



Plantation Acres Improvement District Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323
AGENDA
January 23, 2025

Call to Order 7:00 P.M.

Pledge of Allegiance

Invocation

Swearing in of Commissioners

Roll Call

Election of Chairman and Vice Chairman

Approval of Attendance of Commissioners by Social Media or Telephone

Approval of Minutes

Public Comment

Staff Reports

I. Administrator's Report

- A. Approval of the November 2024 expenses in the amount of \$56,916.58
- B. Approval of the December 2024 expenses in the amount of \$76,087.56
- C. Approval of the credit card report for 11/09/2024 thru 12/08/2024 in the amount of \$2,017.43
- D. Resolution for updated check signers
- E. Designation of Beneficial Board Member for District Credit Card
- F. District Secretary - Retention for Meeting Minutes
- G. Payment Application No. 1 - Pump Station #4

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. Reyes Parcel (S2411.01) Site Data Record

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

- D1. Pump Station Improvements (D1707.01) Update
- D2. Off-site Improvements for North Acres Park (D2308.03) Update
- D3. Permit Activity (D9408.02 & D9408.03) Summary
- D4. Violation Activity (D9611.01) Summary

IV. District Manager's Agenda

Old Business

New Business

Commissioner Comments

I. Commissioner Santana Discussion Items

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.

1. Existing pumphouse antennas – correct direction should be confirmed. All are facing north except pumps 5 and 6 (facing south).
2. SCADA data and "loss of signal" happens – needs to be checked and fixed. All pump houses should be assessed. Critical before wet season.
3. The electrical line from the power pole to pump station #5 is too tight (i.e., no slack). FP&L needs to be contacted to make this adjustment. All electrical lines to pumphouses should be checked.
4. Electrical attachment on top of Pump House #5 is crooked and needs to be repaired. Electrical lines on pump houses have corroded and should be replaced.

II. Commissioner Munchick Discussion Items

1. Vision & Plans for PAID for 2025 Putting together a Clear Agenda for the upcoming year
2. Voting on New Chairman & Vice Chairman
3. Retaining Winningham & Fradley
4. Considering an outside source for 2nd Option on Engineering
5. Dredging Canals
6. Discussions with the City of Share Daily Activities by our work crew now
7. Replacing District Manager position with a person with knowledge of Engineering background to do Agenda, review plans before our Engineering Department gets involved. Someone who is qualified to deal with daily responsible on their own with Board Knowledge.
8. Retaining Lauren Jackson Company, Erick's Consultants as our Lobbyist with the Funding from the State Legislature 2026
9. Open Holes on 118th Street
10. Better Communication with SFWMD
11. 2nd Pump for South Acres
12. Middle Acres Park
13. Outsourcing current Canal Maintenance

III. Commissioner Beazley Discussion Items:

1. Election of Chairman and Vice Chairman
2. Motion to readdress the dissolution of PAID as expressed in section (2.2.7(g)) of PAID's Policies and Procedures Manual
3. Formulation of annual goals and objectives with performance measures (new Florida State requirement)
4. Consideration of assigning individual commissioner oversight and monthly reporting responsibilities for PAID projects
5. Renewal and or formulation of annual contracts with PAID's professional employees (District Attorney, District Engineer, and District Administrator) as well as Secretarial position
6. Renewal and or formulation of annual work plans for PAID employees (District Manager and Maintenance Personnel) with six month and yearly performance evaluations
7. Discussion of Commissioner's direct interactions and expected outcomes with PAID employees both contract and State employees
8. Review of District Manager's scope of responsibilities
9. Discussion of pump house propane pipe physical location

Adjournment

ENGINEER'S STAFF REPORT
FOR January 23, 2025 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: Reyes Parcel
Site Data Record

P.A.I.D. Number: S2411.01

Attachments: Reyes Parcel - 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 the 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. The easements will be recorded after Board approval.

Prepared by: BMP Date: 01/16/25



REYES PARCEL SITE DATA RECORD

SITE 1
SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST
NET ACREAGE: 0.52 ACRES
GROSS ACREAGE: 0.52 ACRES

LEGAL DESCRIPTION:

THAT PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'22" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 434.16 FEET; THENCE SOUTH 0°00'31" EAST A DISTANCE OF 1122.04 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 1151.02 FEET AND A CENTRAL ANGLE OF 5°07'55", AN ARC DISTANCE OF 103.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE SAID CURVE TO THE RIGHT, WITH A RADIUS OF 1151.02 FEET AND A CENTRAL ANGLE OF 9°35'26", AN ARC DISTANCE OF 192.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°42'50" WEST A DISTANCE OF 25 FEET; THENCE NORTH 75°17'10" WEST A DISTANCE OF 135.30 FEET; THENCE NORTH 0°00'31" WEST, A DISTANCE OF 179.16 FEET; THENCE NORTH 89°56'22" EAST, A DISTANCE OF 170.39 FEET TO THE POINT OF BEGINNING. CONTAINING 30,647 SQUARE FEET OR 0.704 ACRES MORE OR LESS. (AND IDENTIFIED FOR CONVENIENCE AS LOT 108 OF PLANTATION ACRES SOUTH)

LESS THAT PT OF PAR B & E AS DESC IN OR 4594/602 AKA LOT 108 PAS UNREC

CONSENT BY OWNER:

KNOWN ALL MEN BY THESE PRESENTS: THAT BARBARA REYES AND GERARDO REYES, HUSBAND AND WIFE, OWNERS OF THE LANDS DESCRIBED AND SHOWN IN THIS SITE DATA RECORD, DOES RATIFY AND CONSENT TO ALL EASEMENTS PREVIOUSLY CONVEYED AS REFERRED TO HEREIN

IN WITNESS WHEREOF: WE HAVE SET OUR HAND AND SEAL THIS ____ DAY OF _____, 2025

WITNESS: _____
BARBARA REYES

WITNESS: _____
GERARDO REYES

ACKNOWLEDGEMENT

THE FOREGOING CONSENT BY OWNER WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS ____ DAY OF _____ 2025 BY GERARDO REYES AND BARBARA REYES, AS HUSBAND AND WIFE, WHO ARE PERSONALLY KNOW TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

PLANTATION ACRES IMPROVEMENT DISTRICT:

THE DRAINAGE EASEMENTS SHOWN HEREON AS RECORDED IN OFFICIAL RECORDS BOOKS ____ PAGE ____ AND INSTRUMENT NUMBER OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, ARE ACCEPTABLE TO THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION. THIS PROPERTY IS ALSO SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NUMBER _____ THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. PLANTATION ACRES IMPROVEMENT DISTRICT DRAINAGE EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PLANTATION ACRES IMPROVEMENT DISTRICT FOR DRAINAGE PURPOSES AND FOR PURPOSES OF INGRESS/EGRESS FOR OPERATION, AND MAINTENANCE BY P.A.I.D. SHALL NOT BE OBLIGATORY.

CHAIRMAN _____ DATE _____

ENGINEERING DEPARTMENT

ROAD RIGHT-OF-WAY REQUIREMENTS HAVE BEEN SATISFIED AS INDICATED HERON AND RECORDED IN PLAT BOOK 2, PAGE 17, DADE COUNTY RECORDS, OFFICIAL RECORDS BOOK 15556, PAGE 902 AND INSTRUMENT *116401242, BROWARD COUNTY RECORDS

PLANTATION ENGINEERING DEPT. _____ DATE _____

UTILITIES DEPARTMENT

THE PLANTATION UTILITIES DEPARTMENT DOES NOT REQUIRE ANY EASEMENTS ACROSS THIS PARCEL AT THIS TIME

PLANTATION UTILITIES DEPT. _____ 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 DATA HAS BEEN APPROVED AND ACCEPTED BY 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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SITE DATA RECORD IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THE SITE DATA RECORD WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS DATA COMPLIES WITH ALL THE CITY COUNCIL APPROVED GUIDELINES OF THE CITY'S PLANNING CONSULTANTS AS TO LOCATION OF EASEMENTS AND RIGHT-OF-WAY REFERRED TO HEREIN AND ALL REQUIREMENTS OF THE PLANTATION ACRES IMPROVEMENT DISTRICT. 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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, OF THE RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUES, AND CONFORMS TO THE MINIMUM REQUIREMENTS ADOPTED BY THE FLORIDA ADMINISTRATIVE CODE SECTION 5J-17.050 ET SEQ. ALL RECORDED EASEMENTS, RIGHT-OF-WAY FOR UTILITIES, WATERWAYS, DRAINAGE, ACCESS AND OTHER INFORMATION PERTAINING TO THIS SITE DATA RECORD IS CERTIFIED TO AND FOR THE RELIANCE BY THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION



By: _____ DATE: 10-14-2024
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH SIGNATURE & CERTIFICATE

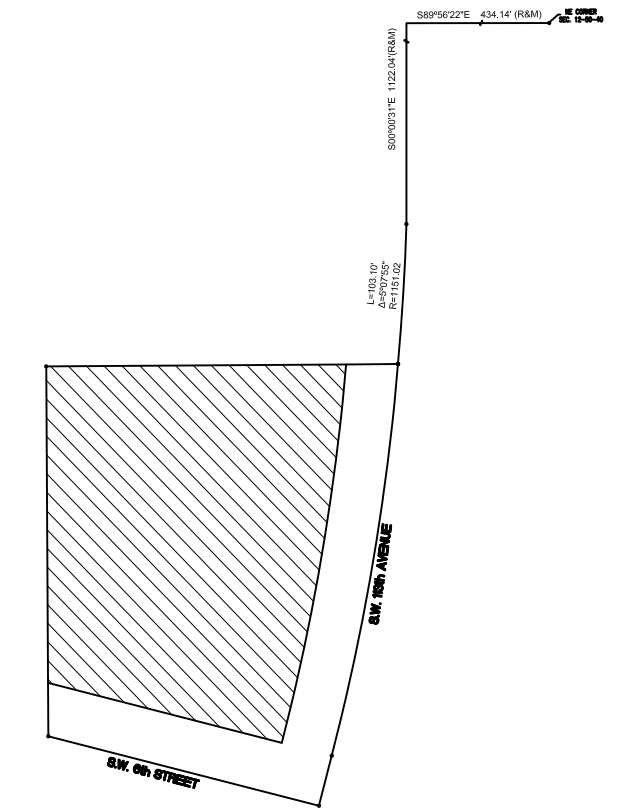
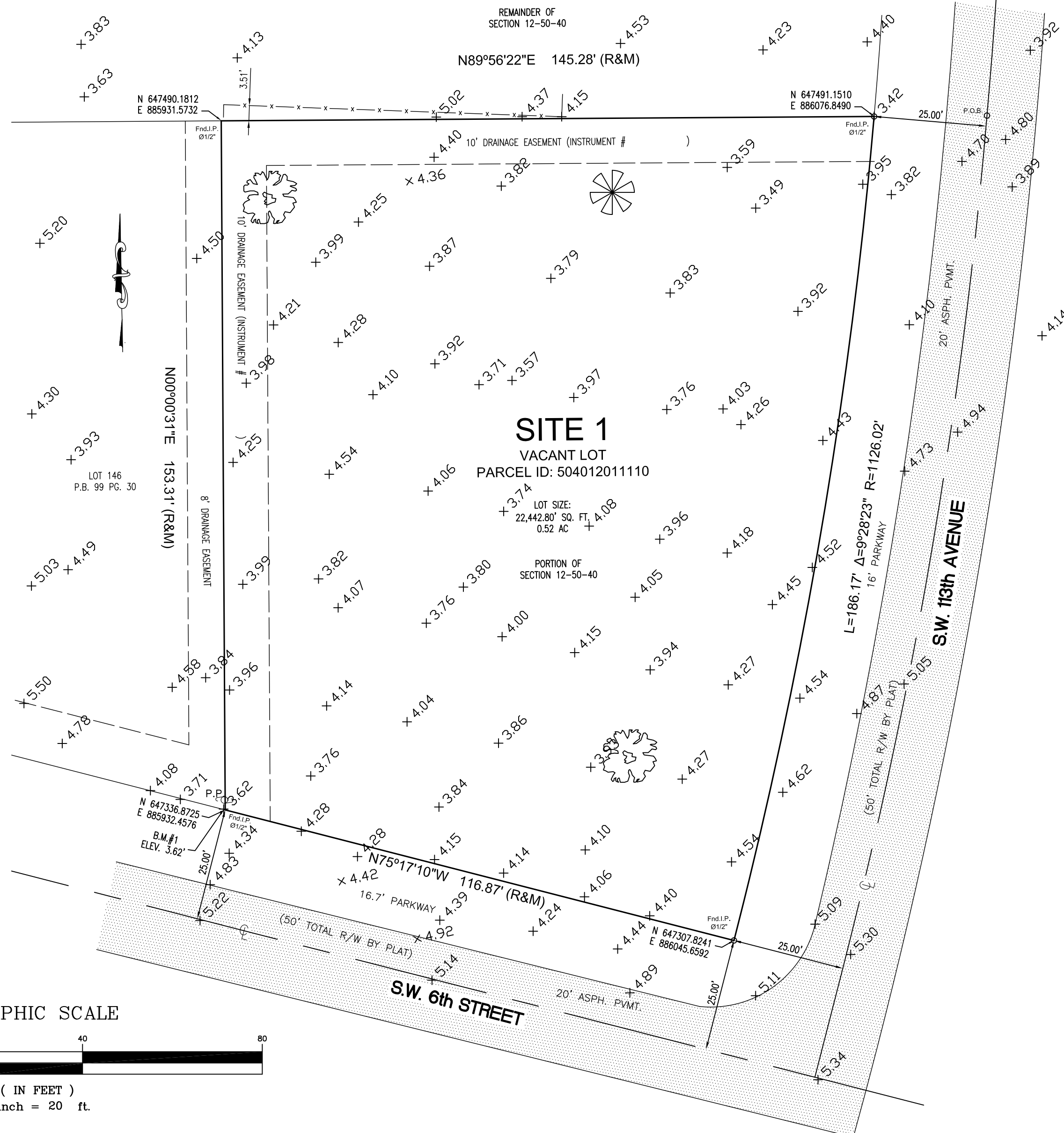
REYES PARCEL SITE DATA RECORD

S89°56'22"E 434.14' (R&M) NE CORNER SEC. 12-50-40

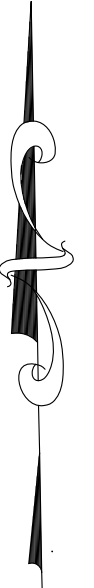
SITE 1
 SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST
 NET ACREAGE: 0.52 ACRES
 GROSS ACREAGE: 0.52 ACRES

LEGEND

- x 0.00 = ELEVATION
- F.I.P. = FOUND IRON PIPE
- C/L = CENTER LINE
- (R & M) = RECORD & MEASURED
- P.O.B. = POINT OF BEGINNING
- N.T.S. = NOT TO SCALE



LOCATION SKETCH
 SCALE: NTS



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



DATE: 10-14-2024
 DATE: 11-5-2024 REV

BY: **LEONARDO MAQUEIRA, P.S.M.**
 CERTIFICATE No.L.S.-6992
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED WITH SIGNATURE & CERTIFICATE

PLANTATION ACRES IMPROVEMENT DISTRICT
BROWARD COUNTY, FLORIDA



1701 N.W. 112th Ave.
Plantation, Florida 33325
Telephone: (954) 474-3092
Fax: (954) 474-3127

APPLICATION INFORMATION

SITE DATA RECORD PLAT

PROJECT NAME Gerardo and Barbara Reyes
LOCATION 561 SW 113 Ave, Plantation, FL 33325
DATE 11/15/2024 FOLIO NO. 5040 12 01 1110

OWNER: NAME Gerardo and Barbara Reyes
 ADDRESS 561 E. Mount Vernon Dr.
 Plantation, FL 33325
 PHONE 760-672-2079
 EMAIL gjoshuareyes@gmail.com

AGENT/SURVEYOR/
ENGINEER: NAME MAQ Services, Inc.
 ADDRESS 7178 SW 47 St, STE B, Miami, FL
 Miami, FL 33155
 PHONE 305-901-1317
 EMAIL MAQprocessing@gmail.com

LEGAL DESCRIPTION:
12-50-40 COMM at NE COR SEC 12, W 434.16,
S 1122.04 TO PT OF CUR, SLY ALG CUR TO
RT ARC DIST 103.10 TO POB CONT SLY ARC
DIST 192.67, SLY 25, NWLY 135.30, N 179.16
E 170.39 TO POB, AS DESC IN OR 3483/491
LESS THAT PT OF PAR B & E AS DESC IN
OR 4594/602 AKA LOT 108 PAS UNREC.

ENGINEER'S STAFF REPORT
FOR January 23, 2025 MEETING
AGENDA ITEM No.: D1

Action Required: Update

Item Description: Pump Station Improvements

PAID Number: D1707.01

Attachments: None

Summary:

1. Pump No. 4 is nearly substantially complete to date. Contractor (Hinterland Group, HG) to install last remaining item (thermal wrap) prior to final certification by the District.
2. The District was notified of production delays on December 4th, 2024, for pumps No.'s 1, 2, 5, and 6, and met with the contractor (HG) and the manufacturer (MWI) on December 6th, 2024, to verify quantities and the schedule.
3. Pump No. 1 construction started on November 25th, 2024. The endwall and flap gate have been installed and repairs have been done to the existing wetwell per the approved plans. The new pump will not be installed until the last week of January 2025, once the pump arrives.

The remaining pumps (No.'s 2, 5, 6) are estimated to be delivered March 19th, 2025.

Prepared by: BMP Date: 01/16/2025

2025-01-23_Engineer's Staff Report.wpd

ENGINEER'S STAFF REPORT
FOR January 23, 2025 MEETING
AGENDA ITEM No.: D2

Action Required: Update

Item Description: Offsite Improvements for North Acres Park

P.A.I.D. Number: D2308.03

Attachments: None

Summary: The project is currently under construction. A progress meeting was held at the City's engineering department on Wednesday, January 15th with the District in attendance.

Recommendation: None.

Comments: _____

Prepared by: BMP Date: 01/16/25

ENGINEER'S STAFF REPORT
FOR JANUARY 23, 2025 MEETING
AGENDA ITEM No.: D3

Action Required: Summary

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.	Rodriguez (Addition)	12301 NW 23 rd Court	B9706.06
2.	Rodriguez (Pool/Spa)	12301 NW 23 rd Court	B9706.06
3.	Quintero (Pool)	12111 NW 5 th Court	B0203.04
4.	Kaplan (Pergola)	12232 NW 19 th Street	B0210.06
5.	Quadri (Addition)	11811 NW 9 th Street	B0102.02
6.	Howard (Driveway)	560 Gettysburg Terrace	B2501.01
7.	Saponaro (Fence)	390 SW 121 st Avenue	B0207.06

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Norona-Blocker (Addition)	12350 NW 4 th Court	B2201.01
2.	Cuffia (House)	11201 NW 4 th Street	B2203.02
3.	Cuffia (House)	11251 NW 4 th Street	B2203.03

Prepared by: ARW Date: 1/16/2024

ENGINEER'S STAFF REPORT
FOR JANUARY 16, 2025 MEETING
AGENDA ITEM No.: D4

Action Required: Summary

Item Description: Notices of Violation
Summary

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

Attachments: None

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

Name	Address	Violation	Status
MARTIN (V2306.02)	11350 NW 8 th STREET	CONSTRUCTION WITHOUT PERMIT	NON-COMPLIANT
TORRES & BALEBONA (V2409.01)	12350 NW 10 th STREET	CONSTRUCTION WITHOUT A PERMIT	NON-COMPLIANT
SELIGMAN (V2409.02)	11200 NW 25 th STREET	CONSTRUCTION WITHOUT A PERMIT	IN PROCESS OF COMPLYING

Prepared by: ARW Date: 1/16/2025

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP2024-01-16 D9611.01 Nov Activity.wpd