

Public Hearing

Chairman Day read the following into record:

A. Glendale Baptist Church & School: Request for modified conceptual site plan and special exception use approval to construct a combined church and school (private K-8 school with child care services) facility. Glendale Baptist Church, Inc., Owner. Mills, Short & Associates, LLC, Agent. Located at the northeast corner of 27th Avenue and 4th Street. Zoning: RS-6, Residential Single-Family (up to 6 units/acre). Land Use Designation: L-2, Low Density Residential-2 (up to 6 units/acre). [SP-SE-21-08-19 / 2004040365-89958] **(Quasi-Judicial)**

Chairman Day asked if any members had any ex-parte communication or conflict that would not allow them to make an unbiased decision. There were none.

The secretary administered the testimonial oath to those present who wished to speak.

IRC Senior Planner Brandon Creagan reviewed information about the request for modified conceptual site plan and special exception use approval to construct a combined church and school facility and gave a PowerPoint presentation, copies of which are on file in the Board of County Commissioners (BCC) Office. Mr. Creagan gave some history of approvals for the Glendale Baptist Church and School and explained that today's request is for approval to amend the conceptual site plan to change the phasing and to grant special exception approval to add a daycare facility as a permitted use. Mr. Creagan gave a brief overview of the special exception process and noted this is the first of two scheduled public hearings.

Mr. Creagan showed a location and aerial map with the conceptual site plan overlaid for reference. Mr. Creagan described how the project will be completed in three phases and gave a breakdown of the work to be completed in each phase. Mr. Creagan showed the traffic circulation plan and explained today's request ties the completion of required offsite improvements to each phase. Mr. Creagan also showed a map of the conceptual landscape plan and noted the applicant is providing more than what is required. Mr. Creagan outlined the required dedications, improvements and other conditions and briefly explained how they correspond with each phase of completion. Mr. Creagan noted there will be no outdoor lighting for the multi-purpose playfield and reminded the Commissioners this was previously a condition of approval. Mr. Creagan also noted the maximum student enrollment is 400 students. Mr. Creagan ended his presentation by recommending approval with the required improvements and associated conditions as listed in the staff report.

Mr. Brognano asked if there has been any community response to the project. Mr. Sweeney responded there was very little, noting someone had called and inquired about operating hours of the daycare facility. Mr. Sweeney reviewed the special exception process and explained that the community receives notice of the public hearings by mail. When asked about a timeline for the project, Mr. Sweeney responded he was unsure and

indicated the applicant still needed final site plan approval. In response to a commissioner question, Mr. Sweeney explained that a driveway connection to 27th Avenue including right and left turn lanes is included in Phase 1 of the project.

Chairman Day opened the floor for public comment.

Mr. Wesley Mills with Mills, Short, and Associates, LLC was present and said he was available to answer any questions. When asked about a start date, Mr. Mills said the intent is to move forward as soon as the process allows. There was discussion about sidewalk improvements. There was also some discussion about traffic circulation and volume and Mr. Mills explained he feels that traffic from Phase 1 will be minimal.

There being no further comments Chairman Day closed the floor for public comment.

Chairman Day called for a Motion.

ON MOTION BY Todd Brognano, SECONDED BY Curtis Carpenter, the members voted unanimously (7-0) to approve staff's recommendations with its associated conditions on this Quasi-Judicial matter.

Commissioners Matters

There were none.

Planning Matters

Mr. Sweeney said there will probably not be a meeting September 8th but that the September 22nd meeting will most likely take place as scheduled. Mr. Sweeney mentioned the prospect of moving the meeting time to an earlier time and it was determined this will be further discussed at a later date.

Community Development Director Phil Matson was present and extended an invitation to the Planning Officials Training Workshop being held in Fellsmere on September 21st 8:00am–4:30pm in affiliation with our local chapter of the American Planning Association. There is a \$20.00 per person admittance fee which includes breakfast and lunch.

Attorney's Matters

There were none.

Adjournment

There being no further business, the meeting was adjourned at 7:30pm.