Indian River County Florida

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Legislation Details (With Text)

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Title:	Glendale Baptist Church, Inc.'s Request for Conceptual Site Plan and Special Exception Use Approval for Glendale Baptist Church and School [SP-CP-19-03-06 / 2004040365-83388] (Quasi-Judicial)				
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Attachments:	1. Staff Report, 2. Excerpt from Draft June 13, 2019 PZC Minutes, 3. Location Map, 4. Aerial, 5. Conceptual Site Plan				

Date	Ver.	Action By	Action	Result
7/9/2019	1	Board of County Commissioners	Approved	Pass

Glendale Baptist Church, Inc.'s Request for Conceptual Site Plan and Special Exception Use Approval for Glendale Baptist Church and School [SP-CP-19-03-06 / 2004040365-83388] (Quasi-Judicial)

Staff recommends that the BCC grant special exception use approval for the school facility, with the following conditions: 1. The final site plan 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; and g. Streetlighting plan. 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 both project driveway connections (27th Avenue and 4th Street) shall be completed.