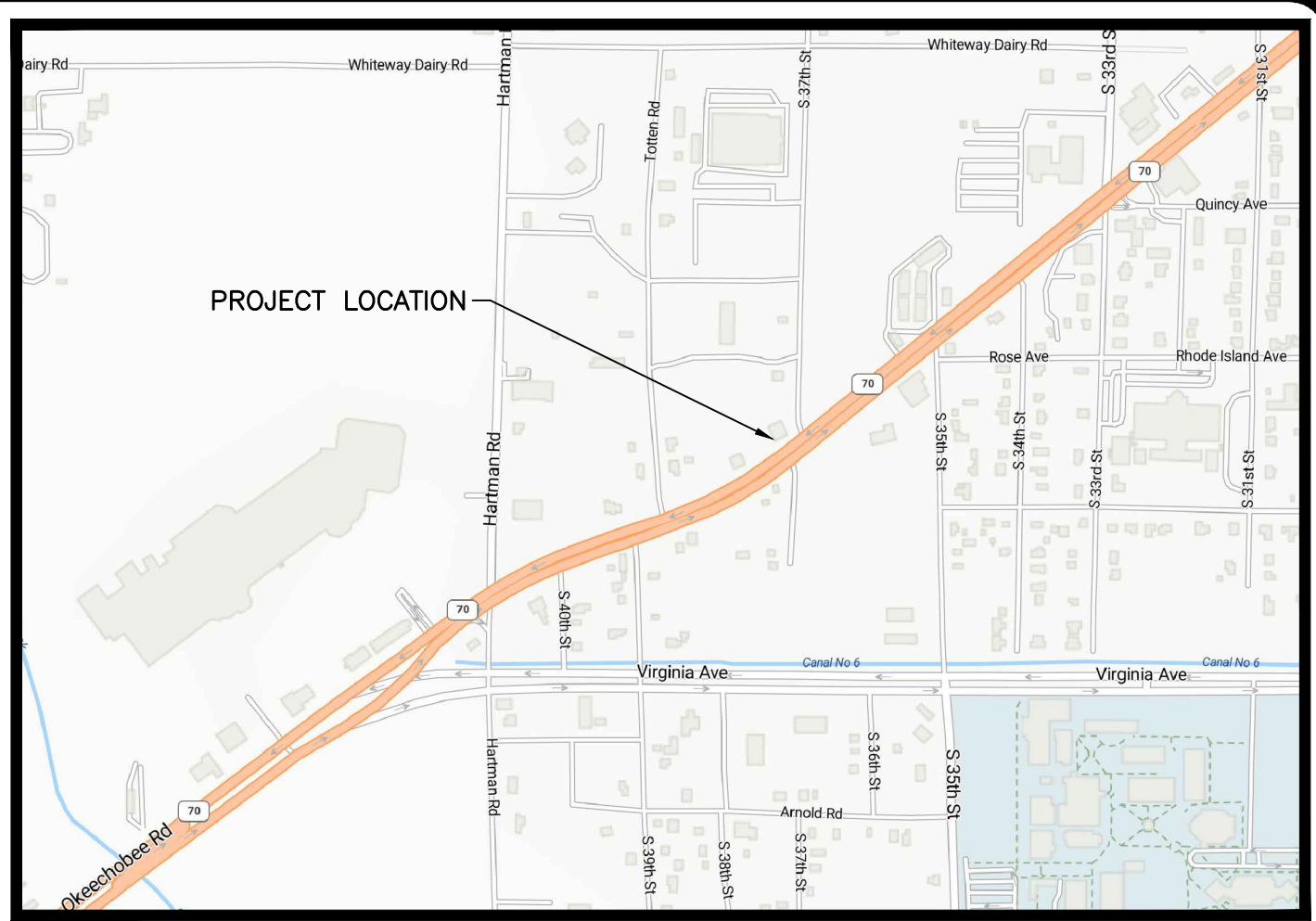
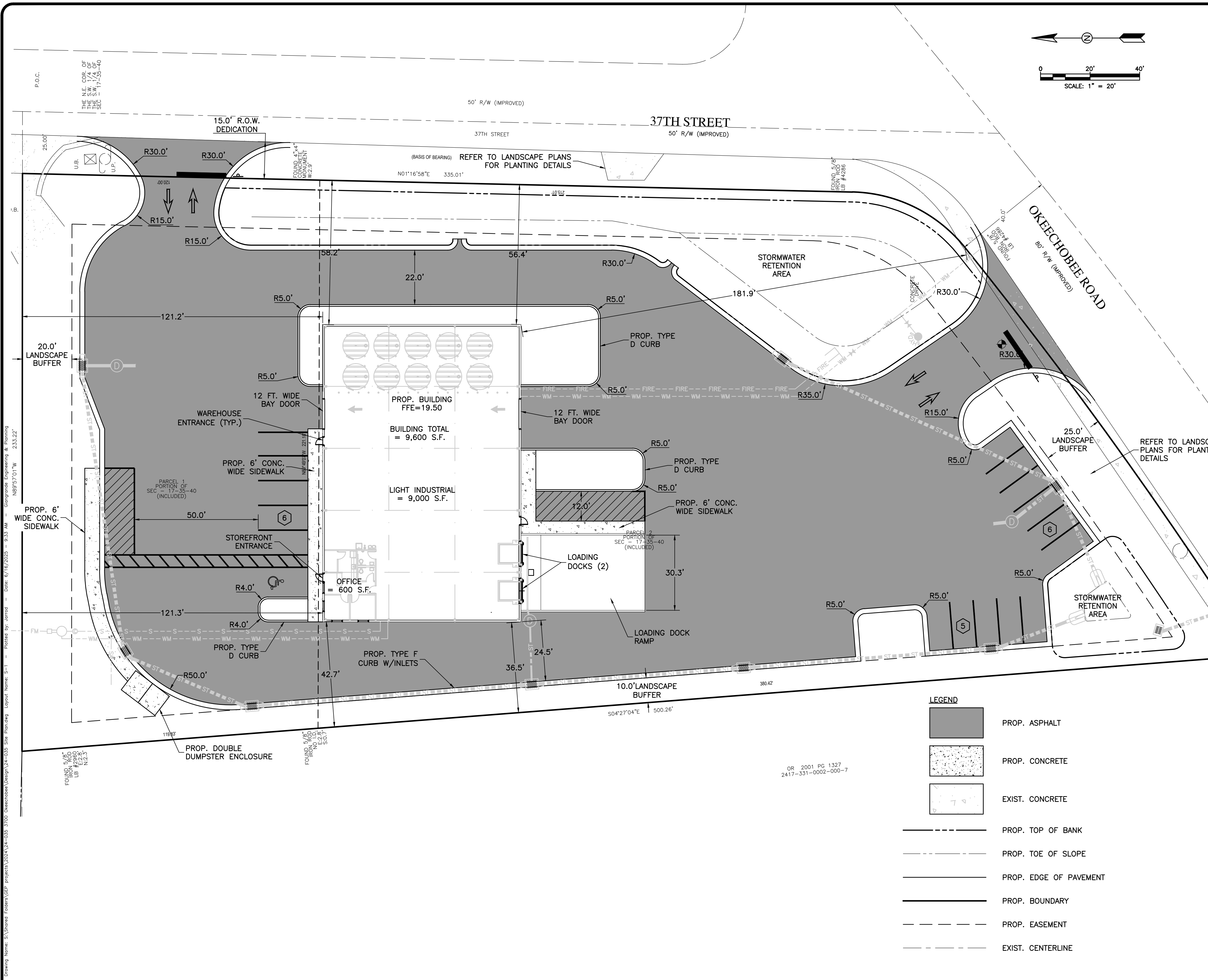
Vegetation Removal: A tree survey and topographic survey have been completed and are included for reference with this pre-app documents. A vegetation removal permit will be requested as part of the site plan application.

Utilities: Utilities within the service district of FPUA for water, sewer, electric and gas. Water and electric are available in the adjacent road right of way of Okeechobee Rd, sewer is available via manhole connection on Totten Rd.

Buffers: Landscaping will be provided as required along the parking, frontage, and sides. Screening will be provided for water service backflow preventers as well as trash dumpster receptacles.

Drainage: Drainage for the project will consist of some underground drainage and a stormwater detention system around the boundaries of the site. It is anticipated that it will be dry detention. Stormwater quality will be provided on site in accordance with SFWMD criteria.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



LOCATION MAP
N.T.S.

SITE PLAN DATA TABLE

OWNER:	TROIL SOUTH LLC		
ADDRESS:	2485 E STATES ST EXT TRENTON, NJ 08619		
PHONE:	754-205-6269		
TOTAL PARCEL AREA:	2.36 AC.		
PCN 2417-331-0010-000-6	1.73 AC.		
PCN 2417-331-0001-000-0	0.63 AC.		
FEMA FLOOD ZONE "X"			
ZONING	GENERAL COMMERCIAL		
FUTURE LAND USE	GENERAL COMMERCIAL		
MAX. BUILDING HEIGHT	50 FT.		
BUILDING HEIGHT PROVIDED	24 FT.		
BUILDING COVERAGE/ TOTAL BUILDING AREA	0.22 AC. (9,600 S.F.)		
BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED	
FRONT	25 FT.	181.9 FT.	49.9%
BACK	20 FT.	121.2 FT.	
SIDE	10 FT.	36.5 FT.	
SITE AREA STATISTICS (PROPOSED)			
IMPERVIOUS			
BUILDING	9,600 S.F.	0.22 AC.	9.3%
PAVEMENT	51,273 S.F.	1.18 AC.	49.9%
TOTAL	60,873 S.F.	1.40 AC.	59.2%
PERVIOUS			
DETENTION POND BOTTOM	2,296 S.F.	0.05 AC.	2.3%
DETENTION POND SLOPES	10,932 S.F.	0.25 AC.	10.6%
LANDSCAPE AREA	28,701 S.F.	0.66 AC.	27.9%
TOTAL	41,929 S.F.	0.96 AC.	40.8%
TOTAL SITE AREA	102,802 S.F.	2.36 AC.	100.0%
SITE DATA:			
OFFICE SPACE GFA	600 S.F.		
LIGHT INDUSTRIAL GFA	9,000 S.F.		
PARKING REQUIRED:			
OFFICE SPACE	1 SPACE PER 300 S.F. OF GFA		
WAREHOUSE	1 SPACE PER 600 S.F. OF GFA		
TOTAL OFFICE SPACE	600 S.F.		
PARKING REQUIRED FOR OFFICE SPACE	600 S.F.x1 SPACE/300 S.F.=2 SPACES		
TOTAL WAREHOUSE SPACE	9,000 S.F.		
PARKING REQUIRED FOR WAREHOUSE SPACE	9,000 S.F.x1 SPACE/600 S.F.=15 SPACES		
NUMBER OF SPACES PROVIDED	17 SPACES		
PARKING SPACES PROVIDED			
STANDARD	16 SPACES		
HANDICAP	1 SPACE (REQUIRED 1 SPACE)		
TOTAL NUMBER OF SPACES PROVIDED	17 SPACES		

LEGEND

- PROP. ASPHALT
- PROP. CONCRETE
- EXIST. CONCRETE
- PROP. TOP OF BANK
- PROP. TOE OF SLOPE
- PROP. EDGE OF PAVEMENT
- PROP. BOUNDARY
- PROP. EASEMENT
- EXIST. CENTERLINE

Drawing Name: S:\Shared\Bldg\Site\Projects\24-035-3700_Okeechobee\Design\24-035-3700_Site\Plan\24-035-3700_Site_Plan.dwg
 Date: 6/17/2024 10:33 AM
 Designer: J.S.
 Checker: J.S.
 Plotter: J.S.
 Scale: 1"=20'
 Project: 24-035-3700_Okeechobee

DATE	BY	REVISIONS

Date: 11/26/2024
 Scale: 1:20
 Design By: JS
 Drawn By: DCM
 Check By: JS

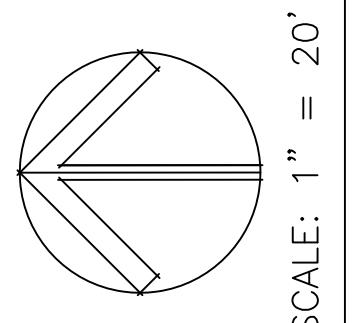
3700 OKEECHOBEE RD
 FORT PIERCE 34947
 ST LUCIE COUNTY, FL

SITE PLAN

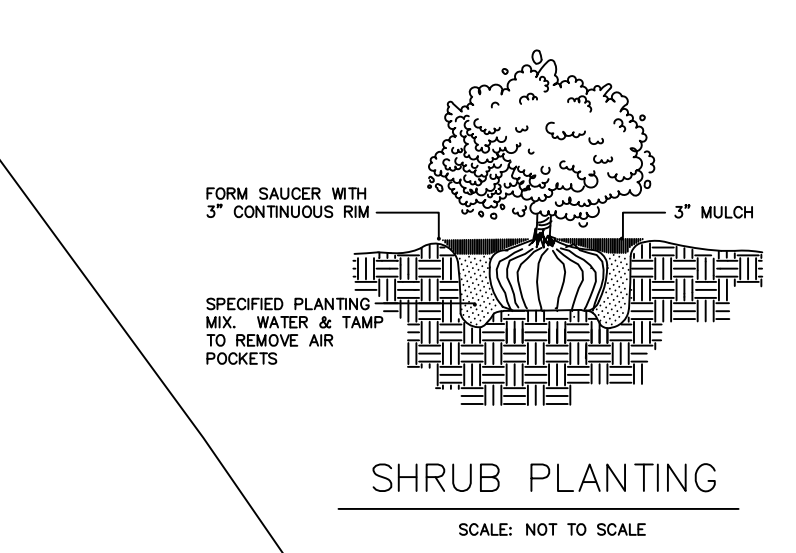
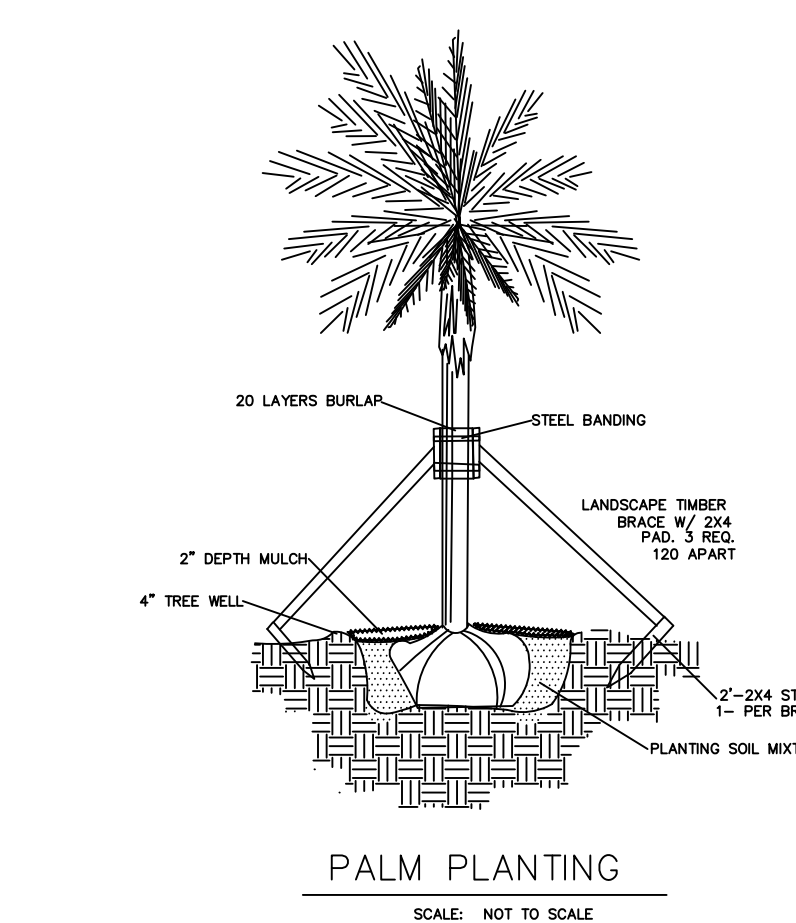
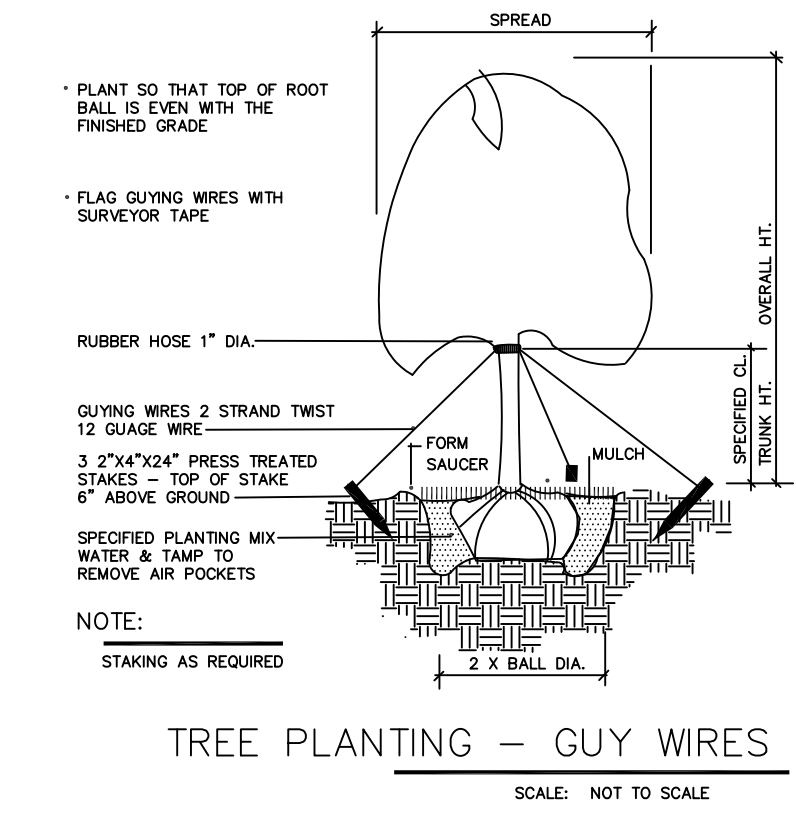
GIANGRANDE ENGINEERING AND PLANNING
 710 SE OCEAN BLVD.
 STUART, FLORIDA 34994
 PH. (772) 888-9076
 leo@gep.llc

LEO GIANGRANDE, P.E.
 License No: 66387

PROJECT #: 24-035
S-1

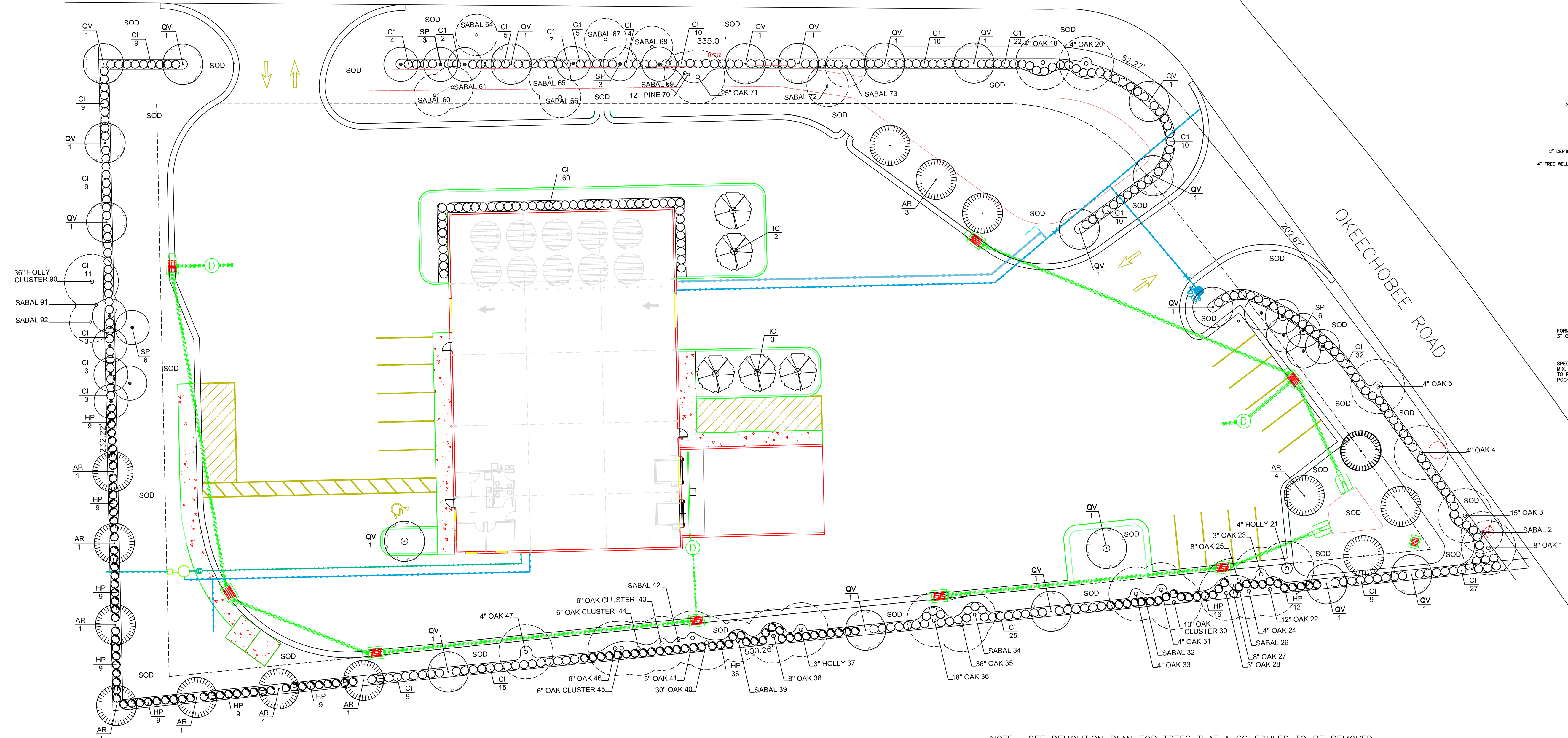


SCALE: 1" = 20'



SOUTH 37TH. STREET

OKEECHOBEE ROAD



REQUIRED TREE DATA
 PERIMETER LANDSCAPE BUFFER 1322.43 L. FT.-60' ACCESS WAY= 1262.43 L. FT.
 DIVIDED BY 30 L. FT. - 42.08 TREES = 43 TREES REQUIRED

PERIMETER TREES			
PROPOSED	EXISTING	TOTAL	
RED MAPLE 7	PINES 1	PINES	14
SABAL PALMS 30	SABAL PALMS 14	SABAL PALMS 44/31 =	14
LIVE OAKS 19	LIVE OAKS 24	LIVE OAKS	43
TOTAL PERIMETER TREES 71			

- NOTE:
1. LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OF SUFFICIENT CAPACITY TO MAINTAIN THE LANDSCAPING IN A HEALTHY GROWING CONDITION. THE IRRIGATION SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN SUCH A MANNER AS NOT TO BE A PROBLEM OR NUISANCE TO ADJACENT PROPERTIES AND TO THE GENERAL PUBLIC.
 2. DESIGN PLANS FOR THE IRRIGATION SYSTEM MUST BE SUBMITTED WITH THE REQUIRED LANDSCAPE PLAN FOR THE REVIEW AND APPROVAL BY THE DEVELOPMENT DEPARTMENT.
 3. THE IRRIGATION SYSTEM MUST INCLUDE A RAIN SWITCH TO MONITOR RAIN LEVELS AND IRRIGATION NEEDS.

NOTE: SEE DEMOLITION PLAN FOR TREES THAT A SCHEDULED TO BE REMOVED.

PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)				
Code Name	Quantity	Scientific Name	Common Name	Planting Size
* AR	14	ACER RUBRUM	'FLORIDA FLAME' RED MAPLE	12' X 5', 4' CT 2 1/2"DBH
* IC	5	ILEX CASSINE	DAHOON HOLLY	12' X 5', 4' CT 2 1/2"DBH
* SP	18	SABAL PALMETTO	CABBAGE PALM	10'-15' OF CLEAR TRUNK
* QV	19	QUERCUS VIRGINIANA	LIVE OAK	12' X 6', 4' CT 2 1/2"DBH

SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover)			
Code Name	Quantity	Scientific Name	Common Name
* CI	0	CHRYSOBALANUS ICACO	COCCOPLUM
* HP	0	HAMELIA PATENS	FIREBUSH

OTHER MATERIALS		
MULCH	390	CU. YDS. ENVIRO MULCH (EST.)
SOD	26,700	SQ. FT. BAHIA SOD (EST.)

Consulting Civil Engineers

Written Narrative

Date: May 15, 2025
To: City of Fort Pierce Planning and Development Services Department
From: Leo Giangrande, PE
Subject: Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

Project Narrative: The proposed 1.73-acre site named; **New Tank Farm @ 3700 Okeechobee** is located at the northwest corner of S 37th St and Okeechobee Rd. The site consists of one metal industrial building used to store 8-10 8,000-10,000 gallon tanks, with 600 SF of office space and parking.

Application: This narrative is provided in order to satisfy minor site plan application requirements. The property owner is aware of all application fees and County impact fees.

Buildings: The proposed project consists of one building, which will provide office space and light industrial space used for storing oil tanks as shown on the preliminary site plan provided.

Driveways and Parking: The project proposes modifications to two existing concrete driveways connecting to Okeechobee Rd and S 37th St. The lot will have a truck well with loading docks for trucks. Also proposed, is off-street parking to accommodate the users. Parking spaces are typically designed with a size of 10' x 20'. ADA accessible parking spaces and sidewalks are provided on site and out to the adjacent road right of way. ITE Trip Generation and Parking Rates are provided on the preliminary site plan. No additional off-site improvements such as turn lanes are expected from the project's low traffic impact.

Environmental: This project does not intend on preserving any of the proposed project area. The environmental assessment which was conducted earlier this year has provided the Florida Wildlife Commission (FWC) with the reasonable assurance that the property is suitable for development without impact on any protected species of native animals or vegetation. Please refer to the environmental documentation provided with the minor site plan submittal.

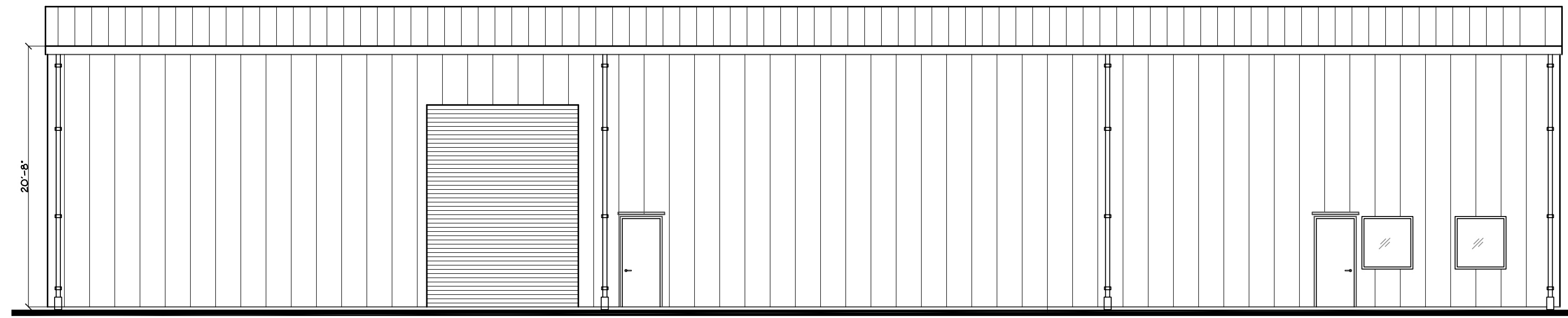
Vegetation Removal: A tree survey and topographic survey have been completed and are included for reference with this pre-app documents. A vegetation removal permit will be requested as part of the site plan application.

Utilities: Utilities within the service district of FPUA for water, sewer, electric and gas. Water and electric are available in the adjacent road right of way of Okeechobee Rd, sewer is available via manhole connection on Totten Rd.

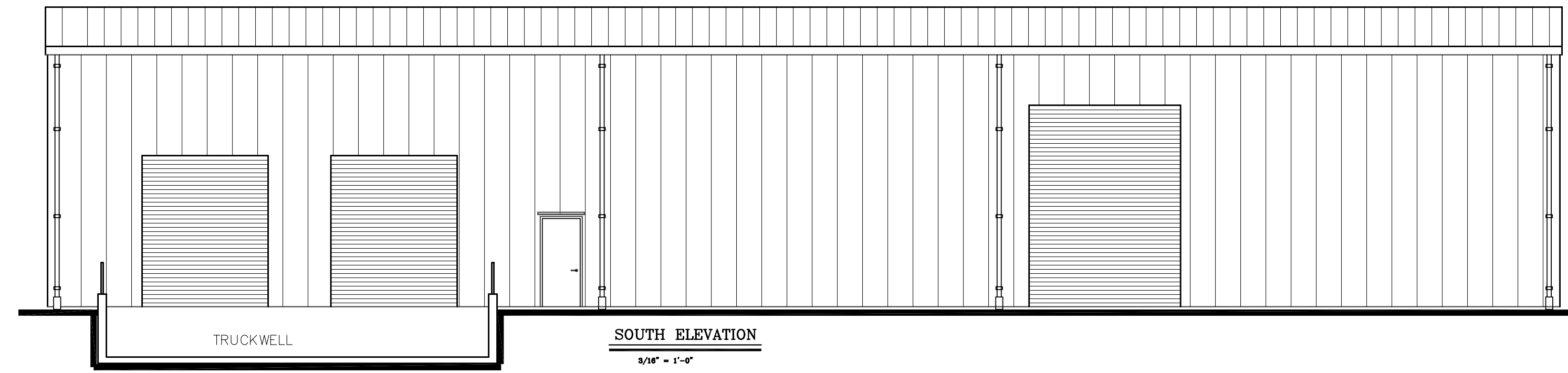
Buffers: Landscaping will be provided as required along the parking, frontage, and sides. Screening will be provided for water service backflow preventers as well as trash dumpster receptacles.

Drainage: Drainage for the project will consist of some underground drainage and a stormwater detention system around the boundaries of the site. It is anticipated that it will be dry detention. Stormwater quality will be provided on site in accordance with SFWMD criteria.

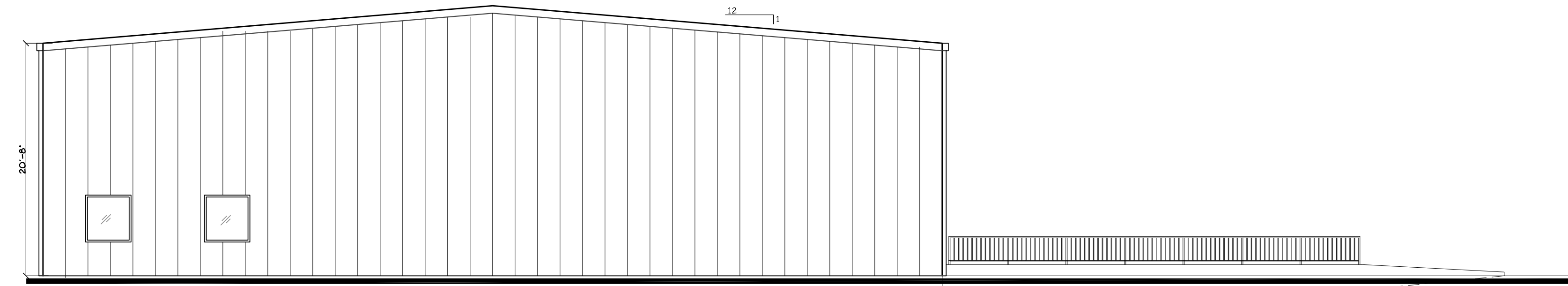
Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



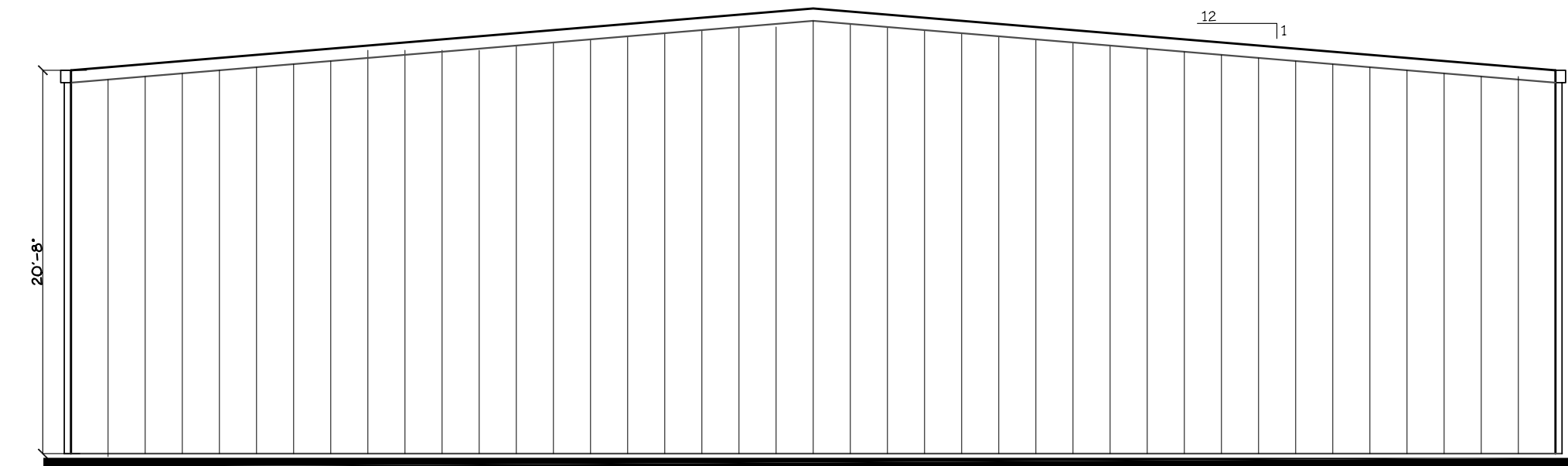
NORTH ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33468
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #A26003279
GUY C. PELLETER #11000
GCP@architecture@aol.com

SEAL

TROIL SOUTH LLC
3700 OKEECHOBEE ROAD, FORT PIERCE, FLORIDA
ELEVATIONS

DATE: 2/11/25
DRAWN BY: G.P.
PROJ. NO. 2505
REVISED:

SHEET:
A-2

3700 OKEECHOBEE BUILDING COLOR SELECTIONS



COLORED IMAGE OF A GENERIC BUILDING

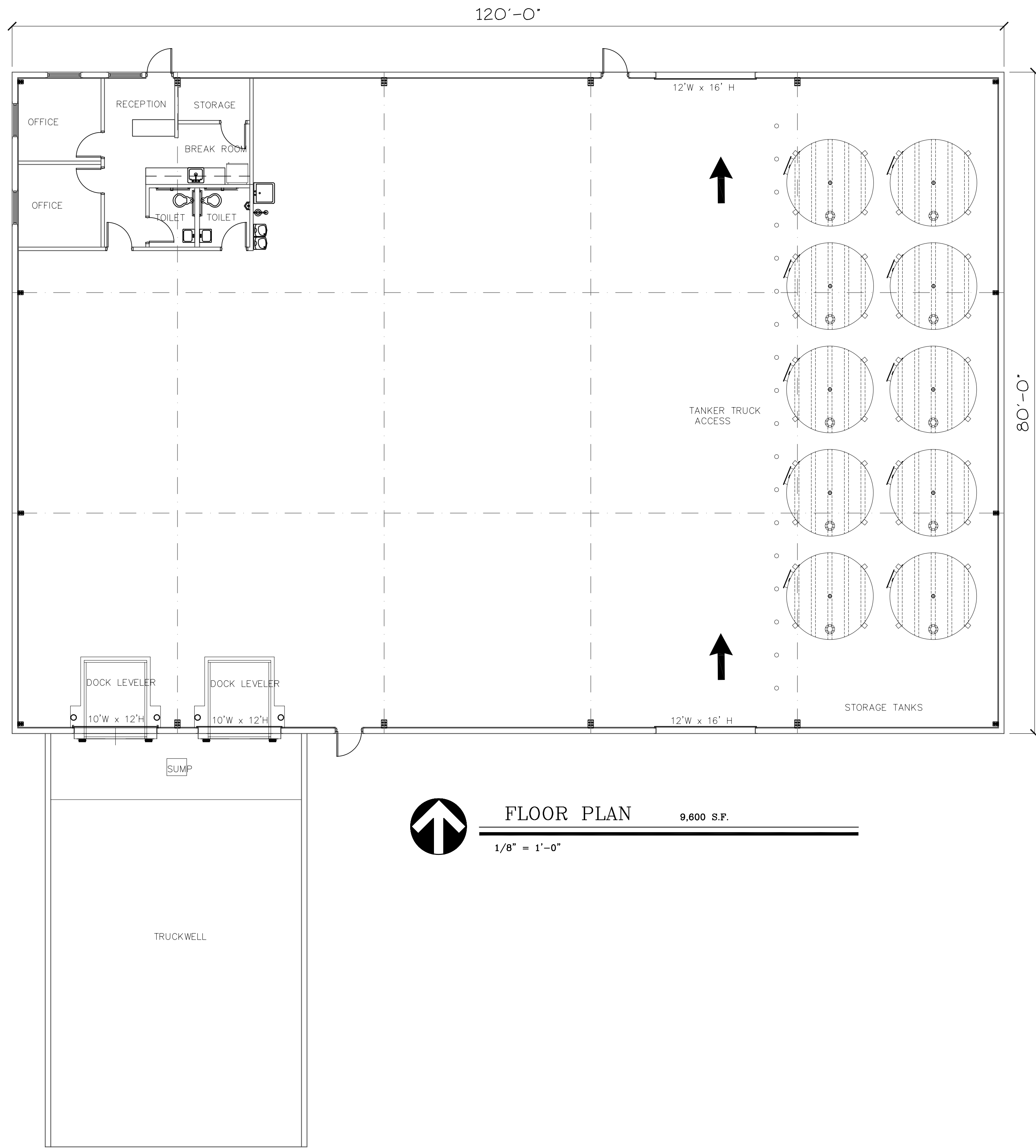
Roof: Galvalume

Walls & Downspouts: Pearl Gray

Wainscot: Slate Gray

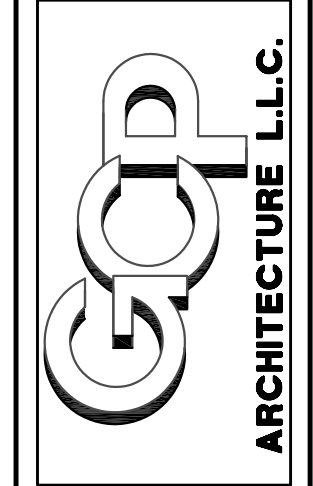
Trim: Pearl Gray

PVDF (KYNAR) COLORS FROM
NUCOR COLOR CHART




FLOOR PLAN 9,800 S.F.
 1/8" = 1'-0"

601 HERITAGE DRIVE, SUITE 410
 JUPITER, FLORIDA 33468
 (561) 331-5036
 CERTIFICATE OF AUTHORIZATION #A26003279
 GUY C. PELLETER #11000
 GCP@architecture@aol.com



SEAL

TROIL SOUTH LLC
 3700 OKEECHOBEE ROAD, FORT PIERCE, FLORIDA
 FLOOR PLAN

DATE: 2/12/25
 DRAWN BY: G.P.
 PROJ. NO. 2505
 REVISED:

SHEET:
A-1



710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Consulting Civil Engineers

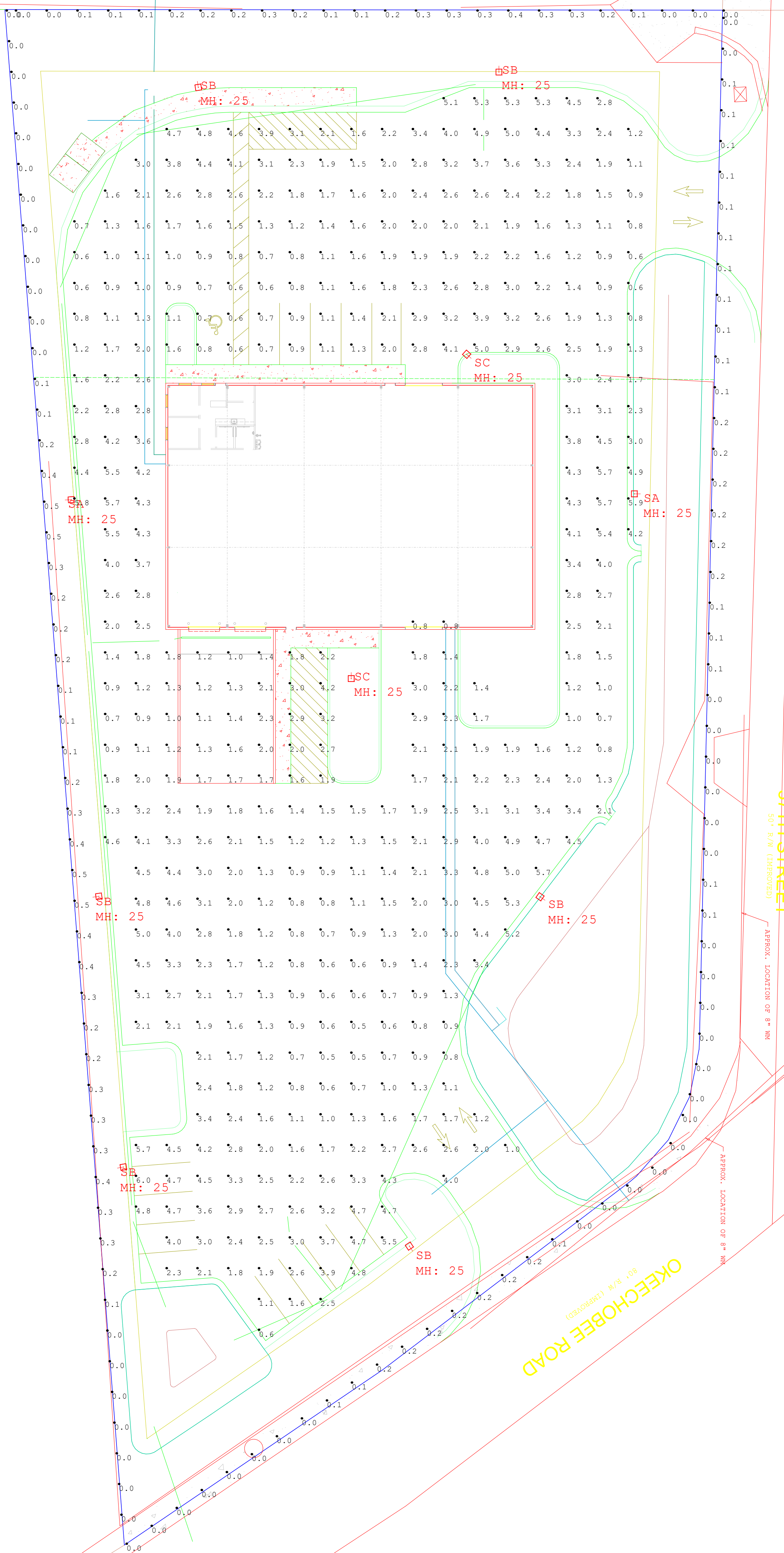
Rendering of Signs

Date: May 15, 2025
To: City of Fort Pierce Planning and Development Services Department
From: Leo Giangrande, PE
Subject: Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

No signs have been proposed for this project.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



37th STREET
50' R/W (RESERVED)

Okreechobee Road
50' R/W (RESERVED)




Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
SA	2	SA	Single	Cree Lighting OSQL-C-30L-40K7-3B-NM-XX-XX	0.900	19600	175	350
SB	6	SB	Single	Cree Lighting OSQL-C-30L-40K7-4B-NM-XX-XX	0.900	18000	175	1050
SC	2	SC	Single	Cree Lighting OSQM-C-16L-40K7-4M-NM-XX-XX	0.900	15200	97	194

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	illuminance	Fc	2.31	6.0	0.5	4.62	12.00
Property Line	illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.

3700 OKEECHOBEE RD

FORT PIERCE, FL

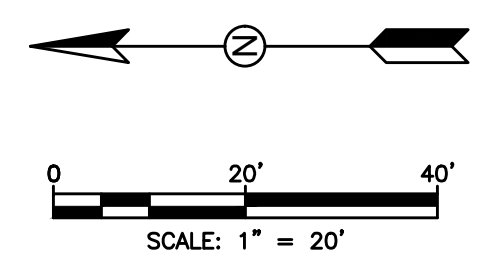
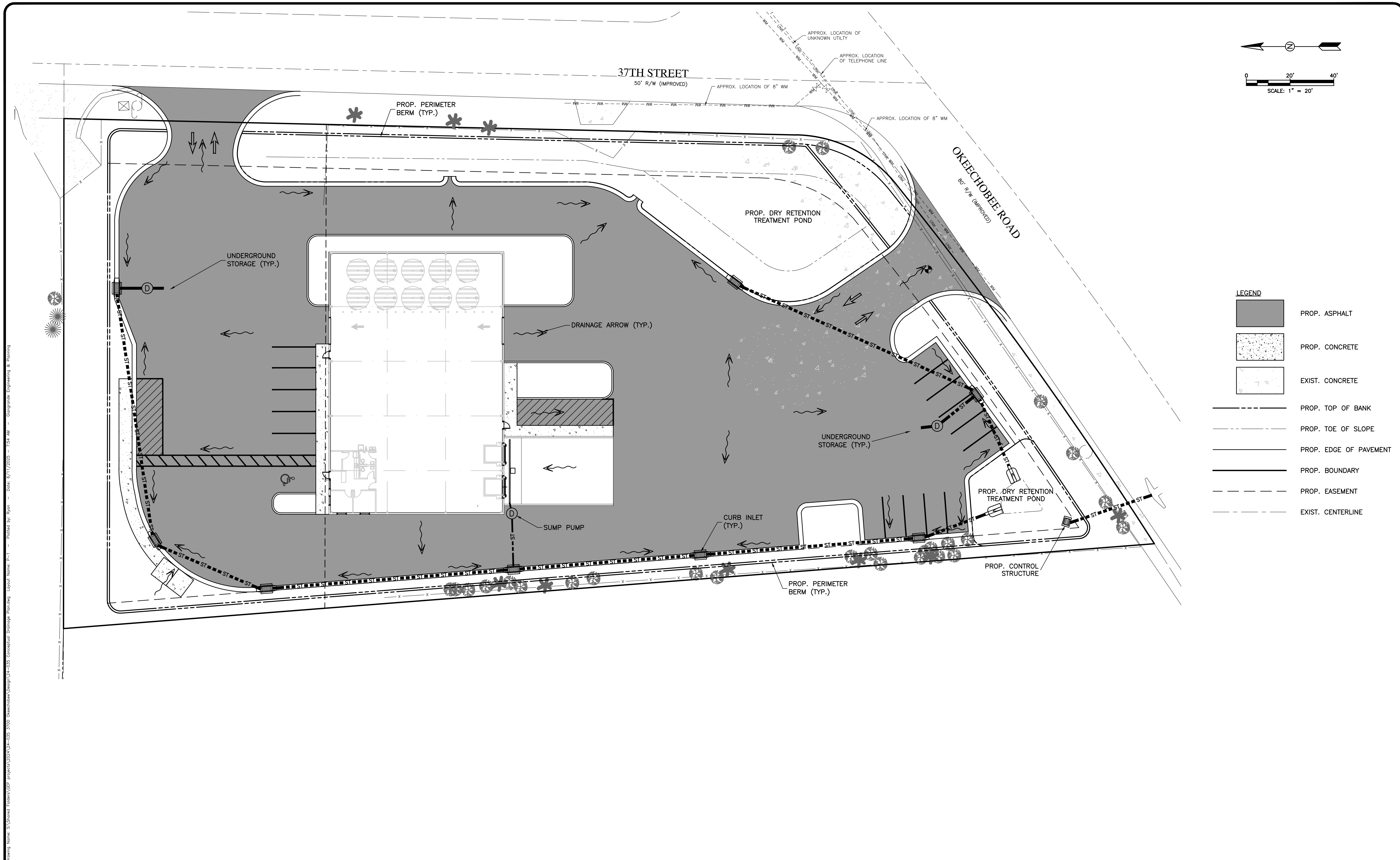
LIGHTING FIXTURE SCHEDULE


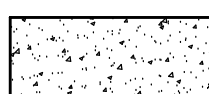

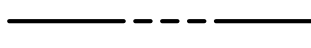
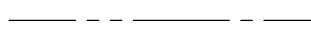
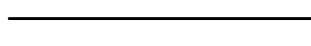

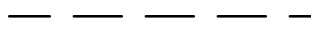
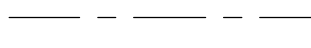
TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS	DIMMING	VOLTAGE	MOUNTING	REMARKS	INPUT WATTS
					TYPE					
SA		CREE LIGHTING	OSQL-C-30L-40K7-3B-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE W/ BACKLIGHT SHIELDING OPTIC	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	175W
SB		CREE LIGHTING	OSQL-C-30L-40K7-3B-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE W/ BACKLIGHT SHIELDING OPTIC	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	175W
SC		CREE LIGHTING	OSQM-C-16L-40K7-4M-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	97W

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Brian Meneses @ 772-919-5670 (Bmeneses@genesislighting.net)
2. No substitutions allowed without prior approval by architect, engineer or design team
3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures
4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans





- LEGEND**
-  PROP. ASPHALT
 -  PROP. CONCRETE
 -  EXIST. CONCRETE
 -  PROP. TOP OF BANK
 -  PROP. TOE OF SLOPE
 -  PROP. EDGE OF PAVEMENT
 -  PROP. BOUNDARY
 -  PROP. EASEMENT
 -  EXIST. CENTERLINE

DATE	BY	REVISIONS

Date: 11/26/2024
 Scale: 1:20
 Design By: JS
 Drawn By: DCM
 Check By: JS

3700 OKEECHOBEE RD
 FORT PIERCE 34947
 ST LUCIE COUNTY, FL

CONCEPTUAL GRADING PLAN

GIANGRANDE ENGINEERING AND PLANNING
 710 SE OCEAN BLVD.
 STUART, FLORIDA 34994
 PH. (772) 888-9076
 leo@gep.llc

LEO GIANGRANDE, P.E.
 License No: 66387

PROJECT #: 24-035
CG-1

Drawing Name: S:\Shared_Folders\GEP_Projects\2024\24-035-3700 Okeechobee Design\24-035 Conceptual Grading Plan.dwg
 Layout Name: P-1
 Plotted By: Ryan
 Date: 07/17/2025 - 7:54 AM
 Giangrande Engineering & Planning



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

A Traffic Impact Analysis of:

Tank Farm at 3700 Okeechobee Rd

Located in:

St. Lucie County, Florida

Prepared for:

Troil South LLC

Prepared by:



GIANGRANDE
Engineering & Planning

Engineering Business License: 30901

710 SE Ocean Blvd.

Stuart FL, 34994

772.888.9076

Prepared:

May 2025

TABLE OF CONTENTS

Introduction..... 1
Trip Generation..... 2
Trip Distribution..... 3
Background & Build-out Conditions..... 3
Concurrency Requirements..... 3
Project Access..... 3
Conclusion..... 4

LIST OF FIGURES

Figure 1 – Site Location..... 1
Figure 2 – Trip Distribution..... 4

LIST OF TABLES

Table 1 – Proposed Trip Generation..... 2
Table 2 – Build-out Calculation..... 3
Table 3 – Link Analysis..... 3

APPENDICES

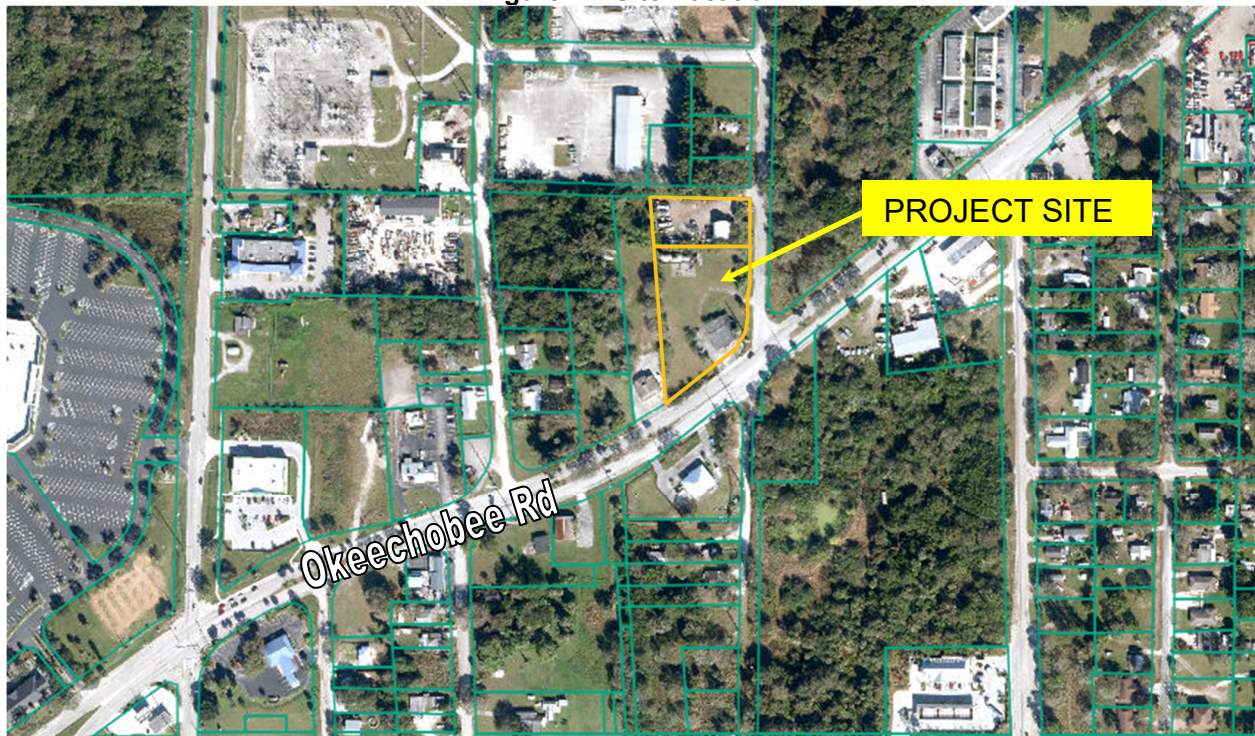
3700 Okeechobee Rd Schematic Site Plan
St. Lucie County 2024 Roadway Level of Service Inventory Report
ITE Trip Generation equations

Purpose and Applicability

Giangrande Engineering and Planning has been requested to perform a traffic impact analysis in support of the proposed Tank Farm at 3700 Okeechobee Rd in St. Lucie County, Florida. The development site is 1.73 acres in size located on the intersection of Okeechobee Rd and 37th St. This project proposes one building which will include one 9,600 SF industrial building which includes 600 SF of office space, all serviced by adjacent parking. A revised site plan has been included in the **Appendix**.

The site is located on the intersection of Okeechobee Road and 37th Street. The St. Lucie County Parcel Identification Numbers are 2417-331-0001-000-0, and 2417-331-0010-000-6. **Figure 1** below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location



TRIP GENERATION

The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition for Warehousing (ITE Code 150) and for Small Office Building (ITE Code 712). The full build-out development will replace an existing small office building with an industrial building used for warehousing and some office unit space as described in the *Introduction*. Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Trip Generation

Tank Farm at 3700 Okeechobee Rd										
11th Generation ITE Generation Rates										
	ITE Code	Type	Amount	AM			PM			ADT
				In	Out	Total	In	Out	Total	Total
(+) Proposed	150	Light Industrial	9,600 SF	21	7	28	8	22	30	66
(-) Existing	712	Small Office Building	3,745 SF	5	1	6	5	7	12	54
			Total	16	6	22	3	15	18	12

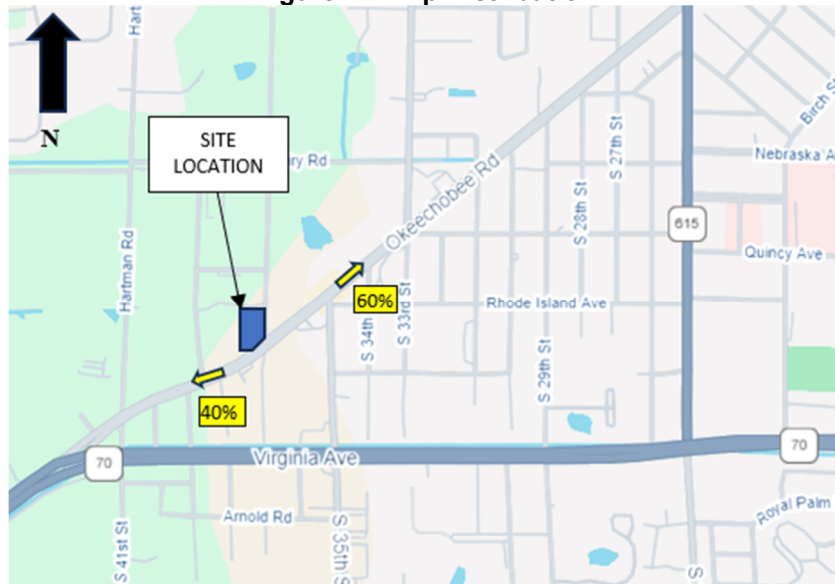
The equations utilized in the trip generation are provided in the appendix of this report.

TRIP DISTRIBUTION

The distribution of trips generally assumes that 60% of the traffic generated from the project will leave the site and travel eastbound on Okeechobee Rd, and 40% of the traffic heading westbound.

The development of the trip distributions from the project site to the surrounding communities were based on the location of population and major roadways within the vicinity of the project. Assumptions made in previous traffic studies in the area were also taken into account for the project. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 2**.

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2024, have been calculated using the annual growth percentages shown in **Table 2**. The growth factor of 2% was utilized with consideration of the information contained in the St. Lucie County 2023 Roadway Level of Service Inventory Reports. The recent LOS reports provide a negative short term growth rate. The applicable pages can be found in the **Appendix**.

Table 2 – Build-out Calculation

Road Name	From	To	Type	2024	2024 PH (dir)	2024 Gen.	Annual	2029 PH (dir)	Project	Project	2029 PH (dir)	Service	Project %	2%	Concurrency
				AAADT	Existing	LOS	Growth	Growth	Assign.	Trips	Build-out	Volume*	of Service	Test	Test
Okeechobee Rd (EB)	site	33rd St	2-in	15,615	813	D	2.00%	898	60%	10	907	1,630	0.6%	33	OK
Okeechobee Rd (WB)	site	Hartman Rd	2-in	13,178	681	C	2.00%	752	40%	6	758	1,630	0.4%	33	OK

CONCURRENCY REQUIREMENTS

The St. Lucie County has adopted a Concurrency Management System. Included in the ordinance are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2029 growth trips to determine build-out trips. Links must be included in the analysis if they consume at least 2% of the service volume for the link. **Table 3** is provided to show the concurrency analysis for each of the links potentially impacted by the project. As indicated in **Table 3**, all links will be below capacity in the 2029 build-out year.

Table 3 – Link Analysis

Road Name	From	To	Type	Project Assign.	Project Trips	2029 PH (dir)	Service Volume*	Project % of Service	2% Test	Concurrency Test
						Build-out				
Okeechobee Rd (EB)	site	33rd St	2-in	60%	10	907	1,630	0.6%	33	OK
Okeechobee Rd (WB)	site	Hartman Rd	2-in	40%	6	758	1,630	0.4%	33	OK

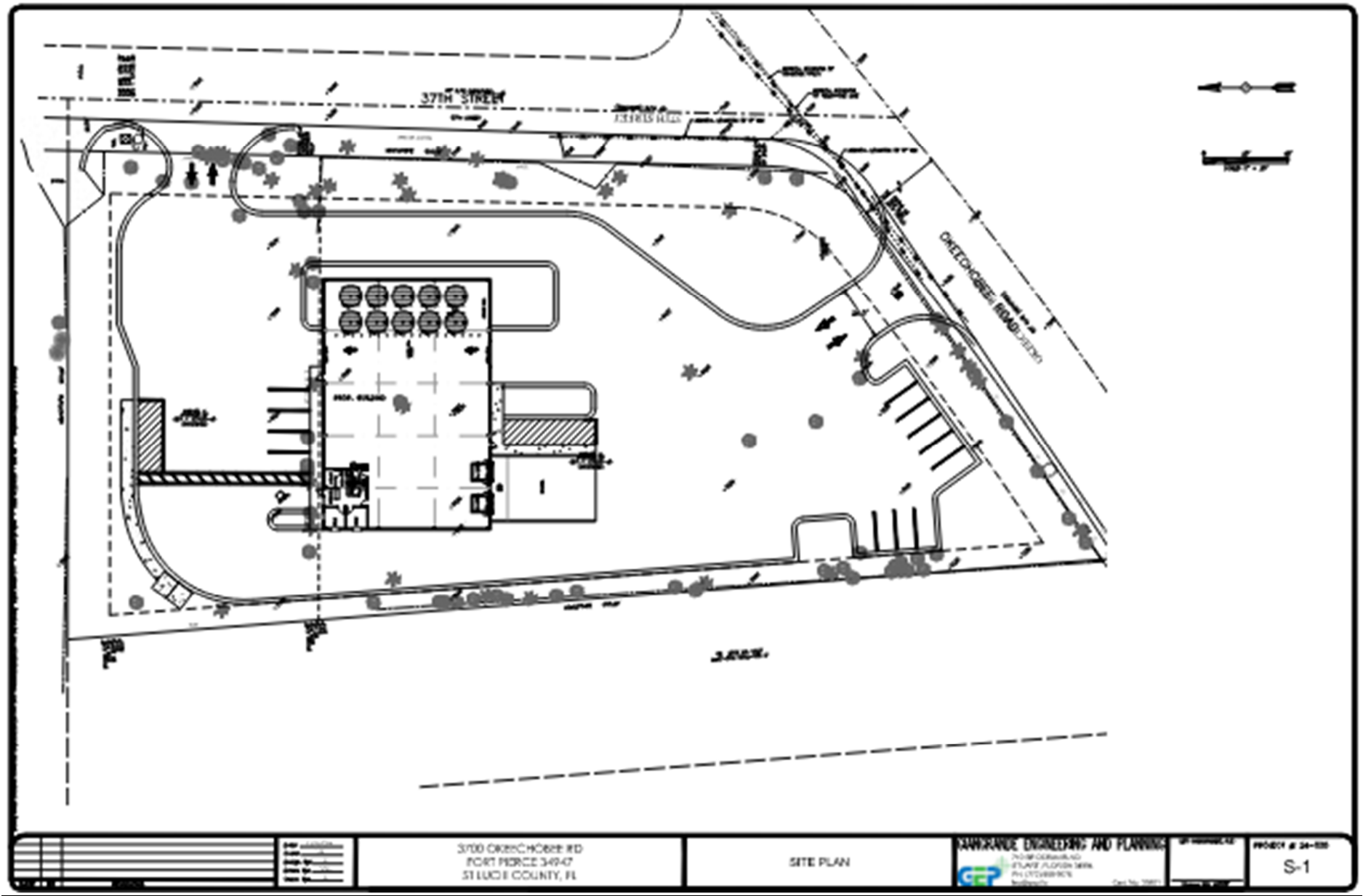
PROJECT ACCESS

The site is located on the intersection of Okeechobee Rd and 37th St. The site will be serviced by one driveway connection to Okeechobee Rd and one driveway connection to 37th St.

CONCLUSION

Based on this traffic analysis, the proposed development is not anticipated to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX





**Traffic Counts and Level of Service Report
 2024**

Roadway Name	Location	STATION ID	2024 AADT*	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUFFFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48

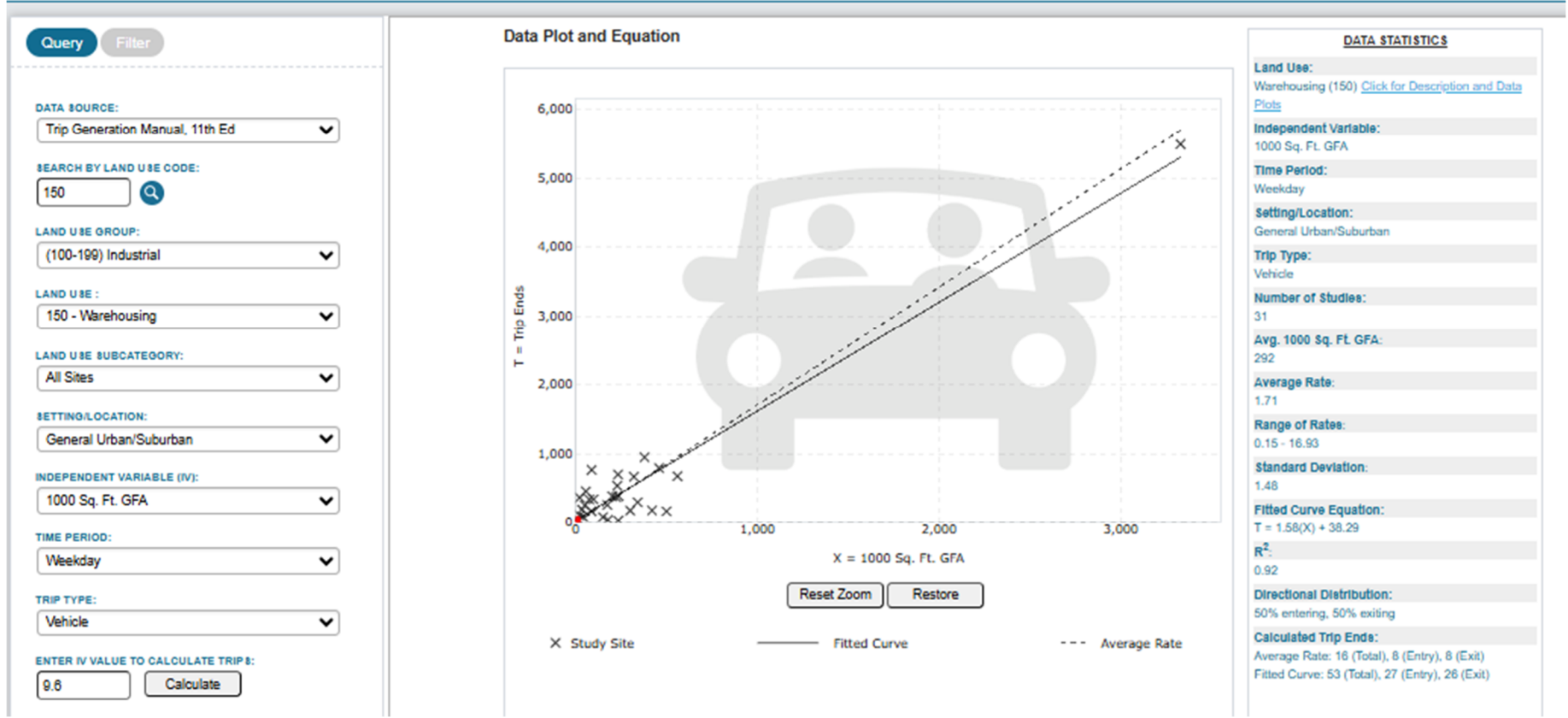
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

 Graph Look Up



Proposed Use: Vehicles

 Graph Look Up

Query Filter

DATA SOURCE:
 Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:
 150

LAND USE GROUP:
 (100-199) Industrial

LAND USE:
 150 - Warehousing

LAND USE SUBCATEGORY:
 All Sites

SETTING/LOCATION:
 General Urban/Suburban

INDEPENDENT VARIABLE (IV):
 1000 Sq. Ft. GFA

TIME PERIOD:
 Weekday

TRIP TYPE:
 Truck

ENTER IV VALUE TO CALCULATE TRIP S:
 9.6 Calculate

Data Plot and Equation



X = 1000 Sq. Ft. GFA

X Study Site — Fitted Curve - - - Average Rate

Reset Zoom Restore

DATA STATISTICS

Land Use:
 Warehousing (150) [Click for Description and Data Plots](#)

Independent Variable:
 1000 Sq. Ft. GFA

Time Period:
 Weekday

Setting/Location:
 General Urban/Suburban

Trip Type:
 Truck

Number of Studies:
 12

Avg. 1000 Sq. Ft. GFA:
 115

Average Rate:
 0.60

Range of Rates:
 0.00 - 6.66

Standard Deviation:
 0.86


Fitted Curve Equation:
 $T = 0.54(X) + 7.47$

R²:
 0.61

Directional Distribution:
 50% entering, 50% exiting

Calculated Trip Ends:
 Average Rate: 6 (Total), 3 (Entry), 3 (Exit)
 Fitted Curve: 13 (Total), 6 (Entry), 7 (Exit)

Proposed Use: Trucks

 Graph Look Up

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed ▼

SEARCH BY LAND USE CODE:
712 🔍

LAND USE GROUP:
(700-799) Office ▼

LAND USE:
712 - Small Office Building ▼

LAND USE SUBCATEGORY:
All Sites ▼

SETTING/LOCATION:
General Urban/Suburban ▼

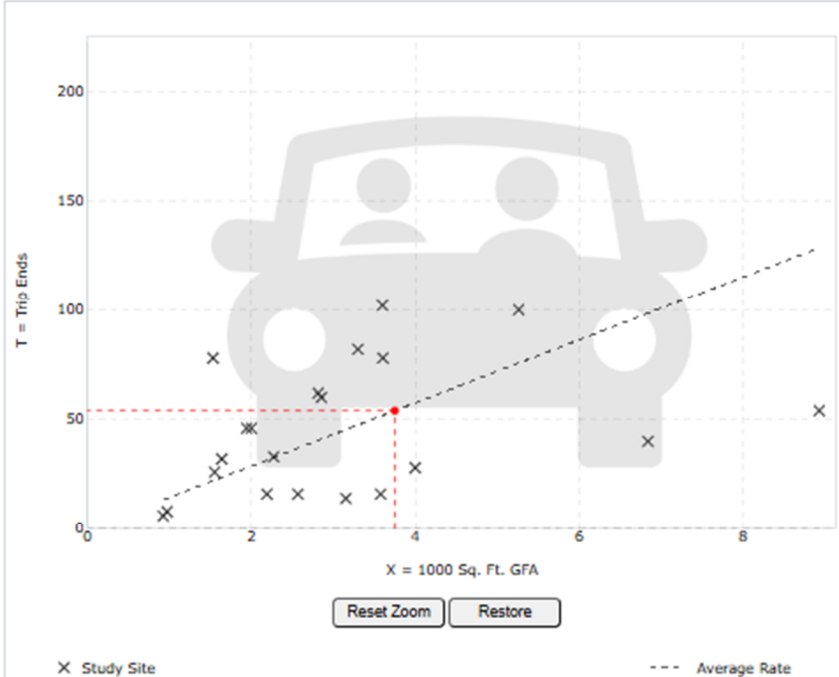
INDEPENDENT VARIABLE (IV):
1000 Sq. Ft. GFA ▼

TIME PERIOD:
Weekday ▼

TRIP TYPE:
Vehicle ▼

ENTER IV VALUE TO CALCULATE TRIP #:
3.75 Calculate

Data Plot and Equation



X = 1000 Sq. Ft. GFA

Reset Zoom Restore

X Study Site --- Average Rate

DATA STATISTICS

Land Use:
 Small Office Building (712) [Click for Description and Data Plots](#)

Independent Variable:
 1000 Sq. Ft. GFA

Time Period:
 Weekday

Setting/Location:
 General Urban/Suburban

Trip Type:
 Vehicle

Number of Studies:
 21

Avg. 1000 Sq. Ft. GFA:
 3

Average Rate:
 14.39

Range of Rates:
 4.44 - 50.91

Standard Deviation:
 10.16

Fitted Curve Equation:
 Not Given

R²:

Directional Distribution:
 50% entering, 50% exiting

Calculated Trip Ends:
 Average Rate: 54 (Total), 27 (Entry), 27 (Exit)

Existing Use: Vehicles



710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Consulting Civil Engineers

Environmental Impact Report

Date: May 27, 2025
To: City of Fort Pierce Planning and Development Services Department
From: Leo Giangrande, PE
Subject: Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

An Environmental Impact Report is not necessary for the project.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com

Consulting Civil Engineers

Justification Statement

Date: May 15, 2025
To: City of Fort Pierce Planning and Development Services Department
From: Leo Giangrande, PE
Subject: Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

In accordance with the Code of Ordinances, Section 125-423, we are submitting the following statements:

The proposed development involves the construction of a 9,600 square foot industrial warehouse designed for the storage of oil tanks and associated logistics. The proposed site is replacing an existing office building with two roadway accesses on Okeechobee Rd and 37th St. Of the total area, approximately 600 square feet will be dedicated to office space for administrative use, with the remaining area allocated for compliant oil storage and operational functions.

In addition to the new building, the project includes a large parking lot area, as well as reconstruction and improvement of two driveway entries to enhance site access and accommodate truck deliveries. These improvements are intended to increase safety and efficiency while supporting the facility's industrial use. The site will be developed to meet all applicable environmental and fire safety standards, including secondary containment for oil storage and appropriate drainage management.

This redevelopment supports the economic revitalization of the area by replacing an outdated office facility with a modern, purpose-built warehouse that maximizes land use and provides critical infrastructure for oil logistics. The proposed layout and access improvements are designed to ensure operational efficiency while maintaining compliance with all regulatory requirements.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com