

**BOARD OF COUNTY COMMISSIONERS**  
1840 25th Street, Vero Beach, Florida 32960-3365



Telephone: (772) 567-8000

January 02, 2007

TODD SMITH, PE  
121 HINCHMAN AVE  
SEBASTIAN, FL 32958

RE: **Project Name:** OCEAN CONCRETE  
**Project Description:** CONCRETE BATCHING PLANT / PREA/SPMJ/LAND/TREE  
**Project Number:** 2004110124  
**File Number:** SP-MA-07-03-15 (supercedes expired SP-MA-06-02-05)  
**Application Description:** CONCRETE BATCHING PLANT  
**Application Number:** 57127  
**Tax ID#:** 31-39-08-00000-0030-00001.0  
**Site address/Location:** 11085 OLD DIXIE HWY SEBASTIAN FL 32958 South of CR 512, on West side of Old Dixie Hwy

Dear Mr. Smith:

The above referenced application has been reviewed by the Technical Review Committee (TRC). Pursuant to the site plan application requirements of Chapter 914, easements, exterior mechanical equipment, fences, and other proposed and existing site characteristics must be shown on the site plan(s). An absence of any of these elements from the submitted plans is determined to mean that said characteristics do not exist and are not proposed. It is the applicant's responsibility to show all such information on the plans. The following application discrepancies have been identified:

**(PL3) - PLANNING: CURRENT DEVELOPMENT**

1. Be advised that the site is zoned IL, Light Industrial. Concrete batch plants are a use permitted by right in the IL district.
2. Be advised that site plans for a permitted use with less than 150,000 square feet of new impervious surface area are to be approved at the staff-level.
3. Please coordinate with City of Sebastian staff and county Public Works Dept. staff regarding the future extension of Fleming Street in the project site's vicinity.
4. Staff acknowledges that a Type "A" buffer with a 6 ft. opaque feature is required and proposed along the site's west and south boundaries, which adjoin property zoned for residential use.

5. Be advised that palm trees may only be used to satisfy 50% of the site's canopy tree requirement. Add more live oak trees to the site's west buffer.
6. Be advised that improvements to Old Dixie Highway will be required to access the site. Please coordinate with the Public Works Dept. regarding required improvements to this road.
7. A railroad siding is proposed to provide rail access to the site. The applicant will need to coordinate with the Traffic Engineering Division regarding any negative impacts to existing crossings (Schumann Drive and the proposed Fleming Street extension, in particular) caused by trains using this siding.
8. Show the proposed means of shielding the lights to be placed on top of the silo. The glare from these lights must be directed away from adjacent properties and roadways. These lights should be wall-pack or a similar type.
9. It appears that the proposed number of parking spaces is greater than 16 (as is indicated in the site data).
10. Staff recommends providing a 6 ft. wall around the site's south and west boundaries for the required opaque feature. This wall should be located inside of the project's buffers.
11. Staff recommends planting cypress trees instead of red maple trees.
12. Provide information on the method of irrigation for the landscaping.
13. Provide note on plans that all landscape material shall be Florida No. 1 grade or better.
14. Staff acknowledges that the proposed equipment will be "state of the art." Provide information on the level of noise that will be generated by the activity on-site and the method minimizing any noise impacts to adjacent properties. Demonstrate how the site will comply with the requirements of Chapter 974.
15. Be advised prior to this application being approved by staff, the applicant must obtain a conditional concurrency certificate for the development. Impact fees are not required for conditional concurrency. However, if impact fees were paid today, the following rates apply:

Impact Fee Category: Concrete Plant

Impact Fee Rate per Acre: \$8,472.86

Impact fee rates may change between now and the time project concurrency is vested and/or building permits are pulled.

Impact fees must be paid in order to vest concurrency for a project by obtaining an initial or final concurrency certificate. Other fees provided for developers agreements or proportional share agreements may be required to vest for concurrency for certain projects.

16. Verify that only Redi-Mix concrete is to be produced at this location and that no concrete block manufacturing is proposed.

17. Revise the Site Data to accurately state the proposed heights of the office building and storage building. Refer to the definition of "building height" in Chapter 902.
18. Indicate the height of all proposed structures. Indicate height above ground and above sea level.
19. Provide a drawing of the batch plant set-up.
20. Show the distance from the proposed siding to the existing RR crossings at CR 512 and Schumann Drive.
21. Please advise whether an FEC permit is required for the proposed siding. List any such permit on the site plan.
22. Provide information on the proposed hours and days of operation.
23. Explain the need for the proposed outdoor lights, particularly those located on top of the silo.
24. Provide cut sheets for all lights.
25. Please advise whether any conceptual approval has been granted from the Florida Dept. of Environmental Protection (FDEP) and/or the Florida East Coast Railroad (FEC).
26. Describe the method that will be used to comply with FDEP air quality requirements, including all aspects of unloading materials, processing, and distribution.
27. Please coordinate with the Public Works Dept. regarding survey requirements for Old Dixie Highway.
28. Please coordinate with Environmental Planning staff regarding any historic resources associated with Old Dixie Highway and the possible need for review by the Historic Resources Advisory Committee (HRAC).
29. Please verify the amount of proposed building area. Reconcile or explain the difference between notes 3.B. and 4 in the Site Data.
30. What is the 6,626 sq. ft. of semi-impervious area? Is this area included in the impervious area calculations?
31. Is the proposed rail siding included as part of the site's impervious surface area?
32. Please coordinate with the Public Works Dept. regarding traffic circulation issues. In particular, how will the concrete plant restrict trucks from using the unimproved section of Old Dixie Highway south of the site? How will such measures be enforced?
33. The site plan design must accommodate stormwater from the necessary Old Dixie Highway improvement. Therefore, site plan approval cannot be issued until the Old Dixie Highway improvement plans are approved.

34. Please address all of the comments in the attached letter from Rebecca Grohall, Growth Management Director for the City of Sebastian.

**(PL2) - PLANNING: ENVIRONMENTAL**

1. The environmental planner reviewing this project is Ken Oristaglio 772-226-1215.
2. Protected cabbage palms were illegally relocated on site without a required county tree removal permit. Also, the critical root zones of protected trees were illegally encroached upon during the course of land clearing under a limited permit issued for exotics removal only. Accordingly, environmental planning staff are in the process of calculating fines that will be assessed for the violations.
3. Tree Protection must be shown on the plans and set up in the field around all trees that will be preserved on this site.
4. Submittal of two copies of the SWPPP to the IRC Environmental Planner prior is required prior to County approval of land clearing and tree removal permits.

Submit information as to how potential soil erosion will be controlled in conjunction with land clearing (927.07(2)(b)(2)). Best management practices are to be used to eliminate or reduce soil erosion. This includes using devices such as hay bales, silt screens, or berms. These devices need to be properly installed, maintained, and need to remain in place until the soil surface has stabilized. Please show a plan view of the type of device(s) used and their location, and a cross-sectional view showing installation methods. Please provide notes on the plan for installation and maintenance schedules.

Be advised that the erosion control devices must be properly installed and maintained. Failure to do so can result in enforcement action being taken.

**(PL1) - PLANNING TECHNICIAN**

1. Planning Tech has no comments for this project.

**(PW1) - PUBLIC WORKS: PLAN/PLAT DRAINAGE**

1. The following comments on the subject major site plan application are based on Public Works Department staff review of the site plan drawings revision dated December 1, 2006 signed and sealed December 6, 2006, the stormwater management calculations dated December 2006 signed and sealed December 6, 2006 and the engineer's TRC response letter dated December 6, 2006:
2. The reviewing engineer for this project is David Hays. For discussion regarding the "Drainage" or "Right-Of-Way" comments herein, please contact him at (772) 226-1596.
3. Please provide Site Data information in accordance with IRC LDR Section 914.

4. Provide a Boundary and topographic survey signed and sealed by a licensed surveyor.
5. Provide a list of all required agency permits.
6. Indicate and trace the location of any permanent and legally established watercourses available to receive the site's surface water runoff. Legal access across private property must be documented by means of recorded easements, if applicable. [930.07(1)(e)] [914.14(15)(2)(f)] A topographic survey must be supplied with the site plan documents and provide sufficient information to demonstrate positive outfall to the receiving water body.
7. The county will allow the ponds without the maintenance area. However, retention areas or ponds with any area having more than two feet of water depth at design storm or permanent pool shall be fenced with a minimum four foot high fence or suitable landscaping material, unless the pond or lake is designed to serve as an aesthetic amenity to the development. [930.07(1)(m)] The aesthetic amenity is not extended to the exterior of the site. A fence will be required along the property line of the north retention area.
8. Separate stormwater reports should be provided for the off-site and on-site drainage. Since the two systems are not interconnected, this will allow flexibility for each section to be modified without affecting the other. As demonstrated in the stormwater report supplied, dated December 2006, the off-site stormwater does not consider affects other than the impervious area. All runoff affecting the system must be considered.
9. All off-site roadway requirements will have to be approved prior to approval of the site plan.

**(PW2) - PUBLIC WORKS: PLAN/PLAT R-O-W**

1. Provide written confirmation from the City of Sebastian on all roadway needs that may affect this project and any property dedications that are required. If the City will be extending Fleming Street or Old Dixie along the west or south side of this project, the site will be required to dedicate its fair share of the minimum 60 foot local road right-of-way, 30 feet. At this time the City is preparing alternatives with the road in the 2030 plan.

An agreement to provide for the 30 feet of right-of-way along the west and south sides of the site in the future, with a design today that could accommodate it, may allow for the issue to not affect Site Plan approval.

2. Proper access must be provided to the site. A survey and description of Old Dixie Highway is required from Schumann to CR 512.  
The County is currently working on developing a maintenance map for Old Dixie Highway in the area of this site. That should be ready in a few months. It is understood at this time that no actual right-of-way exists for Old Dixie. The maintenance map will establish existing right-of-way. For further discussion on this matter, contact the County Surveyor, Michael O'Brien.
3. All off-site requirements for the development of this site are the responsibility of the applicant. That includes any right-of-way or drainage requirements.

4. The existing pavement width of Old Dixie is only 12 feet. The road will be required to be widened to County standards.
5. All roads are to be constructed utilizing SuperPave in accordance with LDR Section 913.09, ordinance No. 2006-023.
6. The driveway radii of return shall be a minimum of 45 feet.
7. Old Dixie Highway shall be widened to county standards from CR 512 to US 1.

**(PW3) - PUBLIC WORKS: PLAN/PLAT TRAFFIC**

1. The reviewing traffic analyst for this project is Jeanne Bresett. For discussion regarding the traffic comments contained herein, contact her at (772) 226-1326.
2. The required traffic impact statement has not been received to date. Based on results of the study, off-site improvements may be required. The traffic impact statement must be reviewed and approved prior to scheduling the site plan on the Planning & Zoning Commission Agenda. [952.07] In addition, the licensed professional engineer who prepared the traffic impact study is required to attend the Planning & Zoning and Board of County Commissioners meetings.
3. The turnaround area at the entrance needs to be a minimum of fifteen (15) feet wide by twenty (20) feet long.
4. A 2.5' setback from the face of the proposed curb to the face of support posts for the proposed entrance gates is required and shall be denoted on the plans.

**(EV2) - DEPT OF HEALTH PLAN/PLAT REVIEW**

1. The proposed onsite well used for domestic purposes shall be constructed to limited-use public well standards. A permit is required and shall be stated on the plans. Applicant may want to consider relocation of the proposed well; well setback to sewage disposal system or any sanitary hazard is 100 feet.
2. A permit is required for the sewage disposal system and shall be stated on the plans.
3. Chapter 64E-6 FAC requires that a minimum 200 square foot drainfield is required (all systems).
4. The department shall set the elevation of the sewage system prior to the issuance of a permit. It is recommended that the applicant apply for a soil test prior to determining the elevation of the proposed office.
5. An air emissions permit will be required by the FL. Department of Environmental Protection.
6. The department shall review and approve detailed plans of the proposed fuel storage system. Upon approval of the construction, the system shall register with the FL.

Department of Environmental Protection.

7. The applicant shall submit detailed plans and application for the limited use public water treatment and distribution system. A permit is required and shall be stated on the plans.

(UT1) - **CO UTILITIES:PLAN/PLAT WATER & SEWER**

1. Per prior review of the Project, water and sewer connection is not required due to the location of the existing utilities.

(SHO) - **SHERIFF'S OFFICE**

1. Please contact the Sheriff's office for any comments.

(FIRE) - **FIRE DIVISION DEVELOPMENT REVIEW**

1. 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. IRCO 914.14 (14) (b)

NEEDS TO SHOW US SPECIFICATION ON INSTALLATION OF THE DRY HYDRANT.

2. The fire inspector for this project is John Duran 772-567-3160 X108.

A written response to every discrepancy comment, revised plans, and a completed "Project Application Resubmittal Form" (copy attached) must be submitted to the Planning Division to continue the application review process.

The discrepancies do not appear to be significant; therefore, no second TRC meeting will be required for reconsideration of the proposal.

Once a complete response and resubmittal materials are submitted to the Planning Division, TRC members will review the resubmittal and determine its adequacy. Within 7 working days of that resubmittal, county staff will either issue site plan approval or another discrepancy letter for this project.

If you have any questions regarding any of these matters, please do not hesitate to contact this office at (772) 226-1239.

Sincerely,

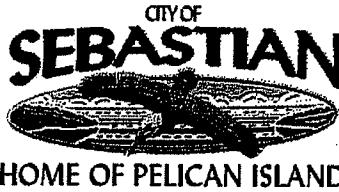


Brian Freeman, AICP  
Senior Planner, Current Development

cc: Robert M. Keating, AICP  
Stan Boling, AICP  
Erik Olson, P.E.  
Glenn Schuessler  
Chris Kafer, P.E.  
Chris Mora, P.E.  
John King  
Ernie McCloud  
George Maib  
Rebecca Grohall, City of Sebastian  
Ralph Brown  
Richard Brown  
Susan Cressionnie  
Deb Robinson  
David Hays  
Helene Caseltine  
Ruth Stanbridge  
George Simons  
Rex Nelson  
Don Liesen

Attachment: Comments from City of Sebastian  
Project Application Resubmittal Form

*cdplus/resub\_staff.letter*



1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ FAX (772) 388-8248

Stan Boling, AICP  
Planning Director  
Indian River County  
1840 25<sup>th</sup> Street  
Vero Beach, FL 32960

December 27, 2006

Dear Stan,

The City of Sebastian appreciates the opportunity to review the proposed Ocean Concrete facility located at 11085 Old Dixie Highway. Additionally, city residents, especially those in adjacent areas, have voiced several concerns to City Staff about several issues.

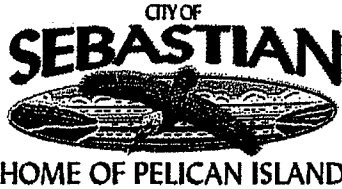
After reviewing the plans and the draft TRC comments, the City still has the following concerns regarding the impacts of the development on transportation, noise, storm water, light and dust pollution.

**Transportation:** A traffic impact statement has not been submitted and this should be a requirement. Please provide the City a copy. The full impact of the truck traffic northbound on Old Dixie at the CR512/Sebastian Boulevard intersection is of particular interest to the City. The City has concerns regarding the relatively small distance between the intersection of CR512 and Old Dixie Highway, and its proximity to the intersection of CR 512 and the FEC crossing.

**Transportation:** No plan for controlling truck traffic south bound from Old Dixie Highway to Schumann Drive. The applicant has verbally agreed that it will be "one way" northbound only. This portion of the street is extremely narrow, albeit "one lane" and already has two directional traffic on it. The County should consider widening of the southbound portion of Old Dixie

**Transportation:** Negative impacts to existing crossings including CR512 and Schumann Dr caused by trains using the new "siding" at the batch plant.

**Transportation:** The Fleming Street extension currently exists on the MPO Long Range plan. While consideration is being given to removing the extension from the long range plans, this does not underscore the importance that Fleming Street provides to the City of Sebastian's overall transportation needs.



1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ FAX (772) 388-8248

**Environmental:** City Staff is still concerned with the land clearing that has occurred without a permit. Additionally, plans showing tree protection, stormwater protection and erosion control devices have not been submitted to date.

**Buffer requirements:** Staff fully endorses the County's recommendation that a wall be built as part of the buffer requirements. Additionally, more "canopy" trees are needed to meet the buffer requirements on the site.

**Lighting:** Applicant should show how site lighting will not "spill" over onto adjacent properties.

**Noise:** Applicant has not submitted any information on the noise generated by the facility and how to mitigate any impacts on adjacent properties.

At this time, due to the lack of information for the above items, City Staff respectfully request that this project not be approved until all information requested by both the County and City staff is received and reviewed.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Grohall". The signature is written in a cursive, flowing style.

Rebecca Grohall, AICP  
Director

c: Al Minner, City Manager  
Rich Stringer, City Attorney