



**INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**
1801 27th Street, Vero Beach FL 32960
772-226-1237 / 772-978-1806 fax
www.ircgov.com

January 13, 2022

BARBARA HOOKER
B. M. I. GROUP
925 12TH ST
VERO BEACH, FL 32960

RE: **Project Name:** 1400 10TH AVE LLC FKA RUSSELL CONCRETE INC
Project Number: 2000100182
Application Description: REOPEN EXISTING CONCRETE PLANT AND REMOVE
SITE-RELATED NONCONFORMITIES
Application Number: 91114
Tax ID#: 33-39-12-00000-3000-00009.0
Site address/Location: 1400 10TH AVE VERO BEACH FL 32960-

Dear Ms. Hooker:

Please find the following staff comments from the recently held formal pre-application conference on the above referenced proposal:

(PL3) - PLANNING: CURRENT DEVELOPMENT

1. At a minimum, the applicant will need to provide a site plan showing which buildings and/or equipment will remain in place to be utilized/occupied under the new plant operation, which buildings and/or equipment will be replaced, and which buildings and/or equipment will be removed from the site.
2. The provided survey shows a number of site improvements encroaching into the FEC right-of-way (ROW). At a minimum, those encroachments must be reduced or eliminated via a new site plan approval.
3. If the project site currently exceeds the required minimum open space, then the proposed amount of minimum open space must be increased via redevelopment.
4. Coordinate with the Building Division to determine what type of building improvements and /or upgrades will be required by the Florida Building Code and/or ADA requirements.
5. Coordinate with Traffic Engineering on the proposed internal circulation plan, traffic impact study (TIS) requirements (if applicable), and removal of the existing driveway connection to US Highway 1.

6. Coordinate with Engineering on the conceptual stormwater plan.
7. Be advised additional concurrency and payment of impact fees may be required if the project will add additional enclosed building area. [Advisory]
8. This project is a staff level approval. However, staff cannot determine what level of site plan approval (i.e. AA, minor site plan, or major site plan) will be required at this time.

(PL2) - **PLANNING: ENVIRONMENTAL**

9. Environmental planning has no comments. Steven Hitt (772) 226-1240 or shitt@ircgov.com

(PL1) - **PLANNING TECHNICIAN**

10. For discussion regarding planning technician comments herein, please contact Mark Vietze at (772) 226-1244 or at Mvietze@ircgov.com
11. The overall site address is 1400 10th Ave Vero Beach, FL 32960. Additional addresses will be assigned at project approval as required.

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

12. The reviewing engineer for this project is Adam Heltemes. For discussion regarding the “Drainage” or “Right-Of-Way” comments herein, please contact him at (772) 226-1697 or aheltemes@ircgov.com.
13. Provide a 3"x5" blank area in the lower right hand corner for IRC use on subsequent site plan and all permit submittals including cover sheet. This blank area shall be a drawn rectangle.
14. Provide a topographic survey in NAVD 88 to determine if any off-site areas drain into or across the site. Include a minimum of FIFTY feet beyond the site’s property lines and all neighboring finished floor elevations. The site grading plan must be designed to accommodate drainage of any off-site areas that drain into, or across the site without creating any adverse impacts relative to flooding, erosion hazards, or water quality and quantity. [930.07(1)(q)] [913.07(4)(E)2.c.]
15. Provide a list of all permits from agencies (state, federal or local) having permit jurisdiction for the project. A copy of all state, local, SJRWMD, and federal permits shall be submitted prior to issuance of a building permit. [914.10(1)(d)4.] [930.08(1)(j)]
16. Provide a note on the site plan of the F.I.R.M. No., Effective Date, special flood hazard area Zone, and base flood elevation. [930.07(1)(s)]
17. 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)]
18. A County Type A Stormwater Management System Permit is required if the proposed increase in impervious area exceeds 5000 s.f. or ten percent of the site and the project is determined not to be in a flood hazard area. [930.07(1)] [914.06(1)(a)2.]

19. Stormwater Permit application may be submitted either upon receipt of site plan approval letter or upon acknowledgement from Engineering. Be advised E-Permitting is now available. https://www.ircgov.com/Departments/Public_Works/Engineering_Division/Index.htm
20. Any site abutting the Florida Department's right of way or easement, undergoing development or changing grades is subject to the requirement of a drainage connection permit unless the improvement qualifies for an exception. [Florida Department of Transportation District Four Drainage Connection Permits Applicant and Reviewer Guide, II].
21. A complete drainage plan, which includes all of the information and calculations required in Chapter 930, shall be submitted and a stormwater management permit issued pursuant to the requirements and provisions of Chapter 930 prior to release of the site plan. [914.14(15)(1)(b)]
22. Make sure good perimeter drainage is provided. Provide property line transition grade cross-section details including off-site area of sufficient size to indicate the general neighboring elevations and drainage patterns. [930.08(1)(a)]
23. (Advisory) The project will require IRC Engineering inspections at predefined intervals as requested and attended by the EOR. As-builts, test results, inspection reports and fees are required prior to issuance of the Certificate of Occupancy of Certificate of Compliance as applicable. [930.12(1)(d)] [Resolution 2018-121]
24. Provide on-site percolation test(s) and soil boring data meeting the requirements of IRC Code 930.08(1)(a), 930.08(1)(c) and 930.08(1)(h). One test is required per location for design at the depths and locations specified. Provide specifications on the final plans dictating the required infiltration rates and testing requirements for final engineering certification.
25. An applicant who is redeveloping a currently developed site and who is required for any reason to get a major site plan approval or a major modification of an existing land development permit must demonstrate that the site has or will have a stormwater management system conforming to section 930.07(1)(a) and will meet the water quality level of service as required in section 930.07(1) for the area being re-developed. Stormwater treatment shall be provided for the increase of all proposed new impervious area and fifty (50) percent of the site's impervious area for which no runoff treatment has been previously provided. [930.07(1)(t)2.]
26. An applicant who is redeveloping a currently developed site and who is required for any reason to get a minor site plan or administrative approval must provide stormwater treatment for the first inch of runoff for the area being re-developed. [930.07(1)(t)3.]
27. If the proposed increase in impervious area is less than 5000 s.f. or ten percent of the site and it is determined that the project is exempted from Chapter 40C-42, F.A.C. permitting requirements, the county minor site plan standard to provide on-site drainage facilities designed with a minimum capacity to accommodate the runoff from the first inch of rain must be satisfied and a copy of the 10-2 Stormwater Self Certification (if required) provided prior to TRC signoff. [914.14(15)(2)(c)] [914.06(1)(a)2.]
28. Minor site plans. Minor site plans shall include the following information regarding drainage conditions and improvements [914.14(15)(2)]:

- (a) One-foot interval contours based upon coastal geodetic datum.
- (b) Proposed finished elevations of each building site and the first floor level. A proposed grading plan shall be submitted.
- (c) Proposed system for the orderly disposal of surface water runoff with the system capabilities of having a minimum ability to accommodate the runoff from the first inch of rain; all swales and retention areas will be located with grades and elevations provided.
- (d) The size and grade of all existing and proposed drainage facilities including culverts and pipes.
- (e) Centerline elevation of any street contiguous to the site measured at the property lines extended.
- (f) Location and method of linkage with off-site drainage facilities/ditches to accommodate the site's surface water runoff outfall, including documents indicating legal access across private property, if applicable.
- (g) Soil boring log showing representative soil types to a depth of ten (10) feet. This requirement may be waived by the public works director.
- (h) Description of the existing pre-development drainage characteristics of the land, including those areas contributing stormwater which passes through the site.
- (i) Proposed method(s) of erosion protection.

29. Elevations adjacent to the foundation are required to be designed and graded in accordance with the Florida Building Code. [FBC 2017 (Building) - 1804.4 Site grading] [2304.12] [ASCE 24]

30. If the project is able proposed to meet minor site plan requirements with not new impervious area redevelopment at a minimum: a water quality treatment plan shall be provided discussing the state of the existing system and how it will be cleaned and restored. Excavation of the existing treatment pond and proper disposal of affected soils may be warranted. Environmental, geotechnical and civil engineering and science reports would be necessary. It is expected that an FDEP ERP for the site will be enacted. Plans and reports shall be provided for review.

31. The survey indicates a 5x5 frame pump house. What is this used for?

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

32. No comments.

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

33. For discussion regarding the traffic comments contained herein, contact Kevin Guenther, Indian River County Traffic Analyst at (772) 226-1224, email: kguenther@ircgov.com.

34. The total daily trips generated by the site and the specific ITE land uses shall be denoted on the site plan. All trip generation data shall be in accordance with the 10th edition of the ITE Trip Generation Manual. Provide previously approved trip generation and proposed trip generation. Once this is received traffic will determine if a traffic impact study will be required.

35. Project shall access 10th Ave [952.12(2)(a)]. Access to US 1 will not be supported.

36. The type and location of proposed on-site traffic control signs and pavement markings shall be denoted on the site plan. [914.14(12) (g)] In addition, the dimensions for the proposed traffic control signage shall be shown and in accordance with the Manual on Uniform Traffic Control Devices, latest edition.

37. The designation of all parking spaces, including the number and dimensions of spaces and whether or not such spaces are designated for handicapped or compact car parking shall be depicted on the site plan. [914.14(12)][954.07(1)]
38. [Advisory] Any changes to 10th Ave access may require City of Vero Beach approval.
39. Coordinate with the Florida Department of Transportation (FDOT) and provide any and all correspondence with FDOT to County staff related to the proposed project along the existing FDOT roadway, including but not limited to access points, required improvements, FDOT comments/questions, etc.

(EV2) - DEPT OF HEALTH PLAN/PLAT REVIEW

40. The reviewing agent for Environmental Health is Heather Waters. For discussion regarding Environmental Health comments, please contact her at 794-7440.
41. Depict all existing septic systems on the site plan.
42. This facility is served by a septic system. There are no existing records regarding the system. If the applicant is proposing to utilize the existing septic system, it must first be inspected and properly documented by a licensed septic contractor. An Existing System application must be submitted to the Department of Health. Permit fees will apply.
43. Due to the industrial nature of this facility, an Annual Operating Permit will be required for the septic system through the Department of Health. Permit fees will apply.
44. Future plan reviews will require a Department of Health plan review fee.

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

45. Comments provided by Jesse Roland, IRCDUS Plans Reviewer, 772-226-1636, jroland@ircgov.com.
46. County Water is available. County Sewer is not available. This parcel is currently connected and has 19 Commercial Water ERUs on account.
47. Show all existing and proposed utilities.
48. Be advised that any new proposed County Water and/or Sewer connections will require an IRC Utility Construction Permit.
49. Please coordinate with Emergency Services on fire hydrant and fire protection requirements.
50. Be advised that, prior to Site C.O. issuance, the RPZ (backflow preventer) must be tested and certified by a licensed RPZ testing contractor. The tester must submit their certification to Backflow Solutions Inc. (BSI) for official review and approval prior to acceptance by IRCDUS. (F.A.C. 62-555.360 & I.R. C. Ord. 201.27). Visit <https://www.ircgov.com/utilities> for further information.

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

51. Commercial/multi-family buildings shall post a minimum 6 inch numerical address. IRCO 951.07(3)(b)
52. Fire lanes shall be provided for all buildings that are set back more than 150 ft. from a public road or exceed 30 ft. in height and are set back over 50 ft. from a public road. IRCO 952.17 (2)
53. Additional fire lane access shall be provided when hose distance from a fire truck exceeds 150 ft. to any interior or exterior point of a building. Exception: The distance shall be increased to 300 ft. in a building protected throughout by an approved automatic fire sprinkler system. IRCO 957.17 (2) (a)
54. Fire lanes shall not be less than 20 ft. of unobstructed width, able to withstand the live loads of fire apparatus (32 tons). Unpaved roadway surfaces shall be stabilized coquina rock. Emergency accesses may be hydro seeded. IRCO 952.17 (4)
55. Fire lanes shall be marked, when required, with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE - NO PARKING painted in contrasting colors at a size and spacing approved by the Fire Division. IRCO 952.17 (5)
56. All existing and proposed fire protection water lines within the boundaries of, or adjacent to, the site must be shown. This shall include backflow prevention devices, fire department connections, and fire hydrants. IRCO 914.14 (14) (b) (1)

The location of these and any other items that are covered or required under other permits are for reference purposes only. The release of a site plan does not constitute an approval of an item required by another permit.

57. 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)

Additional fire hydrants may be required. A fire flow calculation must be submitted per NFPA 1 Chapter 18 to determine the fire flow requirements.

58. Turning radius shall be 35 ft. inside and 55 ft. outside utilizing full pavement width. IRCO 952 (5) (b)
59. Knox Gate entry system required, Emergency Services access is locked or secured. NFPA 1 Applications will be approved online at www.knoxbox.com.
60. Buildings using vertical or horizontal light-frame construction in any portion of the structure shall be marked with a sign as required by Florida State Statute 633-027 and the sign shall be required to comply with The Florida Administrative Code 69A-3.012 and/or 69A-60.0081. Sign must be 8 inches by 8 inches.
61. The fire inspector for this project is Lt. Jesse Hobbs phone: 772-226-1982 or email at jhobbs@ircgov.com

Written acknowledgement of the formal pre-application conference and any opinions set forth by staff shall not be construed as approval of the project by the county commission or any county division or as a waiver of any of the requirements of the LDRs. These comments shall only be considered an expression of each division's concerns with the general design concepts set forth in the preliminary sketches of the proposed development.

If questions arise or additional information is needed, please do not hesitate to contact this office at rsweeney@ircgov.com or (772) 226-1239.

Sincerely,



Ryan Sweeney
Chief, Current Development

cc: Phillip J. Matson, AICP (via e-mail)
Ryan Sweeney (via e-mail)
Richard B. Szpyrka, P.E. (via e-mail)
Daniel Hiden (via e-mail)
Erik Ferguson (via e-mail)
Matt Jordan (via e-mail)
Theodore "Tad" Stone (via e-mail)
David Johnson (via e-mail)
Environmental Health (via e-mail)
Engineering (via e-mail)
Traffic Engineering (via e-mail)
Utilities (via e-mail)
Fire Division (via e-mail)
Environmental Planning (via e-mail)
Planning GIS & Address Database Coordinator (via e-mail)
Maschmeyer Properties 1400 LLC (US Mail)
Mike Hooker (via e-mail)
David Luethje, PSM (via e-mail)
Michelle Chesnut/Carter Associates (via e-mail)
City of Vero Beach Planning (via e-mail)
MBV Engineering (via e-mail)