



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: Robert J. Bradshaw, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Historic Preservation Officer

SUBJECT: **Application of Minor Amendment to Site Plan**
TentLogix
1121 DiGiorgio Road

DATE: November 7, 2014

STAFF REPORT

Owner/Applicant: NAG Properties, LLC.
Gary Hendry
1121 DiGiorgio Road
Fort Pierce, FL 34982

Representative: Gary Hendry
1121 DiGiorgio Road
Fort Pierce, FL 34982

Requested Action: Approval of a Minor Amendment to Site Plan

Location: 1121 DiGiorgio Road

Parcel ID: 2428-421-0002-000-7

Zoning: I-1, Light Industrial

Surrounding Zoning:

North	East	South	West
IL (SLC)	I-1	I-1	PUD

Future Land Use: I, Industrial

Land Area of Subject ROW: 13.84 acres

Staff Analysis:

In accordance with Section 22-58(i) of the City Code, the applicant is requesting the approval of a Minor Amendment to a Site Plan in order to consolidate remaining square footage of future expansion into a single structure.

On January 17th, 2007, the City Commission approved the Site Plan to construct an 86,000 square foot lumber storage facility for 84 Lumber a 13.84 acre parcel located at 1121 DiGiorgio Road. On October 20th, 2008, Planning Staff notified the City Commission of an administrative approval of a Minor Amendment to defer the construction of two of approved structures for future completion.

The former owner completed the site based upon the amended site plan. The trust plant closed in 2009 and remained vacant until the site was purchased in April 2014, by the current owners. The site has been adaptively reused as a support facility for TentLogix, storing special event equipment for a distribution site for their activities.

The property current site plan authorizes the construction of two separate storage structures of 20,000 sq. ft. and 12,000 sq. ft., however the applicant seeks to consolidate the floor areas into a single, 32,000 sq. ft. structure for future completion.

Section 22-58(i) of the City Code allows the administrative approval of a Minor Amendment which does not:

1. Change the use or character of the development;
2. Increase the overall coverage or height of structures by more than ten (10) percent;
3. Reduce the approved open space or increase the impervious surface by more than ten (10) percent; and,
4. Increase density or the total number of dwelling units.

Conclusions:

As the proposed Minor Amendment does not exceed any of the above requirements, and is consistent with City Code and the Comprehensive Plan, the Planning Department has administratively approved the Minor Amendment. Section 22-58(j) of the City Code requires that the City Commission shall be notified at the earliest practical opportunity.