ZEPHYR ENGINEERING
A Civil Engineering Firm
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June 2, 2023

FIRE FLOW CALCULATIONS
Fillmore Street Apartments

2231 Fillmore Street
Hollywood, FL 33020

These calculations are for a four story building. The three largest floors have a total area of 83,798.28 SF.

Fire Flow Area = 83,798.28 SF

Per NFPA 18.4,Fire Flow Requirements, the required fire flow for Type II-B construction for the above-referenced fire flow area is 4,250 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

(4,250 GPM)X0.75=3,187.5 GPM (fire flow credit for automatic sprinkler system)

(4,250 GPM) – (3,187.5 GPM)=1,062.5 GPM

Therefore, fire flow required=1,062.5 GPM

Prepared by:

6-2-23

_____
Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

K. Architecture

Date6/15/23	**Time:** 10:40 AM	**Static Pressure -**	**60psi**

Residual/Static Hydrant	**Address/Location**	**Residual Pressures**	
P - Hydrant **FH001917**	2143 Fillmore St	**F-1 Only** **55psi**	**F-2 Only** **40psi**
		F-1& F-2	**35psi**

Flow Hydrants	**Address/Location**	**Flow Rate**
F-1 Hydrant (Individual) **FH001691**	2151 Pirece St	**GPM** **1060**
F-2 Hydrant (Individual) **FH001918**	2207 Taylor St	**GPM** **800**
F-1 Hydrant (Both Flowing)		**GPM** **1000**
F-2 Hydrant (Both Flowing)		**GPM** **750**

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Legend:

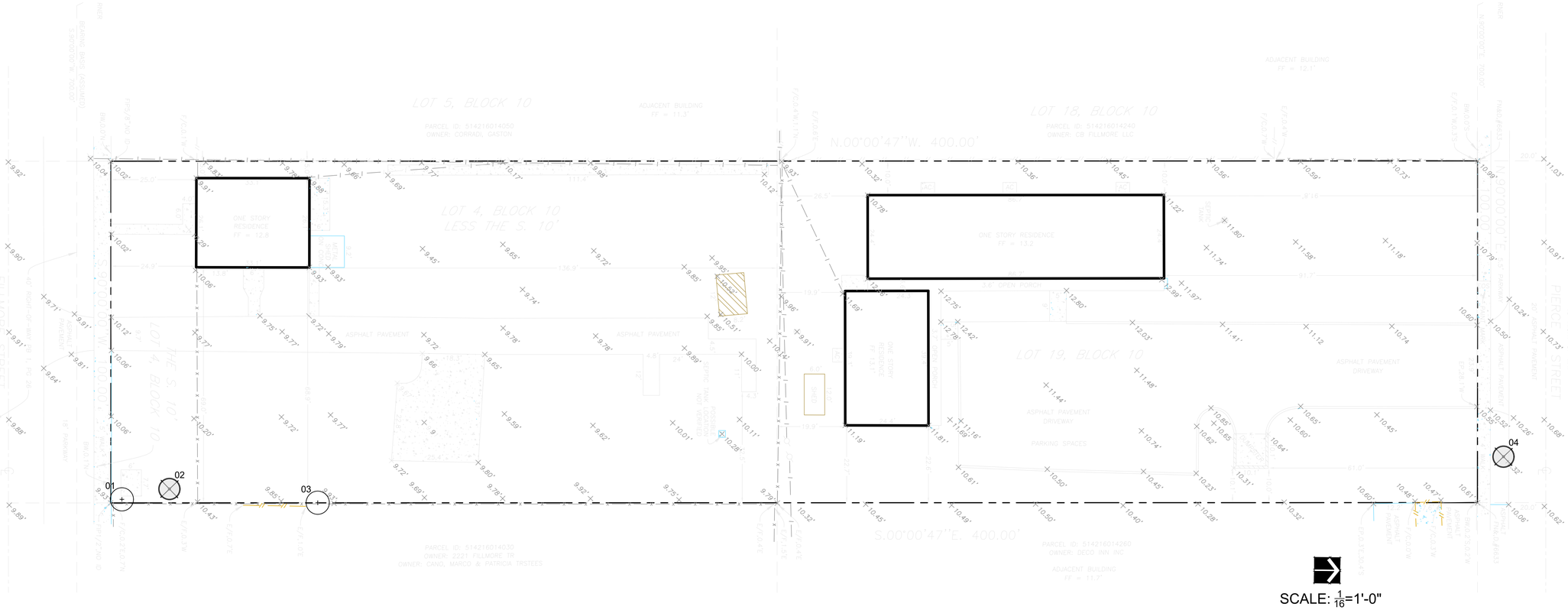
F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

K. Architecture

Date6/15/23	**Time:** 10:00am	**Static Pressure -**	**58psi**

Residual/Static Hydrant	**Address/Location**	**Residual Pressures**	
P - Hydrant **FH004245**	2230 Pierce St	**F-1 Only** **55psi**	**F-2 Only** **55psi**
		F-1& F-2	**45psi**

Flow Hydrants	**Address/Location**	**Flow Rate**
F-1 Hydrant (Individual) **FH001691**	2151 Pirece St	**GPM** **1060**
F-2 Hydrant (Individual) **FH004244**	2300 Pirce St	**GPM** **1130**
F-1 Hydrant (Both Flowing)		**GPM** **1000**
F-2 Hydrant (Both Flowing)		**GPM** **1060**



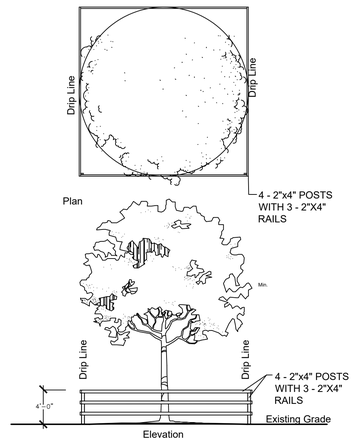
SCALE: $\frac{1}{16}$=1'-0"

TREE DISPOSITION									
TREE SURVEY									
#	BOTANICAL NAME	COMMON NAME	DBH (in.)	HEIGHT (ft)	SPREAD (ft)	CONDITION	DISPOSTION	NOTES	MITIGATION REQUIRED
1	Bursera simaruba	Gumbo Limbo	14	20	20	40%	Remain		
2	Delonix regia	Royal Poinciana	48	30	35	60%	Remove		48
3	Quercus virginiana	Live oak	30	30	30	70%	Remain		
4	Quercus virginiana	Live oak	14	20	12	30%	Remove		14
								Total	62

PLEASE SEE LANDSCAPE PLAN FOR MITIGATION CHART

LEGEND

- EXISTING TREE /PALM TO REMAIN
- EXISTING TREE/ PALM TO BE REMOVED



Existing Tree(s) Protection Detail

N.T.S

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8801 SW 192nd Terrace,
Cutler Bay, FL 33157

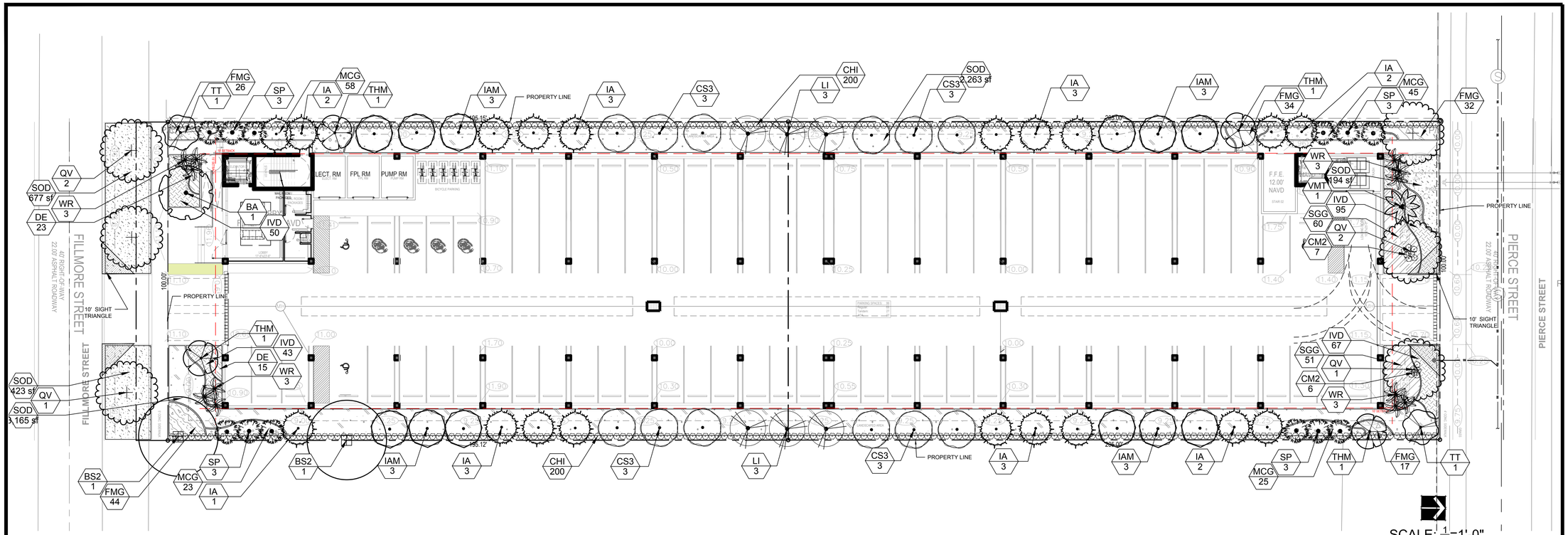
REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

PROJECT NAME & LOCATION:
2231 FILLMORE ST. &
2224 PIERCE ST.
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:

DRAWING NAME:
TREE DISPOSITION PLAN

DRAWING NUMBER:
L-200



SCALE: $\frac{1}{16}$=1'-0"

PLANT SCHEDULE LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CS3	12	Conocarpus erectus sericeus / Silver Button Wood	FG/B&B	2" Cal.	12` Ht. x 5` Spr., Std.	Yes	High			
IA	19	Ilex cassine / Dahoon Holly	FG/B&B	4" CAL.	14` HT x 6` SPR	Yes	High			
QV	6	Quercus virginiana / Live Oak	FG/B&B	4" CAL.	14` HT x 6` SPR	Yes	High			
EXISTING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
BS2	2	Bursera simaruba / Gumbo Limbo	EXISTING			Yes	High			
FLOWERING TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
BA	1	Bulnesia arborea / Verawood	FG/B&B	4" CAL.	14` HT x 6` SPR	No	High			
LI	6	Lagerstroemia indica `Tuscarora` / Tuscarora Crape Myrtle `Standard`	FG/B&B	4" CAL.	14`HT x 6`SPR, STD	No	High			
TT	2	Tabebuia heterophylla / Pink Trumpet Tree	FG/B&B	4" CAL.	14` HT x 6` SPR	No	High			
MITIGATION TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
IAM	12	Ilex cassine / Dahoon Holly	FG/B&B	4" CAL.	14` HT x 6` SPR	Yes	High			
THM	4	Tabebuia heterophylla / Pink Tabebuia	FG/B&B	4" CAL.	14`HT x 6`SPR, STD	No	High			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
SP	12	Sabal palmetto / Cabbage Palmetto	FG/B&B		14`-20` OA, Vary Heights	Yes	High			
VMT	1	Veitchia montgomeryana / Montgomery Palm	FG/B&B		12-16` OA, Triple Trunk	No	Medium			
WR	12	Washingtonia robusta / Mexican Fan Palm	FG/B&B		20`-25` OA., VARY HEIGHTS	Yes	High			
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		DETAIL	REMARKS
CHI	400	Chrysobalanus icaco / Coco Plum	-		42" H. X 24" SPR.	Yes	High			
CM2	13	Codiaeum variegatum `Mammy` / Mammy Croton	-		18"x18"	No	High			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NAITVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
DE	38	Duranta erecta `Gold Mound` / Gold Mound Duranta	-		18"HT x 18"SPR	Yes	High	18" o.c.		
SGG	111	Schefflera arboricola `Gold Capella` / Gold Capella Arboricola	-		24"HT x 24"SPR	No	High	24" o.c.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
FMG	153	Ficus microcarpa `Green Island` / Green Island Ficus	-		14" HT x 16" SPR	No	High	18" o.c.		
IVD	257	Ilex vomitoria `Stokes dwarf` / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.		
SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
SOD	6,717 sf	Stenotaphrum secundatum `Floritam` / `Floritam` St. Augustine Sod	sod			No	High			
TALL GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	DETAIL	REMARKS
MCG	151	Muhlenbergia capillaris / Pink Muhly Grass	-	Yes	24" HT. x 24" SPR.	Yes	Medium	24" o.c.		

LANDSCAPE CALCULATIONS		
ZONING: DH-2		
LAND USE: REGIONAL ACTIVITY CENTER		
GROSS SITE AREA	40,051 S.F.	
OPEN SPACE / PERVIOUS AREA	9,948.66 S.F	24.80%
TOTAL IMPERVIOUS AREA	30,102.40 S.F.	75.20%
SECTION 4.6		
PERIMETER LANDSCAPE	**REQUIRED**	**PROVIDED**
1 TREE EVERY 30' O.C.		
FILLMORE STREET 100 L.F./30=3.3	**3 TREES**	**3 TREES**
PIERCE STREET 100 L.F./30=3.3	**3 TREES**	**3 TREES**
5 FOOT LANDSCAPE BUFFER WITH 1 TREE EVERY 20 LINEAR FEET OF REQUIRED BUFFER		
EAST BUFFER 400 LF /20=20	**20 TREES**	**20 TREES**
WEST BUFFER 400 LF /20=20	**20 TREES**	**20 TREES**
INTERIOR LANDSCAPE FOR AT GRADE PARKING LOT AND VUA		
1 TREE PER EACH PARKING ISLAND	**N/A**	**N/A**
OPEN SPACE		
MINIMUM 1 TREE PER EVERY (1,000) S.F. OF PERVIOUS AREA		
PERVIOUS AREA 9,948 S.F./ 1,000 S.F.=9.9	**10 TREES**	**10 TREES**
TOTAL TREES	**56 TREES**	**56 TREES**
MINIMUM 60% NATIVE (56X60%=34	34 (60% MIN.)	50% +
PERCENT OF PALMS NO MORE THAN 50%	25(75 PALMS)	**25 PALMS (33%)**
PERCENT OF NATIVE SHRUBS 50% 562X50%=281	281	**438**

TREE MITIGATION		
	2 TREES WILL BE REMOVED WITH A TOTAL OF 62" DIAMETER INCHES TO BE MITIGATED. PLEASE SEE BREAK DOWN OF REPLACEMENT AS FOLLOWS:	
12	DAHOON HOLLY 4" EACH	48
4	CRAPE MYRTLE 4" EACH	16
	TOTAL DIAMETER INCHES PROVIDED	**64**

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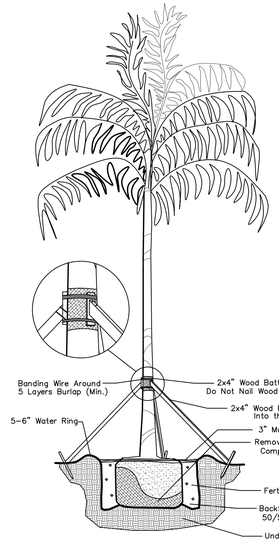
REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA

PROJECT NAME & LOCATION:
2231 FILLMORE ST. &
2224 PIERCE ST.
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:

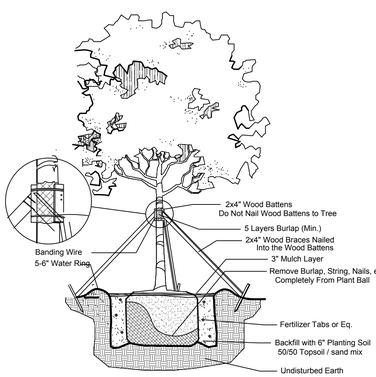
DRAWING NAME:
LANDSCAPE PLAN

DRAWING NUMBER:
L-210



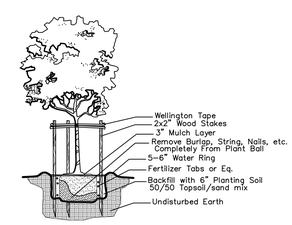
Palm Planting Detail

NTS



Large Tree Planting Detail

NTS



Small Tree Planting Detail

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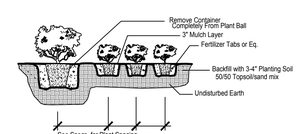
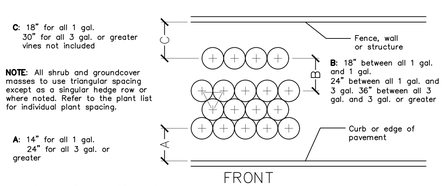


Shrub & Ground Cover Planting Detail

NTS



Typical Plant Spacing

NTS

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months,

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

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STATE OF FLORIDA

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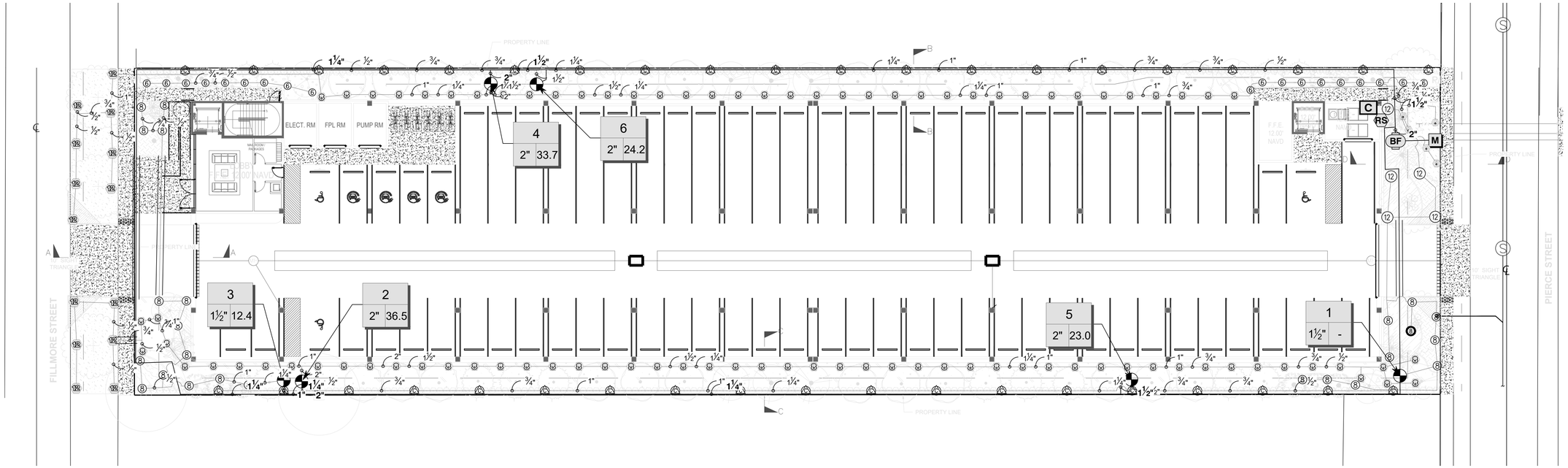
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:

DRAWING NAME:
LANDSCAPE NOTES AND DETAILS

DRAWING NUMBER:
L-211



SCALE: $\frac{1}{16}$=1'-0"

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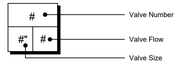
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
4V 6V 18V	Rain Bird 1806-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	104	30	
8HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	39	30	
EST LCS RCS CST SST	Rain Bird 1800-PA-8S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	1	30	
Q T H F	Rain Bird 1800-PA-8S-PRS 8 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	19	30	
4V 6V 18V	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	28	30	
8HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.			

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY 2	DETAIL
	Rain Bird PEB-PRS-D 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4	
	Rain Bird PEB-PRS-D 2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	1	
BF	Febco 765 Presure Vacuum Breaker 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	
C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1	
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1	
M	Water Meter 2"	1	
	Irrigation Lateral Line: PVC Schedule 40	286.3 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1/2"	489.2 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 3/4"	367.0 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1"	531.2 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	479.3 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	131.8 l.f.	
	Irrigation Lateral Line: PVC Schedule 40 2"	37.1 l.f.	
	Irrigation Mainline: PVC Schedule 40	1,020 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	116.6 l.f.	

Valve Callout



SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

CRITICAL ANALYSIS

Generated:	2023-06-28 17:44
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available	77.18 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	36.52 GPM
Flow Available at POC:	77.18 GPM
Residual Flow Available:	40.66 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	5.26 PSI
Fittings Loss:	0.53 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4.8 PSI
Pressure Req. at Critical Station:	40.6 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	11.0 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.38 PSI
Loss for Water Meter:	1.09 PSI
Critical Station Pressure at POC:	56.0 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	0.97 PSI

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DISTRIBUTION:	DATE:

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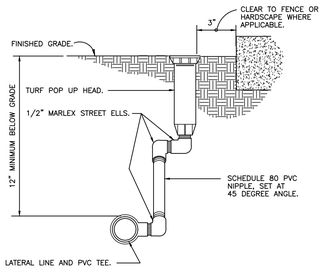
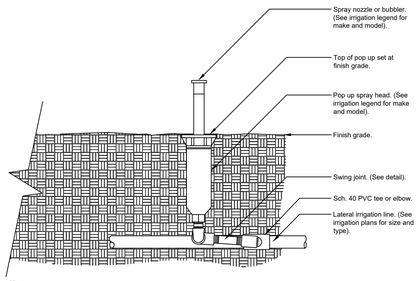
IRRIGATION PLAN

DRAWING NUMBER:
L-300



1 TURF SPRAY MARLEX ASSEMBLY

3" = 1'-0" 32 8403.13-01



Note:
1- 6" pop ups shall be used in turf areas.

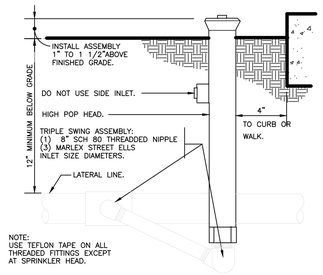
2- Contractor shall settle soil around the pop up after installation.

3- All pop up spray heads shall have check valves.

4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

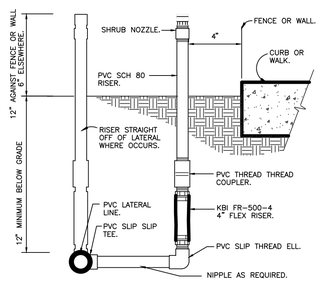
1 POP UP-SPRAY HEAD

1 1/2" = 1'-0"



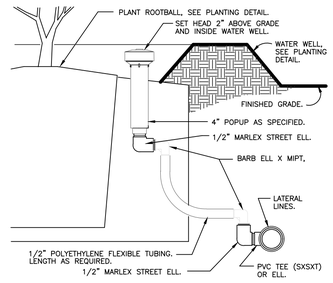
2 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY

3" = 1'-0" 32 8403.29-10



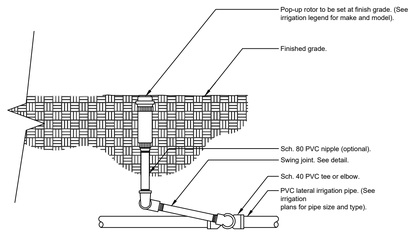
3 SHRUB SPRAY KBI FIXED RISER

3" = 1'-0" 32 8403.23-01



4 POPUP BUBBLER AT PLANT PIT

3" = 1'-0" 32 8403.53-04

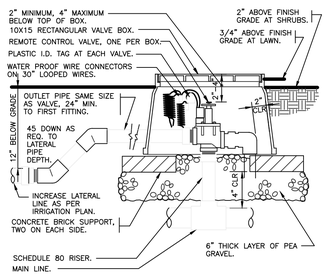


Notes:
1- All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape.

2- Contractor shall compact soil around rotor and riser prior to planting, plugging, seeding, or laying of sod.

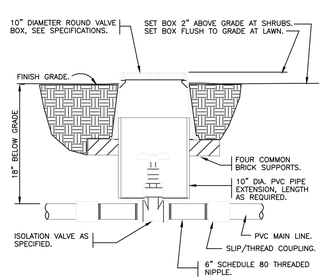
5 ROTOR SPRAYHEAD

1 1/2" = 1'-0"



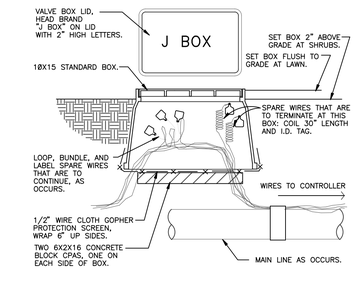
6 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 32 8406.13-01



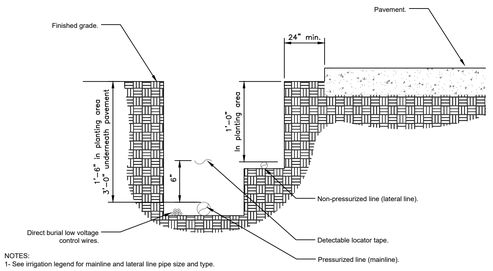
7 BRASS ISOLATION VALVE

1 1/2" = 1'-0" 32 8406.33-01



10 WIRE BUNDLE JUNCTION BOX

1 1/2" = 1'-0" 32 8409.79-01



NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.

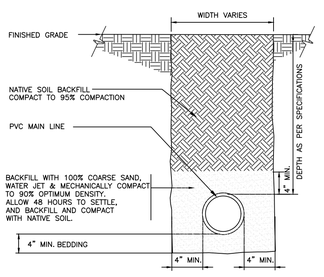
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.

3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.

4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

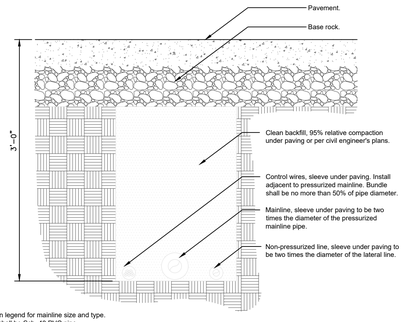
11 IRRIGATION TRENCHING

1 1/2" = 1'-0"



12 MAINLINE WITH SAND BEDDING

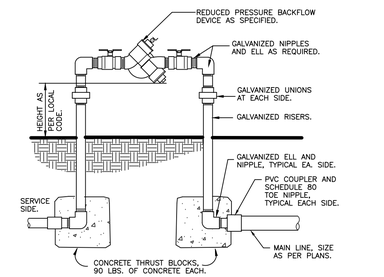
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-13



Notes:
1- See irrigation legend for mainline size and type.
2- All sleeves shall be Sch. 40 PVC pipe.
3- All sleeves shall extend 12" beyond the edge of pavement.
4- End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

13 PIPE BENEATH PAVEMENT

1 1/2" = 1'-0"



8 REDUCED PRESSURE BACKFLOW DEVICE

1" = 1'-0" FX-IR-FX-CONT-09

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, It's free, it's the law.

Call 811 two business days before digging

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace,
Cutler Bay, FL 33157

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA

PROJECT NAME & LOCATION:
2231 FILLMORE ST. &
2224 PIERCE ST.
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:

DRAWING NAME:
IRRIGATION DETAILS

DRAWING NUMBER:
L-301

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
#14 white for common
#14 spare black common
#14 individual color coded hot wire
#14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.
Pipes must curwe a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1.Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1.All above inspections are completed, documented, approved by owner.
2.Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E.Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

FOLIAGE EXPRESSIONS
8801 SW 192nd Terrace,
Cutler Bay, FL 33157

REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

PROJECT NAME & LOCATION:
2231 FILLMORE ST. &
2224 PIERCE ST.
HOLLYWOOD, FLORIDA 33020

DISTRIBUTION:	DATE:

DRAWING NAME:
IRRIGATION NOTES

DRAWING NUMBER:
L-302

Narrative

Date: June 30, 2023

Project: 63 Unit residential development - 23-DP-45

From: Foliage Expressions - Jaime Mayor (561) 6650810

Reference: Comments

Please see the following narrative with responses to the comments and changes shown on the Landscape plans.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900 Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

No plans submitted on set.

1. Satellite images show existing trees/palms.

Response: Please see tree disposition plan.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate.

Response: Please see proposed Tree disposition and Landscape plan as requested.

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree.

Response: Please see Landscape schedule showing the proposed tree sizes as required.

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

Response: Sight triangles have been identified on plans are required.

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

Response: Percentages have been applied as required. See requirements table.

6. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

Response: No overhead power lines existing on site.

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: Please see landscape Notes.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Response: Visual screening provided on all equipment. See landscape plans.

9. All landscaping shall be warranted for 1 year after final inspection.

Response: Acknowledged.

10. Provide site requirements as per RAC zoning.

Response: Requirements have been provided on landscape plans.

11. Add note: 100% irrigation coverage shall be provided.

Response: Note added. Please see landscape Notes.

12. Additional comments may follow upon further review of requested items and information provided.

Response: Acknowledged.

We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org

or 954.921.3900

CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☐ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Leon Rayhousman
2. Project Name: 2231 Fillmore St & 2234 Pierce St Apartments
3. Project Address: 2231 Fillmore & 2234 Pierce Street.
4. Contact person: Joseph B. Kaller - Architect
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family ☐ Multi-Family ☑ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 63 Apartments
8. Unit Fee per residential dwelling based on sq. ft.: 63 - $2010.00
9. Unit Fee per hotel/motel room: $1,355.00
10. Total Park Impact Fee: $129,969.00 Date: 5/24/23

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.

BROWARD COUNTY Planning Council

June 12, 2023

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lots 4 and 19, Block 10, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, less the South 10 feet of Lot 4 for right-of-way purposes. This parcel is generally located between Fillmore Street and Pierce Street and between North 24 Avenue and Dixie Highway, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.94 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George Keller, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3589-2023
County Number: TBD Municipality Number: TBD
Folio #: 514216022810
2750 Van Buren Apartments
June 29, 2023

SCAD Expiration Date: December 26, 2023

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	STUDENT IMPACT	
Date: June 29, 2023	Single-Family:			Elementary:	10
Name: 2750 Van Buren Apartments	Townhouse:			Middle:	7
SBBC Project Number: SBBC-3589-2023	Garden Apartments:	132		High:	3
County Project Number: TBD	Mid-Rise:				
Municipality Project Number: TBD	High-Rise:				
Owner/Developer: Unity Circle LLC	Mobile Home:				
Jurisdiction: Hollywood	Total:	132		Total:	20

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Colbert Elementary	812	893	613	-280	-15	68.6%	16
Olsen	1,125	1,238	629	-609	-27	50.8%	31
South Broward High	2,297	2,527	2,407	-120	-4	95.3%	38

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Colbert Elementary	629	-264	70.4%	595	584	592	597	586
Olsen	660	-578	53.3%	645	628	616	604	592
South Broward High	2,445	-73	97.1%	2,417	2,403	2,413	2,419	2,424

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.
*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1,116	366	1,116	1,116	1,116
Avant Garde K-8 Broward	1,050	1,015	-35	1,015	1,015	1,015
Ben Gamla Charter	625	349	-276	349	349	349
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Bridge Prep Academy Of Broward K-8	1,000	102	-898	102	102	102
Bridge Prep Academy Of Hollywood Hills	500	353	-147	353	353	353
Championship Acad Of Distinction @ Hollywood	600	329	-271	329	329	329
Championship Acad Of Distinction Ms	374	269	-105	269	269	269
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Colbert Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review.
A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: https://www.browardschools.com/Page/34040. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site application proposes a total of 132 (113 one-bedroom or less and 19 two-bedroom) garden apartment units, which are anticipated to generate 20 (10 elementary, 7 middle, and 3 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Colbert Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2022/23- 2024/25), these schools are expected to maintain their current status through the 2024/25 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2022/23 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

Therefore, this application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 132 (113 one-bedroom or less and 19 two-bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on December 26, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3589-2023 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

6/29/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title