



Indian River County, Florida

Indian River County
Administration Complex
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Legislation Text

File #: 22-0839, **Version:** 1

Glendale Baptist Church, Inc.'s Request for Modified Conceptual Site Plan and Special Exception Use Approval for Glendale Baptist Church and School [SP-SE-21-08-19 / 2004040365-89958] **(Quasi-Judicial)** Staff recommends that the BCC grant modified conceptual site plan approval and special exception use approval for child care services to be added as a use on the site with the following conditions: 1. The final site plan (for each respective project phase) and associated County permits shall include the final design of the following: a. Tree protection and tree mitigation plan; b. Landscape plan; c. Left and right turn lanes at both project driveway connections (27th Avenue and 4th Street); d. Stormwater management system that will accommodate runoff generated by the offsite left and right turn lanes; e. 27th Avenue sidewalk; f. Internal sidewalk/pedestrian system; g. Street lighting plan; and h. Playground area. 2. The maximum student enrollment shall not exceed 400 students. 3. The multi-purpose playfield shall not include outdoor lighting. Any future request to add outdoor lighting to the playfield area will require special exception approval (PZC review and BCC approval). 4. Prior to issuance of a Certificate of Occupancy (C.O.) for Phase 1, the required left and right turn lanes at the driveway connection to 27th Avenue shall be completed. 5. Prior to issuance of a Certificate of Occupancy (C.O.) for Phase 2, the required left and right turn lanes at the driveway connection to 4th Street shall be completed.