



CITY OF FORT PIERCE

CITY COMMISSION

August 3, 2026

New Tank Farm

Minor Site Plan: Conditional Use with New Construction

3700 Okeechobee Rd. & 1903 S. 37th St.

APPLICANT

Giangrande Engineering & Planning, LLC
(Leo Giangrande)

PROPERTY OWNER(S)

Caliber Contracting, Inc.

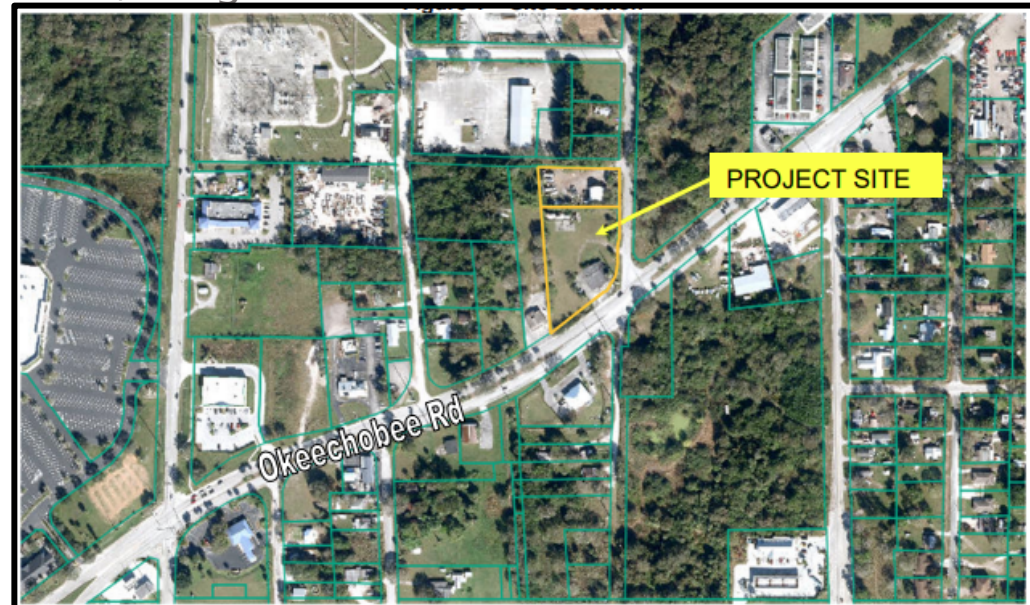
PARCEL ID #(S):

2417-331-0010-000-6
(3700 Okeechobee Rd.) 1.73 ac

2417-331-0001-000-0
(1903 S 37th St.) 0.63 ac

SUMMARY

A 'minor site plan: conditional use w/ new construction' application has been submitted to develop a 9,600-sf. industrial building. The proposed building will be used to store 8,000-10,000-gallon tanks.



Site Area

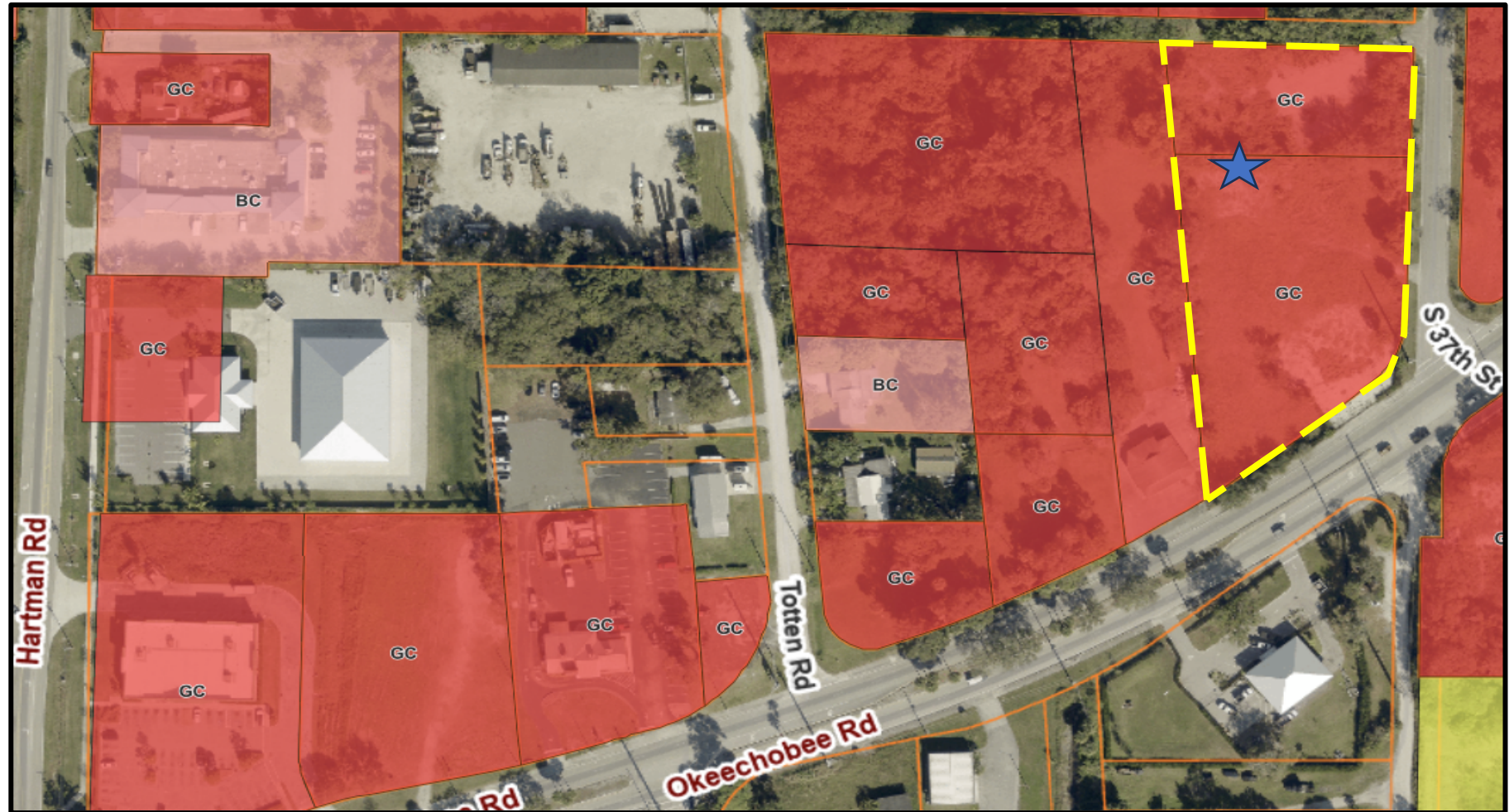
2.36 +/- acres

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FUTURE LAND USE

FLU:(GC) General
Commercial

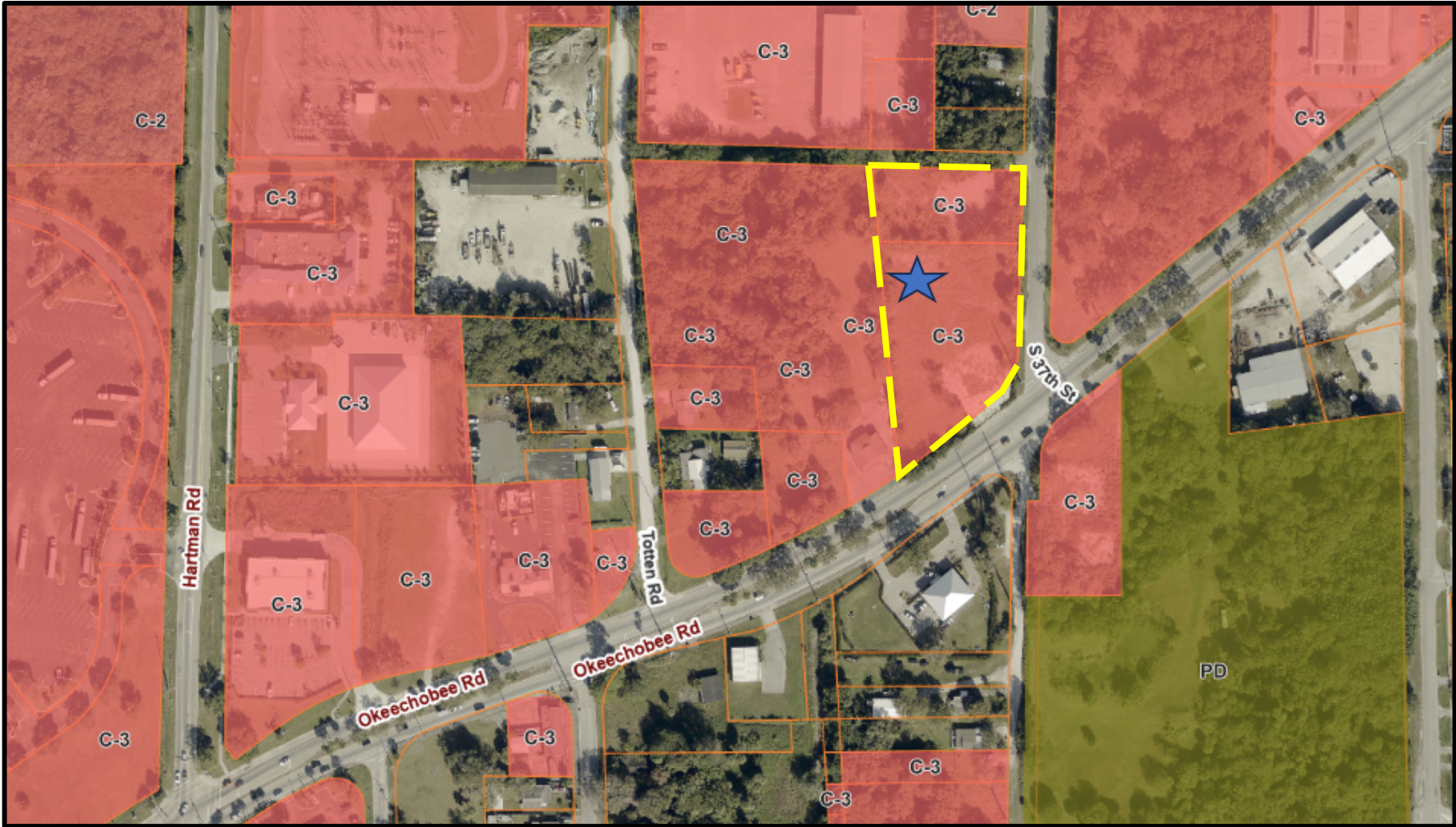


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ZONING

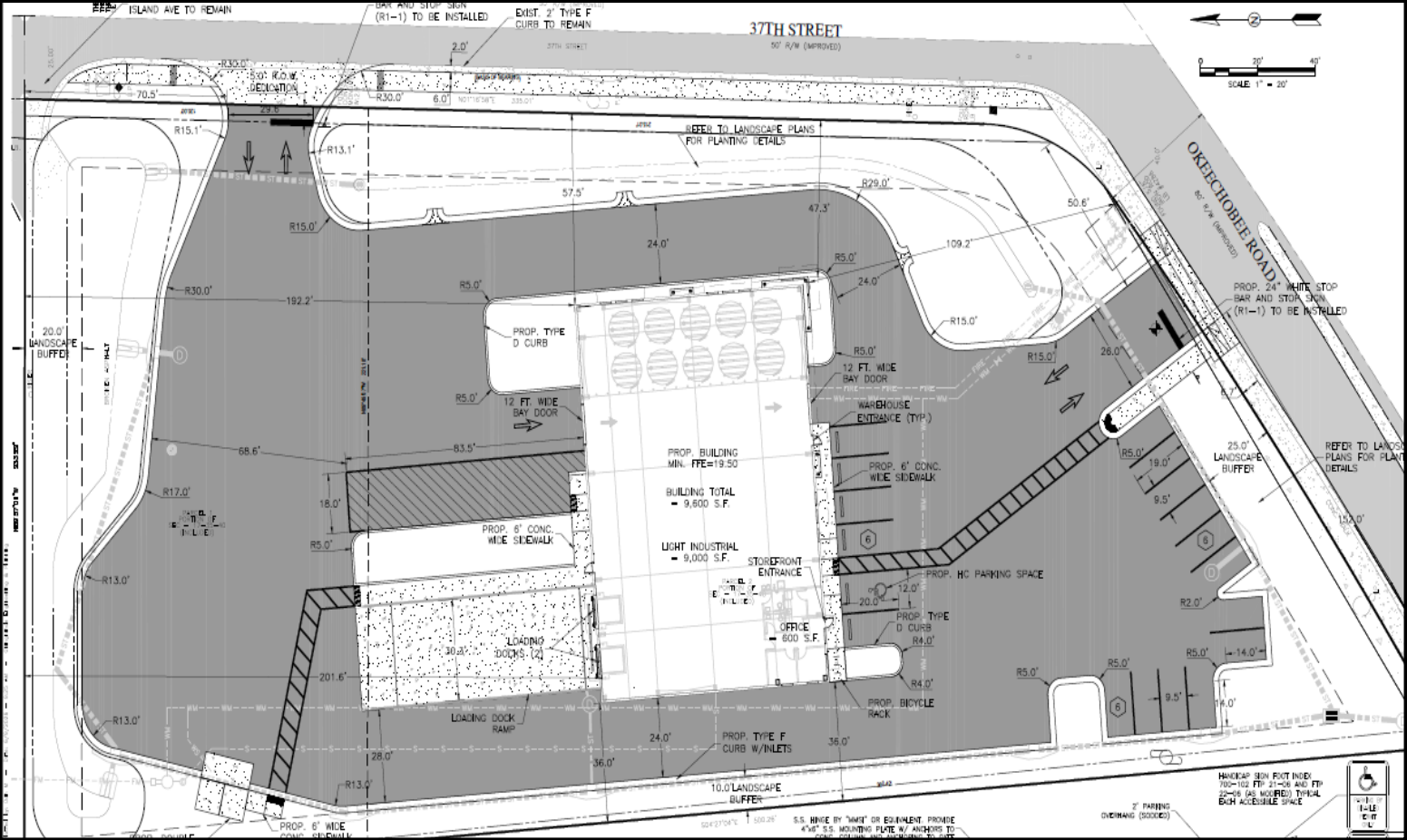
Zoning: C-3,
General Commercial



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SITE PLAN DETAILS



Building Light Industrial Office	9,600 sq. ft. 9,000 sf 600 sf
Building Height	30 ft./50 ft.
Parking Regular ADA	18 17 01
Bicycle Rack	3-units 6 spaces

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INITIAL BUILDING DESIGN



Roof: Galvalume

Walls & Downspouts: Pearl Gray

Wainscot: Slate Gray

Trim: Pearl Gray

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UPDATED BUILDING DESIGN



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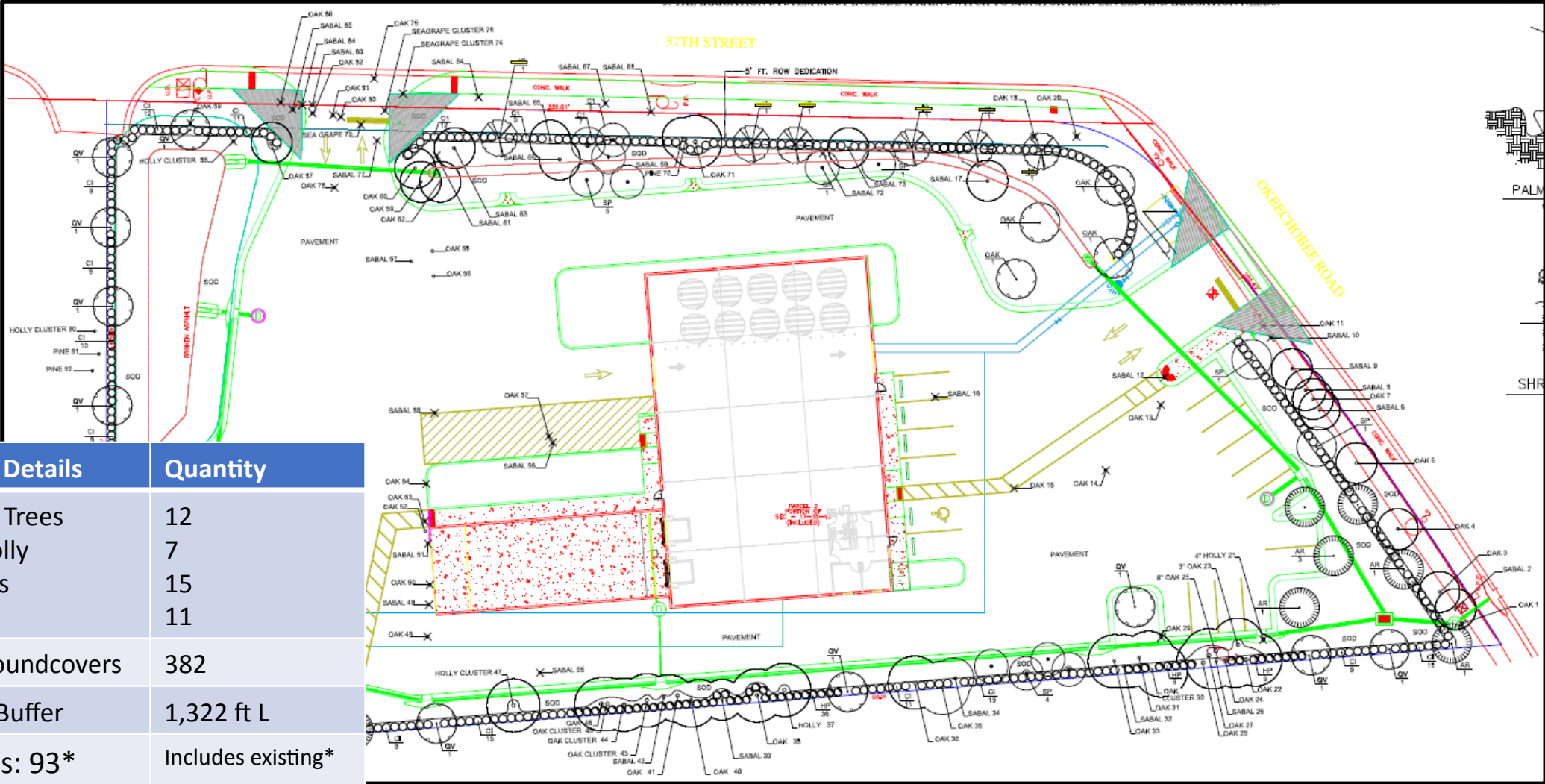
UPDATED BUILDING DESIGN cont'd



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LANDSCAPE PLAN & DETAILS



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PLANNING BOARD APPROVAL w/ CONDITIONS

At the July 13, 2026, Planning Board meeting, it was voted to move the conditional use with new construction application forward to City Commission with the following ten (10) conditions:

1. A land clearing permit must be approved prior to the submission of the development permit with COFP.
2. Tree removal permit with mitigation is required with approval prior to development permit.
3. All sign permits shall be filed separately from the development permit.
4. Prior to the issuance of a certificate of occupancy, the City approved Landscape Maintenance Agreement must be notarized and submitted.
5. Demolition permit is required prior to submission of the site development permit.
6. The applicant shall comply with the eighteen general conditions outlined by South Florida Water Management District (pgs. 9-11)
7. The applicant shall comply with the eight special conditions outlined by South Florida Water Management District (pg. 12)
8. The applicant shall comply with the twelve permit conditions outlined by North St. Lucie River Water Control District (NSLRWCD)
9. Any site plan or architectural modifications must be approved by COFP Planning Department prior to the implementation of the proposed modifications
10. Applicant shall apply for a Unity of Title (Lot Combination) with SLCPA, and it must be signed off and approved prior to submitting the development permit

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RECOMMENDATION for City Commission

Staff's recommendation is Approval with the ten conditions

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.

**Note that issuance of a development permit or development order by the City of Fort Pierce does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.





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CITY COMMISSION

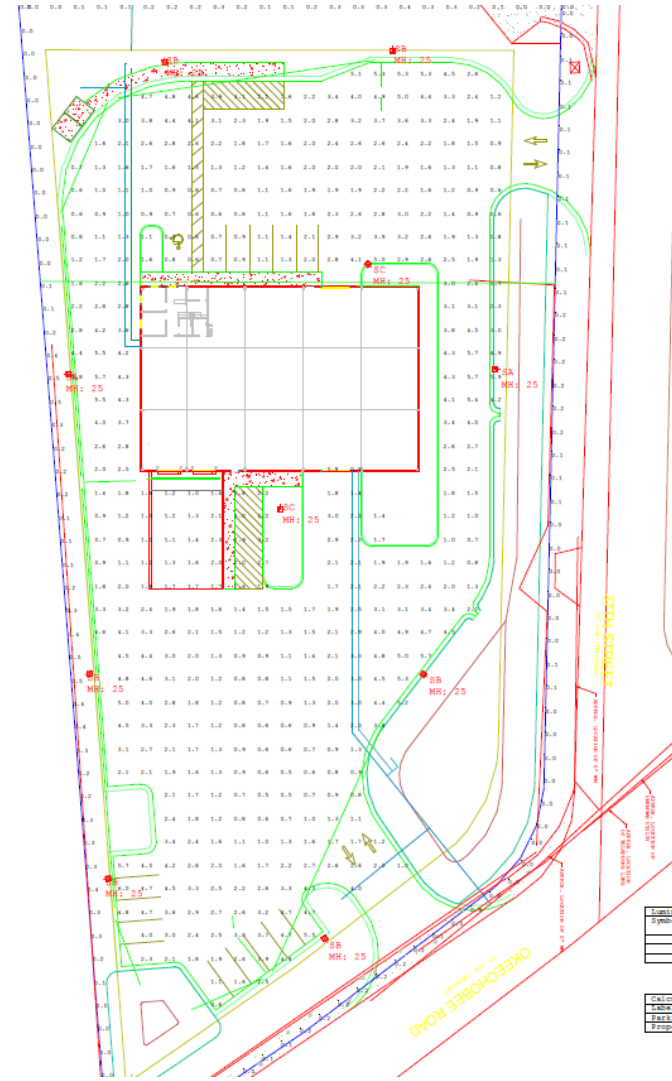
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LIGHTING PLAN



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
SA	2	SA	Single	Cree Lighting OSQL-C-30L-40K7-3B-NM-XX-XX
SB	6	SB	Single	Cree Lighting OSQL-C-30L-40K7-4B-NM-XX-XX
SC	2	SC	Single	Cree Lighting OSQM-C-16L-40K7-4M-NM-XX-XX

3700 OKEECHOBEE RD

FORT PIERCE, FL

5/11/2025

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

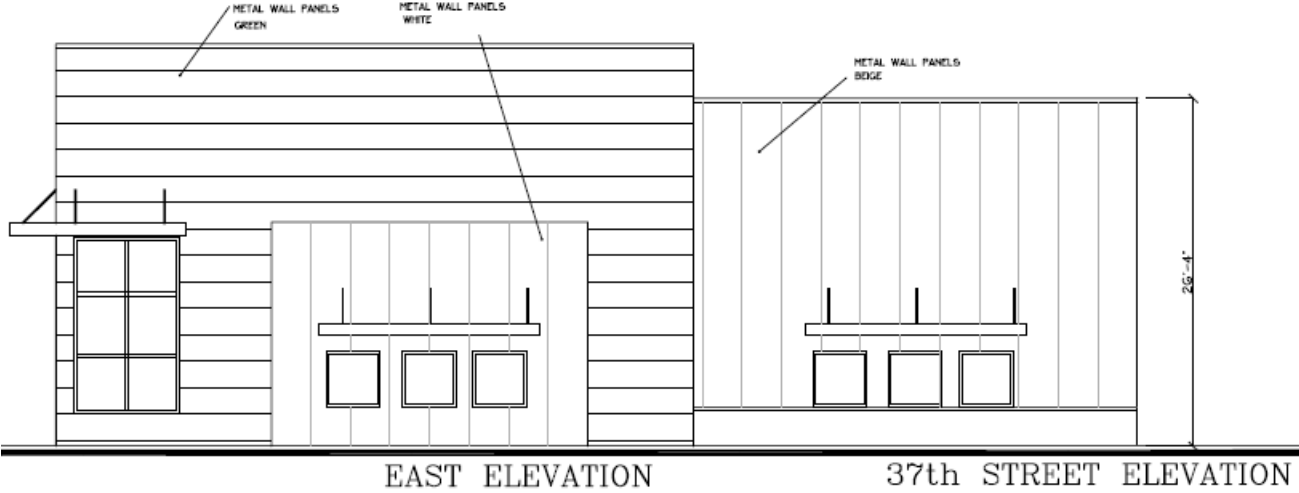
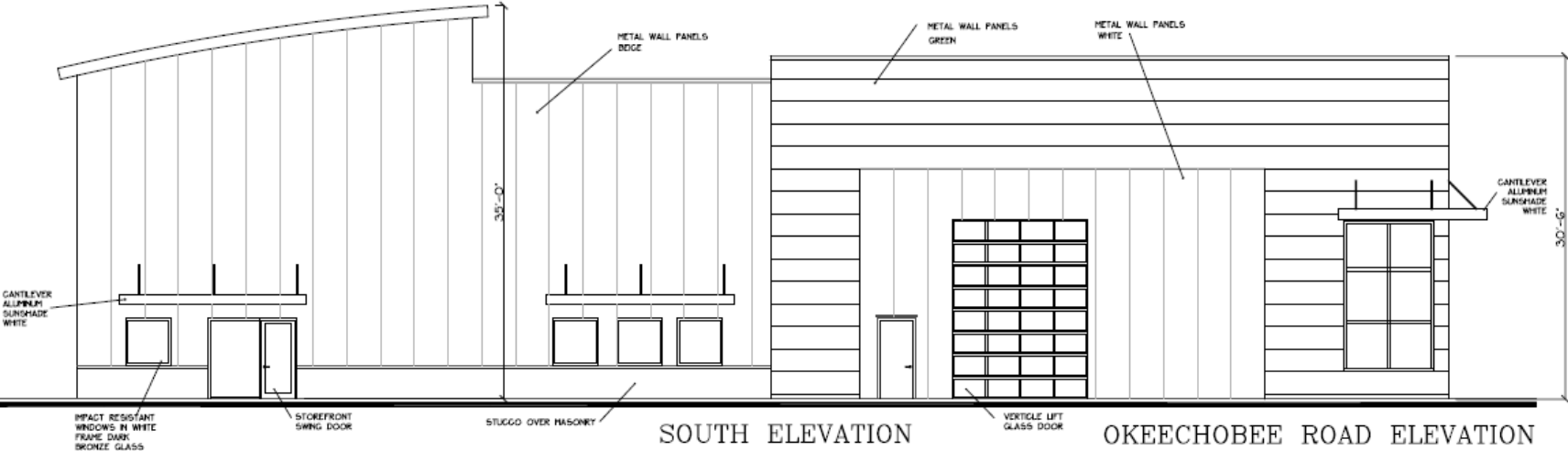
Luminaire Schedule					SLP	Luminaire Watts	Luminaire Watts	Total Watts
Symbol	Qty	Label	Arrangement	Description		Sum	Sum	
SA	2	SA	Single	Cree Lighting OSQL-C-30L-40K7-3B-NM-XX-XX		0.000	175	350
SB	6	SB	Single	Cree Lighting OSQL-C-30L-40K7-4B-NM-XX-XX		0.000	1050	1050
SC	2	SC	Single	Cree Lighting OSQM-C-16L-40K7-4M-NM-XX-XX		0.000	97	194

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Adj/Min
Parking and Drive Lanes	Illuminance	Fc	2.33	6.0	0.0	4.52
Property Line	Illuminance	Fc	0.17	0.0	0.0	N/A

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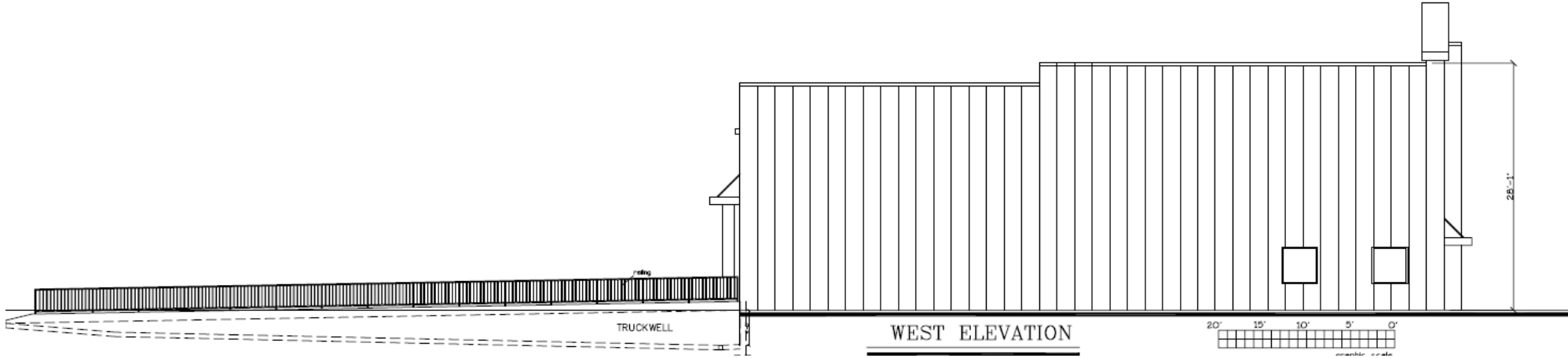
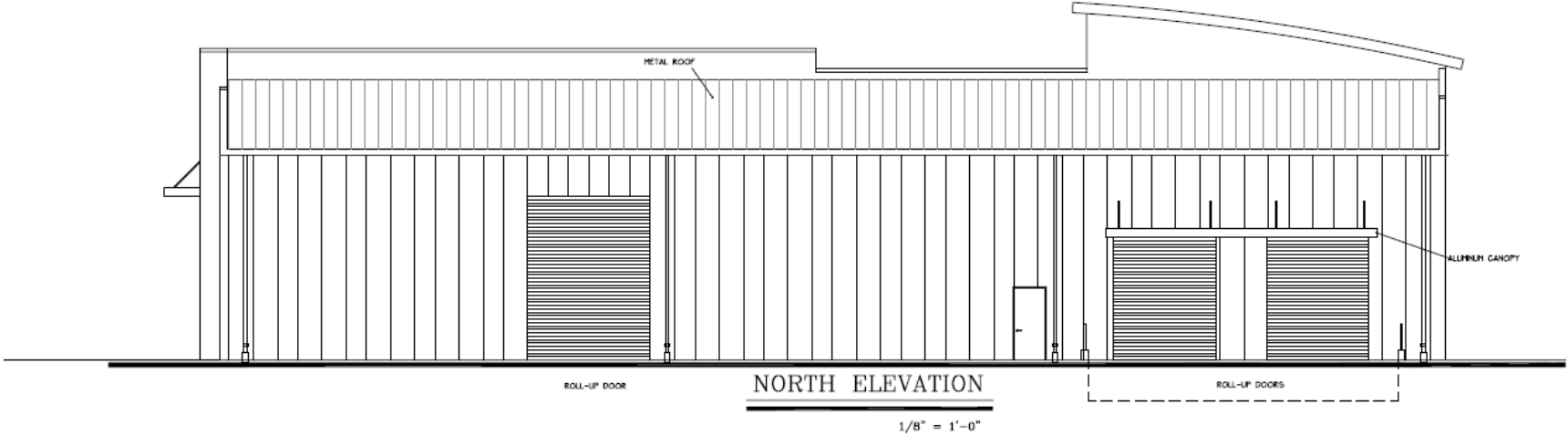
ELEVATIONS



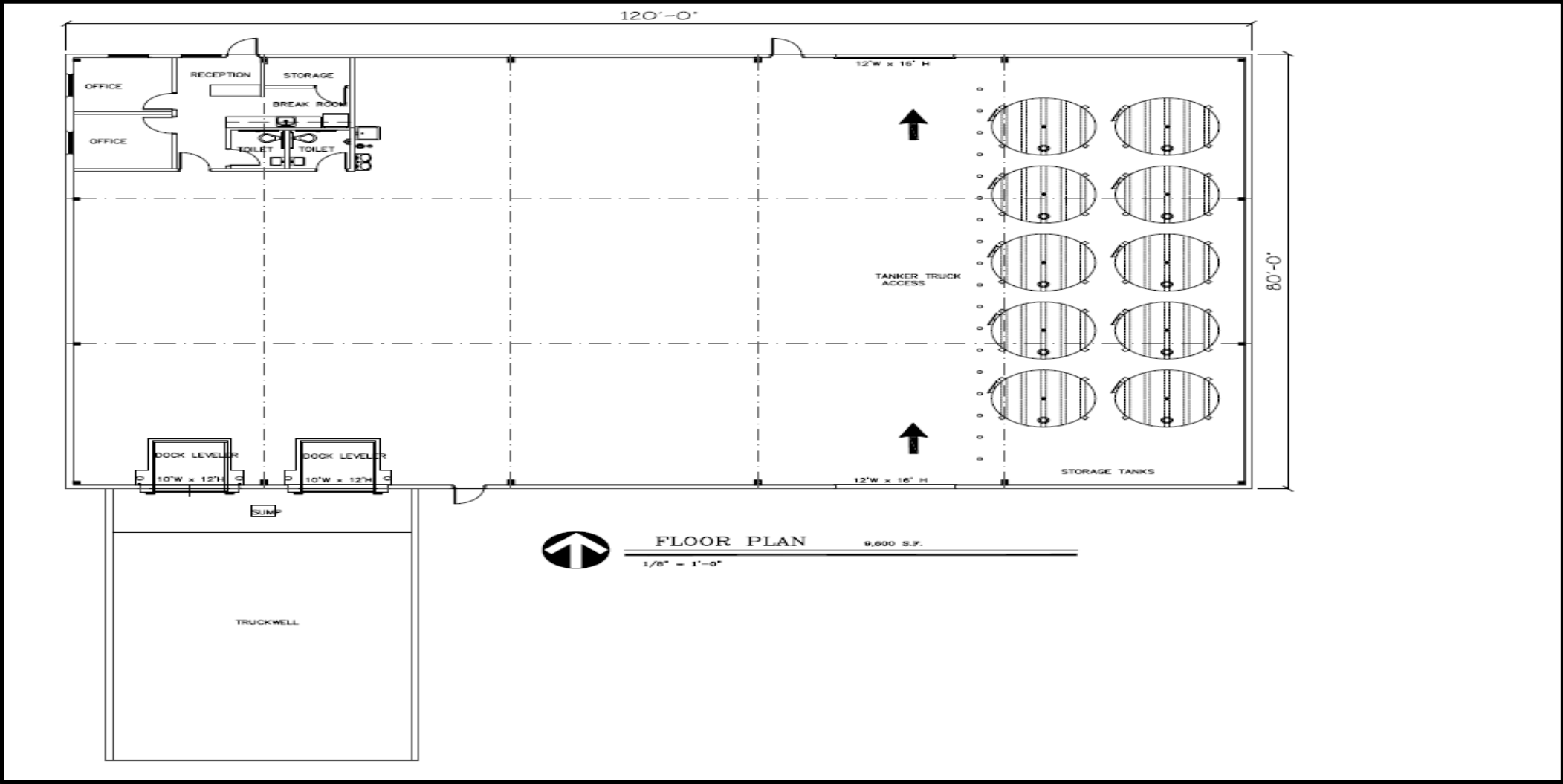
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ELEVATIONS



FLOOR PLAN



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