



Plantation Acres Improvement District

Broward County Florida

AGENDA

April 26, 2018

Call to Order

Pledge of Allegiance

Invocation

Roll Call

Approval of Minutes

Public Comment

Staff Reports

I. Administrator's Report

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.

B1. Nazari Parcel (S1802.02) Site Data Record

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

D1. Neighborhood Drainage Improvements (D1712.01) Update

D2. Permit Activity (D9408.02 & D9408.03) 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.

ENGINEER'S STAFF REPORT
FOR April 26, 2018 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: Nazari Parcel
Site Data Record

P.A.I.D. Number: S1802.02

Attachments: Site Data Record
Application Information

Summary: This application meets the criteria of the District, including the dedication of the required drainage easements and restrictive covenant for drainage purposes. Approval of this item shall constitute the following:

- 1) Approval of the Site Data Record document;
 - 2) Acceptance of any right-of-way, easements, and covenant provided to PAID;
 - 3) Ratification of any right-of-way, easement, and/or covenant previously recorded;
 - 4) Approval for the recordation of any right-of-way, easement, and/or covenant executed and delivered but not recorded.
-

Recommendation: APPROVE

Comments: The Chairman may sign the original after Board approval and after the owner and surveyor have signed the original.

Prepared by: CJF Date: 4/19/18

NAZARI PARCEL SITE DATA RECORD

Lot 1, Tract B
Section 25, Township 49 S, Range 40 E
Gross Acreage: 0.343 Acres
Net Acreage: 0.289 Acres

LEGAL DESCRIPTION:

Lot 1, Tract B, Section 25, Township 49 South, Range 40 East

A portion of Tract B, Section 25, Township 49 South, Range 40 East, FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, more fully described as follows:
Commencing at the Southeast corner of said Section 25; thence North 0°03'22" West along the East line of said Section 25, a distance of 1519.55 feet; thence continuing along the said East line of Section 25, North 0°04'14" West, a distance of 1461.82 feet to the North-east corner of said Tract B; thence North 89°25'01" West, along the North line of said Tract B a distance of 1234.71 feet to the POINT OF BEGINNING; thence continuing North 89°25'0" West along the said North line a distance of 93.98 feet to the Northwest corner of said Tract B also being a point on the West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of said Section 25; thence South 0°10'44" East along the West line of said Tract B, a distance of 159.205 feet; thence South 89°27'46" East a distance of 93.98 feet; thence North 0°10'44" West a distance of 159.13 feet to the POINT OF BEGINNING.
Said lands situate, lying and being in Broward County, Florida.
LESS the South twenty five feet (25') thereof as conveyed to Broward County by Official Records Book 4338, Page 608 of the Public Records of Broward County, Broward County, Florida.

CONSENT BY OWNER:

KNOW ALL MEN BY THESE PRESENTS: That NAZARI REAL ESTATE DEVELOPMENTS, LLC, a Florida Limited Liability Company, described and shown as included in this Site Data Record, do ratify and consent to all easements previously conveyed as referred to herein.

In witness whereof, We have set our hand and seal this 30th day of March, 2018.

NAZARI REAL ESTATE DEVELOPMENTS, LLC
a Florida Limited Liability Company

Witness: M. J. Ulrich

Mansour Nazari, Managing Member

Witness: Ronald Hill
Ronald Hill

ACKNOWLEDGEMENT:

I hereby certify: That on this day personally appeared before me, MANSOUR NAZARI, as Managing Member of NAZARI REAL ESTATE DEVELOPMENTS, LLC, a Florida Limited Liability Company, to me well known to be the person described in and who executed the foregoing ratification of easements for uses and purposes therein expressed.

In witness whereof, I have set my hand and seal this 30th day of March, 2018.

My commission expires: M. J. Ulrich
Notary Public

PLANTATION ACRES IMPROVEMENT DISTRICT:

The easements shown hereon as recorded under Instrument #115019647, Broward County Records, are acceptable to the Plantation Acres Improvement District.

Chairman _____ Date _____

ENGINEERING DEPARTMENT:

Road Right-of-Way requirements have been satisfied as indicated hereon and recorded in Official Records Book 4338, Page 608 of the Public Records of Broward County, Florida.

Plantation Engineering Dept. _____ Date _____

UTILITIES DEPARTMENT:

The Plantation Utilities Department does not require any easements across this Parcel at this time.

Plantation Utilities Department _____ Date _____

CITY REVIEW COMMITTEE:

This is to certify that the City Review Committee of the City of Plantation has approved and accepted this data for record this ____ day of _____, 20____.

Chairman _____ Date _____

CITY COUNCIL:

This is to certify that this date has been approved and accepted for record by the City Council of Plantation, Florida, by Resolution # _____ adopted this ____ day of _____, 20____.

By: _____ Attest: _____
Mayor, City of Plantation City Clerk, City of Plantation

SURVEYORS CERTIFICATE:

I hereby certify that this SITE DATA RECORD is a true and correct representation of the lands surveyed and described hereon and the the SITE DATA RECORD was made under my responsible direction and supervision and that this data complies all the City Council approved guidelines of the City's planning consultants as to location of easements and right-of-way referred to herein. The P.R.M.'s as shown on the SITE DATA RECORD have been set where indicated. All coordinates and benchmarks conform to third order accuracy. The survey information meets the minimum requirements adopted by the FLORIDA SOCIETY OF SURVEYORS AND MAPPERS and the FLORIDA LAND TITLE ASSOCIATION, as well as the MINIMUM TECHNICAL STANDARDS set forth in Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE, of the rules of the DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS, pursuant to Section 472.027, Florida Statutes and conforms to the minimum requirements adopted by the Florida Administrative Code, Section 21-11H. All recorded easements, rights-of-way for utilities, waterways, drainage, access and other information pertaining to this site have been indicated hereon.

Prepared by: M. J. Ulrich
Mikki H. Ulrich Date _____
PROFESSIONAL SURVEYOR & MAPPER #5853
STATE OF FLORIDA
DENI LAND SURVEYORS, INC.
LICENCED BUSINESS NO. 7283

DATE: January, 2018 ORDER NO.: 1712026 FIELD BOOK : 118-37



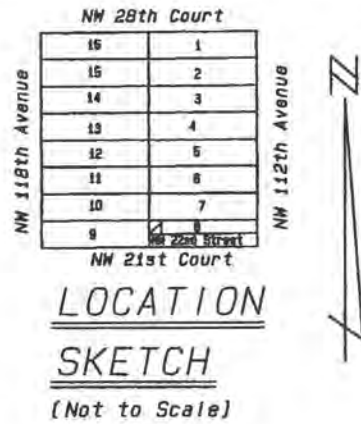
DENI LAND SURVEYORS, INC.

1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 (954)973-7966 FAX (954)979-0343

LAND DEVELOPMENT & PLATS & SITE DATA RECORDS

NAZARI PARCEL SITE DATA RECORD

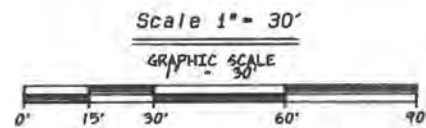
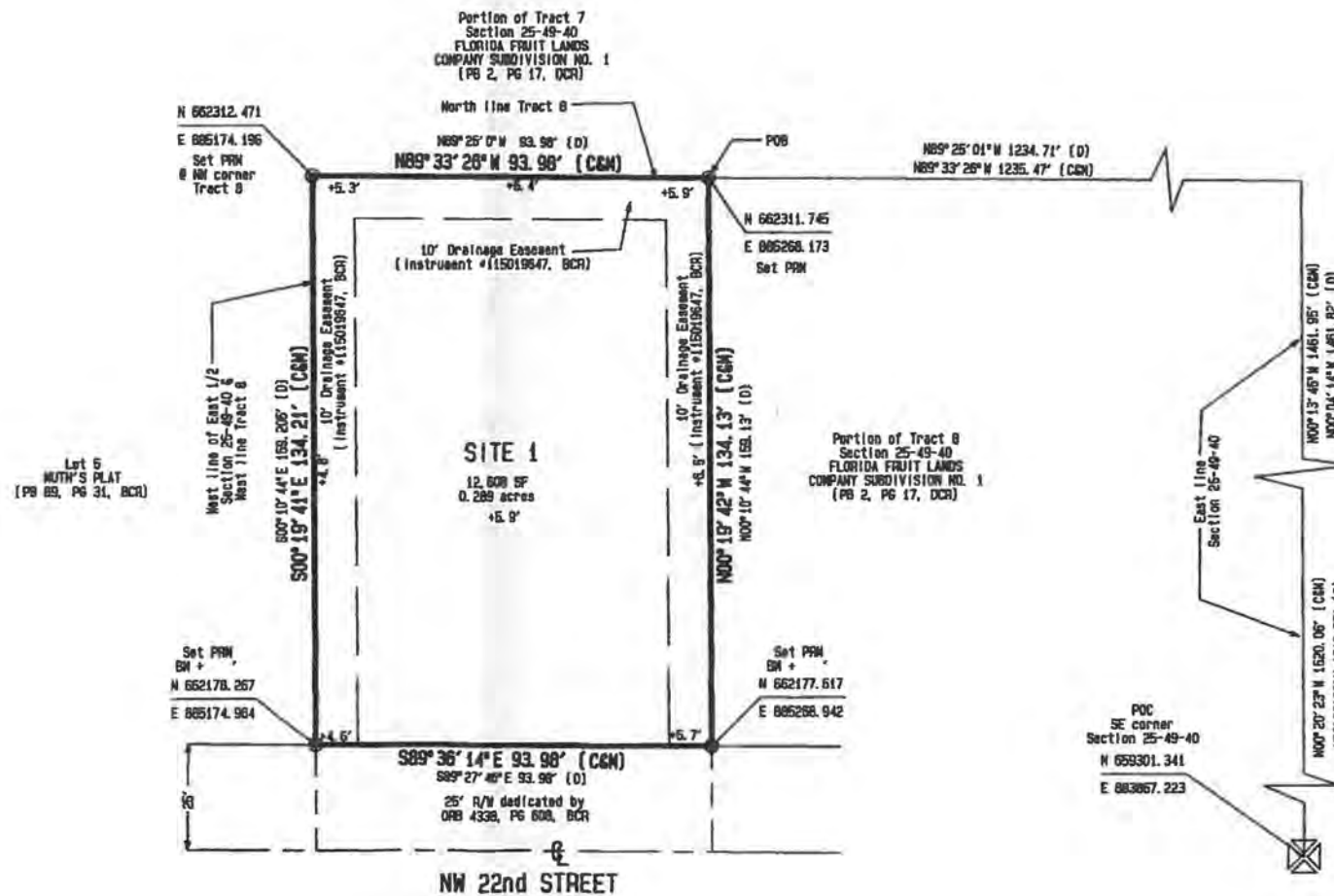
Lot 1, Tract B
Section 25, Township 49 S, Range 40 E
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NOTES:

- Bearings are relative to the National Geodetic Survey Transverse Mercator, Florida East Zone, Grid North, as shown on "STONER/KEITH RESURVEY NO. 11, Misc. P.B. 4, PG 21, BCR.
- State Plane Coordinates are relative to the National Geodetic Survey Transverse Mercator, Florida East Zone, as shown on "STONER/KEITH RESURVEY NO. 11, and as transformed to the North American Datum of 1983 with the 1990 adjustment.
- Benchmarks are referenced to the North American Vertical Datum of 1988 and are based on Broward County benchmark #416; M.H.S. BM #105, Find monument (1/4 corner) marked 35-25 at the intersection of NW 118th Avenue and NW 17th Street; elevation = +4.67' NAVD

- LEGEND:**
 BCR - Broward County Records
 (C&M) - Calculated and measured dimension
 (D) - Dead dimension
 Fnd - Found
 DCR - Dade County Records
 ORB - Official Records Book
 PB - Plat Book
 PG - Page
 PRM - Permanent Reference Monument
 R/W - Right of Way
 SF - Square footage





PLANTATION ACRES IMPROVEMENT DISTRICT
BROWARD COUNTY, FLORIDA

1701 N.W. 112th Av
Plantation, Florida 3
Telephone: (954) 474-
Fax: (954) 474-312

APPLICATION INFORMATION

SITE DATA RECORD PLAT

PROJECT NAME Nazari Parcel Site Data Record
LOCATION NW 22nd Street West of NW 112th Avenue
DATE 1/17/2018 FOLIO NO. 4940 25 01 2220

OWNER: NAME Mansour Nazari
 ADDRESS 6340 SW 56th Court
 Davie, FL 33314
 PHONE 954-410-5119
 pspstructures@bellsouth.net
AGENT/SURVEYOR/ NAME Mikki Ulrich/Deni Land SDrveyors
ENGINEER: ADDRESS 1991 NW 35th Avenue
 Coconut Creek, FL 33066
 PHONE 954 973 7966
 mikki1@belssouth.net

LEGAL DESCRIPTION:
Lot 1, Tract 8, Section 25-49-40, FLORIDA FRUIT LANDS
CO. SUB. NO. !

ENGINEER'S STAFF REPORT
FOR April 26, 2018 MEETING
AGENDA ITEM No.: D1

Action Required: Discussion

Item Description: Neighborhood Drainage Improvements
Update

P.A.I.D. Number: D1712.01

Attachments: None

Summary: The final construction plans are being completed. Existing utilities are being located by the respective utility companies. The precise location and elevation of the water line at the drainage crossings are being determined by excavation (by PAID Staff) and survey.

As a result of analysis of the grades and right-of-way available, the scope of the project has changed to include the following:

- 1) Complete all "Mains" in the South Acres
- 2) Improve the drainage at the west end of 5th Street in Live Oaks (Lateral "2J")

After reviewing the existing grading and utilities, Lateral "F-1" was eliminated from this phase because it would not be effective.

The plans are expected to be completed for submittal to the regulatory agencies within the next few weeks. The plan should be on PAID's May agenda for approval.

Prepared by: DAF Date: 4/18/18

9470ENGINEER'S STAFF REPORT
FOR April 26, 2018 MEETING
AGENDA ITEM No.: D2

Action Required: Discussion

Item Description: Permit Activity Summary

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

Attachments: None

Summary: Approved Building Permits

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Cuadro (Pool)	12041 N.W. 27 th Court	B1602.01
2.	Galignani (Driveway)	2750 N.W. 121 st Avenue	B0405.04
3.	De LaTorre (Addition)	11500 N.W. 18 th Court	B1411.02
4.	Gonzalez (Addition)	1320 N.W. 118 th Avenue	B1105.01
5.	Bramwell (Driveway)	12100 S.W. 3 rd Street	B0910.03
6.	Dillon (Pool)	12320 N.W. 26 th Street	B9602.07
7.	Vento (Fence)	2161 N.W. 121 st Avenue	B8902.09
8.	Inner Urban Development Group, LLC (House)	11601 N.W. 27 th Street	B1803.02
9.	Howard (Pool)	11780 N.W. 26 th Street	B0602.05
10.	Comunale (Sunroom)	11451 N.W. 19 th Street	B0106.06
11.	DSL Construction & Investments, LLC (House)	11650 N.W. 8 th Street	B0601.05
12.	Marulanda (House)	11240 N.W. 23 rd Street	B0210.05
13.	Marold (Fence)	431 Vicksburg Terrace	B9009.05
14.	Erickson (Carport/Garage)	11901 N.W. 18 th Court	B1803.03
15.	Shady Lane Trust (Pavers/Conc Slab/Fence)	11360 S.W. 1 st Court	B1710.02
16.	Harris (Fence)	11921 N.W. 26 th Street	B9301.03
17.	Hyppolite (Driveway)	11700 N.W. 4 th Street	B9401.01
18.	Betteridge (Gas Tank)	12211 N.W. 4 th Street	B9104.04
19.	Zuazo (Fence)	11991 N.W. 27 th Court	B0206.03
20.	Arm (Fence)	11821 N.W. 27 th Court	B1802.02

Summary: No Approved Certificates of Occupancy

Prepared by: CJF Date: 4/17/18