



INDIAN RIVER COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT  
1801 27th Street, Vero Beach FL 32960  
772-226-1237 / 772-978-1806 fax  
[www.ircgov.com](http://www.ircgov.com)

December 4, 2007

Todd Smith, P.E.  
121 Hinchman Avenue  
Sebastian, FL 32958

RE: **Ocean Concrete Major Site Plan Application**  
SP-MA-07-03-15 / 2004110124-57127

Dear Mr. Smith:

County staff has reviewed the application for major site plan approval referenced above. There are a few outstanding comments that must be addressed before staff can approve the major site plan application. Please review and address the following outstanding comments:

Current Development Planning

1. The landscape plan will need to fully comply with the new landscape requirements adopted by the Board of County Commissioners on March 20, 2007.
2. On the landscape plan, clearly show the location of all vehicular landscape areas. [Section 926.09(3)]
3. Three trees are required per 100' of shoreline around all stormwater ponds. [Section 926.10(3)]
4. One tree is required per 40' along the project's east boundary. [Section 926.09(2)]
5. All understory trees must be at least 6' in height at planting. Delete all references to 5-gallon containers. [Section 926.06(3)(d)(2)]
6. To claim 15 points on the landscape plan for planting native Florida vegetation, all turf grass species to be planted on the project site must be listed in Chapter 926, Appendix C. List the species of ground cover and turf grass on the landscape plan.
7. Show how all landscape areas are to be protected from vehicular encroachment. [Section 926.09(4)]

8. Verify the method of providing a 6' opaque feature along the project's west and south boundaries. Sheet 5, Section F-F indicates an earthen berm with 4' shrubs. The landscape plan, however, indicates all shrubs are to be 2' in height.
9. Staff acknowledges that a solid wall will be provided along sections of the west and south boundaries in conjunction with a 6' opaque feature. Be advised that staff has not completed its review of the sound level study provided with the resubmittal.
10. All mitigation replacement trees are to be provided in addition to other landscape requirements. The landscape plan indicates that 58 replacement trees are required but proposes only 34 replacement trees.
11. As previously requested, provide cut sheets for the 150-watt mercury vapor lights.
12. As previously requested, indicate *on the site plan* the distance from the proposed siding to the existing railroad crossing at Schumann Drive. Response #7 in your letter dated November 15, 2007 states that the FEC railroad requires the splitting of rail cars to each side of a crossing during a delivery. Please verify that this procedure has been approved by the FEC for this project and advise to the method of enforcement.
13. Response #25 in your letter dated November 15, 2007 requests that site plan release occur prior to issuance of an air general permit by the Florida Dept. of Environmental Protection (FDEP). Be advised that Section 914.10(1) requires that proof of approval for all jurisdictional agency permits be submitted to planning division staff prior to site plan release. Therefore, proof of issuance of an FDEP air quality permit must be provided to staff prior to site plan release.
14. Be advised that a conditional concurrency certificate for the project must be issued prior to site plan approval.

*Environmental Planning (Ken Oristaglio, 226-1215)*

15. Please provide an archaeological survey for the portions of the right-of-way road improvements that were not included in the first submittal for this project per Section 933.09, Archaeological Protection.
16. Please submit an endangered species survey for the portions of the right-of-way road improvements that were not included in the first submittal for this project per Section 929.09.
17. There are existing native oak and palm trees located in the right-of-way where additional road improvements will be made that must be reviewed with County Engineering staff to determine if these trees can remain so close to the travel way. In addition, please show

the CRZ and tree protection for all native trees located in the right-of-way and explain how they will be protected during the construction phase.

Drainage and Right-of-Way (David Hays, 226-1596)

18. Please provide a cover sheet with pertinent information placed on it including sheet index.
19. The site date provided on the site plan does not match the information provided in the stormwater report.
20. Please relocate the list of required permits from the detail sheet to the cover sheet.
21. Areas stated as impervious type and basin boundaries should be clarified.
22. Will the entrance road be paved? It is not recommended and may not be approved to have the roads around the stormwater tracts unpaved and sloping to the stormwater tracts.
23. The response states the site will take in the off-site drainage. Please provide clarification on the boundaries.
24. Old Dixie Highway:
  - a. The Notes state to regrade from CB#16 south to match existing flow. Please clarify and provide more grading information.
  - b. How will drainage from station 9+00 to US 1 be handled?
  - c. The maintenance map has not been recorded yet and will not be official until it is.
  - d. The integrity of the existing road will have to be established with core borings demonstrating the existing base and asphalt for it to be used as an overlay design. Borings shall be provided at a maximum spacing of 400 feet, alternating each side of centerline.
  - e. There does not appear to be enough right-of-way to construct the road as designed. Will additional right-of-way be obtained?
  - f. 12 foot lane widths are required unless otherwise agreed to by the County Engineer.
  - g. Open/rural section shall include a minimum 4 foot paved and 4 foot stabilized shoulders.
  - h. Roadway cross section details shall include all necessary improvements and sufficient existing and proposed grades to demonstrate constructability.
  - i. It appears the catch basin in the curbed section of R/W will have a top at about elevation 16.5. This would be approximately 6 feet below the 25/24 storm elevation in the ponds.
25. Outfall appears to discharge across private property with no receiving water body. A positive discharge is required.

26. IRC codes require heavy loading areas constructed of concrete to include pavement section of 6" concrete. Asphalt of 1.5 inches may be minimal for this type of use.
27. How is offsite drainage that historically flows across this site handled?
28. The Old Dixie roadway improvements will be reviewed based on plans submitted at a later date. It is understood that the information supplied at this time is preliminary for review of the concept.
29. Because of the discrepancies in the site data, stormwater report has not been reviewed.
  - a. Weighted curve number; identify areas used to calculate.
  - b. The site will be limited to a pre-post discharge.
  - c. The site shall be designed to consider a receiving water body and tailwater conditions. The plans do not indicate a receiving water body nor do they demonstrate off-site elevations that would accommodate the designed 15.8 control elevation.

Traffic Engineering (Jeanne Bresett, 226-1326)

30. Traffic Engineering has not completed its review of the traffic impact study for Ocean Concrete. The project is located on Old Dixie Highway immediately north of the FECRR crossing. Old Dixie Highway is a single-lane, two-way road in this area.

During Traffic Engineering staff's initial review of the study, two different traffic assignments were noticed within the report. Traffic Assignment #1 (non-truck traffic) splits Ocean Concrete traffic approximately 50-50 north-south on Old Dixie, while Traffic Assignment #2 (trucks only) sends all project traffic south on Old Dixie. Staff has determined that Traffic Assignment #1 is the appropriate distribution and should be used for all traffic throughout the study.

In order to handle additional traffic generated by Ocean Concrete, and particularly truck traffic, Old Dixie Highway must be widened to a two-lane roadway from US1 to CR512 to accommodate two-way traffic flow.

Health Department (Glenn Schuessler, 794-7440)

31. Potable well shall be a minimum of 15' from building foundation.

Fire Prevention Bureau (Sandra Seeley, 226-1961)

32. Fire hydrants shall be installed within 500 ft. of the most remote portion of any new buildings, measured along the fire truck access route to the most remote building perimeter. Provide specifications on the installation of the dry hydrant.

33. The project's Fire plan review fee (\$250) needs to be paid.

The itemized discrepancies listed above demonstrate failure to comply with the regulations as they existed prior to the Board of County Commissioners amending the land development regulations to prohibit concrete batch plants in the IL, Light Industrial, district. If the applicant is able to meet the previous requirements of the land development regulations prior to the expiration of this application, the applicant must then demonstrate that it has "Vested Rights" to proceed under the land development regulations as they existed prior to the County removing concrete batch plants as a permitted use in the IL district.

Be advised that the project's site plan application expires on December 6, 2007 and will become null and void. Therefore, any resubmittal must be submitted prior to the close of business on December 6, 2007 and must include five sets of revised plans and a complete written response to this correspondence.

If I may provide any further assistance, please contact me at 772-226-1239.

Sincerely,



Brian Freeman, AICP  
Senior Planner, Current Development

cc: Robert M. Keating, AICP  
Stan Boling, AICP  
David Hays, P.E.  
Ken Oristaglio  
Jeanne Bresett  
Sandra Seeley  
Jim Davis, P.E.  
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Glenn Schuessler  
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Rebecca Grohall, City of Sebastian  
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