

O:\DRAWINGS\2024\02\02 Glendale Baptist School Sp. Eac4 - Drawing\FAC EXHIBITS.dwg 11/4/2023 7:37 AM STEVE SMITH

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

A-1

LATITUDE

27°35'48.20"N

LAND USE

AG-1

LONGITUDE

80°26'50.95"W

PROJECT DESCRIPTION

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 (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

GRAPHIC SCALE

0 50 100
(IN FEET)
1 inch = 50 ft.

SITE PLAN

SCALE: 1" = 50'

Section 971.14 (4)(d) Criteria for educational facilities:

- SITES FOR SECONDARY SCHOOLS SHALL BE LOCATED NEAR THOROUGHFARES SO AS TO DISCOURAGE TRAFFIC ALONG LOCAL RESIDENTIAL STREETS IN RESIDENTIAL SUBDIVISIONS. ELEMENTARY SCHOOLS SHOULD BE DISCOURAGED FROM LOCATING ADJACENT TO MAJOR ARTERIAL ROADWAYS; **THIS SITE IS ALONG 58 AVENUE SW.**
- FOR THE TYPE OF FACILITY PROPOSED, THE MINIMUM SPATIAL REQUIREMENTS FOR THE SITE SHALL BE SIMILAR TO STANDARDS UTILIZED BY THE INDIAN RIVER COUNTY SCHOOL BOARD AND THE STATE OF FLORIDA; **IN DISCUSSIONS WITH THE DIRECTOR OF FACILITIES FOR THE INDIAN RIVER SCHOOL BOARD, THEY HAVE NOTED THAT THE STANDARDS FOR PUBLIC SCHOOLS ARE AS FOLLOWS:**
ELEMENTARY (K-5) - 20 ACRES
MIDDLE SCHOOL (6-8) - 40 ACRES
HIGH SCHOOL (9-12) - 80 ACRES
IT IS IMPORTANT TO NOTE THAT THEY DO NOT REVIEW PRIVATE SCHOOLS OR EXPECT THEM TO FOLLOW THE SAME.

- EXCEPT AS PROVIDED BELOW, NO BUILDING DESIGNED FOR OCCUPANCY BY STUDENTS SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF ANY PROPERTY LINE NOT ADJACENT TO A STREET OR ROADWAY, AND NO BUILDING DESIGNED FOR OCCUPANCY BY STUDENTS SHALL BE LOCATED WITHIN FIFTY (50) FEET OF ANY PROPERTY LINE ABUTTING A LOCAL ROAD RIGHT-OF-WAY:
 - WHERE A BUILDING DESIGNED FOR OCCUPANCY BY STUDENTS IS TO BE LOCATED ADJACENT TO A MIXED USE OR TND SITE, OR TO A PROPERTY ZONED RM-6, RM-8, RM-10, COMMERCIAL, OR INDUSTRIAL, AND THERE IS A NON-RESIDENTIAL USE OR REDUCED SETBACK PROJECT (SMALL LOT SUBDIVISION OR PLANNED DEVELOPMENT) ON THAT ADJACENT PROPERTY, THEN THE BUILDING SETBACK ALONG THAT ADJACENT PROPERTY MAY BE REDUCED TO NO LESS THAN TWENTY-FIVE (25) FEET.
 - WHERE A BUILDING DESIGNED FOR OCCUPANCY BY STUDENTS IS TO BE LOCATED ADJACENT TO PROPERTY ZONED RM-4, RM-3, SINGLE-FAMILY, OR AGRICULTURAL, AND THERE IS A NON-RESIDENTIAL AND NON-AGRICULTURAL USE ON THAT ADJACENT PROPERTY, THEN THE BUILDING SETBACK FOR THE EDUCATIONAL USE MAY BE REDUCED TO NO LESS THAN FIFTY (50) FEET.
 - WHERE A SETBACK OF ONE HUNDRED (100) FEET IS REQUIRED, THE SETBACK MAY BE REDUCED TO FIFTY (50) FEET IF A TYPE B BUFFER WITH A SIX (6) FOOT OPAQUE FEATURE IS PROVIDED WITHIN THE SETBACK.
 - WHERE THE EDUCATION FACILITY IS LOCATED ADJACENT TO AN EXISTING CEMETERY, PLACE OF WORSHIP, PLACE OF WORSHIP, ADULT CARE FACILITY, COMMUNITY CENTER, SCHOOL, OR OTHER NON-RESIDENTIAL USE, BUFFER REQUIREMENTS FOR EACH USE MAY BE COMBINED INTO A SINGLE BUFFER LOCATED BETWEEN THE EDUCATION FACILITY AND ADJACENT USE. THE SINGLE BUFFER SHALL BE GREATER THAN OR EQUAL TO A TYPE "C" BUFFER.

THE SETBACKS FOR THE SCHOOL ARE:

FRONT: EXISTING 172.70' **SIDE (NORTH): EXISTING 157.22'**

SIDE (SOUTH): EXISTING 185.80' **REAR: EXISTING 691.00'**

BUILDINGS THAT WILL BE OCCUPIED BY STUDENTS MEET OR EXCEED THE SETBACKS IN THESE CRITERIA AND THE SCHOOL DOES NOT SEEK AND SETBACK REDUCTIONS.

- THE APPLICANT SHALL DEMONSTRATE THAT EXISTING AND PROPOSED RECREATION, PARKING, AND TRAFFIC CIRCULATION FACILITIES ADEQUATELY ACCOMMODATE PROJECTED STUDENT ENROLLMENT INCLUDING 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 PLAN SHOWS 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 QUEUEING IS NOT SUFFICIENT, THEN THE SCHOOL WILL REVISIT THAT AND STAGGER START TIMES IF NECESSARY.**
- 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.**
- 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:
 - 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.**
- THE FACILITIES SHALL HAVE A TYPE "C" BUFFER IN ALL OTHER RESIDENTIAL DISTRICTS NOT LISTED IN SUBSECTION 6. ABOVE:
 - 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, CHILDCARE 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. **N/A TO THIS SITE.**

33392000001002000001.0
(OCCUPIED)

EAST LINE
TRACT 7

WEST LINE
TRACT 8

TRACT 7

PARCEL:
33392000001007000001.0
(OCCUPIED)

PARCEL ID:
33392000001008000002.0
±17.0 ACRES

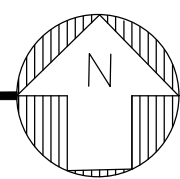
PARCEL: 33392000001008000003.0
(OCCUPIED)

PARCEL: 33392000001008000004.0
(OCCUPIED)

PARCEL: 33392000001008000005.0
(VACANT)

PARCEL: 33392000001008000006.0
(OCCUPIED)

0.68'



LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING MILLINGS
- PROPOSED COQUINA EMERGENCY ACCESS DRIVE
- EXISTING LIGHT POLE

58TH AVE. SW/ KINGS HWY (C.R. 613)

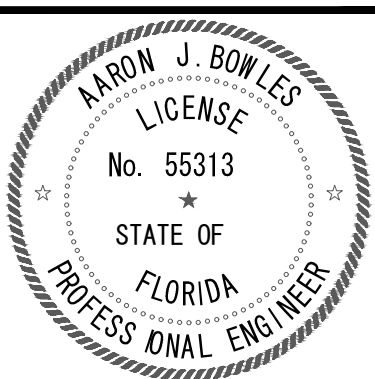
75' RIGHT OF WAY
(RIGHT OF WAY WIDTH VARIES)

L.R.F.W.C.D. LATERAL B CANAL
(160' R.O.W.)



SPECIAL EXCEPTION
SITE PLAN

GLENDALE CHRISTIAN SCHOOL



AARON J. BOWLES
FL. P.E. #55313

SHEET

SP1

24-0025

FLORIDA

INDIAN RIVER COUNTY

REVISIONS

DATE

NO.	DESCRIPTION	DATE
3	IRC FOLLOWUP COMMENTS	11-13-2024
2	IRC FOLLOWUP COMMENTS	11-09-2024
1	IRC FOLLOWUP COMMENTS	09-18-2024

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
24-0025	SGS	SGS	SEPTEMBER 2024	AJB	