



CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:14-189

File: CFtP Planning

Sender's Email: smatthes@ct-eng.com

May 29, 2015

VIA: *Hand Delivery*

Mr. Kori Benton, Planner
City of Ft. Pierce Planning Division
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Rocla Crosstie Facility
TRC Project No. 15-4200001
Re-submittal Planned Development Site Plan documents and Response to
Comments**

Dear Mr. Benton:

We are in receipt of your comment letter dated May 1, 2015. We have reviewed the comments, along with the comments received by other members of the TRC and respectfully re-submit the following materials for the Planning & Zoning Board consideration:

1. One original and nine Copies of the Planned Development Booklet;
2. One original and nine Copies of the Environmental Assessment Report;
3. One original and nine Copies of the revised Traffic Impact Study;
4. One original and nine Copies of the revised Location Map/Project Aerial Exhibit/Open Space Exhibit;
5. One original and nine copies of the revised Boundary, Topographic and Tree Survey;
6. One original and nine copies of the Revised Site Plan;
7. One original and nine copies of the revised Preliminary Landscape Plan;
8. One original and nine copies of the revised Preliminary Storm Drainage Plan;
9. One original and none copies of the revised Preliminary Site Lighting/Photometric Plan;
10. One original and nine copies of the Design Review Package with the following additional data:
 - a. Design Narrative & Site Analysis;
 - b. Existing & neighboring site photos & photo's of buildings that service as precedent;
 - c. Color Rendering w/Sample Board data;
 - d. Architectural Elevations.
11. (1) CD of submitted materials

Our itemized responses to the comments received are provided as follows:

Technical Review – Supplementary Regulation Compliance

1. The Site Plan document contains many of the required components necessary within the “Written documents” requested for the Planned Development, however they should be

integrated into a Rocla Planned Development Booklet which identifies and presents the noted components below:

- a. **Project Narrative:** A statement describing the Planned Development. This statement should include a description of the character of the proposed development as it relates to the development objectives of the City and the City's Comprehensive Plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the Planned Development, such as land areas and dwelling units.

Response: The project narrative has been expanded to include the development objectives of the City, and the City's Comprehensive Plan. The applicant, FEC will retain ownership of the property within the Planned Development. Future changes, if any, would be subject to an amendment to the Planned Development.

- b. **Unified Control:** Material which presents firm evidence of unified control of the entire area within the proposed Planned Development in a manner approved by the City Attorney.

Response: A letter of unified control will be provided by the owner prior to City Commission approval. Please provide us with a form that is acceptable to the City Attorney.

- c. **Phasing:** A development phasing schedule indicating:

- 1) The approximate date when construction of the project can be expected to begin.

Response: Construction is anticipated to commence in late August 2015.

- 2) The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

Response: The project will be constructed in one phase. The work is anticipated to commence in August 2015 and be completed January 2016.

- 3) A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: The general description requested will be included Rocla Planned Development Booklet.

- d. **Quantitative data for the following:** Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

Response: The quantitative data provided in the Site plan will be incorporate into the Rocla Planned Development Booklet.

- e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan. (i.e. front setback/build to line, driveway widths, lot coverage, impervious, retention areas, landscaping, outdoor storage, etc.)

Response: A list of the exceptions from the standard zoning ordinance will be incorporate into the Rocla Planned Development Booklet.

- f. **Agreements, provisions and covenants** which govern the use, maintenance and continued protection of the Planned Development and any of its common open space or other shared areas.

Response: The developer of the project, Rocla Concrete Tie, Inc. will enter into a specific lease agreement with the property owner, Florida East Coast Railroad. The



lease agreement will be limited to the uses proposed by the project and terminate upon completion of the lease. It will be the responsibility of Rocla Concrete Tie, Inc. to maintain the premises throughout the duration of the lease.

g. A description of the intended timeline for operation of the facility, especially at the extended hour capacity presented, is requested.

Response: The proposal hours of operations will be provided in the Rocla Planned Development Booklet.

1) Pursuant to 22-40 (a), the purpose of the PD district furthers the follow components. Please provide any aspects or objectives of the project which may further these goals:

(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.

Response: The site design of building placement incorporates functionality for the intended use and is predicated on the site configuration. The placement of the buildings on site gives a welcoming commercial feel to this industrial project. The buildings are set back off the street to allow for parking and landscaping which both help guide a person to the facility. Orienting the buildings so the shorter widths are parallel to the street help reduce the scale of the facades from the street which creates a more approachable scale to the pedestrian. The frontage along South 3rd Street limits flexibility in siting, while providing ease of access, parking and security. Scale and order will be established with architecture and landscaping.

(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.

Response: The current site is in general disrepair. The original uses were for railway maintenance and are no longer in use. The development of the project will remove the existing overgrown exotic vegetation and replace it with native landscaping that will enhance the overall visual character and provide environmental benefits.

(9) Permit site specific requirements based on the unique characteristics of the individual site.

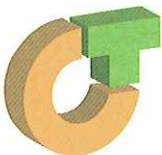
Response: The site is located on property that was used for railway maintenance. The redevelopment of the property will provide new function and building aesthetics that enhance the overall character of the area. Native canopy trees and palms, together with shrubs and groundcovers, will further increase the character of this degraded site.

(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the Planned Development.

Response: The project will not result in any uses that endanger the public health, safety of welfare. The project will remove exotic vegetation and replace it with landscaping the meets the goals and objectives of the City's vision and Comprehensive plan.

2) Pursuant to 22-40 (b), the following components should be considered and accounted for within the PD narrative and presented plan:

(1) Comprehensive Plan Consistency. Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is



shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the Comprehensive Plan is also adopted.

Response: This will be added to the Rocla Planned Development Booklet.

(3) Open space. In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; it may include vegetated areas or urban areas unencumbered by an impervious surface, but shall exclude aquatic areas.

Response: The minimum 20% open space is now provided on the Site Plan as well as the General Location Map, Open Space & Site Aerial Exhibit.

(8) Additional requirements. The City Commission may also establish additional requirements which it considers necessary to assure that a Planned Development conforms to the intent of this section.

Response: So noted.

Technical Review – Supplementary Regulation Compliance

- 1) Please identify the applicant's intentions to combine and subdivide the parcels contributing to the site make up, or if a minor replat will be filed to establish the proposed project boundaries.

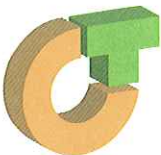
Response: The property will be leased from FEC who will retain ownership. The lease agreement between FEC and Rocla will establish the proposed project boundaries. A replat is not anticipated as the lease agreement will have a duration within the terms.

- 2) Please provide a tree survey for the boundaries of the proposed project.

Response: A tree survey was included on the Boundary, Topographic Survey and Tree Survey.

- 3) Please advise on the design intent of the selected building placement, as it relates to the provision of consistent spatial order of streets, and accommodation of human scale and pedestrian activity.

Response: The site design of building placement incorporates functionality for the intended use and is predicated on the site configuration. The placement of the buildings on site gives a welcoming commercial feel to this industrial project. The buildings are set back off the street to allow for parking and landscaping which both help guide a person to the facility. Orienting the buildings so the shorter widths are parallel to the street help reduce the scale of the facades from the street which creates a more approachable scale to the pedestrian. The frontage along South 3rd Street limits flexibility in siting, while providing ease of access, parking and security. Scale and order will be established with architecture and landscaping.



4) Please advise further on the presented quantity of parking spaces proposed for the development as staff notes the building breakdown and required parking calculations as follows:

a. 16,950 sq. ft. @ 1 space/600 sq. ft. = 28 spaces

b. 2,625 sq. ft. @ 1 space / 300 sq. ft. = 9 spaces

Response: The parking calculations have been adjusted to meet the requirements provided above. As such we have added 4 parking spaces to the Site Plan.

5) Within the PD narrative, please advise on the justification for the drive-aisle widths at the presented sizing, and connections to abutting sites. If shared drive/access easements exist, or will be established, please incorporate such components into the narrative.

Response: The drive isle is existing and does indeed provide joint access to the neighboring property to the north. This will be elaborated in the Rocla Planned Development Booklet. An access easement will be provided with the construction plans submittal.

6) Please revise the site plan to include a sidewalk along S. 3rd Street, and a connection to and from said sidewalk and building entrances, pursuant to City Code Section 22-62.

Response: It is our opinion that the sidewalk will not have any function in this location as there is no interconnectivity and this location is industrial. We have however provided the R/W easement for possible future improvements to the roadway and will provide payment in lieu of construction.

7) Please provide the required quantity of bicycle parking spaces pursuant to City Code Section 22-60.

Response: For industrial uses, one bicycle parking space shall be provided for every 20 motor vehicle spaces. There are 37 vehicle parking spaces proposed which will require only two bicycle parking spaces. The proposed anchored bike parking rack will hold 12 bikes total.

8) Pursuant to City Code Section 17-34 (3), All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. A portion of the southern retention area extends towards the 3rd Street right-of-way.

Response: The retention area in the south west corner of the site has been revised to remove it from the proposed R/W easement. Additionally, a 36" hedge has been added to the landscape plans.

9) Please advise on the proposed material for establishment of the stabilized storage area.

Response: It is currently the intent to utilize a crushed granite or washed limerock over a filter fabric. The construction plans will provide the details. It is understood that asphalt milling will NOT be allowed.



10) The proposed Site Plan presents a calculation of 72% open space. Please note that open space includes vegetated areas, or urban areas unencumbered by an impervious surface.

Please advise further on this presented percentage of the site devoted to open space.

Response: the open space areas and calculations have been revised to show the location of the 20% vegetated, or urban unencumbered areas. The stabilized storage, although pervious in nature, has been removed from the calculated Open Space area.

11) The presented Site Plan notes a maximum building height of 38 ft., however the elevation sheet provided suggests that the cement storage bin will have a peak height of roughly 46 ft.

Response: The Site plans, and narrative has been changed to reflect the height of the cement storage bins

12) *Pursuant to City Code Section 22-187 (7) interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

- a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

Response: Please see revised landscape plan. The plan provides for 597 square feet which is in excess of the required 516 square feet.

- b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

Response: Please see revised landscape plan for all required trees and landscaped areas which will conform to this requirement.

- c. The submitted Landscape plan affirms the requirements for 3,159 sq. ft. of interior vehicular use landscape area, however the plan does not reflect the implementation of such areas. Furthermore, the presented site plan presents a required interior landscape area of 516 sq. ft., which is based upon the site retaining a I-1 zoning district. Please provide clarification, and justification of the utilized figures within the PD narrative.

Response: The vehicular use area has been corrected to 15,466 square feet. The required landscape area is 516 square feet and the revised landscape plan



provides for 597 square feet. Please see the revised Landscape Plan. This has also been incorporated into the PD Booklet.

Structure Design Comments:

- 1) City of Fort Pierce Code Section 22-59(g) presents the required *Design review guideline for the subject development, please advise on the presented design which regards to each of the noted components, or update the site design with regards to the following:*

(1) Roofs

c. The use of deep (32"—40") overhangs and, where appropriate, detailed eave brackets, are strongly encouraged. Variation in roof heights or articulation of a flat roof overhang along the facade is encouraged to add visual interest to a streetscape and delineation of activity within a structure.

Response: A 3'-6" roof overhang is utilized along the office building providing shade to the façade as well as protected cover from rain at the entrances and exits. The use of non-structural decorative columns help add a welcoming feel to the structure.

(2) Entrances

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

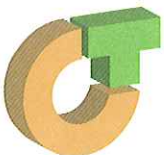
Response: The entrances to the buildings are located on the north and south sides, off of an interior courtyard between the two buildings. A sidewalk leads the pedestrian towards the entrance. They are covered with a 3'6" overhang to protect from sun and rain.

(3) Windows.

d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited.

Response: Windows are placed on the office building facing the right of way and match the scale of the building. Decorative metal grilles and stucco work on the plant building match the scale of the office building and tie the two buildings together. Using control joints as a means to add rhythm and repetition to the façade help create a human sense of scale and give the buildings a more commercial feel.



(4) Elevations

b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.

Response: The elevations of both buildings are highly detailed with stucco and metal siding. Decorative grilles and columns help add a sense of human scale. A centered louver creates balanced symmetrical facades. Welcoming pineapple sculpstone medallions are placed at the entrance walk columns. A 7' high masonry wall helps hide any industrial work being done from the street view and links the two buildings together, while providing an obvious entrance path.

(7) Landscaping

a. All landscape designs and drawings shall conform to chapter 22, article XII of this Code.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

Response: All landscape shall conform to Chapter 22, Article XII of the City Code. Proposed landscaping will provide the visual harmony and compatibility needed in this area. The buildings will be landscaped in a cohesive design in proportion to the structures and site, and provide human scale to the architecture.

Traffic Impact Review:

- 1) The traffic study suggests that US Highway 1, within the study area, contains a continuous common turn lane. FDOT has established multiple medians and defined turn lanes assigned for use by specified travel directions.

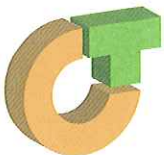
Response: The Traffic Impact Report has been adjusted to clearly define the nature of the existing roadway network

- 2) Please provide clarification as to the incorporation of the administrative staff into the presented trip generation data.

Response: The administrative staff was included within the early shift. The report has been adjusted to separate the administrative staff from the shift staff

- 3) Please provide guidance as to the potential impacts of the proposed railway trips/deliveries upon the surrounding roadway networks and railroad crossings (Orange Avenue).

Response: The proposed project will indeed deliver crossties via rail service. The rail spur will be incorporated into the existing Walmart spur. It is anticipated that there will be a maximum of one inbound and one outbound shipment per day consisting of no more than 10 railcars average for the specific use of the project. The distance required for the 10 railcars will be accommodated within the 550' spur track to be constructed for the project. The distance from the project to Orange Avenue is over 1,200 feet. Specific project related shipments should not impact Orange Avenue; however the actual length of the train will be determined by FEC on a case by case basis and is not under the control of the developer. The shipments will happen during the day at off peak hour vehicular traffic which should result in minimal impacts to the community.



- 4) Please provide turn data for the 3rd Street/Georgia Avenue & Georgia Avenue/US Highway 1 intersections accounting for current conditions, in order to ensure safe navigation within established travel lanes.

Response: The existing intersection geometry requires existing northbound right turn movements for certain types of truck to occupy part of the shared westbound through/left turn lane. Current deficiencies in existing right-of-way and the location of existing above ground utility facilities prohibit changes to the turning radius.

It is estimated that the additional truck traffic that will be utilizing the north bound right turn lane will be under 10 trips per day all during off peak hours, which is a minimal increase in impact at the intersection.

It is our understanding that Grant funds may be available from Enterprise Florida that could assist the City and FDOT in correcting the existing deficiency.

- 5) Table 8 indicates that the PM Peak Post-Development Conditions for US Highway 1, north of Georgia Avenue, will improve to an LOS of B. Please provide further clarification of this scenario.

Response: The LOS for Georgia Ave. will be C in the post condition. The reference in the table is a typographical error and has been corrected.

We trust that this re-submittal address all of staff comments and allows the project to be placed on the June 9, 2015 Planning & Zoning Board meeting agenda. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

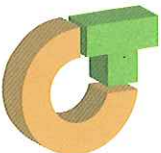
Sincerely,

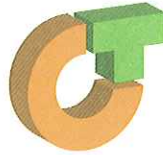
CULPEPPER & TERPENING, INC.


Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed

Cc: Rusty Croley, Rocla
Mike Jacquin
Paul Drittenbas





CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:14-189

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Sender's Email: smatthes@ct-eng.com

May 29, 2015

VIA: *Hand Delivery*

Ms. Peggy Arraiz, Code Compliance Officer
City of Fort Pierce Community Response Divisions
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Rocla Crosstie Facility
TRC Project No. 15-4200001
Response to Comments**

Dear Ms. Arraiz:

We are in receipt of your comment letter dated May 11, 2015. We have reviewed the comments, along with the comments received by other members of the TRC and respectfully re-submit the following materials for review in advance of the May 21, 2015 TRC meeting:

- Copy of the FDEP Air Quality Permit Application
- Rocla Crosstie Facility – Dust Mitigation Protocol

Our itemized responses to your comments are as follows:

1. There are no current code violations or outstanding balances at this location.
Response: Thank You.
2. Code is very concerned about the dust that is created by such a facility. We have had past code enforcement issues with the Cemex facility, which is adjacent to this proposed development. Specifically when cleaning the silos, which is occasionally necessary, it creates a large amount of dust that cannot be completely contained. It related a health hazard to the employees of neighboring businesses and caused damage to buildings and vehicles. We had to involve the DEP in this matter due to the air pollution problem. I have very serious concerns that allowing such a heavy industrial use so close to US 1, Citrus Ave and the downtown area will endanger the comfort, repose, health and safety of the residents in violation of Sec. 16-46 of the City Code of Ordinances.
Response: The proposed project will be using state of the art equipment which will result in minimal amounts of dust. The cement is blown directly into the bins using a sealed system. The bins are self cleaning after every use which includes the filters. No cement dust will leave the bins as it is constantly reused. A copy of the project Dust Mitigation Protocol is provided for your files.

Additionally, the project has received the FDEP Air quality permit. We are currently awaiting confirmation from FDEP

3. Nuisance as a condition means a certain state of being or situation located on property which:

- (1) Injures or endangers the comfort, repose, health or safety of any person; or
- (5) Renders other persons insecure in life or the use of property; or
- (6) Interferes with the comfortable and quiet enjoyment of life or property; or
- (7) Tends to or could depreciate the value of property of any persons; or
- (11) Any noises or vibrations, including animal noises, which disturb the peace of the surrounding area or are otherwise unlawful; or
- (12) Any foul, offensive or unlawful emissions, odors or stench and the causes thereof; or
- (14) Dense smoke, noxious or lethal fumes, lethal gas, soot or cinders; or

Response: The design of this facility takes into account all aspects to insure that nuisance conditions both on site and for neighboring properties will not occur.

We trust that this re-submittal addresses your concerns and will allow the Site plan to gain conditional approval. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

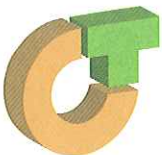
CULPEPPER & TERPENING, INC.



Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed

Cc: Kori Benton, CFP Planning
Rusty Croley, Rocla
Mike Jacquin
Paul Drittenbas



Dust Mitigation Protocol

Rocla Crosstie Facility

The following provides the cement use procedures and dust mitigation methods utilized by Rocla Concrete Tie, Inc. in the production of prestressed concrete railroad ties. The technology for the collection and use of cement and other pozzolan materials has vastly improved since the time that Rinker installed and operated their facility and cement bins in Fort Pierce. Rocla always procures the top of the line dust mitigation accessories and products for their batch plant and bins, and over the years has developed additional methods to reduce the amount of dust produced by our operations.

The bins used in our operations are a completely sealed system and are never exposed to the open air for any reason. When cement arrives to our facility, it is blown directly into the bins via a sealed pipe or hose. At the top of the bin sits a Belgrade Steel Tank Co. "belle" style dust house, containing polyester filters, which collect any excess dust with a 99.99% efficiency (cut sheets attached). These filters are then vibrated after each load of material has been blown in, which causes all of the collected excess dust to fall into the bin and effectively cleans the dust house to be ready for the next delivered load of material. Cement is delivered from the bin into a weigh hopper above the mixer via a closed-pipe screw conveyor. Emissions from the weigh hopper are controlled by a dustproof transition piece and venting hose that vents emissions directly back into the mixer.

Sand and Rock are delivered to the plant via dump trucks and offloaded directly into a walled, aggregates storage area. These stockpiles will be enclosed on three sides by concrete walls to control wind erosion. In addition to the concrete enclosure the stockpiles are watered twice daily to maintain moisture content, promote evaporative cooling, and further minimize wind erosion. The sand and rock are then delivered to covered storage bins via a front-end loader. These bins have hydraulic lids that only open to deposit the aggregates and will remain closed at all other times, further mitigating wind erosion. The aggregates are batched into aggregate weigh hoppers inside the batch plant building enclosure. The sand, rock, cement, flyash and water are deposited into the concrete mixer for mixing. Emissions at the mixer are controlled by polypropylene cartridges in the mixer dust filters. After mixing, the concrete is deposited directly into the casting mold, which takes place within the enclosure of the batching plant.

The finished product will be placed in a storage yard, the surface of which will be a compacted, washed aggregate. The rock we will use will be one that produces little to no dust, even with vehicular traffic and movement in this area. Additionally, this storage yard will be watered intermittently to mitigate any small amount of dust that may be produced from operating in this area. Attached to this letter you will find cut sheets for some of the aforementioned equipment as well as pictures from a facility in Italy that uses the same equipment with identical operational procedures as Rocla will be using in Fort Pierce. As you can see from the cut sheets, the efficiency for this equipment is 99.99% and from the pictures, this is a very clean operation with no apparent dust issues.











FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION

BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

JONATHAN P. STEVERSON
SECRETARY

Electronic Submission

Air General Permit Registration

You have successfully submitted an Air General Permit Registration to operate a **Concrete Batching Plant** Facility under the authority of **Rule 62-210.310, F.A.C.** Your registration was received on **February 23, 2015**. Unless you are notified by the Department of ineligibility to use the air general permit, you may use the air general permit thirty (30) days after giving notice to the Department.

Below is a copy of the details of your registration for your records.

Facility Information

Facility ID: 1110145
Facility or Business Name: Rocla Concrete Tie, Inc.
Site Name: Rocla Concrete Tie, Inc., Fort Pierce
Address Line 1: 600 S 3rd St
Address Line 2: (estimated)
City/State/Zip Code: Fort Pierce, FL 34950 1525

Mailing Address

Address Line 1: 1819 Denver West Dr
Address Line 2: Ste 450
City/State/Zip Code: Golden, CO 80401 3198

Owner

Name: Rocla Concrete Tie, Inc.
Address Line 1: 1819 Denver West Dr
Address Line 2: Ste 450
City/State/Zip Code: Golden, CO 80401 3198

Facility Contact(s)

Name: Casey Whitfield

Address Line 1: 600 S 3rd St
Address Line 2: (estimated)
City/State/Zip Code: Fort Pierce, FL 34950 1525
Phone Number: (806) 316-7888
Extension:
Cell Number:
Fax Number:
E-mail Address: casey_whitfield@roclatie.com

Correspondence Contact(s)

Name: Dana Head
Address Line 1: 1819 Denver West Dr
Address Line 2: Ste 450
City/State/Zip Code: Golden, CO 80401 3198
Phone Number: (720) 936-4311
Extension:
Cell Number:
Fax Number:
E-mail Address: dhead@roclatie.com

Notification Submitted By

Name: Dana Head
Phone Number: (720) 936-4311
E-mail Address: dmahead@gmail.com

All information submitted was certified true, accurate, and correct to the best of the knowledge of the person whose name appears above.

If you have any questions or concerns about the information contained in this report, please contact the Small Business Environmental Assistance Program at (800) 722-7457 or by e-mail at FL.AGP@dep.state.fl.us.

Facility Information¹

Estimated Start-up Date: 10/30/2015

Type of Facility:

X	Stationary Facility
	Relocatable Facility

Co-Location:

The facility is not co-located with another concrete batch plant, nonmetallic mineral processing plant that is operating under a different air general permit.

Concrete Batcher Details:

Process Equipment Type	Equipment Identification	Control Device	Control Device Manufacturer	Control Device Model #
Silo	Silo 1	Baghouse	WAM Group	Series R03
Silo	Silo 2	Baghouse	WAM Group	Series R03
Weigh Hopper	Cement Hopper	Vent Filter	WAM Group	Generic

Facility Description:

File Description
Florida Air Permit

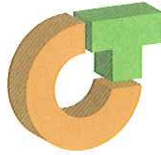
Precautions (Management of roads/parking areas, stock piles, and yards):

	Pave Roads
X	Maintain Roads/Parking/Yards
X	Remove Particulate Matter
X	Pave Parking Areas
X	Use Water Application
X	Reduce Stock Pile Height
	Pave Yards
	Use Dust Suppressant
X	Install Wind Breaks

Precautions (Drop points to trucks):

	Spray Yard
	Chute
	Partial Enclosure
X	Enclosure

¹Items appearing in RED indicate a value or response that may cause your Air General Permit to be out of compliance.



CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:14-189

File: CFtP Eng

Sender's Email: smatthes@ct-eng.com

May 29, 2015

VIA: *Hand Delivery*

Mr. John Andrews, PE, City Engineer
City of Ft. Pierce Engineering Dept.
100 North US Highway 1
Ft. Pierce, FL 34950

**RE: Rocla Crosstie Facility
TRC Project No. 15-4200001
Response to Comments**

Dear Mr. Andrews:

We are in receipt of your comment letter dated April 14, 2015. We have reviewed the comments, along with the comments received by other members of the TRC and respectfully re-submit the following materials for your consideration:

- Gopher Tortoise Relocation Permit ;

Our itemized responses are as follows:

1. Being as South 3rd Street has a substandard right-of-way width of 40', the applicant has depicted the required 10' right-of-way easement across the limits of his property along South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.

Response: So noted. A sketch and description will be provided concurrent with the submittal of the Construction Plans documents.

2. At time of Building Permit submittal, please identify the material that will be utilized for the stabilized area. Please be aware that asphalt millings will not be permitted.

Response: It is currently the intent to utilize a crushed granite or washed limerock over a filter fabric. The construction plans will provide the details. It is understood that asphalt milling will NOT be allowed.

3. The environmental report indicates that one active gopher tortoise burrow was located on site. Prior to any land clearing operations, the applicant shall forward a copy of the FFWCC Relocation Permit.

Response: We have obtained the required relocation permit from the Florida Fish and Wildlife Conservation Commission and are in the process of relocating the gopher tortoise.

We trust that this re-submittal meet with your approval and will allow the Site plan to be heard at the June 9, 2015 Planning & Zoning Board Meeting. As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

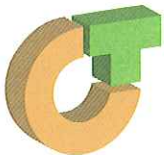
CULPEPPER & TERPENING, INC.



Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed

Cc: Kori Benton, CFP Planning
Rusty Croley, Rocla
Mike Jacquin
Paul Drittenbas





Gopher Tortoise 10 or Fewer Burrows
 FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
 Division of Habitat and Species Conservation
 Species Conservation Planning Section
 620 South Meridian Street, Mail Station 2A
 Tallahassee, Florida 32399-1600
 (850) 921-1031

Permittee Name: Rocla Concrete Tie, Inc.
 Permittee Address: 1819 Denver W. Drive, Suite 450
 LAKEWOOD, COLORADO
 80401 UNITED STATES


Permit Number: GTT-15-00172
 Effective Date: May 22, 2015
 Expiration Date: May 22, 2016

Agent Name: Robert Weigt
 Agent Address: Hobe Sound Environmental Consultants,
 Inc.
 9512 SE Duncan Street
 HOBE SOUND, FLORIDA 33455
 UNITED STATES

IS AUTHORIZED TO:


Capture by bucket trap, hand shovel, and backhoe excavation, remove and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 5 gopher tortoises greater than 60 mm CL by non-harmful means, and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities within the following site that contains 10 or fewer gopher tortoise burrows.

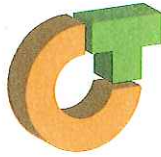
AUTHORIZED LOCATION(S): 7.54-acre Rocla Concrete Tie industrial site located at South 3rd Street (T35S,R40E,S10; with Latitude 27° 26' 30.29"N and Longitude 80° 19' 25.46"W), in St. Lucie County, relocated and released at the 566.17-acre Triple S Land Company Phase II recipient site (T32S,R35E,S22,27&34; with Latitude 27° 39' 43.91"N and Longitude 80° 49' 11.64"W), in Indian River County, that is authorized to receive gopher tortoises under permit number GTSR-09-00009E.

Permittee Signature:  Date: 5/22/15

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Richard McCann Authorized for: Nick Wiley, Executive Director

Authorizing Signature:  Date: 05/22/2015
 Species Conservation Planning Section



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:14-189
File: FPUA
Sender's Email: smatthes@ct-eng.com

May 18, 2015

VIA: *Hand Delivery*

Ms. Valerie Schulte, PE
Ft. Pierce Utilities Authority
206 South 6th Street
Ft. Pierce, FL 34950

**RE: Rocla Crosstie Facility
City of Fort Pierce TRC Project No. 15-4200001
Response to Comments**

Dear Ms. Schulte:

We are in receipt of your comments dated April 23, 2015. We have reviewed the comments, along with the comments received by other members of the TRC and respectfully re-submit the following materials for review in advance of the May 21, 2015 TRC meeting:

1. FPUA Plan Review Application form
2. Two (2) copies of the revised Site Plan;

Pursuant to our Pre-application meeting held on May 1, 2015, please find our itemized responses to your comments as follows:

1. Please submit a plan review application and Utility plans to FPUA. Site plan does not indicate water and sewer connections to the proposed development. What is your fire flow requirement to the site? An additional water main loop may be required if you have a large fire flow requirement.

Response: Please find the Plan Review Application attached. As discussed, we will not be providing fire protection within the manufacturing building. The hydrant flow test provided by FPUA on May 4, 2105 provides more than sufficient flow for the project. We have added the proposed connections for the potable water, temporary water, sanitary and irrigation services to your existing system as discussed.

As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,
CULPEPPER & TERPENING, INC.

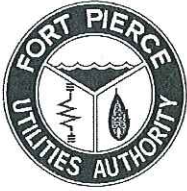
Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed

Cc: Kori Benton, CFP Planning
Rusty Croley, Rocla
Mike Jacquin
Paul Drittenbas

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE, FL 34981 | (772) 464-3537 | FAX: (772) 464-9497



Fort Pierce Utilities Authority
 "Committed to Quality"
 1701 South 37th Street (34947)
 Post Office Box 3191
 Fort Pierce, Florida 34948-3191
 Phn: (772) 466-1600
 Fax: (E) (772) 461-1938, (F) (772) 465-0268, (G) (772) 468-2413, (W/WW) (772) 468-2414

Submit
 Print Form

Plan Review Application

Date

Products & Services Available* - Check All that Apply for Additional Information

- | | | | | |
|--------------------------------|--|---|--|--|
| Communication Services | Electric Services | Natural Gas Services | Water | Wastewater |
| <input type="checkbox"/> Fiber | <input checked="" type="checkbox"/> Electric | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Fire Protection | <input checked="" type="checkbox"/> Private Lift Station |
| | <input checked="" type="checkbox"/> Outdoor Lighting | | <input checked="" type="checkbox"/> Irrigation | <input type="checkbox"/> Private Wastewater |
| | | | <input type="checkbox"/> Private Water | <input type="checkbox"/> Public Wastewater |
| | | | <input checked="" type="checkbox"/> Public Water | |

*Products and Services may not be available in all areas.

Project Name:
 Existing Structure Proposed Structure

Project Location:

Location Limits: City County Other Explain:

Type of Development: Commercial Subdivision Mixed Use Development Shopping Center
 Hotel/Motel Office Park Warehouse

Apts/Condos/Townhouses Residential Subdivision Other Explain:

Parcel Control Number(s): i.e. 2427-603-0010-000/1

Engineering Firm Check if submitting revised information.

Company: **Phone No.:**
Project Engineer: **Cell No.:**
Address: **Fax No.:**
City: **State:** **Zip:** **E-mail Address:**

Developer Check if submitting revised information.

Company: **Phone No.:**
Contact: **Cell No.:**
Address: **Fax No.:**
City: **State:** **Zip:** **E-mail Address:**

Owner Check if submitting revised information.

Company: **Phone No.:**
Contact: **Cell No.:**
Address: **Fax No.:**
City: **State:** **Zip:** **E-mail Address:**

FPUA Use Only

Agreements Required: Annexation Supply Easement Industrial Pretreatment Permit

Type of Service Requested:

Communications

How many computers would you estimate will use the internet at this location?

2

Is this business's use of the Internet low, medium or high?

Do you plan to host your own website or email at this location?

If yes, how many servers will serve on the Internet?

Although FPUA does not provide phone service, our Dedicated Internet Access (DIA) service is ideally suited to support Internet phone service (VoIP). Might you use DIA voice service?

If yes, how many VoIP phone lines would you estimate at this location?

May you need fiber optic network connections to other locations in the Research Treasure Coast?

Normal service delivery is site dependent and runs about 2 - 20 weeks after ordered. When do you estimate service will be needed?

Electric

Voltage Single Phase Three Phase 120/240 120/208 240/480 277/480

Service Size: 800 Amps Connected Load: Amps Days of Operation:

Anticipated Demand: KW Hours of Operation: Number of Meters:

Natural Gas

Anticipated Load: 1500 BTU/CFH Number of Meters: 1 Hours of Operation: 16 Days of Operation: 6

Water

Indicate Quantity of Meters in the Applicable Box Below Each Meter Size

No. of Existing Meters: 5/8" x 3/4" 1" 1 1/2" 2" 3" 4" 6" Type:
No. of New Meters: 5/8" x 3/4" 1" 1 1/2" 2" 3" 4" 6" Type:

Note: Regardless of ERCs determined for flow calculations, each meter installed with this project shall receive a minimum of 1 ERC.

Wastewater

Gravity: Lateral Size: Force Main: Pipe Size: 2

Water and Wastewater

Flow Derivation

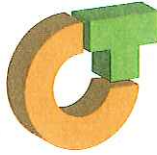
Complete all applicable information below for you project.

Applicable Units: NA Number of Beds: NA
Square Feet: 2,625 Number of Seats: NA Including bar and outside seating.
Employees - Total No.: 36 Per Shift: 24 Shifts Per Day: 2

Other:

Complete 1 of the Following 3 Options - Select Only One Option

- A. Historical ERC Data based on same or similar existing facility: Calculated ERCs: (attach all historical data)
B. ERC Determination Table: See Our Current CIC Resolution - Table 1 for ERC determination method help. Type of Establishment: Per Table 1 Calculated ERCs:
C. Estimated by FPUA
If unable to provide any of the above options, the applicant can defer to FPUA to estimate water usage (FPUA Engineer to attach calculations).



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

C&T Project No.:14-189
File: SLC PW
Sender's Email: smatthes@ct-eng.com

May 18, 2015

VIA: Hand Delivery

Mr. Ron Harris, PSM, County Surveyor
St. Lucie County Public Works Dept.
2300 Virginia Ave.
Fort Pierce, FL 34982

**RE: Rocla Crosstie Facility
City of Fort Pierce TRC Project No. 15-42000001
Response to Comments**

Dear Mr. Harris:

We are in receipt of your comments dated April 9, 2015. We have reviewed the comments, along with the comments received by other members of the TRC and respectfully re-submit the following materials for review in advance of the May 21, 2015 TRC meeting:

- Two (2) copies of the revised Site Plan;

Our itemized responses are as follows:

1. South 3rd Street is subject to the jurisdiction of the City of Ft. Pierce.

Response: So noted.

2. It is noted that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along South 3rd Street.

Response: A 10' R/W easement will be provided to the City for the installation of a sidewalk once warranted.

3. The applicant is advised that the City may require an additional right of way easement for South 3rd Street.

Response: So noted, the R/W easement will be provided to the City with the construction plan submittal.

4. It is noted that the site plan did not indicate finish floor elevations for the proposed vertical structures.

Response: The proposed Minimum FFE of 20.50 NAVD has been added to each building.

5. The current property configuration does not match the property appraiser map. Was a legal lot split approved by the City?

Response: The developer, Rocla Concrete Tie, Inc. is entering into a temporary lease agreement with FEC for the project. A lot split will not be required as FEC will retain ownership of the property.

6. The applicant is advised that the St. Lucie County Fire District requires a separate development review application and fee. Contact Captain Derek Fox.

Response: So noted. The application was submitted to The Fire Department on April 3, 2015.

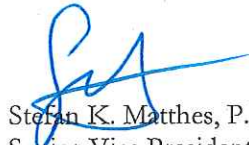
7. What is the height of the cement storage bins?

Response: The maximum height of the tallest cement storage bin is 45' - 7". The architectural elevation has been adjusted to show the height.

As always, should you have any questions, please do not hesitate to contact me at (772)464-3537 or via the Email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.



Stefan K. Matthes, P.E.
Senior Vice President

Enclosures: as listed

Cc: Kori Benton, CFP Planning
Rusty Croley, Rocla
Mike Jacquin
Paul Drittenbas

