



Marion Rayburn
Chair

David Gragg
Vice-Chair

Steve Kreidt
Board Member

Ryan Santurri
Board Member

Dr. Aileen Trivedi
Board Member

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – July 13, 2020

WELCOME! We are very glad you have joined us for today’s Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today’s meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City of Edgewood will meet at 405 Bagshaw Way, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, July 13, 2020 at 6:30 pm

- Call to Order
- Pledge of Allegiance
- Roll Call and Determination of Quorum
- Approval of Minutes
March 9, 2020 – Regular P&Z Meeting
- New Business
 - **Commercial Site Plan Review**
4400 S Orange Ave – Discovery Church (To City Council August 18, 2020)
- Comments/Announcements
- **FUTURE MEETINGS:** (*SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD*)
 - August 10, 2020
 - September 14, 2020

GENERAL RULES OF ORDER

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.



PLANNING AND ZONING BOARD MEETING – March 9, 2020
Draft Minutes

Planning and Zoning Board Members:

Marion Rayburn, Chair (Quorum)
David Gragg, Vice-Chair
Steve Kreidt, Board Member
Ryan Santurri, Board Member
Aileen Trivedi, Board Member (absent)

Staff:

Drew Smith, City Attorney
Allen Lane, City Engineer
Bea Meeks, City Clerk
Sandra Riffle, Deputy City Clerk
Mike Fraticelli, Police Sergeant

Applicant:

Brent Spain, Theriaque & Spain Law Firm for Cornerstone Pace, LLC

CALL TO ORDER

Vice Chair Gragg called the Planning & Zoning Board meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Deputy City Clerk Riffle announced that there was a quorum with three Board members present. Board Member Trivedi contacted Deputy City Clerk Riffle that she would be absent and Chair Rayburn is expected but will arrive late.

APPROVAL OF MINUTES

- *February 10, 2020*

Board Member Kreidt made the motion to approve the minutes from the February 10, 2020 Planning and Zoning meeting as presented; second by Board Member Santurri. The motion passed (3/0).

NEW BUSINESS

- **Commercial Waiver – 5565 S Orange Avenue Cornerstone Pace**

Engineer Lane introduced the request for a waiver to allow the approved driveway drop-off area and the patio to be covered. The application was recently approved for a special exception and modifications to the building, including a rear drop-off and covered patio area. The covered areas are to protect employees and patients from inclement weather.



The awning over the drop-off area is proposed to be located 13 feet from the Gem Street property line, and the patio awning is proposed to be located approximately 8 feet from the Gem Street property line. Edgewood Central District (ECD) Ordinance Section 134-458(g)(1)b.3 requires a 25-foot setback from Gem Street. The shopping center building is surrounded by four streets. The proposed canopies will work with ECD intent to beautify the district, including additional landscaping. Staff recommends the approval of both waivers.

Engineer Lane said that there is evidence that the consequence of strict adherence to ECD standards would be illogical, impossible, impractical, or unreasonable for the applicant; the waivers would not nullify the intent of ECD standards.

6:36 p.m. - Chair Rayburn entered the meeting and took her place at the dais.

Board Member Gragg noted that there does not seem to be any safety issues. Engineer Lane agreed.

Board Member Kreidt said that staff did a great job with the review of the waiver requests. The canopy is important to the business and he likes the landscaping. He supports approval of the waiver

There was no public comment.

Board Member Gragg made the motion to recommend approval of the requested waivers; second by Board Member Santurri. The motion passed (4/0).

- **ORDINANCE NO. 2020-01**
AN ORDINANCE OF THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AMENDING CHAPTER 134, "ZONING," SECTIONS 134-1, 134-605, 134-606, AND 134-607 OF THE CODE OF ORDINANCES; INCLUDING A DEFINITION FOR OPEN AIR SEATING AREAS; PROVIDING FOR MINIMUM PARKING REQUIREMENTS FOR PLAYGROUNDS, AND DOG PARKS ACCESSORY TO COMMERCIAL BUSINESSES; AMENDING PROVISIONS RELATED TO THE USE OF OFF-SITE PARKING SPACES TOWARD MEETING REQUIRED OFF-STREET PARKING AND THE USE OF SHARED PARKING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

Attorney Smith read Ordinance 2020-01 in title only. He said that this is to incorporate new parking calculations. He has worked with Solange Dao, PE with DAO Consultants, Inc., and Planner Hardgrove's report is available.

Public Comment

Paul Jaszczenski – said that he read Planner Hardgrove's report. He agrees with open-air dining space, but he thinks using a gross area calculation will hurt businesses. He gave an example of space being used for storage and area for behind the bar staff. He would prefer to use a parking calculation of 1/100 for patron use inside.

Board Member Gragg asked about calculations for Mr. Jaszczenski's business, and he responded that 58% is patron use, with 320 square feet for cooler space, 165 feet downstairs under the



stairwell, and a section just for employees. Almost 50% of the downstairs area is not for patron use.

Mr. Jaszczenski further discussed the calculation options as it would affect his businesses and said that he feels it is a detriment to future business to not include shared parking. He noted that there are empty parking lots on weekends and evenings, which are businesses with complementary hours.

Discussion ensued amongst the Board Members regarding the calculation options and shared parking.

Board Member Gragg referred to Planner Hardgrove’s report that using gross square footage is straightforward, as well as easy to interpret and enforce.

Board Member Santurri noted that there is concern of abuse, with which Attorney Smith agreed, and said that, at present, the City uses patron use area for calculation.

Board Member Kreidt said he likes the application of practical and usable space; there is logic in that.

Public Comment:

Solange Dao, Dao Consultants – referred to the proposed dog bar business and said there could be a surge of attendees with special events, but that is not every day, and she does not think it should be perceived that way. If a space is uncomfortable for patrons, they will not come. There is a vast sea of unused parking in Edgewood after 5:00 p.m. The proposed off-site parking distance of 1,320 feet would put Gem Street and Bagshaw Way within walking distance. Uber now has Uber Events, and anyone within a certain distance can use Uber; this is a modern world use.

Mr. Jaszczenski – said there are currently 620 parking spaces within range of their building, that are available after 5:00 p.m. on weekdays and all weekend. He said that it does not make sense to force the addition of parking spaces.

Board Discussion:

Board Member Kreidt agreed with Ms. Dao that the market would respond to conditions.

Attorney Smith said he would recommend approval if the Board’s direction is to use patron use area. If the Board prefers to use gross area, that would require a change.

In response to Board Member Kreidt, Mr. Jaszczenski said that the current form would result in 24 spaces.

Board Member Santurri made the motion to recommend approval of Ordinance 2020-01 as drafted; second by Chair Rayburn. The motion passed (4/0).

The motion was approved by the following roll call vote:

Board Member Santurri	Yes
Chair Rayburn	Yes
Board Member Gragg	Yes
Board Member Kreidt	Yes



COMMENTS/ANNOUNCEMENTS

With no further business, Board Member Santurri made the motion to adjourn; second by Board Member Kreidt. The motion passed (4/0).

The meeting adjourned 7:08 p.m.

Marion Rayburn, Chair

Sandra Riffle, Deputy City Clerk



Memo

To: Planning and Zoning Board Members
CC: Bea Meeks, Drew Smith, Allen Lane, David Mahler, Ellen Hardgrove
From: Sandy Riffle, Deputy City Clerk
Date: July 6, 2020
Re: New Business Items

The following items for the July 13, 2020 Planning and Zoning Board Meeting is included for your review.

4400 S Orange Avenue Discovery Church Commercial Site Plan Review

- Commercial Site Plan Checklist and Application, date stamped 6/18/2020
- Orange County Application for Building/Land Use Permit date stamped 6/18/2020
- Staff report from Allen Lane, P.E. CPH, dated July 6, 2020
- Staff report from City Planner Ellen Hardgrove, AICP, dated July 6, 2020
- Full size plans, date stamped 7/6/2020, are included in an envelope for your review.

The City Planner and Engineer are prepared to respond to any questions you may have regarding the waiver requests. The applicant/representative for Discovery Church will also be in attendance.

RECEIVED

JUN 18 2020

CITY OF EDGEWOOD



COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION

City of Edgewood, Florida

Per Section 134-134 – Commercial/Industrial

MAKE PAYMENTS PAYABLE TO: City of Edgewood

REQUIRED FEE: \$500.00

INSTRUCTIONS: Type or print with BLACK INK. Fill out carefully. Each question must be answered and the necessary documentation provided with this application. Attach additional pages as necessary.

NAME OF DEVELOPMENT Discovery Church Inc

LOCATION 4400 S. Orange Avenue, Orlando, FL 32806

OWNER/DEVELOPER: Name Discovery Church Inc Phone #: 407-855-3140

ENGINEER/ARCHITECT: Name KTG Phone #: 407-898-7858

SURVEYOR: Name Accuright Phone #: 407-894-6314

VICINITY PLAN: YES NO LEGEND: YES NO

SITE PLAN: 1' = 30' ZONING Edgewood Central District NORTH ARROW YES

SETBACKS: FRONT 25' SIDE 0' REAR 20'

LEGAL DESCRIPTION: LOT 12 PB 23 Pg 29 S 0000 T 00 R 024

BOUNDARY & TOPO (FLA P.L.S.):

GROSS AREA: SQ.FT. CONTOURS YES EASEMENTS YES BENCH DATUM YES

EXISTING: BUILDING 12,902 sq ft POWER YES SEWER YES WATER YES

STORM DRAINAGE YES PAVEMENT YES GAS OTHER

PROPOSED: BUILDINGS GROSS AREA SQ.FT. IMPERVIOUS

PAVEMENT AREA SQ.FT SIDEWALKS

SETBACKS: FRONT SIDE REAR

PAVEMENT TYPICAL SECTION:

DRAINAGE: OPEN CLOSED RETENTION/DETENTION FENCED

Basin: WET DRY SIDE SLOPES VOL CF

WATER: OUC FIRE HYDRANT(S) YES MAIN SIZE

SEWER: YES SEPTIC TANK POWER YES

LIGHTNING: YES TELEPHONE YES GAS REFUSE

LANDSCAPING YES SIGNS YES STRIPING YES

PARKING: REQ'S SPACES 173 PROVIDED 176 REG H'CAP

173 TOTAL

PERMITS REQUIRED SEWER: DRAINAGE: SJRWMD FDOT: SEPTIC TANK: FIRE PROTECTION: FDER:

SERVICE AGREEMENTS OR PERMITS: ORLANDO UTILITIES COMMISSION FLORIDA POWER CORPORATION SEABOARD SYSTEM RAILROAD: OTHER:

Reviewed by Date

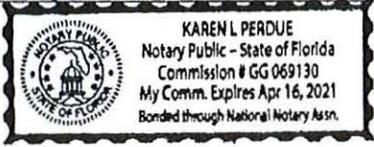
Site review fees as adopted by City Council December 3, 1985 is two (2%) percent of the cost of site but not less than \$200.00. Site work includes planning, drainage, utilities, parking, landscaping and related work.

Revised – 5/28/2020

405 Bagshaw Way Edgewood, FL 32812 • Tel: 407-851-2920 • www.edgewood-fl.gov/fl.gov

COMMERCIAL SITE PLAN CHECKLIST AND APPLICATION – Page Two

<p>Owner Signature <u>[Signature]</u></p> <p>The foregoing instrument was acknowledged before me this <u>6/16/2020</u> by <u>Don Cousins</u> who is <u>personally known to me</u> and who produced _____ as identification and who did not take an oath.</p>	<p>Contractor Signature _____</p> <p>The foregoing instrument was acknowledged before me this ___/___/___ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.</p>
<p>Notary as to Owner <u>Karen Perdue</u></p> <p>Commission No. <u>GG-069130</u> State _____</p> <p>of FL. County of <u>Orange</u> My _____</p> <p>Commission expires: <u>4-16-2021</u> (SEAL)</p> <p><u>[Signature]</u></p>	<p>Notary as to Contractor _____</p> <p>Commission No. _____ State _____</p> <p>of FL. County of _____ My _____</p> <p>Commission expires: _____ (SEAL)</p>



RECEIVED

JUN 18 2020

CITY OF EDGEWOOD



Orange County Division of Building Safety
201 South Rosalind Avenue
Reply To: Post Office Box 2687 • Orlando, Florida 32802-2687
Phone: 407-836-5550
www.ocfl.net/building

Date
Building Permit Number

APPLICATION FOR BUILDING/LAND USE PERMIT*

* All Applications Must Comply with Concurrency Requirements

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

PLEASE PRINT:

The undersigned hereby applies for a permit to make building improvements as indicated below on property.

Project Address: 4400 S. Orange Avenue
(Must match address on plans)

Suite/Unit #: Bldg #: City: Orlando Zip Code: 32806

Subdivision Name: 12-23-29-0000-00-024

Parcel ID Number: Section 12 Township 23 Range 29 Subdivision 0 Block 0 Lot 24
(15 Digit Parcel ID Number & Legal Description must be on plans)

Owner Name: Discovery Church Inc Phone No.: (407) 855 - 3140

Owner Address: 4400 S. Orange Avenue City: Orlando State: FL Zip Code: 32806

Tenant Name: Phone No.: () -

Nature of Business:

Architect Name: License No.: Phone No.: () -

Civil Engineer Name: License No.: Phone No.: () -

Nature of Proposed Improvements: Re-stripping of existing parking lot
to meet required spaces for building occupancy

Removal of out building

Demolition Permit #: Site Work Permit #:

PROPERTY ON [X]SEWER or []SEPTIC

Permit valuation greater than \$2500 requires a notarized Page 2, and Notice of Commencement prior to the first inspection.

Is Notice of Commencement Recorded? []Yes [X]No

If there were comments on this project, how would you like to receive them?

[]Pick them up [X]E-Mail (Customer shall access Web Page)

Is proposed work in response to a Notice of Code Violation written by an Orange County Inspector? []Yes [X]No

Is proposed work in response to an unsafe abatement notice? []Yes [X]No

Has project had a pre-review? []Yes [X]No If Yes, Commercial Plans Examiner(s):

Is building fire sprinklered? [X]Yes []No

Detached Garage? []Yes [X]No Valuation for Detached Garage Only: \$

Required work: []Plumbing []Electrical []Mechanical []Gas []Roofing []None

Alterations Only:

Is this a new tenant? []Yes [X]No If yes, state previous use:

Intended use of space:

List use of adjoining tenant space(s): Side: Above:

Rear: Side: Below:

Total Job Valuation: \$

I hereby make Application for Permit as outlined above, and if same is granted I agree to conform to all Division of Building Safety Regulations and County Ordinances regulating same and in accordance with plans submitted. The issuance of this permit does not grant permission to violate any applicable Orange County and/or State of Florida codes and/or ordinances. I hereby certify that the above is true and correct to the best of my knowledge.

PLEASE PRINT: (Check one) Owner: [] Contractor: []

Name of License Holder/Agent: Discovery Church Inc.

Contractor License Number (if applicable):

Contact Phone Number: (407) 855 - 3140 E-Mail Address: julbehrends@discoverychurch.org

Authorized Signature:

Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.

Permit Number

Permit Application Information - Page Two

Permit Number _____

Owner's Name Discovery Church Inc

Owner's Address 4400 S. Orange Avenue

Fee Simple Titleholder's Name (If other than owner's) _____

Fee Simple Titleholder's Address (If other than owner's) _____

City _____ State _____ Zip Code _____

Contractor's Name _____

Contractor's Address _____

City _____ State _____ Zip Code _____

Job Name _____

Job Address 4400 S. Orange Avenue SUITE/UNIT _____

City Orlando State _____ Zip Code 32806

Bonding Company Name _____

Bonding Company Address _____

City _____ State _____ Zip Code _____

Architect/Engineer's Name _____

Architect/Engineer's Address _____

Mortgage Lender's Name _____

Mortgage Lender's Address _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, GAS, MECHANICAL, ROOFING, SIGNS, POOLS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. _____

WARNING TO OWNER: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and posted on the job site before the first inspection. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owner Signature [Signature]

Contractor Signature _____

The foregoing instrument was acknowledged before me this 6/16/2020 by Don Cousins who is personally known to me and who produced _____ as identification and who did not take an oath.

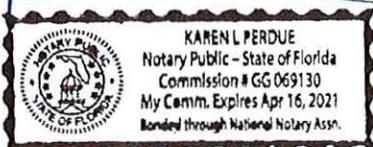
The foregoing instrument was acknowledged before me this ___/___/___ by _____ who is personally known to me and who produced _____ as identification and who did not take an oath.

Notary as to Owner Karen Perdue
Commission No. GG 069130
State of FL. County of Orange
My Commission expires: 4-16-2021

Notary as to Contractor _____
Commission No. _____
State of FL. County of _____
My Commission expires: _____

(SEAL)

(SEAL)



Para más información en español, por favor llame al Departamento de Building Safety al número 407-836-5550.



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

July 6, 2020

Ms. Sandy Riffle
Deputy City Clerk
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809-3406

**RE: 4400 S Orange Avenue
Discovery Church – site plan amendment
CPH project number E7601**

Dear Ms. Riffle;

We are in receipt of the final site plans depicting a modification to the existing site and pavement to include additional parking on the property. The plans also included a plan sheet depicting the necessary turning movement of the Orange County Fire Rescue trucks and the required landscape and irrigation plans. We are also in receipt of e-mails between your office and the design engineer referencing various items to be included to the plans.

CPH has reviewed the civil, landscape and irrigation plans and the previous e-mails between all parties to verify all our comments have been addressed. We do not have any objections to the City approving this project. Please be reminded, approval of this application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction. Applicant needs to verify if this project does not require an additional roof permit from the County.

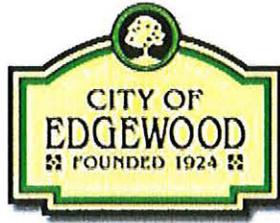
Sincerely,
CPH, Inc.

A handwritten signature in cursive script that reads "Allen C. Lane, Jr." in black ink.

Allen C. Lane, Jr., P.E.
Project Engineer

CC: David Mahler, P.E., Jim Winter, PLA, file

J:\E7601\Civil\Documents\City Plans-Application Review\4400 S Orange Ave - Discovery Church parking\letters\Discovery Church - site plan approval 7-6-20.docx



Date: July 6, 2020
To: Planning and Zoning (P&Z) Board
From: Ellen Hardgrove, City Planning Consultant
XC: Sandy Riffle, Deputy City Clerk
Bea Meeks, City Clerk
Drew Smith, City Attorney
Allen Lane, CPH Engineering, City Engineering Consultant
Re: Discovery Church Site Plan Amendment Proposal

I. Request

The applicant is requesting an amendment to a site plan for the Discovery Church approved by City Council November 12, 2002, which was a site plan for church expansion. The current proposed amendment relates to changes to the site to allow for an increase of parking spaces on the property.

II. History of Use Onsite

In 1993, the Discovery Church purchased the property and converted a former retail use building into a church. This occurred prior to the property's 1995 annexation into the City of Edgewood.

In 2002, the church proposed a building expansion to increase the church seating capacity to 650. The site plan for the proposed expansion included only 129 spaces onsite, with the remainder of required parking provided offsite to meet the minimum quantity required by the City: 173.

The offsite spaces were provided at the Water's Edge Shopping Center located on the opposite side of Orange Avenue by an agreement ensuring joint use of parking was based on differing parking demands and times. The agreement accepted by the City on January 21, 2003 allowed the use of the shopping center parking during the following days and hours.

- Sundays from 9:00 am to 1:00 pm
- Saturdays after 6:00 pm
- Generally recognized national holidays

An amended and restated agreement signed by the property owners in 2007 allowed the church to use the shopping center parking on the following days/times.

- Sunday morning from 8:00 am to 2:00 pm
- Sunday evenings from 5:00 pm to 11:00 pm
- Saturday evenings from 5:00 pm to 8:30 pm.

The offsite parking is currently viewed as a legal nonconforming use due to Code changes that occurred since the 2002 site plan approval. Code Section 134-38(a) defines legal nonconformities as those characteristics and uses that were lawful before the current Code was passed or amended, but which are now prohibited, regulated or restricted. In July 2018, City Council approved Ordinance 2018-08 that resulted in a prohibition of meeting the City's minimum parking space count in locations on the opposite side of an arterial road from the primary use; the change was made due to public safety concerns. Per Code Section 134-38(b), nonconformities are allowed to continue until they are removed, but their survival is not encouraged. Per 134-38(d), a nonconforming use may not be extended or enlarged beyond the scope and area of its operation after the regulation that made the building, structure or use nonconforming is adopted.

In addition to the legal nonconformity, there are currently several noncompliance matters related to the church use. These issues were discovered during the church's discussion with staff as the church prepared to sell the property.

- The first issue is noncompliance with the approved site plan. As reported by a Discovery Church representative, 750 seats are in the sanctuary; the approved site plan only allows 650.
- The second issue is noncompliance with the City's stipulations for using the off-site parking. The church's current use of the shopping center parking lot during the week was not part of the agreement. The church has been holding services on weekdays contrary to the agreement.

The City has not yet issued Notices of Violation since the church owners and prospective owners have been working with City staff to resolve these issues.

III. Proposed Site Plan Amendment

The proposed site plan amendment, if approved, would eliminate the noncompliance issues and nonconforming parking location if the seating in the sanctuary was reduced to ≤ 650 . With the site modifications that are shown on the site plan dated July 6, 2020, all of the required parking for a church with 650 seats would be onsite and the parking agreement that limited the days and times of church service would no longer be needed to meet the City's parking requirements.

It should be noted that the formula used in 2002 to identify the minimum number of parking spaces for the use is inconsistent with Code requirements, and is viewed as a legal nonconforming situation. The parking calculation referenced on the 2002 site plan accounted for only 80% of the seats and no employment. Code Section 134-605(a)(1) requires "one space for each three fixed seats provided for patron use, plus one space per employee." The Code formula would require 257 spaces for the current seat maximum of 650 plus 40 employees. Regardless, the required number of parking spaces for the 650 seat sanctuary is 173, and 176 are included on the July 6, 2020 site plan.

To increase the onsite parking to 176, existing parking spaces are proposed to be re-striped, portions of the parking lot reconfigured, and perpendicular and parallel parking spaces added west of the building by removing the portable buildings and relocating the a/c unit. All 176 parking spaces on the July 6, 2020 site plan meet the minimum design requirements of City Code Division 5 - Off-Street Parking and Loading.

The proposed site plan is in compliance with Code Chapter 114 for landscaping requirements for the new vehicular use areas as well as in compliance with Chapter 130 for existing tree preservation and replacement where removal is proposed. Planning staff review was coordinated with the engineering and landscaping review by CPH, Inc., who have also submitted a report with a recommendation for approval.

As a note, the property is zoned Edgewood Central District (ECD); however, the parking and landscaping requirements of the ECD do not apply to the current use of the property. Per Sec. 134-463(a) of the ECD ordinance, a property on which a legally conforming use or structure existed immediately prior to the rezoning of such property to ECD (hereafter, "Property") shall continue to be governed by the standards applicable to the zoning district that applied to the Property immediately before the rezoning, which was C-3.

V. Staff Recommendation

Staff recommends approval of the site plan dated July 6, 2020.

Note: If additional seats (more than 650) are desired in the future, another site plan amendment would need to be requested and approved by City Council. If pursued, the applicant would need to demonstrate that the minimum required parking per the current Code parking formula is available for the total number of seats; i.e., the current Code parking formula for quantity would be applied to the total number of seats in the sanctuary; thus eliminating the use of the nonconforming parking formula.

PARCEL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OR SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, LYING EAST OR THE A.C.L. RAILROAD RIGHT OF WAY AND BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN EAST 5 CHAINS; THENCE NORTH 10 CHAINS; THENCE WEST 5 CHAINS; THENCE SOUTH 10 CHAINS TO POINT OF BEGINNING, LESS: LAND SOLD TO SIBARCO CORPORATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 884, PAGE 57, AND ALSO THAT PART IN ROAD RIGHT OF WAY AND THAT PART CONVEYED TO THE STATE OF FLORIDA.

ALL OF THE ABOVE BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 29 EAST AND AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF THE AFOREMENTIONED SECTION 12, 86.13 FEET; THENCE RUN NORTH 11 DEGREES 48 MINUTES 52 SECONDS WEST, 30.60 FEET TO THE NORTH RIGHT OF WAY LINE OF HOLDEN AVENUE, THE EASTERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD AND THE POINT OF BEGINNING OF THE TRACT ABOUT TO BE DESCRIBED; THENCE CONTINUE NORTH 11 DEGREES 48 MINUTES 52 SECONDS WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE A.C.L. RAILROAD, 388.64 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 29 EAST; THENCE CONTINUE NORTH 11 DEGREES 48 MINUTES 52 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 261.55 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE AFOREMENTIONED SECTION 11; THENCE RUN SOUTH 89 DEGREES 01 MINUTES 57 SECONDS EAST, 53.74 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 12; THENCE RUN SOUTH 89 DEGREES 01 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SAID SECTION 12, 237.05 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 527); THENCE RUN SOUTH 16 DEGREES 14 MINUTES 47 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 161.14 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1392.69 FEET AND A CENTRAL ANGLE OF 5 DEGREES 15 MINUTES 13 SECONDS FOR AN ARC DISTANCE OF 127.70 FEET; THENCE RUN SOUTH 0 DEGREES 34 MINUTES 47 SECONDS EAST ALONG THE SAID WEST RIGHT OF WAY LINE OR ORANGE AVENUE, 175.90 FEET TO A POINT 175.0 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF HOLDEN AVENUE (60 FEET WIDE); THENCE RUN SOUTH 80 DEGREES 56 MINUTES 06 SECONDS WEST 166.82 FEET; THENCE RUN SOUTH 0 DEGREES 34 MINUTES 47 SECONDS EAST, 150.0 FEET TO THE NORTH RIGHT OF WAY LINE OF HOLDEN AVENUE; THENCE RUN SOUTH 89 DEGREES 33 MINUTES 13 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 71.34 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ORANGE COUNTY, FLORIDA.

NOTE:

PARCEL DESCRIPTION PROVIDED BY ACCURIGHT SURVEYS OF ORLANDO INC., DATED 3-31-20.

SITE PLAN AMIENDMMENT

FOR:

DISCOVERY CHURCH

NWC OF ORANGE AVENUE & HOLDEN AVENUE CITY OF EDGEWOOD, FL

PARCEL ID #:
12-23-29-0000-00-024

PREPARED FOR:

DISCOVERY CHURCH

4400 S ORANGE AVENUE
ORLANDO, FL 32806

PREPARED BY:



**KELLY,
COLLINS &
GENTRY, INC.**
ENGINEERING • PLANNING

1700 NORTH ORANGE AVENUE
SUITE 400
ORLANDO, FLORIDA 32804
PHONE (407) 898-7858
FAX (407) 898-1488

DEVELOPMENT TEAM:

DEVELOPER

DISCOVERY CHURCH
4400 S ORANGE AVENUE
ORLANDO, FL 32806

ENGINEER

KELLY, COLLINS & GENTRY, INC.
1700 NORTH ORANGE AVENUE,
SUITE 400
ORLANDO, FLORIDA 32804
PHONE: (407) 898-7858
FAX: (407) 898-1488

SURVEYOR

ACCURIGHT SURVEYS OF ORLANDO INC.,
LB 4475
2012 E. ROBINSON STREET
ORLANDO, FLORIDA 32803
PHONE: (407) 894-6314

LANDSCAPE ARCHITECT

LAND RESOURCE DESIGN GROUP
1700 NORTH ORANGE AVENUE,
SUITE 400
ORLANDO, FLORIDA 32804
PHONE: (407) 898-7858 EXT 117

UTILITIES:

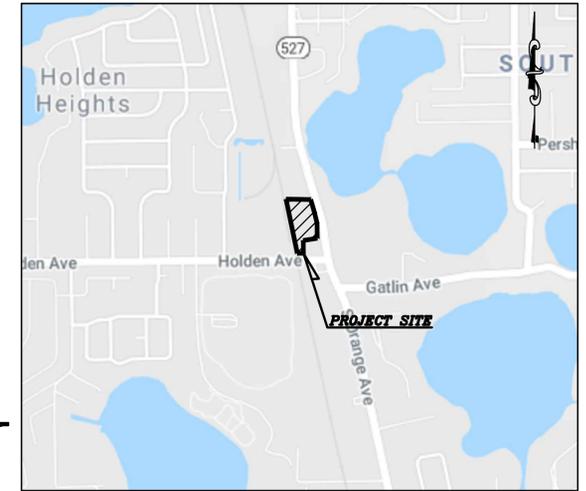
WATER, SEWER & RECLAIM

ORANGE COUNTY UTILITIES
9150 CURRYFORD RD.
ORLANDO, FL 32825
PHONE: (407) 254-9932

ELECTRIC

DUKE ENERGY
P.O. BOX 1551
RALEIGH, N.C. 27602-1551
PHONE: (407) 629-1010

VICINITY MAP



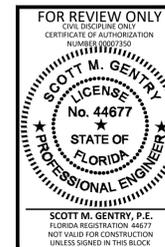
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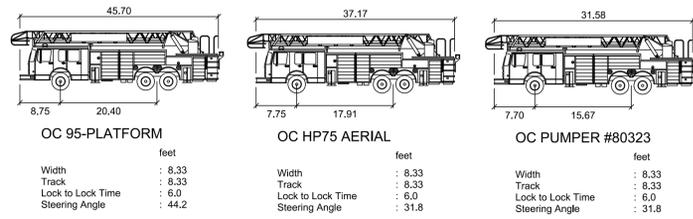
DISCOVERY CHURCH
EDGEWOOD, FL

SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	C-1.0
SITE PLAN	C-2.0
EROSION CONTROL & DEMO	C-3.0
TRUCK PLAN	TR-1.0
LANDSCAPING PLAN	L-01 - IR.01

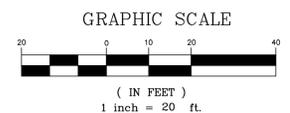
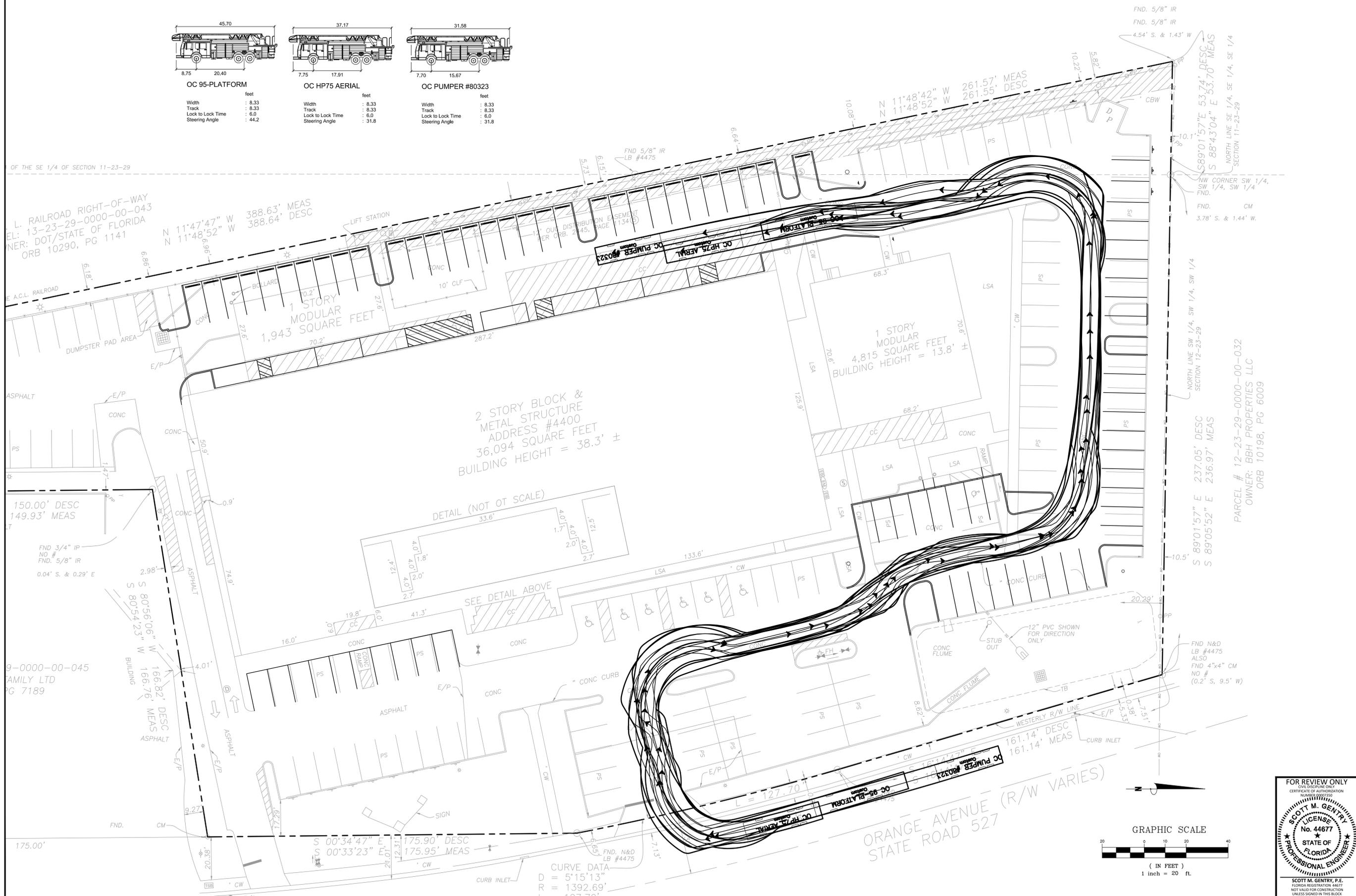
REVISIONS:		DATE	DESCRIPTION	DRAWN: MBB
				DESIGN: SMG
				CHECKED: SMG
				JOB NO.: 88-000
				DATE: 07/06/20
				SHEET
				C-1.0





OF THE SE 1/4 OF SECTION 11-23-29

L. RAILROAD RIGHT-OF-WAY
 EL: 13-23-29-0000-00-043
 NER: DOT/STATE OF FLORIDA
 ORB 10290, PG 1141



FOR REVIEW ONLY
 CIVIL ENGINEERING ONLY
 CERTIFICATE OF AUTHORIZATION
 NUMBER 0003363

SCOTT M. GENTRY, P.E.
 FLORIDA REGISTRATION 44677
 NOT VALID FOR CONSTRUCTION
 UNLESS SIGNED IN THIS BLOCK

KCG
 KELLY, COLLINS & GENTRY, INC.
 1700 NORTE ORANGE AVENUE, SUITE 400
 ORLANDO, FLORIDA 32804
 (407) 886-7866 FAX (407) 886-1488

NO.	REVISION	DATE

PREPARED FOR:
DISCOVERY CHURCH

DISCOVERY CHURCH

TRUCK PLAN

DRAWN: MBB
 DESIGN: SMG
 CHECKED: SMG
 JOB NO.: 88.000
 DATE: 07/06/20
 SHEET
TR-1.0

LANDSCAPE WORK- SECTION 02950

PART 1.1 - GENERAL

- 1.01 WORK INCLUDED
- A. LANDSCAPING
- Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, sodding, cleanup, equipment, services, and maintenance of plantings until final acceptance of all landscaping work indicated on the Drawings and specified.
 - The Contractor will be required to obtain a R.O.W. utilization permit from the governing jurisdiction for all work occurring in the R.O.W. The permit fee will be determined at such time and shall be submitted to the Owner for reimbursement without any mark-up. The Owner's representative will coordinate plan review and approval for such permit.
- B. RELATED WORK SPECIFIED ELSEWHERE
- IRRIGATION SYSTEM: Section 02960
- 1.02 BID DOCUMENTS
- A. For bidding purposes, the value of the contract shall be based on the contractor's take offs from the graphically drawn plans. Quantities differ from plan list, the drawn plan controls.
- B. Bid documents shall include unit prices to justify the stated lump sums and provide unit costs in case of additions and/or deletions required during construction.
- 1.03 QUALITY ASSURANCE
- A. REFERENCE SPECIFICATIONS AND STANDARDS
- Standards as established by the Florida Nursery Growers Association (FNGA).
- B. TESTS AND INSPECTIONS
- Plants shall be subject to inspection and approval of the Owner's Representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner's Representative is for design intent only and does not replace the Owner's Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found to be damaged or root bound are to be rejected prior to planting.
 - The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipments, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.
- C. PERFORMANCE
- All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified landscape foreman.
 - All work shall comply with applicable codes and regulations.
 - The work shall be coordinated with other trades to prevent conflicts.
- 1.04 SUBMITTALS
- A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material, availability and source of plant material.
- B. Contractor shall be responsible for all material listed on the plan list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all trees, specimen and accent materials as indicated in the pre-construction meeting.
- 1.05 PROJECT CONDITIONS
- A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.
- B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.
- 1.06 WARRANTY
- A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for three (3) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.
- B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for three (3) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.
- C. The Contractor shall notify the Owner and Landscape Architect ten (10) days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.
- D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.
- 1.07 PRODUCT HANDLING
- A. Delivery:
- Plant transportation shall comply with all Federal and State regulations.
 - Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
 - The Contractor shall furnish Owner's Representative receipts for all amendments.
 - Deliver all plants with legible identification labels.
 - Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
 - State correct plant name and size indicated on plant list.
 - Use durable waterproof labels with water-resistant ink, which will remain legible for at least 60 days.
 - Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
 - The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
 - Storage: Store plant material in shade and protect from weather.
 - Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.
- 1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES
- A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual

- conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.
- 1.09 OWNER TAGGED MATERIALS
- A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.
- 1.10 JOB CONDITIONS
- A. Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public. He/She shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.
- B. Existing Conditions:
- The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.
 - Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.
 - The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner/Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

1.11 SAMPLES AND TESTS

- A. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Reject materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

PART 2.1 - PRODUCTS

2.01 MATERIALS

- A. GENERAL:
- Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names", the designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.
 - Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture - "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.
 - The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
 - Measurements:
 - The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the specified sizes as shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper, and shall be measured 6 inches above the rootball for trees under 6 inches in caliper.
 - Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The booted portion of the head of the palm shall be in proportion to the overall height of the palm.
 - Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.
 - Plant Materials: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:
 - Container Grown Plants:
 - Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants which have become root bound or for which the container is too large for the size of the container, will not be acceptable.
 - All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
 - Any container grown material that was previously tagged for the job by the Owner/Landscape Architect shall have the locking tag visible on the tree until substantial completion has been awarded.
 - Balled and Burlapped Trees (if applicable):
 - Plants so classified shall be dug with firm natural rootballs of earth coming from similar climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The rootball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until final inspection.
 - Burlap: Shall be pure burlap. 1.1 % organic material with the ability to decompose.
 - Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking tag visible on the three until substantial completion has been awarded.
 - Bare Root Plants: No bare root plants shall be used unless otherwise specified.
 - Grow Bag Plants: No grow bag plants shall be used.
 - Planting Materials:
 - Topsoil:
 - Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, subsoil, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0. Topsoil from nut grass infested areas will not be acceptable.
 - Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
 - Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rotate all air or areas that have been previously compacted over 90 percent for other construction purposes.

PART 3.1 - EXECUTION

3.01 INSPECTION

- A. Insure that final grades to +/- 0.61m (±2.0ft) have been established prior to commencing planting operations. Provide for inclusion of all amendments, setting, etc.. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.
- B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected and plants replaced.

3.02 PREPARATION

- A. Soil Preparation:
- All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.
 - Soil to be used for planting shall be free of rocks over 1.5cm (1/2") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.
- B. Aesthetic Grading
- Contractor shall be responsible for grading of berms, medians, and parking islands as indicated on the aesthetic grading plans.
 - Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent mud.
 - Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.
 - Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.
- C. Final Grades:
- Minor grading modifications may be required to establish the final grades.
 - Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
 - All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.
 - Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
 - Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finished grades for earth excavation from planting pits and mulch.
 - Weeding: Before and during preliminary and final grading, dig out all weeds and grasses by the roots and dispose-of off the site. Grassing of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Perennial weeds and grasses to be removed include, but are not limited to the following:
 - Nut Grass.
 - St. Augustine.
 - Puncture Vine.
 - Morning Glory.
 - Johnson Grass.
 - Also remove other noxious or invasive weeds encountered on the site.
 - Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-fill the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
 - Eliminate all erosion scars prior to commencing maintenance period.
- D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 MATERIALS CONDITION

- A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site, or other site inspections, and in all cases:
- Conditions: Plants shall be symmetrical as typical for the variety and species: in a condition of healthy and vigorous growth; free from plant disease, insect pests, or their eggs; and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
 - Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
 - Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practice.
 - Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
 - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
 - Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed. Final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
 - The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
 - Remove each plant from its container and plant in such a manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted under trunks or stems. Properly cut off all broken or frayed roots.
- B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified

- container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.
- C. Planting of trees, shrubs and groundcovers:
- Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
 - Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
 - Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-rippled to 12" and filled.
 - Center plants in pit or trench.
 - Face plants with fullest growth toward the best public views.
 - Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
 - All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the rootball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 20 gallon or larger to be excavated to the depth of the rootball (allow 1-2" for settling) and as space allows, 24" clear of the rootball on all sides.
 - Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.
 - Specimen trees to be planted prior to construction of finished grades shall be followed by surveyor for position and finish-grade relationship to top of rootball.
 - When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set tree to finished grade and fill the pit with prepared soil, progressively setting the soil about the rootball by water jetting and flooding to remove voids.
 - Set tree in center of pit in a vertical position so that crown of ball will be level with finished grade after allowing for watering and settling.
 - Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas, and smooth to finished grade prior to laying sod.
 - Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.
 - All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the rootball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the rootball and adjacent soil.
 - Can removal:
 - Cut cans on two sides with an acceptable can cutter.
 - Do not injure rootball.
 - Do not cut cans with spade or ax.
 - Box removal:
 - Remove bottom of plant boxes before planting.
 - Remove sides of box without damage to rootball after positioning plant and partially backfilling.
 - Plant tablets:
 - During installation, Gro-Power 7 gram or Agroform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturer's specifications.
 - Planting tablets shall be set with each plant on the top of the rootball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
 - Plant tablets shall be located 1/3 depth of the rootball.
 - Backfill:
 - The remainder of the hole shall then be backfilled and tamped firm.
 - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill materials. Remove basins in all turf areas after initial watering.
 - Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
 - Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All stakes shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.
 - Planting of Flowering Annuals:
 - Flowering Annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flats soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
 - The Annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each Annual bed shall receive a thin layer of Annual mulch.
 - Each rooted plant shall be planted with its proportional amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedding mulch.
 - Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.
 - Sod planting:
 - Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
 - Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.
 - Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints much as in laying bricks. Use a sharp trowel to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.
 - Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
 - Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
 - Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
 - Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

3.04 CLEAN-UP

- A. After all planting operations have been completed, remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and in the best working day of each week. All trash shall be removed completely from the site.
- B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

- A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:
- Pre-job conference - 7 days
 - Tree Tagging - 7 days
 - Final grade review - 48 hours
 - Plant material review - 48 hours
 - Plant layout review - 48 hours
 - Substantial completion walk-through - 7 days
 - Final walk-through - 7 days
- B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

3.06 FIELD QUALITY CONTROL

- A. All inspections herein specified shall be made by the Owner's Representative or his representative as the work progresses.
- B. Protect work completed by other trades from damage.

3.07 PROTECTION

- A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.
- B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

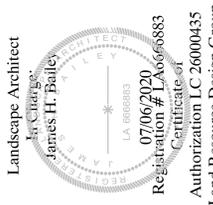
3.08 FINAL ACCEPTANCE OF INSTALLATION

- A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative
- B. Prior to final approval of work, do the following:
- Reseed, resod or replant areas where necessary for full and even coverage.
 - Remove all debris resulting from landscape work.
 - Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
 - Fill all depressions and eroded ch ANNs with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawings' requirements.
 - Address any items noted in the punch list from the substantial completion walk-through.



NO.	DATE	DESCRIPTION	DWG. CHK.	
			BY	DATE

DISCOVERY CHURCH
PERMIT / CONSTRUCTION PLAN
 CITY OF EDGEWOOD, FLORIDA
 PREPARED FOR:
DISCOVERY CHURCH
LANDSCAPE SPECIFICATIONS



DATE: **07-06-2020**

PROJECT NO.: **DIS020-02.01**

DRAWN BY: **JHB**

DESIGNED BY: **JHB**

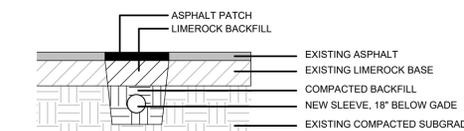
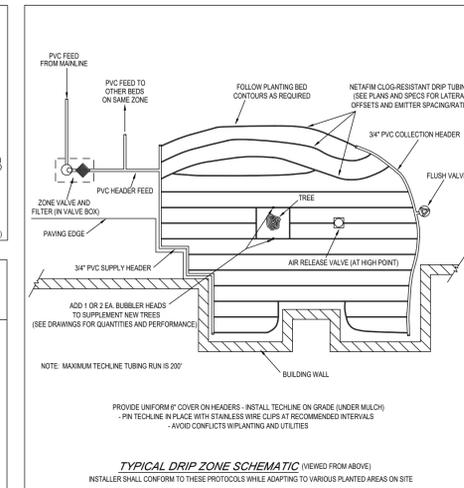
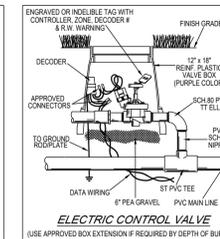
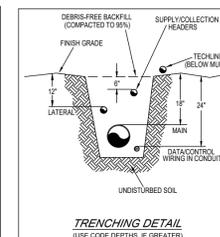
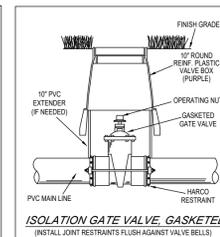
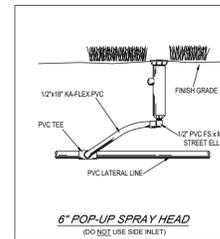
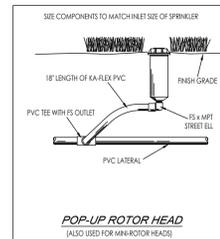
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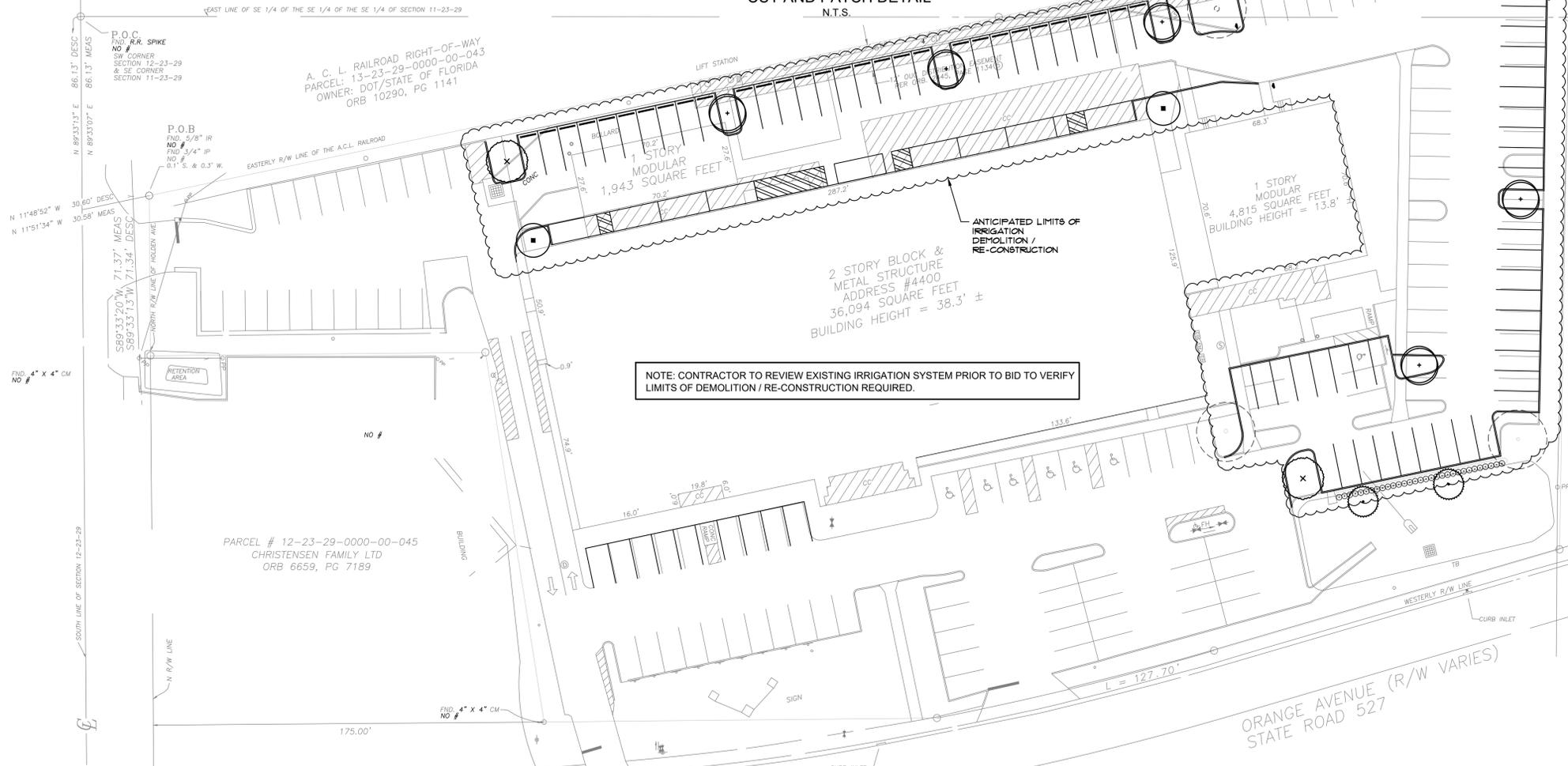
Landscape Architect
 James H. Bailey
 Registration # LA0666883
 Certificate of
 Authorization LC 26000435
 Land Resource Design Group

IRRIGATION NOTES

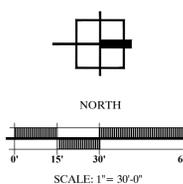
- WHEN TRENCHING TO AVOID TREES AND SHRUBS, NO TRENCHING SHALL BE DONE WITHIN THE CRITICAL ROOT ZONE OF TREES. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- TREES AND SHRUBS SHALL BE PLACED ON SEPARATE ZONES FROM SOD AREAS. BUBBLERS SHALL BE INSTALLED ON ALL TREES ON SEPARATE ZONES FROM SOD AREAS.
- ALL INSTALLATION SHALL MEET CITY OF EDGEWOOD CODE REQUIREMENTS.
- ENSURE RAIN SENSOR IS IN PROPER WORKING CONDITION OR INSTALL NEW SENSOR.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- ENSURE THAT ALL LANDSCAPE RECEIVES HEAD-TO-HEAD COVERAGE ACHIEVING 100% IRRIGATION.
- ALL IRRIGATION PIPING BENEATH PAVEMENT TO BE PLACED IN SLEEVES. SLEEVES SHALL BE 2 SIZES LARGER THAN THE IRRIGATION LINE SIZE.
- SHOP DRAWINGS FOR ALL MATERIALS / EQUIPMENT SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT OF RECORD AND COPIED TO THE CITY PRIOR TO CONSTRUCTION FOR REVIEW / APPROVAL.
- CONTRACTOR TO CAP OFF EXISTING IRRIGATION AND ELECTRICAL FROM DEMOLITION AREA AND PROVIDE TEMPORARY CONNECTIONS TO PORTIONS OF SYSTEM TO REMAIN TO KEEP EXISTING PLANT MATERIAL / SOD HEALTHY DURING CONSTRUCTION.
- CONTRACTOR TO USE PRODUCTS THAT MATCH THE MANUFACTURER OF THE EXISTING SYSTEM OR APPROVED EQUAL IF NO LONGER AVAILABLE.
- CONTRACTOR TO REFER TO THE ASPHALT CUT AND PATCH DETAIL IN THE EVENT IRRIGATION REVISIONS ARE NEEDED IN AREAS WHERE ASPHALT IS NOT BEING REMOVED.



ASPHALT CUT AND PATCH DETAIL
N.T.S.

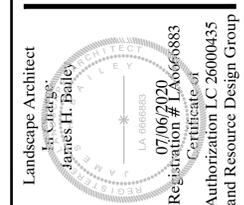


NOTE: CONTRACTOR TO REVIEW EXISTING IRRIGATION SYSTEM PRIOR TO BID TO VERIFY LIMITS OF DEMOLITION / RE-CONSTRUCTION REQUIRED.



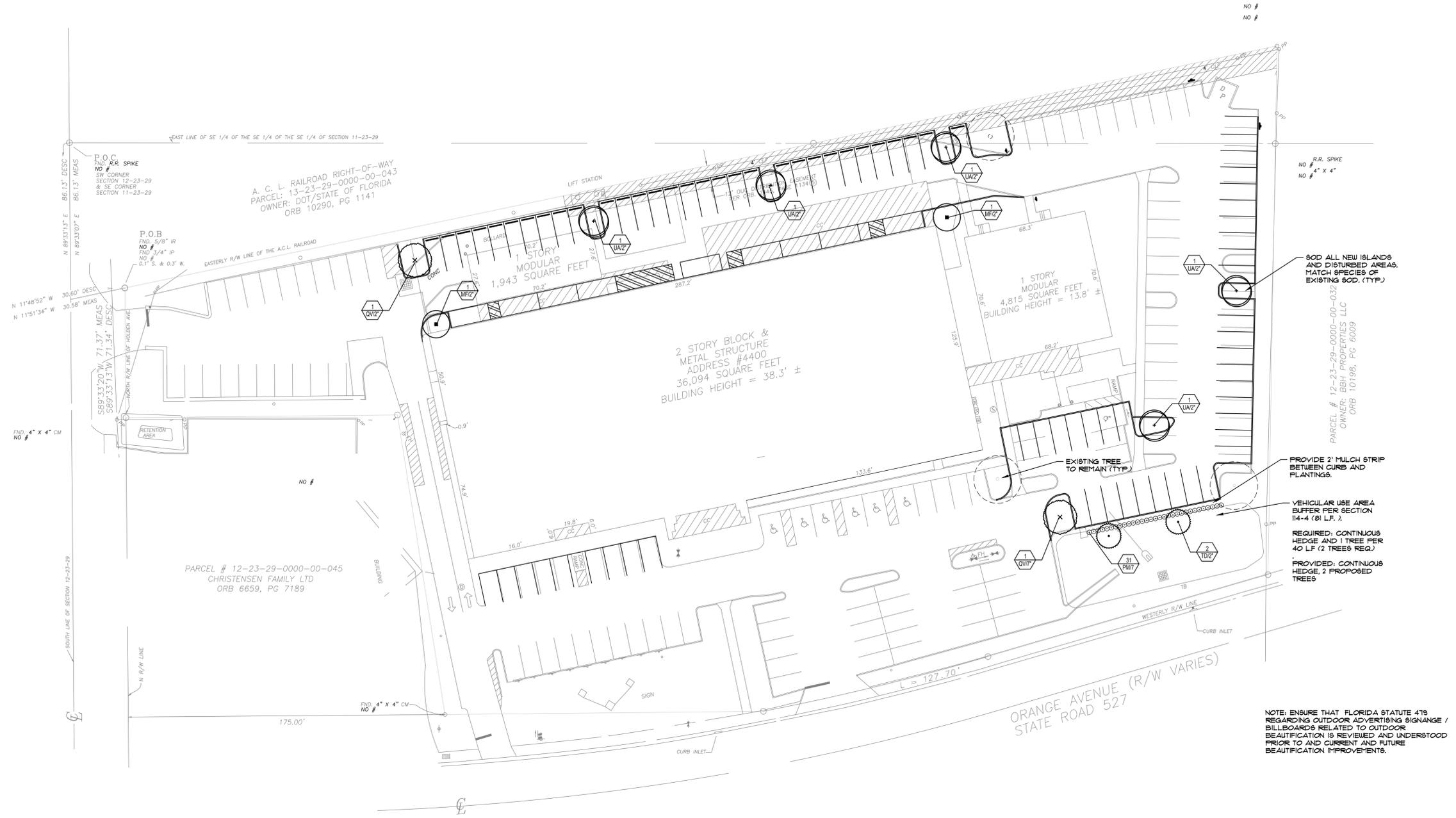
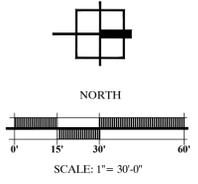
NO.	DATE	DESCRIPTION	CHK. BY	DATE

DISCOVERY CHURCH
PERMIT / CONSTRUCTION PLAN
 CITY OF EDGEWOOD, FLORIDA
 PREPARED FOR:
 DISCOVERY CHURCH
IRRIGATION PLAN



DATE: 07-06-2020
 PROJECT NO.: DIS020-02.01
 DRAWN BY: JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
IR.01



NOTE: ENSURE THAT FLORIDA STATUTE 419 REGARDING OUTDOOR ADVERTISING SIGNAGE / BILLBOARDS RELATED TO OUTDOOR BEAUTIFICATION IS REVIEWED AND UNDERSTOOD PRIOR TO AND CURRENT AND FUTURE BEAUTIFICATION IMPROVEMENTS.

NO.	DATE	DESCRIPTION	CHK. BY	DATE

DISCOVERY CHURCH
PERMIT / CONSTRUCTION PLAN
 CITY OF EDGEWOOD, FLORIDA
 PREPARED FOR:
DISCOVERY CHURCH
LANDSCAPE PLAN

Landscape Architect
 In Charge:
 James H. Bailey
 07/06/2020
 Registration # LA 066683
 Certificate of
 Authorization LC 26000435
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