



# Plantation Acres Improvement District Broward County Florida

1701 NW 112<sup>th</sup> Avenue, Plantation, FL 33323

**AGENDA**  
**January 26, 2023**

Call to Order 7:00 P.M.

Pledge of Allegiance

Invocation

Swearing in of Commissioners

Roll Call

Election of Chair and Vice-Chair

Approval of Attendance of Commissioners by Social Media or Telephone

Approval of Minutes

Public Comment

Staff Reports

I. Administrator's Report

- A. Appointment of Audit Committee . . . . . Discussion
- B. Proposal for District's Website . . . . . Discussion
- C. Proposal for District's Email Provider . . . . . Discussion
- D. District's Tele-conferencing Service . . . . . Discussion
- E. Determination of new Bank Signers . . . . . Discussion

II. Attorney's Report

III. Engineer's Report

A. CONSENT ITEMS

None

B. QUASI-JUDICIAL ITEMS

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board of Commissioners will not consider what you have said in its final deliberations.

None

C. BOARD ACTION ITEMS

- C1. NW 2<sup>nd</sup> St R/W Vacation (R2208.01- Deferred from October 27, 2022) . . . . . Approval

D. DISCUSSION ITEMS

- D1. Pump Stations Improvements (D1707.01) . . . . . Summary
- D2. Permit Activity (D9408.02 & D9408.03). . . . . Summary
- D3. Violation Activity (D9611.01) . . . . . Summary

IV. District Manager's Agenda

Old Business

New Business

Adjournment

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the forthcoming meeting of the Board of Commissioners, such person will need a record of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal may be based. Persons with disabilities requiring accommodations in order to participate should contact the District Office at (954) 474-3092 at least 48 hours in advance to request such accommodations.

**ENGINEER'S STAFF REPORT**  
FOR January 26, 2023 MEETING  
**AGENDA ITEM No.: C1**

**Action Required:** Board Approval

**Item Description:** NW 2<sup>nd</sup> St R/W VACATION  
Request for "No Objection Letter"

**P.A.I.D. Number:** R2208.01

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**Attachments:** EXHIBIT A - SITE VICINITY AERIAL  
EXHIBIT B - RIGHT-OF-WAY AERIAL  
EXHIBIT C - 1981 DEED TO CITY  
EXHIBIT D - EMAIL FROM CITY ENGINEER

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**Summary:** The applicant has applied to the City for the vacation of the City's right-of-way for the portion of NW 2<sup>nd</sup> Street lying southeastern of and adjacent to the Noor Plat. Refer to Exhibits A-C for location of and deed for the right-of-way. The City has requested letters of no objection from all entities, including PAID, that may have facilities within the right-of-way. Refer to Exhibit D.

The subject property is undeveloped. PAID has no facilities within the right-of-way and PAID's criteria will apply to the subject property whatever its eventual use. PAID is not involved in the conveyance of property between third parties.

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**Recommendation:** NO OBJECTION

**Comments:** The approval letter from the District's engineer will be provided as the letter of no objection.

Prepared by: DAF Date: 1/26/23

# NOOR PLANTATION

SITE VICINITY AERIAL

# EXHIBIT A



NOOR PLANTATION PLAT

NW 2ND ST. ROW

NW 118th Ave

NW 117th Terrace

NW 1st St

NW 116th Ave

NW 115th Ave

NW 4th St

Old Hiatus Rd

NW 2nd St

BROWARD BOULEVARD

Terra Bella Blvd

Google Earth

© 2018 Google

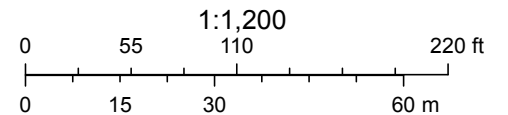
600 ft



**EXHIBIT B**



December 2, 2019



**NW 2nd Street Right-of-Way  
(outlined in red above)**

40d

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

81-112766

This Indenture, Made this 6th day of March April 1981, Between

THE COMMUNITY CHRISTIAN CHURCH OF FORT LAUDERDALE, INC., a Florida non-profit corporation

of the County of Broward, State of Florida, grantor\*, and

CITY OF PLANTATION, a municipal corporation

whose post office address is 400 N.W. 73rd Avenue, Plantation, FL 33317

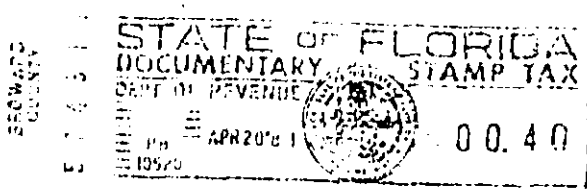
of the County of Broward, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of \_\_\_\_\_

TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The North 60 feet of the South one-half of the East one-half of Tract 50 except the East 80 feet thereof,

of the Subdivision of Section 1, Township 50 South, Range 40 East, according to the FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1, recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.



APR 20 PM 1 13

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Schneider

Russell McMillan

JOHN WINTERS, chairman of the board (Seal)

JOE PREWITT, secretary (Seal)

JOE PREWITT, secretary (Seal)

JOE PREWITT, secretary (Seal)

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JOHN WINTERS, chairman of the board and JOE PREWITT, secretary,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March APRIL 1981.

My commission expires:

Notary Public signature

NOTARY PUBLIC STATE OF FLORIDA

Return to: Deni Associates 7025 N.W. 4th St. Plantation, FL 33317

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA GRAHAM W. WATT COUNTY ADMINISTRATOR

REC 9533 PAGE 983

A

**From:** [Shalan, Samira](#)  
**Sent:** Monday, August 22, 2022 3:58 PM  
**To:** [Joe Keith](#)  
**Cc:** [Nunemaker, Jason](#); [Zelch, Lisa](#); [Holmes, Dan](#)  
**Subject:** NW 2nd street Vacation Request

Good afternoon Joe,

Can you please provide me the following information:

1. Revise the letter of intent for the vacation application. The attached letter of intent referenced the original project intent to develop the property into 37- unit single family home development.
2. Provide no objection letter from PAID
3. Provide no objection letter from ATT, Comcast and FPL.

Sincerely,

Samira Shalan, PE  
City Engineer  
City of Plantation  
[sshalan@plantation.org](mailto:sshalan@plantation.org)  
954-797-2282

**ENGINEER'S STAFF REPORT**  
FOR January 26, 2023 MEETING  
**AGENDA ITEM No.: D1**

**Action Required:** Summary

**Item Description:** Remaining 5 Pump Stations  
Prepare Contract for Remaining Pump Stations

**P.A.I.D. Number:** D1707.01

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**Attachments:** None

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**Summary:** The Board approved moving forward with the rehabilitation of the remaining pumps (in this order: 4,1,6,2,5), with Pump Station 1 to be done in the dry season.

Our office is currently working on preparing the contract documents and the remaining plans. It is anticipated that we will have Pump 4 plans and the contract documents completed by and to be discussed at the next board meeting on February 23, 2023.

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**Comments:** \_\_\_\_\_

Prepared by: BMP Date: 1/19/23

**ENGINEER'S STAFF REPORT**  
FOR January 26, 2023 MEETING  
**AGENDA ITEM No.: D2**

**Action Required:** Discussion

**Item Description:** Permit Activity Summary

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**P.A.I.D. Number:** D9408.02 & D9408.03

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**Attachments:** None

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**Summary:** Approved Building Permits

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Valdes (Fence)	11750 NW 15 <sup>th</sup> Court	B0402.04
2.	Barrios (Fence / Replace Driveway Pavers)	11500 NW 21 <sup>st</sup> Court	B8804.16
3.	CJ Kunjbehari Inc. (Clearing)	11570 NW 12 <sup>th</sup> Street	B1203.01
4.	Rio (Fence)	11920 NW 27 <sup>th</sup> Street	B9502.10
5.	Ardan Development LLC (House)	11770 NW 8 <sup>th</sup> Street	B2212.01
6.	Kennedy (Fence Revision)	1051 NW 116 <sup>th</sup> Avenue	B0206.07
7.	Overmyer (Pool / Fence)	11431 Shady Lane	B8606.02
8.	Mosquera (Pool)	11901 NW 18 <sup>th</sup> Court	B1803.03
9.	Kahng (Addition)	1001 NW 115 <sup>th</sup> Avenue	B9408.29
10.	Manasseh (Pool)	11351 NW 23 <sup>rd</sup> Street	B9407.06
11.	Hernandez (Porch Replacement)	2170 NW 123 <sup>rd</sup> Avenue	B0601.04

**Summary:** No Approved Certificates of Occupancy

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Prepared by: HMS Date: 1/17/2023



**ENGINEER'S STAFF REPORT**  
FOR January 26, 2023 MEETING  
**AGENDA ITEM No.: D3**

**Action Required:** Discussion

**Item Description:** Notices of Violation  
Summary

**P.A.I.D. Number:** D9611.01

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**Attachments:** None

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**Summary:** The following is a summary of the existing violations.

<b>Name</b>	<b>Address</b>	<b>Violation</b>	<b>Status</b>
SOSA	11501 NW 24 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
VENTO	2161 NW 121 <sup>ST</sup> AVENUE	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
GENDLER	11400 NW 26 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
OCAMPO	11350 NW 26 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
BARTELMO	12061_NW 10 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	NOTIFIED

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Prepared by: HMS Date: 1/19/2023

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2023-01-26 D3. Nov Activity.wpd