



SPTAC  
Second Meeting  
Treasure Coast Elementary  
2:30 PM

**SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE**  
**(School Site in Unincorporated Area)**

Stan Boling, County Planning Director  
Chris Mora, Public Works Director  
Mike Redstone, Assistant Recreation Director  
Vincent Burke, Utilities Director

Chris Kafer, County Engineer  
Phil Matson, County MPO Director  
Carter Morrison, School District  
County Sheriff's Office

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The School Planning Technical Advisory Committee will meet at **2:30 p.m. ON FRIDAY, April 19, 2013**, in the Community Development Conference Room A1-411 of the County Administration Building "A", 1801 27<sup>th</sup> Street, Vero Beach.

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**AGENDA**

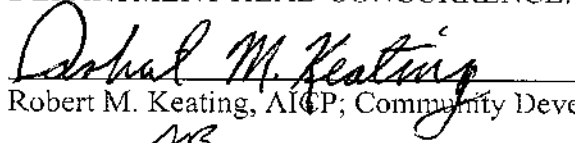
1. Call to Order and Introductions
2. Indian River County School District's Request for Approval of a Major Addition and Renovation to Treasure Coast Elementary School (8955 85<sup>th</sup> Street / 31-38-35-00000-3000-00001.1)
3. Adjournment

ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING MUST CONTACT THE COUNTY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 772-226-1223, AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.


**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

**TO:** Honorable Members of the School Planning Technical Advisory Committee

DEPARTMENT HEAD CONCURRENCE:

  
Robert M. Keating, AICP; Community Development Director

**THROUGH:** Stan Boling, AICP, Planning Director

**FROM:** John W. McCoy, AICP; Senior Planner,  Current Development

**DATE:** April 8, 2013

**SUBJECT:** Indian River County School District's Request for Approval of a Major Addition and Renovation to the Treasure Coast Elementary School Campus [8955 85<sup>th</sup> Street / 31-38-35-00000-3000-00001.1]

It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of April 19, 2013.

**DESCRIPTION & CONDITIONS**

• **Public School Planning Interlocal Agreement**

Consistent with state requirements, Indian River County, the Indian River County School Board, the Cities of Fellsmere, Sebastian, and Vero Beach, and the Town of Indian River Shores entered into an "Interlocal Agreement for Coordinated School Planning and School Concurrence" (ILA). That agreement promotes the exchange of data and information related to public school planning. As such, the county provides population growth forecast data by small "neighborhood" areas (traffic analysis zones), each local government provides residential building permit data information on proposed residential projects, and school district staff provides school enrollment and capacity data by school and school type. In addition, school district staff provides information on proposed capacity-producing school facility projects as well as local and DOE (state department of education) student enrollment projections. Those data are used to evaluate how current and projected student enrollment will be accommodated by current and planned school facilities.

The ILA also established a number of committees, including the School Planning Technical Advisory Committee (SPTAC). That committee, consisting of staff from various departments of the county, the school board, and an affected municipality, reviews proposed new school sites and proposed school renovation projects (see attachment #1). Under the ILA, the SPTAC has the responsibility to evaluate and approve proposals to acquire and develop new public school sites (see attachment #2) and to review and approve major renovations and additions such as the current proposal to renovate and make additions to Fellsmere Elementary School (see attachment #3).

Pursuant to ILA sections 7.2 and 7.4, additions and renovations to existing school facilities are to be generally consistent with applicable comprehensive plan and land development regulations, allowing for minor inconsistencies.

- **Proposed Treasure Coast Elementary School Renovation**

Constructed in early 2002, Treasure Coast Elementary School (fka Liberty Magnet School) lies on the south side of CR 510, just east of the “CR510 curve”. Since the school’s opening, student enrollment has increased, class size mandates have gone into effect, and the school district has established a general policy that most elementary schools should operate at an enrollment capacity of 750 students. In this case, proposed project improvements will accommodate enrollment of up to 738 students in permanent buildings. As proposed, the new improvements will fit into the original design of the campus and will facilitate removal of portables from the campus.

On behalf of the Indian River County School District, MBV Engineering, Inc. has submitted a request to construct site improvements on the Treasure Coast Elementary School campus (see attachment #1). The proposed improvements consist of adding a new classroom POD/wing, enclosing a group of existing concrete classroom units, constructing emergency access and playground improvements, removing existing portable classroom units, and making other minor site related changes. Under Section 7 of the Interlocal Agreement (ILA) for Coordinated Planning and School Concurrency, the proposed improvements constitute a major addition and require School Planning Technical Advisory Committee (SPTAC) review and approval (see attachment #2).

Recently, the County’s Technical Review Committee (TRC) reviewed the project site plan and found it consistent with the County’s comprehensive plan and LDRs (land development regulations) generally, and consistent specifically in relation to building setbacks, building orientation and articulation, building height, buffers, signage, vehicle and pedestrian circulation, and infrastructure. In addition, the TRC determined that no off-site improvements are required in relation to the proposed project.

The project site plan is now to be considered by the SPTAC. The SPTAC’s responsibility is to formalize approval of the site plan and make a determination of the on-site and off-site improvements necessary to serve the renovated and expanded campus facility.

### ANALYSIS

As adopted, the interlocal agreement (ILA) sets thresholds for site additions and improvements that must be approved by the SPTAC. Under the ILA, the project constitutes a major addition requiring SPTAC review and approval because the proposed improvements will increase overall campus building area by more than 10%.

- **On-Site Improvements**

- **School Site Area:** 29.54 acres (no change)
- **Student Enrollment:** Existing Capacity: 640 students (including portables)  
Proposed Capacity: 738 students (with portables removed)

Note: The net increase in student capacity is 98. The school is permitted by the State to improve the facility for a capacity of up to 750 permanent student stations.

- **Parking:**

Existing:	185 spaces
Required:	185 spaces
Proposed:	187 spaces

Note: No new parking spaces are proposed. The existing number of spaces provided is consistent with county parking requirements.

- **Open Space:**

Required:	40%
Provided:	69.34%

- **Traffic & Pedestrian Circulation:** Presently, there is a single existing driveway to CR510. That driveway is served by existing right and left turn lanes at the CR510 point of access. Located on the east side of the campus, the access driveway creates an on-site north/south roadway that provides access to two school parking lots (north and east side), a parent pick-up, a bus loop, and property south of the school. No changes are proposed to the existing internal traffic circulation system, and no new off-site improvements are proposed or required. As part of the project, a 20' wide stabilized emergency/fire access will be constructed along the south side of the school buildings.

The overall campus sidewalk system will remain intact, with some internal sidewalks relocated with the project. Covered sidewalks will be provided between new structures and adjacent school facilities.

- **Building Area (excluding portables):**

Existing:	82,903 sq. ft.
Proposed:	19,800 sq. ft.
Total:	102,703 sq. ft.

Note: The proposed building area net increase is 23.8%.

- **Building Setbacks:** The setback from the new building to the closest property line (west boundary) is 200'. Recreation improvements will be set back approximately 80' from the west property line. Those setbacks exceed applicable county setback requirements.
- **Building Height:** The District is proposing to enclose a group of concretables. The structure that encloses the concretables is approximately 32' at the center ridgeline and 12' at the eaves. The new classroom wing is a single story building that has an elevated roof element at the center with a building height of approximately 28'. Those building heights are below the county's building height limits.
- **Buffers:** There are no buffers required or provided for the proposed improvements. Currently, the properties to the south and east are undeveloped, with a narrow drainage right-of-way separating the property to the south from the school facility. To the north, across CR510, is the undeveloped Blue Water Bay residential subdivision. To the west is Vero Lake Estates, a large residential subdivision which is separated from the subject site by substantial drainage and road rights-of-way. Given those circumstances, applicable county regulations require no buffers.

- **Water & Sewer:** The school is served by County water and sewer.
- **Landscape and Buffering:** Because of the scope of proposed construction, only minor landscape improvements to the area of development are required and proposed. Those landscape improvements are generally consistent with County landscape requirements.
- **Drainage:** The drainage plan accommodates all stormwater run-off from the new facilities and will improve the management of run-off from some of the existing campus development. The drainage plan has been approved by County Engineering. Prior to construction, the School District will need to obtain approval from the St. Johns River Water Management District.
- **Recreation:** Existing playground and hardcourt areas will be relocated to the west of their current location to facilitate the new classroom POD/wing. No net increase in recreational improvements is required or proposed.
- **Off-Site Improvements:** None are required or proposed for the subject project.
- **Signs:** No new school signs are proposed with this project.

### **CONCLUSION:**

County staff has found that the proposed site plan is consistent with the county's comprehensive plan, is generally consistent with the county's land development regulations (LDRs), and is in compliance with applicable requirements of the interlocal agreement, including the specific project elements listed in ILA section 7.2.

### **RECOMMENDATION:**

The County's Technical Review Committee recommends that the SPTAC grant site plan approval for the Treasure Coast Elementary School site additions and related improvements.

### **ATTACHMENTS:**

1. ILA Section 2.3
2. ILA Section 6
3. ILA Section 7
4. Location Map and Aerial
5. Site Plan

2.1 A Staff Working Group (SWG), consisting of the Indian River County Community Development Director, the Indian River County Planning Director, the Planning or Community Development Director or City Manager of the Cities of Sebastian, Vero Beach, and Fellsmere, the Town of Indian River Shores, the Indian River County School District's Assistant Superintendent for Planning and Operations, and the Indian River County School District's Director of Facilities Planning and Construction.

2.2 An Elected Officials Oversight Committee (EOOC), consisting of the County Commission Chairman, the Mayors of Vero Beach, Sebastian, Indian River Shores and Fellsmere, the Regional Planning Council Chairman, and the School Board Chairman.

\* → 2.3 A School Planning Technical Advisory Committee (SPTAC), consisting of representatives from the following agencies:

(a) Planning Director from the Indian River County Planning Division and, if applicable, any affected Cities' City Planning or Community Development Director, City Manager or designated staff person;

(b) County Engineer from the Indian River County Engineering Division and, if applicable, any affected Cities' City Engineer;

(c) County Traffic Engineer from the Indian River County Traffic Engineering Division and, if applicable, any affected Cities' Traffic Engineer or Public Works director;

(d) MPO Director from the Indian River County Metropolitan Planning Organization (MPO);

(e) Assistant Superintendent for Planning and Operations from the Indian River County School District;

(f) Director of Facilities Planning and Construction from the Indian River County School District;

(g) Director from affected water and sewer utility providers;

(h) Director of the Indian River County Parks and Recreation Department and, if applicable, any affected Cities' Park and Recreation Director; and

(i) County Sheriff and, if applicable, any affected City's Police Chief.

2.4 A citizen oversight committee, consisting of six (6) citizens appointed by the School Board, the County, the Town of Indian River Shores, and Cities of Fellsmere, Sebastian and Vero Beach. Each jurisdiction or entity shall appoint one member.

### **Section 3 Joint Meetings**

3.1 The School Planning Technical Advisory Committee (SPTAC) shall, at a minimum, meet in accordance with Section 6 of this Agreement at the School Board Administration Building, unless re-located by agreement). The SPTAC shall review site selection proposals and site plans for new schools and major renovations. The School District Director of Facilities Planning and Construction will

- 4.3 The Staff Working Group will meet in accordance with the Timeline Schedule (Appendix A) to review, adjust if needed, and approve the School Board staff's allocation of projected student enrollment into School Service Areas.
- 4.4 The student enrollment projections and their allocation to School Service Areas will be included in the school concurrency assessment report provided to the County and Cities each year as specified in the Timeline Schedule (Appendix A) of this Agreement.

**Section 5 Annual School Concurrency and School District Educational Facilities Plan Review and Update and School Board Prerogatives**

- 5.1 The County, Cities, and School District shall follow the Timeline Schedule included as Appendix A of this Agreement in annually reviewing and updating school concurrency and the School District Educational Facilities Plan.
- 5.2 School Board Prerogatives.

(a) Notwithstanding any provisions in this Agreement to the contrary, including Section 5.1 above, the Parties agree that the School Board shall have sole discretion, and hence consensus among the Parties shall not be required, on the following matters:

- (1) The costs (not borne by any Local Government) and revenues that establish the economic feasibility of planned facilities contained in the School District Five-Year Facilities Work Program and the School District Capital Improvements Schedule.
- (2) Attendance Boundaries modified for the following limited purposes:
  - i. Any acquisition of land or construction of new school facilities that has been undertaken in compliance with Section 6 herein and that is consistent with the School District Five-Year Facilities Work Program, the applicable Comprehensive Plan(s) and the applicable Land Development Regulations.
  - ii. Any addition to or renovation of or closure of an existing school facility that is either exempt from or has been undertaken in compliance with Section 7 herein and that is consistent with the School District Five-Year Facilities Work Program, the applicable Comprehensive Plan(s) and the applicable Land Development Regulations.

\* Section 6 **School Site Selection and Site Plan Approval for New Schools**

- 6.1 When the need for a new school is identified in the School District Educational Facilities Plan, the School Board shall direct the School Board Site Selection Committee (SBSSC) to notify the County Administrator, the County Planning Director, a potentially affected City's City Manager or City Mayor, and SPTAC in writing that it is looking for a school site in a particular location or area. The SBSSC may provide the SPTAC with a list of two or more potential sites for evaluation as provided in Section 6.2 below. Alternatively, the SBSSC may select a single site for evaluation by the SPTAC if the staff of the affected jurisdiction (County or City) has determined that the site is consistent with its Comprehensive Plan and Land Development Regulations, and is justified under the criteria of Section 6.5 below.

- 6.2 On or before the date that any option contract has been executed for purchase of a new school site, the SBSSC, through the School District Director of Facilities Planning and Construction, shall notify the County Planning Director and, if applicable, City Planning or Community Development Director, City Manager, or designated City staff person of a potential site purchase. Upon receiving such notice and a written request, accompanied by site information, from the SBSSC, the County Planning Director and the School District Director of Facilities Planning and Construction shall jointly schedule a SPTAC meeting to be held within 14 days. The SPTAC shall meet and evaluate the proposed school site(s) under the criteria of Section 6.5 below and, if two or more sites are under consideration, rank them. The SPTAC shall submit a report and recommendation on site selection to the SBSSC within 30 days of the SPTAC meeting.
- 6.3 The SPTAC shall complete an Impact Assessment Statement (IAS) and prepare an Economic Analysis (EA) for any proposed school site. The IAS shall incorporate the required Section 1013.33, Florida Statutes, review regarding consistency of the proposed school site(s) with the applicable Comprehensive Plan and the criteria of Section 6.5 below. Where a site plan has been prepared for development of a proposed site, the EA shall, at a minimum, identify potential on-site and off-site improvements for the type of facility proposed, the estimated costs associated with these improvements, if such estimates are available, and the entity responsible for the cost. Identification of specific required improvements and responsibilities for providing, operating, and maintaining improvements shall be addressed at the time of site plan review, as specified in Section 6.6 below.
- 6.4 The SPTAC shall provide the IAS report, the EA report and the site plan evaluation (if a site plan is submitted for review), and, if multiple sites are submitted for review, the ranking list to the SBSSC. Using that information, the SBSSC shall make a final recommendation to the Superintendent on site selection. The Superintendent will then review the SBSSC recommendation and send an option contract to the School Board for consideration. If the School Board authorizes acquisition of the selected site, the School Board shall notify the County and each affected City in writing when the site has been purchased.
- 6.5 The following criteria will be considered by the SPTAC, the School Board, and the Local Government(s) when evaluating a potential school site:
- (a) Potential to accommodate the projected additional student population by expanding or rebuilding existing schools instead of building a new school.
  - (b) Consistency of the proposed site with any Court-ordered school desegregation mandate.
  - (c) Consistency of the proposed new site with the applicable county and/or municipal Comprehensive Plan. If the proposed site is not consistent with the applicable Comprehensive Plan(s) the appropriate process under which the School Board may request an amendment to the applicable Comprehensive Plan shall be provided.
  - (d) Extent to which the proposed site provides a logical focal point for community activities and serves as the cornerstone for innovative urban design standards, including opportunities for shared use and co-location of community facilities
  - (e) Extent to which an elementary or middle school can be located internal to residential neighborhoods and discouraged from locating adjacent to major arterial roadways.



- (f) Extent to which an elementary school can be located within reasonable walking distance of dwelling units served by the schools.
- (g) Extent to which a high school can be located on the periphery of residential neighborhoods, near thoroughfares so as to discourage traffic along residential streets in residential subdivisions.
- (h) Extent to which the proposed school site is compatible with present and projected uses of adjacent property and capable of accommodating buffers necessary to shield adjacent residences from school driveways, school drop-off and pick-up areas and school playgrounds.
- (i) Extent to which the proposed school site encourages community redevelopment and revitalization, provides efficient use of existing infrastructure, and discourages urban sprawl.
- (j) Extent to which the proposed site's acquisition and development cost is affected by the proposed location.
- (k) Extent to which the proposed school site provides safe access to residential neighborhoods by pedestrians and vehicles.
- (l) Extent to which the proposed school is served by adequate public facilities and services to support the school, or the extent to which adequate public facilities and services will be available, concurrent with the impacts of the school.
- (m) Extent to which the proposed school site contains no significant environmental constraints that would preclude development of a public school on the site.
- (n) Extent to which the proposed school will have no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as locally significant historic or archaeological resources.
- (o) Extent to which the proposed school will be located on well drained soils which are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- (p) Extent to which the proposed school site is not in conflict with local government stormwater management plans or watershed management plans.
- (q) Extent to which the proposed school site is not within a floodway as delineated in the affected comprehensive plan.
- (r) Extent to which the proposed school site is large enough to accommodate the required parking, circulation, and queuing of vehicles onsite.
- (s) Extent to which the proposed school site lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.
- (t) Extent to which the proposed school can serve as an emergency shelter by being built according to the appropriate standards and requirements that make it an appropriate emergency shelter.

(u) Extent to which the proposed school, if it is to be located in the unincorporated County, can meet the requirements of the County's Land Development Regulations Section 971.14(4) (Appendix "D").

6.6 No school site shall be developed without SPTAC approval. However, SPTAC approval will not be unreasonably withheld in unreasonable disregard of the School Board's Educational Facilities Plan, program requirements, Five-Year Facilities Work Program, and the criteria set forth in Section 6.5 above. In conjunction with the School Board's approval of a new school site and planning for site development, the School Board and affected Local Government(s) will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school. To aid in making such determination, the School Board shall submit a site plan of the new school for review and approval by the SPTAC. Prior to the SPTAC review, the affected jurisdiction may coordinate with School District staff and perform its own technical review of the site plan. The SPTAC shall notify the School District in writing of its action, together with approval conditions relating to the timing and responsibility for construction, contributions toward construction, and operation and maintenance of required on-site and off-site improvements.

\* **Section 7 School Facility Modification, Closures, Major Additions, and Renovations**

- 7.1 The School Board shall notify the SPTAC, the County, and appropriate Cities of any proposed closure, major addition to (expansion of 10% or more) or other major renovation of an existing school that increases or decreases the school's capacity by 10% or more, or increases the school's total building square footage by 10% or more. Major renovations shall include projects that change traffic circulation, reduce building setbacks or buffers, or increase existing building heights by 10% or more.
- 7.2 The SPTAC shall review any proposed school closure, major addition or major renovation for consistency with the Comprehensive Plan, and compliance with Land Development Regulations relating to:
- (a) Building setbacks
  - (b) Building orientation and articulation
  - (c) Building height
  - (d) Buffers
  - (e) Signs
  - (f) Vehicle and pedestrian circulation and infrastructure
- 7.3 The School Board shall submit a site plan of the major addition or renovation for review and approval by the SPTAC. Prior to the SPTAC review, the affected jurisdiction may coordinate with School District staff and perform its own technical review of the site plan. The SPTAC shall notify the School District in writing of its action, including approval conditions. Approval conditions shall address the timing and responsibility for construction, operation, and maintenance of required on-site and off-site improvements, including responsibility for bearing the costs of the improvements.
- 7.4 In no event shall the School Board undertake any addition to or renovation of an existing school facility that is inconsistent with the applicable Comprehensive Plan(s) or Land Development Regulations, as

(u) Extent to which the proposed school, if it is to be located in the unincorporated County, can meet the requirements of the County's Land Development Regulations Section 971.14(4) (Appendix "D").

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- 7.2 The SPTAC shall review any proposed school closure, major addition or major renovation for consistency with the Comprehensive Plan, and compliance with Land Development Regulations relating to:
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  - (c) Building height
  - (d) Buffers
  - (e) Signs
  - (f) Vehicle and pedestrian circulation and infrastructure
- 7.3 The School Board shall submit a site plan of the major addition or renovation for review and approval by the SPTAC. Prior to the SPTAC review, the affected jurisdiction may coordinate with School District staff and perform its own technical review of the site plan. The SPTAC shall notify the School District in writing of its action, including approval conditions. Approval conditions shall address the timing and responsibility for construction, operation, and maintenance of required on-site and off-site improvements, including responsibility for bearing the costs of the improvements.
- 7.4 In no event shall the School Board undertake any addition to or renovation of an existing school facility that is inconsistent with the applicable Comprehensive Plan(s) or Land Development Regulations, as

such relates to public schools, and comparatively minor inconsistency shall be waived pursuant to a balancing of competing governmental interests test.

## **Section 8 Comprehensive Plan Amendments, Rezoning, and Development Approvals**

- 8.1 The County and each of the Cities will appoint a School Board representative, designated and approved by the School Board, to serve as a nonvoting member on their local planning agency. The School Board representative will be provided with an agenda and back-up materials for meetings, and invited to attend meetings and/or provide comments to the County and City planning agencies.
- 8.2 Notwithstanding the School Impact Analysis required to be furnished to the School District under Section 14.2 herein, the County or City in which a project, or group of projects, is located shall notify the School Board's Director of Facilities Planning and Construction within 15 days of the submittal of any pre-application or formal application for a Proposed Residential Development project, or group of projects in the same area and shall inform him/her of the location where the subdivision plan or site plan can be reviewed. The School District shall have the opportunity to review and provide recommendations on all such applications and any other Development Orders that may have an impact on Available School Capacity and the School District Five-Year Facilities Work Program. To ensure that the School District is provided timely notice of all such applications, the County and the Cities will continue to send agendas for preapplication conference meetings, Technical Review Committee (TRC) meetings, Planning and Zoning Commission (Local Planning Agency) meetings, and Board of County Commissioners meetings to School Board representatives. County and City planning staffs shall, upon request, provide the School Board additional supporting documents. School District comments on a proposed development project shall be sent to the Local Government staff and forwarded to the project applicant for his/her response.

To implement an effective school concurrency system, the Parties agree that the School District must also be afforded the opportunity to review and provide timely findings and recommendations to the County and the Cities on proposed amendments to their respective Comprehensive Plans that may not otherwise be adequately addressed above. The County and the Cities therefore agree to give the School Board written notification of meetings and hearings for residential Comprehensive Plan amendments that may affect student enrollment, enrollment projections, or school facilities or in any other way affect Available School Capacity. This notice requirement applies to comprehensive plan amendments, rezonings, developments of regional impact, and other major residential or mixed-use development projects, to the extent not already covered above, and notice will be provided to School District staff.

- 8.3 The School Board shall appoint a representative to serve on, or provide comments to, the County's Technical Review Committee (TRC). The School Board representative will receive notice in the same manner as other Technical Review Committee members. In addition, the School Board representative will be invited to participate in the Cities' development review committees when development and redevelopment proposals are submitted which could have a significant impact on student enrollment or school facilities.
- 8.4 In reviewing and approving Comprehensive Plan amendments and development proposals, the County and Cities will consider the following issues, as applicable:
- (a) The compatibility of land uses adjacent to existing schools and reserved school sites.

87TH ST

87TH AV

86TH PL

86TH ST

85TH PL

85TH ST

90TH AV (COUNTY ROAD 510)

90TH AV

83RD ST

ATTACHMENT

4

BLUEWATER BAY CIR

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WALKERS CAY SQ

86TH AV (OLD FELLSMERE RD)

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510

85TH ST (COUNTY ROAD 510)

TREASURE COAST ELEMENTARY



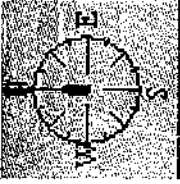
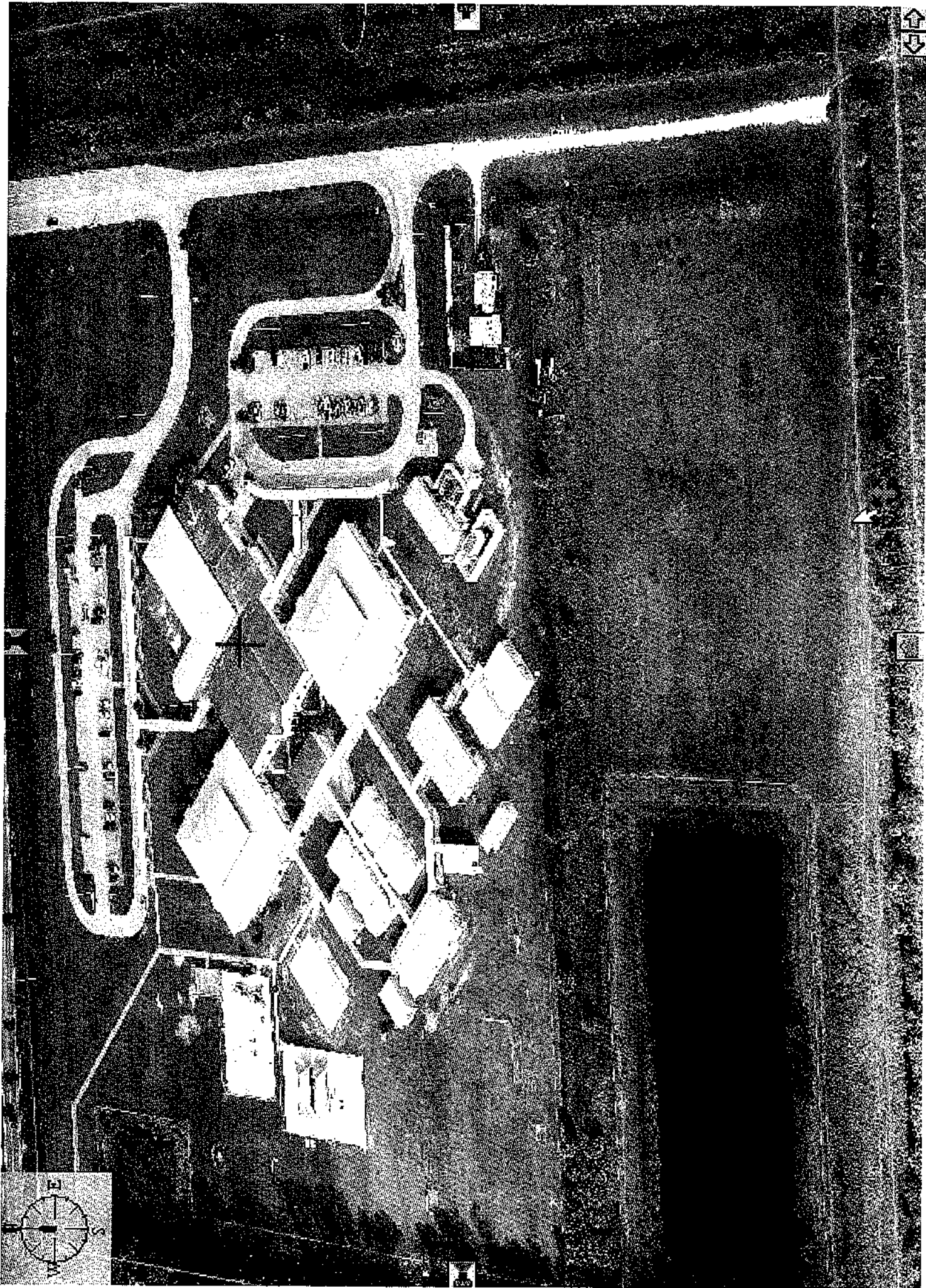
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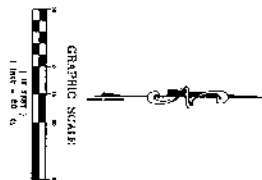
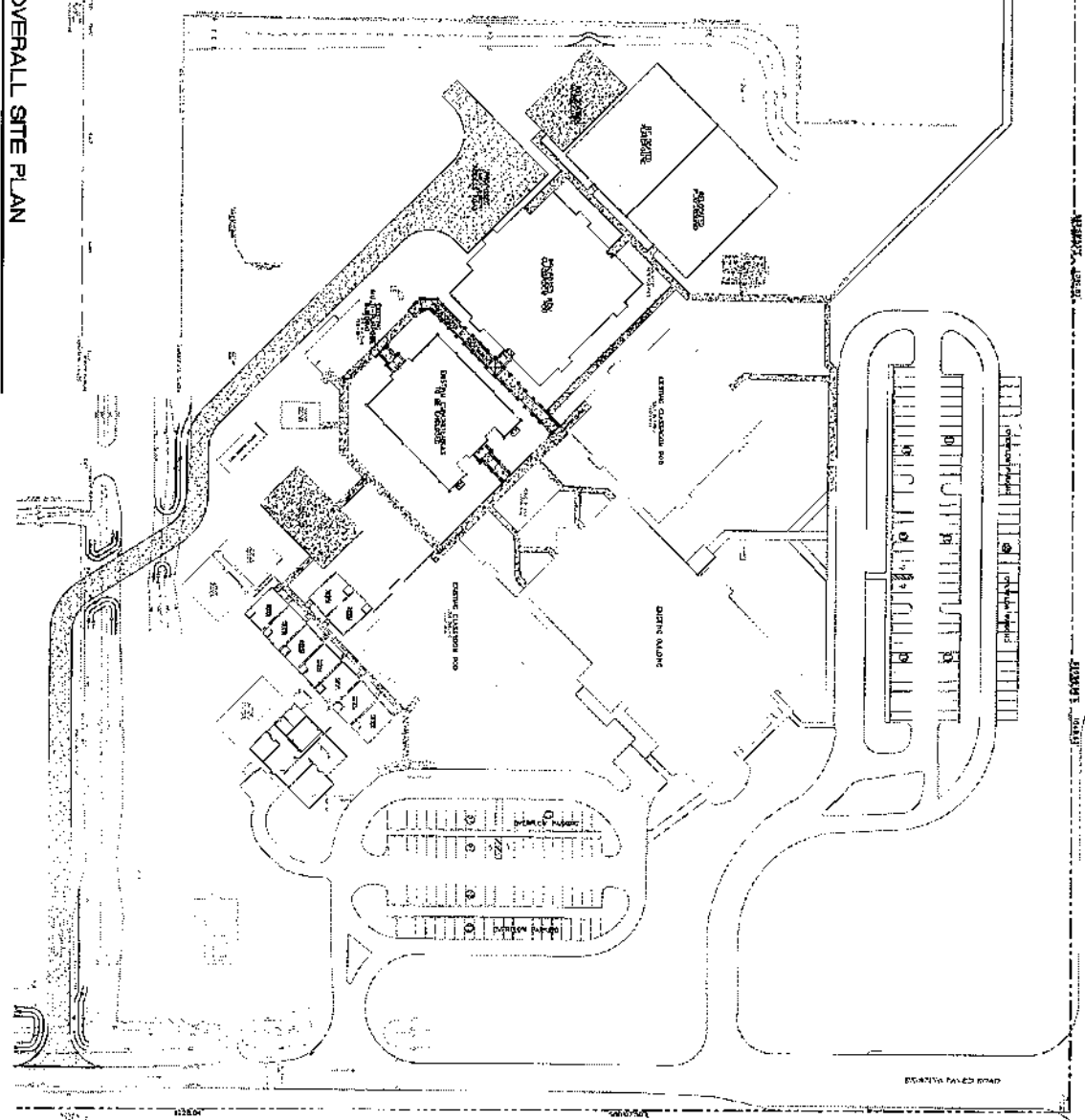
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MBV ENGINEERING, INC.  
 1830 - 20TH STREET  
 VERO BEACH, FL 32960  
 PH. (772) 569-0030  
 FX. (772) 778-3611

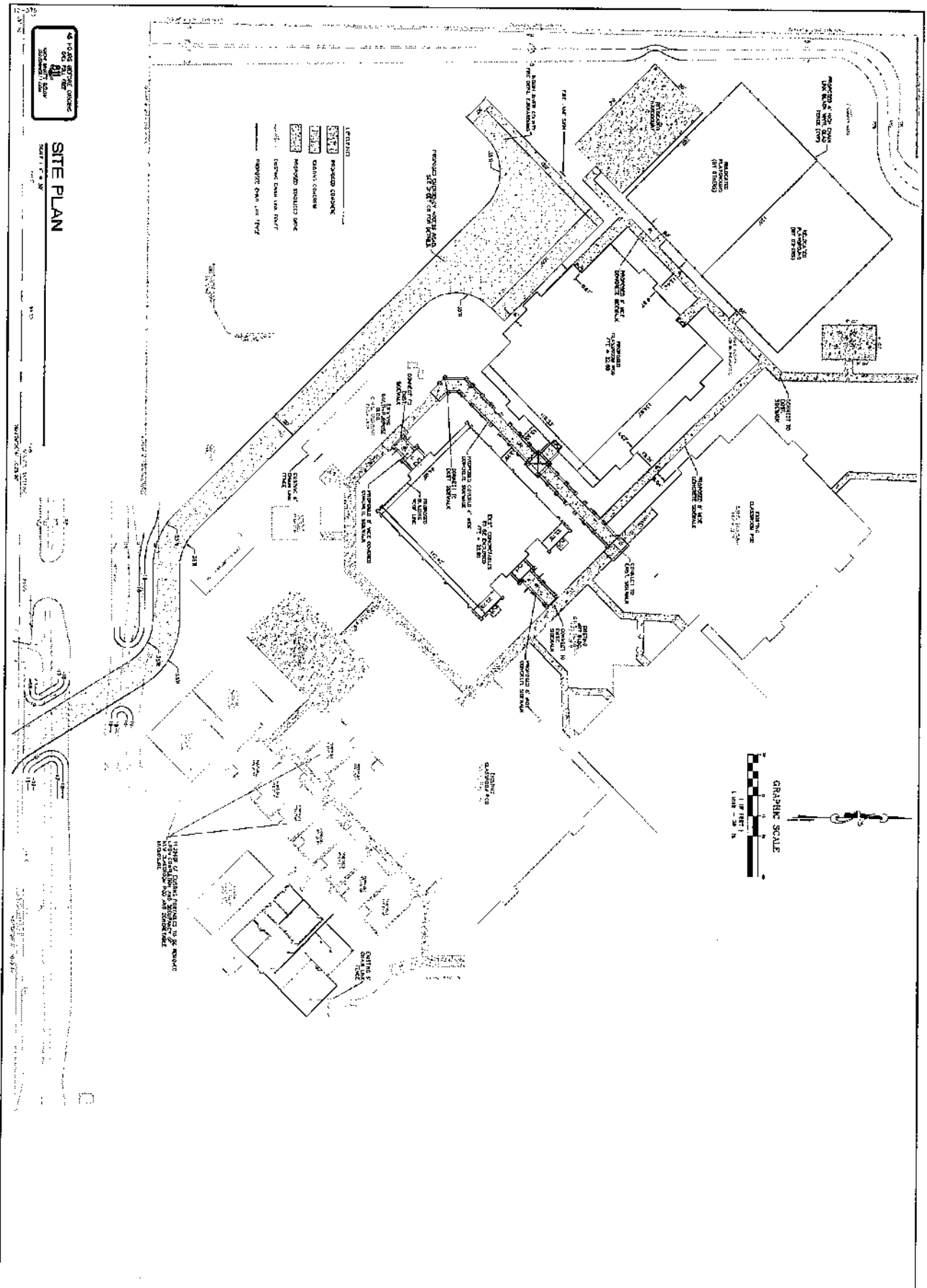
OVERALL SITE PLAN  
 SCALE: 1" = 25'



- LEGEND
- BUILDING
  - PAVED AREA
  - LANDSCAPE
  - UTILITY LINES
  - FENCING
  - EXISTING FEATURES
  - PROPOSED FEATURES

**ATTACHMENT 5**

SHEET <b>C4</b> OF 13	DATE 07/15/13	PROJECT <b>TREASURE COAST          ELEMENTARY SCHOOL</b>	COUNTY <b>INDIAN RIVER COUNTY</b>	STATE <b>FLORIDA</b>	<b>OVERALL SITE PLAN</b>	<b>MBV          ENGINEERING, INC.</b> HOWARD WILLIAMS & ASSOCIATES CONSULTING ENGINEERS CA #3728	1830 - 20TH STREET VERO BEACH FL 32960 PH. (772) 569-0030 FX. (772) 778-3611	JOB NO. 12-376 DRAWN L.H. CHECKED AFR DATE JUN 2013 DESIGNED A.G. DATE ISSUED FEB. 2013 SCALE 1"=30'	REVISIONS NO. DATE BY
									1 2/11/13 A.G.



NO. 10000 SITE PLAN  
 10000  
 10000  
 10000

**SITE PLAN**

**ATTACHMENT 5**

DATE <b>C5</b> 3/13/13	DRAWN BY J. J. JENSEN	TREASURE COAST ELEMENTARY SCHOOL	SITE PLAN	<b>IMBV</b> <b>ENGINEERING, INC.</b> 1635 - 20TH STREET VERO BEACH, FL 32960 PH. (772) 568-0035 FX. (772) 778-3617 MELBOURNE, FL - PH (321) 751-1516 FT. PIERCE, FL - PH (772) 948-8954	JOB NO. 12-316 DESIGNED: J.M. DRAWN: J.P. DATE: 3/26/13 CHECKED: J.M.B. DATE RELEASED: FEB. 27, 2013 SCALE: 1"=20'	REVISIONS DATE 1. AS SHOWN FOR PERMITS 3/27/13 2. AS SHOWN FOR PERMITS 3/27/13 3. AS SHOWN FOR PERMITS 3/27/13 4. AS SHOWN FOR PERMITS 3/27/13 5. AS SHOWN FOR PERMITS 3/27/13 6. AS SHOWN FOR PERMITS 3/27/13 7. AS SHOWN FOR PERMITS 3/27/13 8. AS SHOWN FOR PERMITS 3/27/13
		INDIAN RIVER COUNTY FLORIDA	1635 - 20TH STREET VERO BEACH, FL 32960 PH. (772) 568-0035 FX. (772) 778-3617 MELBOURNE, FL - PH (321) 751-1516 FT. PIERCE, FL - PH (772) 948-8954			