

October 16th, 2014

Kori Benton
Historic Preservation Planner
City of Fort Pierce

RE: Minor Amendment to Site Plan – TentLogix aka Former 84 Lumber Truss Plant

Dear Mr. Benton,

Our request for minor amendment is for the purpose of consolidating two previously approved structures into a single structure. Square footage would remain the same at 32000 sf or less. This allows for more efficient use of space and keeps cost down. This structure will be additional warehouse for our event rental and disaster response businesses.

I appreciate your consideration of our proposal.

Gary Hendry
CEO, Tentlogix, Inc



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING

APPLICATION FOR MINOR AMENDMENT



Project Name: NAG PROPERTIES / TENTLOGIX

1. Description of minor amendment for which approval is requested. COMBINING 2 STRUCTURES INTO ONE.
2. Reason for Minor Amendment: BETTER USE OF SPACE
3. Property Tax I.D. # 2428-421-0002-000-7
4. Property address: 1121 DIGIORGIO RD FT PIERCE
5. Zoning district: i-1-FP 6. Future Land Use: _____
7. Name of Owner(s): NAG PROPERTIES, LLC
Signature of Owner(s): Gary Henry
Mailing Address: (street) 1121 DIGIORGIO RD
(City) FT. PIERCE (State) FL (zip) 34982
Phone # 772-215-1164
8. Name of Applicant: NAG PROPERTIES, LLC
Signature of Applicant: Gary Henry
Mailing Address: (street) SAME
(City) _____ (State) _____ (zip) _____
Phone # _____
9. Name of Representative: GARY HENRY
Signature of Representative: Gary Henry
Mailing Address: (street) SAME
(City) _____ (State) _____ (zip) _____
Phone # 772-215-1164 Fax # 772-600-0350
E-mail: GARY@TENTLOGIX.COM

10. **Property Owners 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 of the minor amendment as described herein.

GARY HENDRY FOR NAG PROPERTIES, LLC 772-215-1164
Property Owner's Name (Please Print) Phone
1121 DiGIORGIO RD FT PIERCE FL 34982
Address State Zip
Gary Hendry 10/15/14
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 15 day of October, 2014, by Gary Hendry who is personally known to me or has produced _____ as identification.

Donna Ann Neckles
Signature of Notary

(seal)



APPLICATION REQUIREMENTS:

- a. **Application fee**
 - b. **Application submission shall include the following:**
 - TRC (Initial Submission): One (1) original and paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below
1. Application,
 2. Narrative of proposed changes
 3. Approved Site Plan, and
 4. Amended Site Plan

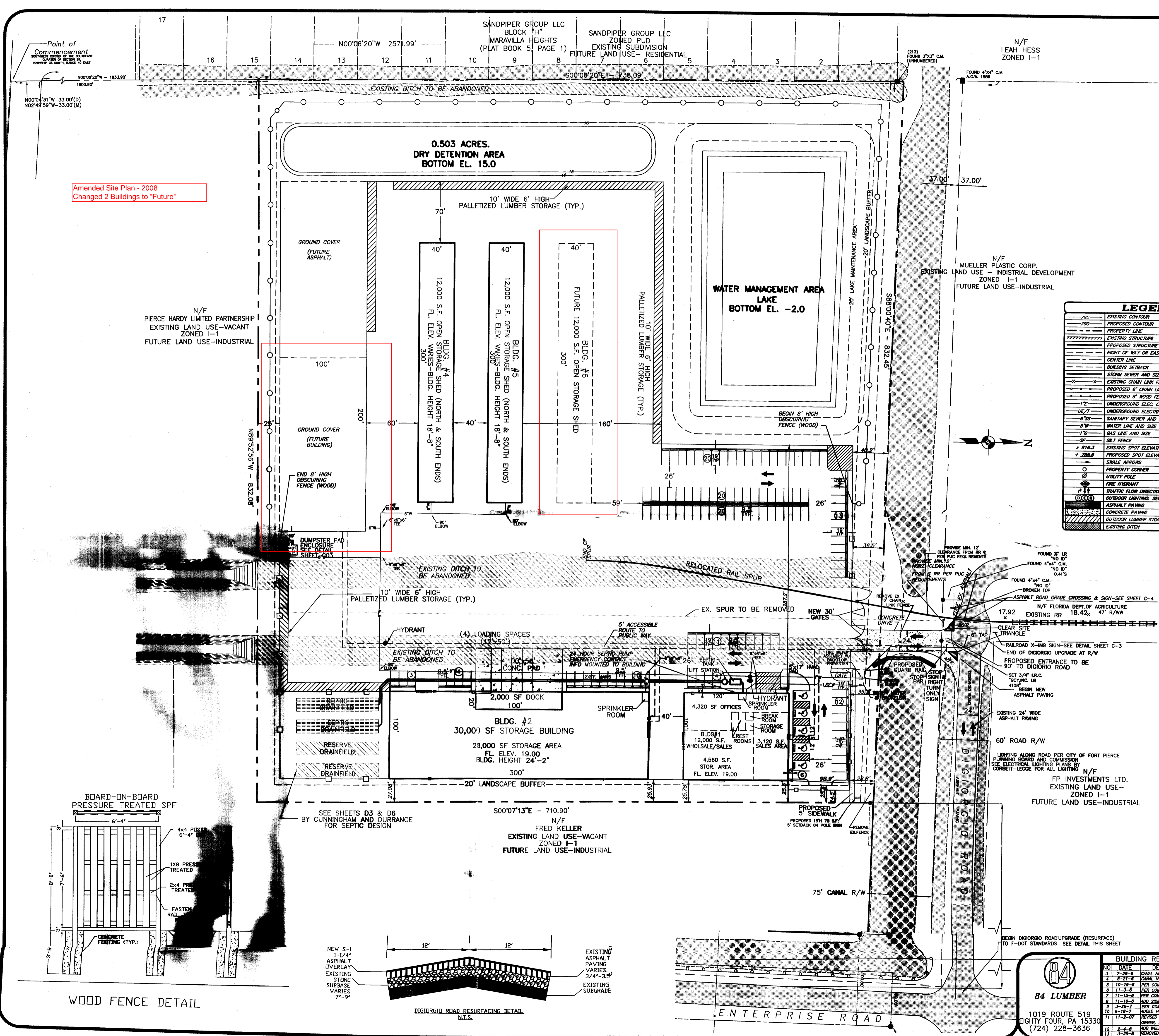
An Intake meeting is required before any submittals are accepted.

For City Use Only	
Date Received: _____	By: _____
Fee Paid: _____	Receipt Number: _____

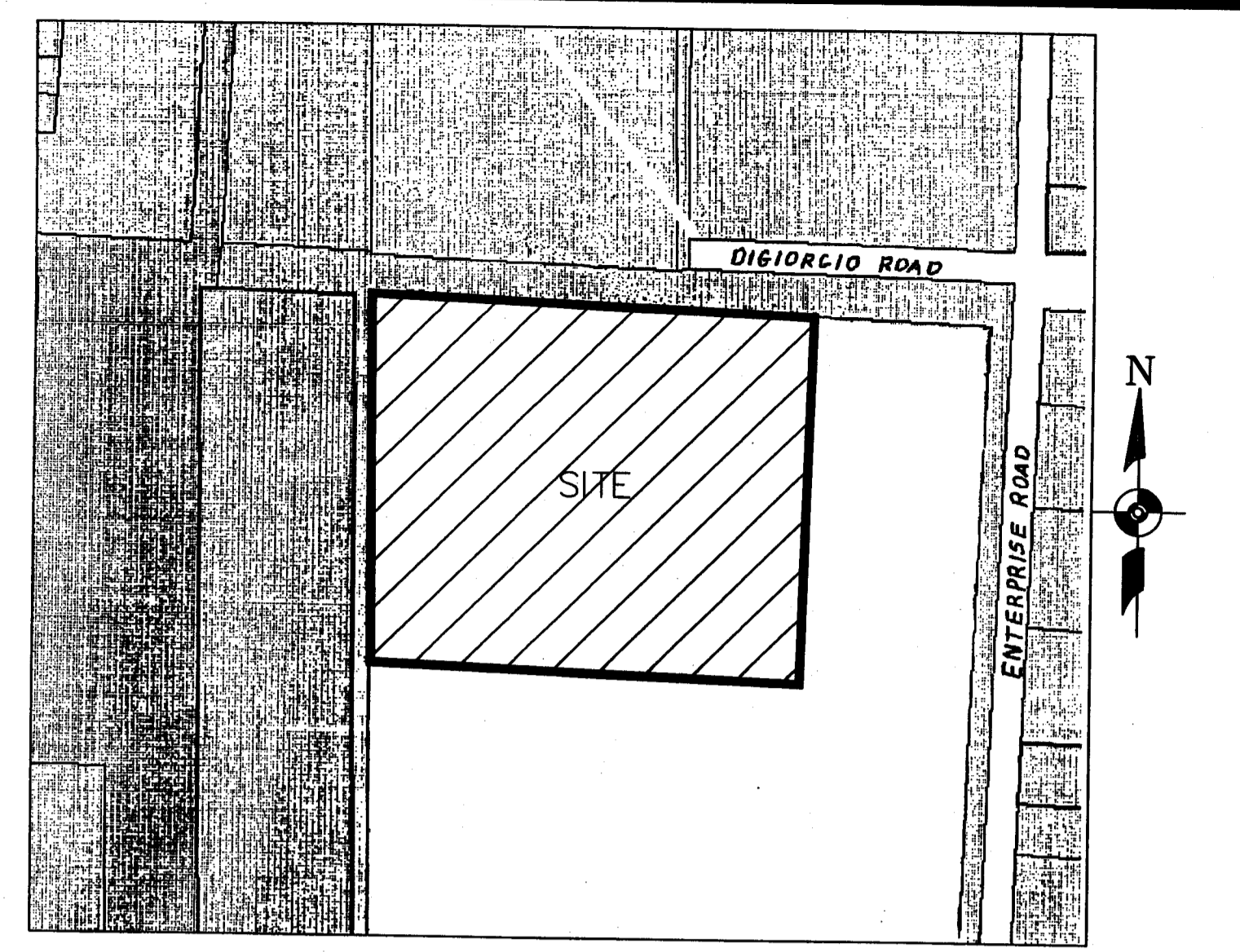
City of Fort Pierce Code of Ordinance, Section 22-58.i: Any change or modification in an approved site plan which is not exempt from the requirements of this section shall require approval of the city commission and shall follow the same procedure required for original approval, except that the director of development may authorize minor amendments to an approved site plan which are not otherwise exempt from site plan review pursuant to this section. Such minor amendments shall be consistent with the intent and purpose of the comprehensive plan and this ordinance and shall be the minimum necessary to overcome the particular difficulty which necessitated such amendment. Such minor amendment shall not:

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

All such minor amendments shall not become effective until a completed application form and filing fee have been received by the director of development and the director shall have advised the city commission of his administrative approval at the earliest practical opportunity; and such determination shall then become effective, unless the city commission thereupon finds that the proposed amendment is substantial, not minor, in nature, whereupon the amendment shall then be reviewed by the same procedure required for original approval as set forth in this section.

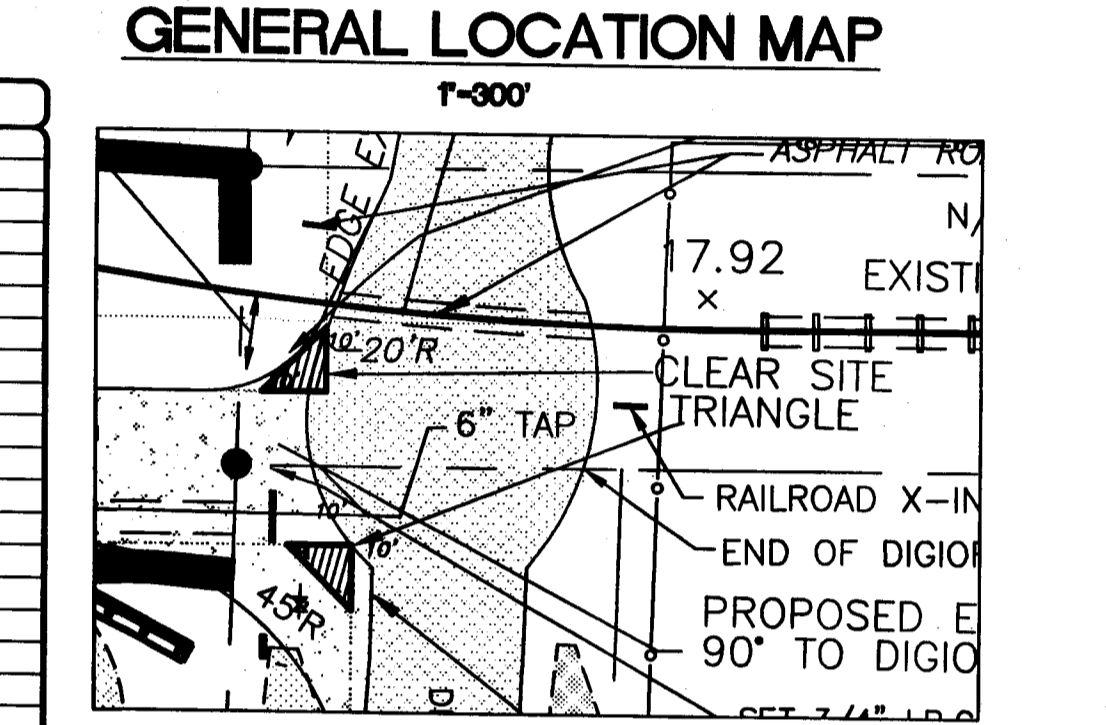


Amended Site Plan - 2008
Changed 2 Buildings to "Future"



LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY LINE
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	RIGHT OF WAY OR EASEMENT LINE
---	CENTER LINE
---	BUILDING SETBACK
---	STORM SEWER AND SIZE
X-X	EXISTING CHAIN LINK FENCE
---	PROPOSED 6" CHAIN LINK FENCE
---	PROPOSED 8" WOOD FENCE
---	UNDERGROUND ELEC. CONDUIT AND SIZE
---	UNDERGROUND ELECTRIC/PHONE
---	SEWAGE SANITARY SEWER AND SIZE
---	WATER LINE AND SIZE
---	GAS LINE AND SIZE
---	SILT FENCE
X 016.3	EXISTING SPOT ELEVATION
+ 286.5	PROPOSED SPOT ELEVATION
○	PROPERTY CORNER
○	SWALE ARROWS
○	TRAFFIC FLOW DIRECTIONAL ARROWS
○	UNDERGROUND LIGHTING/PLANS
---	ASPHALT PAVING
---	CONCRETE PAVING
---	OUTDOOR LUMBER STORAGE
---	EXISTING DITCH



TABULATION OF ACREAGE

ENCLOSED BLDG. AREA :	62,000 SF	1.423 AC	10.3%
SHED AREA :	24,000 SF	0.551 AC	4.0%
FUTURE SHED AREA :	12,000 SF	0.275 AC	2.0%
ASPHALT AREA :	259,728 AC	5.963 AC	43.1%
FUTURE ASPHALT AREA :	18,385 AC	0.376 AC	2.7%
TOTAL IMPERVIOUS AREA :	374,094 SF	8.588 AC	62.1%
OPEN SPACE PERVIOUS AREA :	20,445 SF	0.469 AC	3.3%
CANAL MAINTENANCE EASEMENT :	12,487 SF	0.287 AC	2.1%
DRY DETENTION AREA :	21,914 SF	0.503 AC	3.8%
SEPTIC DRAIN FIELD AREA :	7,000 SF	0.161 AC	1.2%
WATER MANAGEMENT AREA (LAKE) :	58,288 SF	1.338 AC	9.7%
LANDSCAPE BUFFER AREA :	87,584 SF	2.011 AC	14.5%
LAKE MAINTENANCE EASEMENT :	28,974 SF	0.661 AC	3.5%
TOTAL PERVIOUS AREA :	228,572 SF	5.250 AC	37.9%
TOTAL LOT AREA :	13,84 AC	13.84 AC	100%

LOT REQUIREMENTS

ZONING:	(I-1) LIGHT INDUSTRIAL ZONE	
FUTURE LAND USE:	INDUSTRIAL	
LOT AREA:	REQUIRED 13.84 AC PROVIDED 13.84 AC	
LOT WIDTH:	100' MIN. PROVIDED 832.45'	
FRONT YARD:	15' MIN. PROVIDED 98.9'	
SIDE YARD:	N/A PROVIDED 2532'	
REAR YARD:	N/A PROVIDED 25'	
BLDG. HEIGHT:	65' MAX PROVIDED 24'-3"	
SIGN HEIGHT:	18' MAX PROVIDED 18'	
SIGN AREA:	200' S.F. MAX PROVIDED 78 S.F.	
SIGN SETBACK:	5' MAX PROVIDED 5'	
LOT AREA:	12,000 (SF)	GROUND COVERAGE (%)
BLDG. #1	12,000	2%
BLDG. #2	30,000	5%
BLDG. #3	20,000	3%
BLDG. #4	12,000	2%
BLDG. #5	12,000	2%
IMPERVIOUS SURFACE (INCLUDING BLDG.)	374,094 S.F.	62%

PARKING REQUIREMENTS
PARKING SPACE AREA: 9.5x19 S.F. MIN. - USE 9.5'x19' SPACE MIN.
HANDICAP SPACE AREA: 12x19 S.F. MIN. - USE 12'x19' SPACE MIN.
ENCLOSED BLDGS. ONLY
OFFICE AREA: 1SP/300 S.F. OF OFFICE SPACE, 4,320=15 SPACES
RETAIL SPACE: 1SP/200 S.F. OF RETAIL SPACE, 3,120=16 SPACES
STORAGE AREA: 1SP/600 S.F. OF STORAGE SPACE, 54,560=91 SPACES
TOTAL PARKING PROVIDED= 123 SPACES
TOTAL PARKING REQUIRED= 122 SPACES
HANDICAP ACCESSIBLE SPACES PROVIDED= 5
HANDICAP SPACES REQUIRED= 1SP/25 REGULAR SPACES
LOADING SPACES-BULK STORAGE ONLY (BLDG. #2&3)
1SP/10,000 + 1/ADDITIONAL 15,000x54,560= 3.9=4 SPACES REQUIRED
4 SPACES PROVIDED

PHYSICAL LIMITATIONS
1. TOPOGRAPHY- THERE ARE NO PHYSICAL TOPOGRAPHICAL LIMITATIONS
2. SOILS-PROPERTY CONSISTS OF WAVELAND & LAMWOOD SAND PER SOIL SURVEY MAP
3. FLOOD PLAIN-PROPERTY IS NOT LOCATED WITHIN 100-YR FLOOD PLAIN
NOTES
1. ALL EXISTING WATER COURSES ARE SHOWN HERON
2. THERE ARE NO EXISTING EASEMENTS, MEAN HIGH TIDE LINES, OR ORDINARY HIGH WATER LINES WITHIN THE PROPERTY
3. THERE ARE NO EXISTING TREES TO BE REMOVED - ANY TREES ALONG WESTERN BOUNDARY WILL REMAIN AS A BUFFER
4. SLOPE TO BE MAX 2% FROM ALL BUILDING EGRESS POINTS TO PARKING
NO CURBING IS PROPOSED (INTERIOR LOT EXCLUSIVE OF ROADWAY SIDEWALK)
5. PER CODE 11-4.1.3 EXCEPTION, MEZZANINES ARE CONSIDERED STORAGE SPACES THAT ARE NOT FOR PUBLIC ACCOMMODATIONS, SIGNS TO BE PLACED AT THE BOTTOM OF STAIRS STATING EMPLOYEES ONLY ACCESS

CERTIFICATION
I HEREBY CERTIFY THAT THE PROPOSED USE OF THE LAND AND BUILDINGS ARE IN CONFORMANCE WITH THE PROVISIONS OF CHAPTERS 17 & 22 OF THE CITY OF FORT PIERCE CODE AND THAT FINAL CERTIFICATIONS WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
Vernon E. Smith, P.E.
VERNON E. SMITH, P.E.

84 LUMBER
1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3636

BUILDING REVISIONS	
NO.	DATE
1	7-29-08
2	8-27-08
3	10-18-08
4	11-3-08
5	11-15-08
6	11-18-08
7	11-18-08
8	11-18-08
9	11-18-08
10	11-18-08
11	11-18-08
12	2-4-09
13	3-25-09

NEW FACILITY SITE PLAN
DIGIORGIO ROAD
CITY OF FT. PIERCE
ST. LUCIE COUNTY, FL

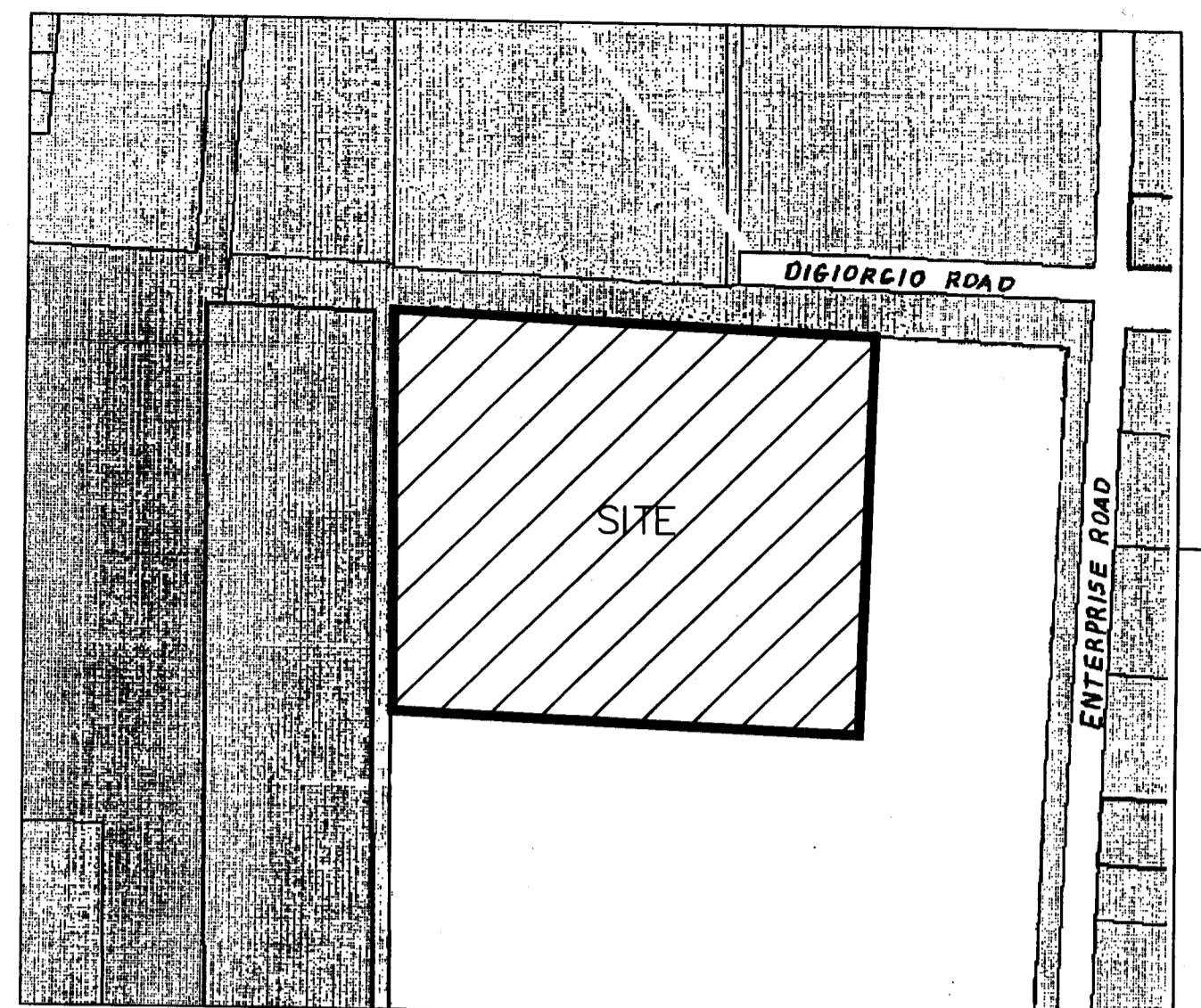
PROJECT INFORMATION
SCALE: 1"=50'
JOB NO. 13-FTP
STORE NO. 13-FTP
SHEET NO. C1
DESIGN BY: CJ
DRAWN BY: RCN
DATE: 12/12/05

Vernon E. Smith, P.E.

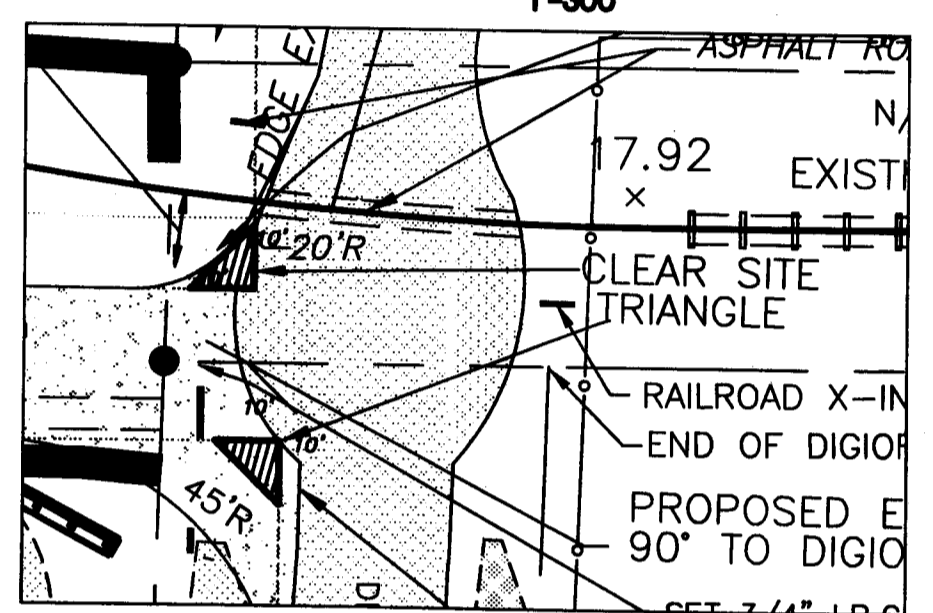
AVBEL ENGINEERING
Vernon E. Smith
Engineer
43 RIDGEWOOD AVENUE
MCDONALD, PA 15057
TEL. (724) 745-1965
FAX. (724) 745-1034

SANDPIPER GROUP LLC
BLOCK 14
MARAVILLA HEIGHTS
(PLAT BOOK 5, PAGE 1)
EXISTING SUBDIVISION
FUTURE LAND USE - RESIDENTIAL

N/F
LEAH HESS
ZONED I-1



GENERAL LOCATION MAP



TABULATION OF ACREAGE

IMPERVIOUS AREA:	AREA (SF)	ACRES	%
ENCLOSED BLDG AREA:	62,000 SF	1.423 AC	10.3%
SHED AREA:	24,000 SF	0.551 AC	4.0%
FUTURE SHED AREA:	12,000 SF	0.275 AC	2.0%
ASPHALT AREA:	259,729 SF	5.963 AC	43.1%
FUTURE ASPHALT AREA:	16,365 SF	0.376 AC	2.7%
TOTAL IMPERVIOUS AREA:	374,094 SF	8.588 AC	62.1%
PERVIOUS AREA:	20,445 SF	0.469 AC	3.3%
CANAL MAINTENANCE EASEMENT:	12,487 SF	0.287 AC	2.1%
DRY DETENTION AREA:	21,814 SF	0.503 AC	3.6%
SEPTIC DRAINFIELD AREA:	7,000 SF	0.161 AC	1.2%
WATER MANAGEMENT AREA (LAKE):	58,288 SF	1.338 AC	9.7%
LANDSCAPE BUFFER AREA:	87,584 SF	2.011 AC	14.5%
LAKE MAINTENANCE EASEMENT:	20,974 SF	0.481 AC	3.5%
TOTAL PERVIOUS AREA:	228,872 SF	5.250 AC	37.9%
TOTAL LOT AREA:	13.84 AC	13.84 AC	100%

LOT REQUIREMENTS

LOT AREA:	AREA (SF)	GROUND COVERAGE (%)
BLDG #1	12,000	2%
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BLDG #4	12,000	2%
BLDG #5	12,000	2%
IMPERVIOUS SURFACE (INCLUDING BLDG.)	374,094 S.F.	62%

PARKING REQUIREMENTS

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 SALES AREA: 1SP/200 S.F. OF RETAIL SPACE x 3,120=16 SPACES
 STORAGE AREA: 1SP/600 S.F. OF STORAGE SPACE x 54,580=91 SPACES
 TOTAL PARKING REQUIRED= 122 SPACES
 TOTAL PARKING PROVIDED= 123 SPACES
 HANDICAP ACCESSIBLE SPACES PROVIDED = 5
 HANDICAP SPACES REQUIRED=1SP/25 REGULAR SPACES
 LOADING SPACES-BULK STORAGE ONLY (BLDGS #2&3)
 15P/10,000 + 1/ADDITIONAL 15,000x54,580= 3.9+4 SPACES REQUIRED
 4 SPACES PROVIDED

PHYSICAL LIMITATIONS

- TOPOGRAPHY-THERE ARE NO PHYSICAL TOPOGRAPHICAL LIMITATIONS
- SOILS-PROPERTY CONSISTS OF WELAND & LAWNWOOD SAND PER SOIL SURVEY MAP
- FLOOD PLAN-PROPERTY IS NOT LOCATED WITHIN 100-YR FLOOD PLAN

NOTES

- ALL EXISTING WATER COURSES ARE SHOWN HEREON
- THERE ARE NO EXISTING EASEMENTS, MAN HIGH TIDE LINES, OR ORDINARY HIGH WATER LINES WITHIN THE PROPERTY.
- THERE ARE NO EXISTING TREES TO BE REMOVED. ANY TREES ALONG WESTERN BOUNDARY WILL REMAIN AS A BUFFER

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VERNON E. SMITH, P.E.

AVBEL ENGINEERING

Vernon E. Smith
 Engineer
 43 RIDEWOOD AVENUE
 MCDONALD, PA 15057
 TEL. (724) 745-1985
 FAX. (724) 745-1034

NEW FACILITY
 SITE PLAN
 DIGIORIO ROAD
 CITY OF FT. PIERCE
 ST. LUCIE COUNTY, FL

PROJECT INFORMATION
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 DESIGN BY: JZ
 DRAWN BY: RCN
 DATE: 12/12/05

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 1019 ROUTE 519
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NO.	DATE	DESCRIPTION
1	3-1-06	PER COMMENTS
2	5-23-06	PER COMMENTS
3	7-25-06	CANAL NO.10 EASEMENT
4	8-21-06	CANAL NO.10 EASEMENT COMMENTS
5	10-19-06	PER COMMENTS
6	11-3-06	PER COMMENTS
7	11-15-06	PER COMMENTS
8	11-15-06	ADD SIDEWALK

Original Site Plan Approval

LEGEND

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
---	PROPERTY LINE
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
---	RIGHT OF WAY OR EASEMENT LINE
---	CENTER LINE
---	BUILDING SETBACK
---	STORM SEWER AND SIZE
---	EXISTING CHAIN LINK FENCE
---	PROPOSED 6" CHAIN LINK FENCE
---	PROPOSED 8" WOOD FENCE
---	UNDERGROUND ELEC. CONDUIT AND SIZE
---	UNDERGROUND ELECTRIC/PHONE
---	SAWITARY SEWER AND SIZE
---	WATER LINE AND SIZE
---	GAS LINE AND SIZE
---	SILT FENCE
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	SMALL ARROWS
---	PROPERTY CORNER
---	UTILITY POLE
---	FIRE HYDRANT
---	TRAFFIC FLOW DIRECTIONAL ARROWS
---	OUTDOOR LIGHTING SEE ELECTRICAL LIGHTING PLANS
---	ASPHALT PAVING
---	CONCRETE PAVING
---	OUTDOOR LUMBER STORAGE
---	EXISTING DITCH

N/F
 FRED KELLER
 EXISTING LAND USE-VACANT
 ZONED I-1
 FUTURE LAND USE-INDUSTRIAL

SEE SHEETS D3 & D6
 BY CUNNINGHAM AND DURRANCE
 FOR SEPTIC DESIGN

BLDG. #3
 20,000 SF STORAGE BUILDING
 FL. ELEV. 19.00
 BLDG. EIGHT 24'-2"

BLDG. #2
 30,000 SF STORAGE BUILDING
 FL. ELEV. 19.00
 BLDG. HEIGHT 24'-2"

BLDG. #1
 12,000 S.F. WHOLESALE SALES
 4,580 S.F. STOR. AREA
 FL. ELEV. 19.00

0.503 ACRES.
 DRY DETENTION AREA
 BOTTOM EL. 15.0

WATER MANAGEMENT AREA
 LAKE
 BOTTOM EL. -2.0

BLDG. #4
 12,000 S.F. OPEN STORAGE SHED (NORTH & SOUTH ENDS)
 FL. ELEV. VARIES-BLDG. HEIGHT 18'-8"

BLDG. #5
 12,000 S.F. OPEN STORAGE SHED (NORTH & SOUTH ENDS)
 FL. ELEV. VARIES-BLDG. HEIGHT 18'-8"

BLDG. #6
 FUTURE 12,000 S.F. OPEN STORAGE SHED
 300'

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 20,000 SF STORAGE BUILDING
 FL. ELEV. 19.00
 BLDG. EIGHT 24'-2"

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BLDG. #6
 FUTURE 12,000 S.F. OPEN STORAGE SHED
 300'

POINT OF COMMENCEMENT
 BEING CORNER OF THE SOUTHWEST QUARTER 28 SOUTH, RANGE 40 EAST

N00°06'20"W 2571.99'

N00°06'20"W 1833.90'

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