



PROJECT INFORMATION

SITE ADDRESS

455 58TH AVENUE SW
VERO BEACH, FL 32968

OWNER / APPLICANT

GLENDALE BAPTIST CHURCH, INC
790 27TH AVENUE
VERO BEACH, FL 32960
PHONE (772) 569-1095

ARCHITECT

RARDIN + CARROLL ARCHITECTS
6105 PRESERVATION DR, SUITE A
CHATTANOOGA, TENNESSEE 37416
PHONE (423) 894-3242

TAX PARCEL I.D NUMBER(S)

33392000001008000002.0
ZONING

ANSWER

LATITUDE 27°35'48" 20"N **LONGITUDE** 80°26'50" 95"W

PROJECT DESCRIPTION

GLENDALE BAPTIST CHURCH PROPOSES TO UTILITIZE THE EXISTING BUILDINGS FOR WORSHIP AND RELIGIOUS EDUCATION BY GLENDALE CHRISTIAN SCHOOL. DEVELOPMENT IS PROPOSED FOR MIDDLE SCHOOL (GRADES 6-9) AND HIGH SCHOOL (GRADE10).

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR

CARTER ASSOCIATES, INC.
1708 21ST STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 562-4191

TAX PARCEL I.D NUMBER(S)

ZONING	LAND USE	4. THE APPLICANT SHALL DEMONSTRATE THAT EXISTING AND PROPOSED RECREATION, PARKING, AND TRAFFIC CIRCULATION FACILITIES ADEQUATELY ACCOMMODATE PROJECTED STUDENT ENROLLMENT INCLUDING 333920000100800002.0 ADEQUATE PICK-UP AND DROP-OFF QUEUE AREA TO ENSURE THAT VEHICLE QUEUES DURING PEAK PICK-UP AND DROP-OFF TIMES DO NOT ADVERSELY IMPACT ADJACENT STREETS. THE SITE PLANS SHOW THE LARGE PLAYING FIELDS AVAILABLE TO STUDENTS, ADEQUATE PARKING, AND AMPLE TRAFFIC CIRCULATION FOR DROP OFF AND PICK UP. THE SCHOOL PROPOSES TO START BOTH MIDDLE AND HIGH SCHOOL CLASSES AT 7:45 AM. HOWEVER, IF DURING THE COURSE OF THE YEAR, THE QUEUING IS NOT SUFFICIENT, THEN THE SCHOOL WILL REVISIT THAT AND STAGGER START TIMES IF NECESSARY.
A-1	AG-1	5. NO ROOMS WITHIN THE SCHOOL SHALL BE REGULARLY USED FOR THE HOUSING OF STUDENTS WHEN LOCATED IN A SINGLE-FAMILY RESIDENTIAL DISTRICT; THIS FACILITY WILL NOT PROVIDE HOUSING OF STUDENTS.
LATITUDE	LONGITUDE	6. THE FACILITIES SHALL HAVE A TYPE "C" BUFFER IN THE A-1, A-2, A-3, RFD, RS-1, RS-2, RS-3 AND RS-6 DISTRICTS;
27°35'48.20"N	80°26'50.95"W	a. THE BOARD OF COUNTY COMMISSIONERS MAY WAIVE OR REDUCE THE BUFFER REQUIREMENTS WHERE THE EDUCATIONAL FACILITY IS LOCATED NEXT TO AN EXISTING CEMETERY, PLACE OF WORSHIP, CHILD CARE FACILITY, ADULT CARE FACILITY, COMMUNITY CENTER, SCHOOL, OR OTHER NON-RESIDENTIAL USE. CONSIDERATION SHALL BE GIVEN TO SECURITY, NOISE, AND VISUAL IMPACTS. WHERE A WAIVER OR BUFFER REDUCTION IS GRANTED, NORMAL PERIMETER LANDSCAPING REQUIREMENTS SHALL APPLY, AND ALTERNATIVE REQUIREMENTS (SUCH AS FENCING) MAY BE REQUIRED. THE TYPE C BUFFER IS SHOWN ON THE LANDSCAPE PLANS.
PROJECT DESCRIPTION		7. THE FACILITIES SHALL HAVE A TYPE "C" BUFFER IN ALL OTHER RESIDENTIAL DISTRICTS NOT LISTED IN SUBSECTION 6. ABOVE.
GLENDALE BAPTIST CHURCH PROPOSES TO UTILIZE THE EXISTING BUILDINGS FOR WORSHIP AND RELIGIOUS EDUCATION BY GLENDALE CHRISTIAN SCHOOL. DEVELOPMENT IS PROPOSED FOR MIDDLE SCHOOL (GRADES 6-9) AND HIGH SCHOOL (GRADE 10).		a. THE BOARD OF COUNTY COMMISSIONERS MAY WAIVE OR REDUCE THE BUFFER REQUIREMENTS WHERE THE EDUCATIONAL FACILITY IS LOCATED NEXT TO AN EXISTING CEMETERY, PLACE OF WORSHIP, CHILD CARE FACILITY, ADULT CARE FACILITY, COMMUNITY CENTER, SCHOOL, OR OTHER NON-RESIDENTIAL USE. CONSIDERATION SHALL BE GIVEN TO SECURITY, NOISE, AND VISUAL IMPACTS. WHERE A WAIVER OR BUFFER REDUCTION IS GRANTED, NORMAL PERIMETER LANDSCAPING REQUIREMENTS SHALL APPLY, AND ALTERNATIVE REQUIREMENTS (SUCH AS FENCING) MAY BE REQUIRED. WA TO THIS SITE.

ATTACHMENT 3

SP-1

24-0025

MBV	
ENGINEERING, INC.	
MOIA BOWLES VILLAMIZAR & ASSOCIATES	
CONSULTING ENGINEERING CA #3728	
1835 - 20TH STREET	
VERO BEACH, FL 32960	
PH. (772) 569-0035	
FAX. (772) 778-3617	
DATE ISSUED	
DATE	
DESIGNED	
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DATE	
JOB NO.	
24-0025	
8 -	
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3 IRC FOLLOW-UP COMMENTS	
2 IRC FOLLOW-UP COMMENTS	
1 IRC FOLLOW-UP COMMENTS	
11-13-2024	
11-08-2024	
09-18-2024	
DATE ISSUED	
DATE	
REVISIONS	
DATE	

SPECIAL EXCEPTION

GIENDAIE CHRISTIAN SCHOOL



AARON J. BOWLES
FL. R.F. #55313

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