



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Richard Chess, MBA, City Manager

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Minor Site Plan: Conditional Use with New Construction**
New Tank Farm
3700 Okeechobee Rd. & 1903 S. 37th St.

BOARD DATE: August 3, 2026

STAFF REPORT

Owner: Caliber Contracting, Incorporated
2600 S. Kanner Hwy., Unit 12
Stuart, FL 34994

Applicant: Giangrande Engineering & Planning
710 SE Ocean Blvd.
Stuart, FL 34994

Applicant's Request: Approval of Minor Site Plan: Conditional Use with New Construction

Location(s): 3700 Okeechobee Rd. and 1903 S. 37th St.

Parcel IDs: 2417-331-0010-000-6 and 2417-331-0001-000-0

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

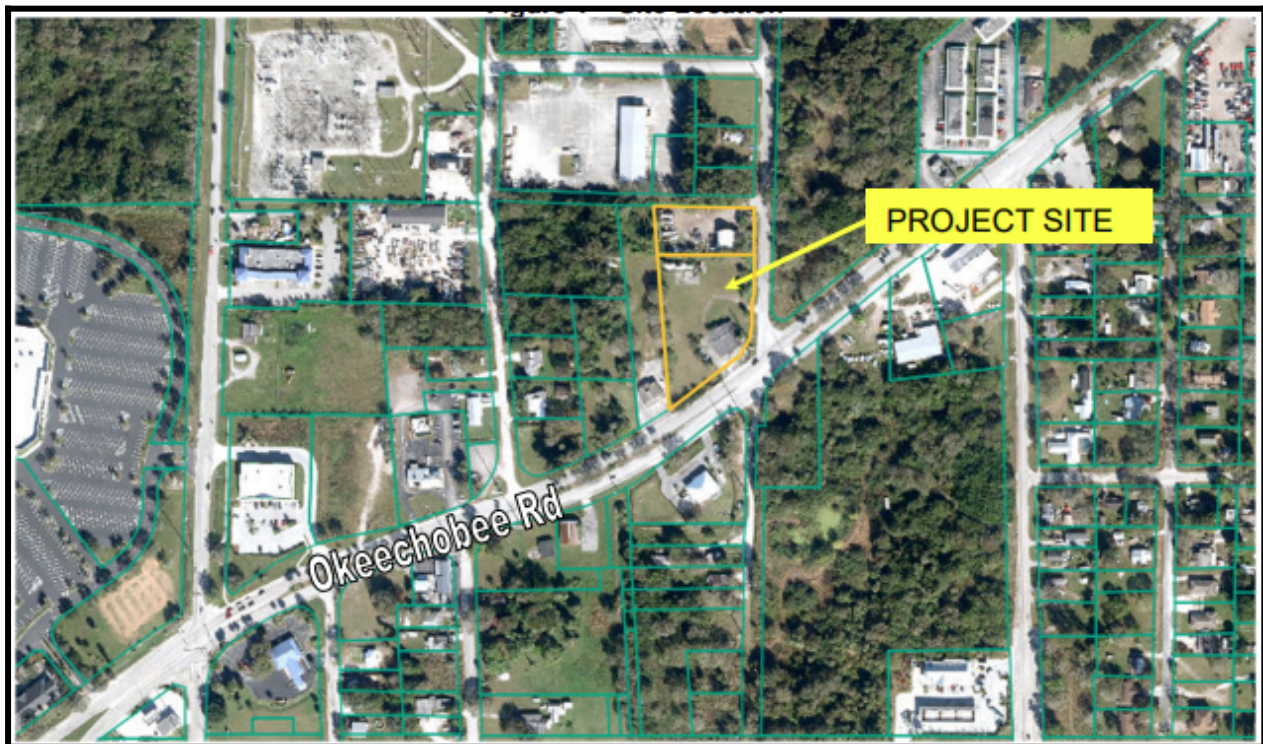
Surrounding FLU:

North	East	South	West
GC	GC	CG (county)	GC

Surrounding Zoning:

North	East	South	West
C-3	C-3	CG (county)	C-3

Utilities: FPUA



Site Location: 3700 Okeechobee Rd. and 1903 S. 37th St.

Site Area: 2.36 acres

Staff Analysis:

Request

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of a minor site plan: conditional use with new construction to develop a 9,600-sf industrial building.

Future Land Use & Zoning

The General Commercial (GC) designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

The subject site has a zoning district classification of the General Commercial (C-3) district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Conditional Use

According to Article V, Sec. 125-235, the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. Educational facilities requires approval under the conditional use code.

Design Review

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.

The new building offers levels of elevations for the single-story building. Bay doors will be added to the south and north-end of the building, allowing for service trucks to enter the south side of the building and exit through the north. Windows will be placed around the building, causing breakage in the building's façade. The architectural design presents a modern look to the light industrial, metal buildings.

Parking

Per city code Sec. 125-315, Off-Street Parking, the building will provide 17 regular parking stalls and 1 ADA, and parking stall. Crosswalk connectors will be added to the north and west-end entrance of the building. Three bicycle units will be installed on the property near the front showroom/office entrance. Each unit will accommodate 2 bicycles, creating an allowance for a total of 6 bicycles.

Landscaping

Section 123-37 provides general landscape details and requirements. The site will currently have a total of 31 existing trees: 16 sabal palms and 25 live oaks. These trees will be preserved. In addition to the existing vegetation, the developer proposes to add an additional 52 trees: 12 red maples, 14 dahoon hollies, 15 sabal palms, and 11 live oaks. Landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition. The irrigation system will 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. A total of 93 perimeter trees will be provided.

Traffic Impact Statement

Submitted by Giangrande Engineering & Planning, the project trips have been added to the 2029 growth trips to determine build-out trips. 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.

Lighting

The provided luminaire schedule for the development proposes a total of 10 single foot candles to be placed throughout the property, providing ample lighting.

Technical Review Committee

All affected departments have reviewed the proposed Minor Site Plan: Conditional Use with New Construction application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Neighbor Property Owner Response Summary

A total of 24 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of July 17, 2026, there has been zero (0) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public

hearing.

Planning Board Recommendation

The Planning Board, at their July 13, 2026, meeting, voted 5-0 to recommend approval of the request with conditions as excepted from Sec. 125-235:

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 the 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 (NSLRWC)
9. Any site plan or architectural modifications must be approved by COFP Planning Department prior to the implementation of the proposed modifications
10. The 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

Staff Recommendation:

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject: Minor Site Plan: Conditional Use with New Construction with the ten (10) noted conditions.