



Plantation Acres Improvement District Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323

AGENDA April 28, 2022

Call to Order 7:00 P.M.

Pledge of Allegiance

Invocation

Roll Call

Approval of Attendance of Commissioners by Social Media or Telephone

Approval of Minutes

Public Comment

Staff Reports

I. Administrator's Report

- A. Inframark Management Proposal 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. 4th Street Estates Plat (P2203.01) Approval

D. DISCUSSION ITEMS

- D1. Pump Station Number 3 Rehabilitation (D1707.01-3) Update
D2. 20-Year Needs Analysis (D2109.01) Update
D3. Swale Obstruction Evaluation (D2201.01) Update
D4. Permit Activity (D9408.02 & D9408.03) Summary
D5. 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.

ADMINISTRATOR'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: A

Action Required: Board Discussion

Item Description: Inframark Management Proposal

P.A.I.D. Number: N/A

Attachments: None

Summary: This item has been placed on the Agenda for discussion.

Recommendation: N/A

Comments:

Prepared by: CJF Date: 3/19/2022

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: C1

Action Required: Board Approval

Item Description: 4th Street Estates
Plat

P.A.I.D. Number: P2203.01

Attachments: Plat
Plat Application Information

Summary: This item is for approval of the replat of the 4th Street Estates reduced from eleven residential lots (11.56 acres) of vacant land to four residential lots (3.31 acres).

The plat meets the criteria of the District.

Recommendation: APPROVE

Prepared by: BMP Date: 4/19/22

4TH STREET ESTATES

A REPLAT OF LOTS 1, 2, 3 AND 4, NOOR PLANTATION (PB 176, PG 97 & 98, BCR), IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

Lots 1 through 4, of NOOR PLANTATION, as recorded in Plat Book 176, Page 97 & 98 of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Plantation, Broward County, Florida, containing 144,194 square feet (3.31 acres) more or less.

DEDICATION:

Know all men by these presents that STKR OLD HIATUS, LLC, a Florida limited liability company, owner of the lands shown and described hereon, has caused said lands to be surveyed, subdivided and platted in the manner as shown hereon, said plat to be known as "4TH STREET ESTATES", a replat, and owner does hereby dedicate all rights-of-way and drainage easement to the public, said drainage easements shown hereon to be subject to the jurisdiction of the Plantation Acres Improvement District, a Florida Public Corporation.

Plantation Acres Improvement District Drainage Easements shown hereon are hereby dedicated to the Plantation Acres Improvement District for drainage purposes and for purposes of ingress/egress for operation and maintenance of the drainage easements. Operation and maintenance by P. A. I. D. shall not be obligatory.

All Utility Easements shown hereon are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF, _____ as _____ of STKR OLD HIATUS, LLC, a Florida limited liability company, set his hand and seal this _____ day of _____, 2022.

STKR OLD HIATUS, LLC,
a Florida limited liability company

Witness
Print name: _____

Witness
Print name: _____

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF BROWARD S. S.

The foregoing dedication was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2022, by Jeffrey Kronengold, as Manager of STKR OLD HIATUS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ (type of identification) as identification.

My commission expires: _____ Notary Public

MORTGAGE DEDICATION:

City National Bank of Florida, holder of that certain mortgage, assignment of rents and security agreement recorded December 20, 2019, in Instrument Number 116249228 of the Public Records of Broward County, Florida, holder of that certain Collateral Assignment of Contract and License Rights recorded on December 20, 2019, in Instrument Number 116249229 of the Public Records of Broward County, Florida, and that certain UCC-1 Financing Statement recorded on December 20, 2019, in Instrument Number 116249230 of the Public Records of Broward County, Florida, does hereby join in and consent to the plat of 4TH STREET ESTATES, and the dedications thereon.

CITY NATIONAL BANK OF FLORIDA

Witness: _____ By: _____

Print name: _____, its _____, whose

Address: _____ address is: _____

Witness: _____

Print name: _____

Address: _____

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF _____ S. S.
COUNTY OF _____
The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 2022 by David Albright, as Senior Vice President of City National Bank of Florida, on behalf of the company, who is personally known to me or has produced _____ (type of identification) as identification.

My commission expires: _____ Notary Public

PLANTATION ACRES IMPROVEMENT DISTRICT:

This plat is hereby approved for record by the Plantation Acres Improvement District, a Florida public corporation.

By: _____ Date
Chairperson

CITY REVIEW COMMITTEE:

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

By: _____ Date
Chairperson

CITY ENGINEER'S APPROVAL:

This plat has been approved and accepted for record this _____ day of _____, 20____.

By: _____ Date
Samira Shalan, City Engineer
Florida Professional Engineer
Registration No. 75400

CITY COUNCIL:

This is to certify that this Plat was approved and accepted by the City of Plantation, Florida, by resolution duly adopted by said City Council this _____ day of _____, 20____. Resolution No. _____.

All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: _____ Date
Mayor

Attest: _____ Date
City Clerk

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record this _____ day of _____, 20____.

By: _____ Date
Mayor - County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat has been reviewed for conformity with Chapter 177, Florida Statutes, and is approved and accepted for record.

By: _____ Date
Richard Tornese
Director
Florida Professional Engineer
Florida Registration Number 40263

By: _____ Date
Robert P. Legg, Jr.
Professional Survey and Mapper
Florida Registration LS #4030

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the Broward County Planning Council approved this plat subject to its compliance with the dedication of Rights-of-Way for traffic-ways this _____ day of _____, 20____.

By: _____ Date
Chairperson

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this _____ day of _____, 20____.

By: _____ Date
Director or Designee

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

This plat is hereby approved and accepted for record.

By: _____ Date
Director/Designee

SURVEYORS CERTIFICATE:

I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, as well as the Standards of Practice as set forth in the rules of Professional Surveyors and Mappers, as stated in Chapter 5J-17, Florida Administrative Code. The permanent Reference Monuments (PRM's) were set on _____, 20____.

Dated this _____ of _____, 20____, in Broward County, Florida.

Mikki H. Ulrich
Professional Survey and Mapper
Number 5853
State of Florida

City Engineer's seal City of Plantation seal County Engineer's seal County Surveyor's seal Surveyor's seal

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Prepared By: **DENI LAND SURVEYORS, INC.**
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 LB #7281
PHONE (954)973-7966 FAX (954)979-0343



**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 4TH STREET ESTATES PLAT

LOCATION 11200 - 11350 NW 4TH STREET

DATE 3-18-2022 **FOLIO NO.** 5040011L0010 THRU 0040

OWNER:

NAME	<u>STKR OLD HIATUS, LLC</u>
ADDRESS	<u>201 SE 12TH STREET, SUITE 100</u> <u>FT. LAUDERDALE, FLORIDA 33316</u>
PHONE	<u>954-324-1718</u>

**AGENT/SURVEYOR/
ENGINEER:**

NAME	<u>MIKKI ULRICH</u>
ADDRESS	<u>1991 NW 35TH AVENUE</u> <u>COCONUT CREEK, FLORIDA 33066</u>
PHONE	<u>954-973-7966</u>

LEGAL DESCRIPTION: LOTS 1-4, NOOR PLANTATION PLAT, as recorded in PB 176, PG 97 of
public records of Broward County, Florida

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: D1

Action Required: Status Update

Item Description: Pump Station Number 3 Rehabilitation

PAID Number: D1707.01-3

Attachments: None

Summary: 1. Contractor has provided a hospital grade exhaust muffler shop drawing recently, which has been reviewed and approved by our office.

2. The Contractor informed us last month that the initial construction start date of March 14th 2022, was delayed due to an international material shortage of large diameter ductile iron pipe. This is still the case.

Currently, two pieces of pipe necessary to start construction will not go into production until the week of July 18th, 2022. With two weeks for production and paint and an estimated week of shipping, it is anticipated receiving these items in mid August. The pump itself will be ready by the second week of June along with other materials; however, the contractor will not be able to start construction without these two pieces. Our office will continue to monitor this and stay in communication weekly with the contractor as we have been.

Prepared by: BMP Date: 4/21/2022

2022-04-28 20-PAID Pump No 3 Staff Report.wpd

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: D2

Action Required: Update

Item Description: 20-YR Needs Analysis

PAID Number: D2109.01

Attachments: None

Summary: Our office is currently preparing this item and will be submitting the above mentioned stormwater analysis on behalf of PAID to Broward County by June 30th, 2022.

Comments: _____

Prepared by: BMP Date: 4/19/2022

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: D3

Action Required: Update

Item Description: FP&L Poles/Guy Wires and PAID Drainage Facilities
Swale Obstruction Evaluation

PAID Number: D2201.01

Attachments: FP&L Poles/Guy Wires Field Photos
PAID Drainage Facilities Field Inspection Photos (Phase 1)

Summary:

1. Per the Board's request at the last PAID meeting on March 24, 2022, FP&L light poles and/or guy wires located in swales within the Acres was a concern. The Board instructed District Staff to provide field inventory of FP&L's facilities and identification of its poles. Our office has received some field photos of light poles or electric poles and/or guy wires from Angel Alvarez. Once our office receives all necessary field information of all poles, we will determine which (if any) poles and guy wires may be obstructing drainage.
2. The Board requested PAID staff to inspect all of the existing drainage facilities located within Plantation Acres prior to this year's wet season. It was agreed that the inspections would be performed in Phases. For Phase 1, this area is bound to the east by SW 112th Ave, the west by NW 124th Ave, to the north by NW 28th Court, and the south by NW 21st Court. The field photos reference the PAID Facilities Manual pages. All catch basins and endwalls located in Phase 1 appear to be in good working condition.

Phase 2 will begin next. This area is bound by Sunrise Blvd to the south, NW 21st Court to the north, SW 112th Ave to the east, and NW 124th Ave to the west.

Recommendation: N/A

Comments: _____

Prepared by: BMP Date: 4/19/2022

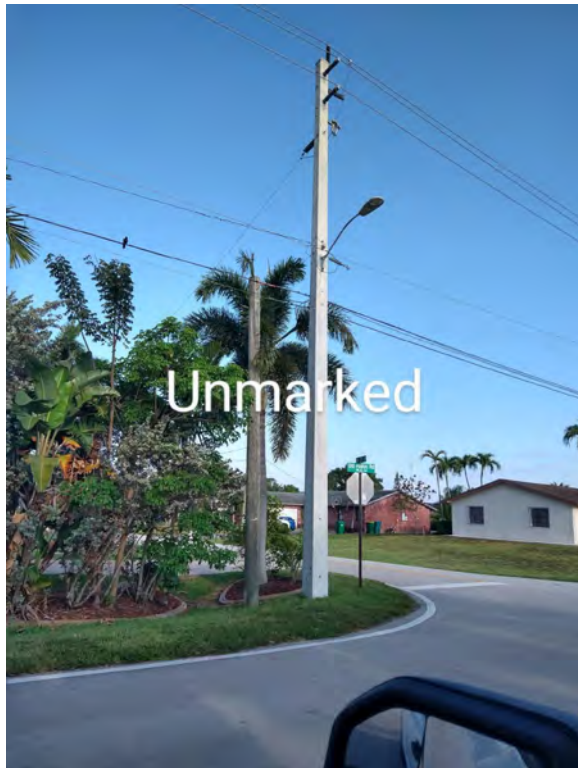
Swale Obstruction Evaluation (FP&L Poles/Guy Wires Field Photos)



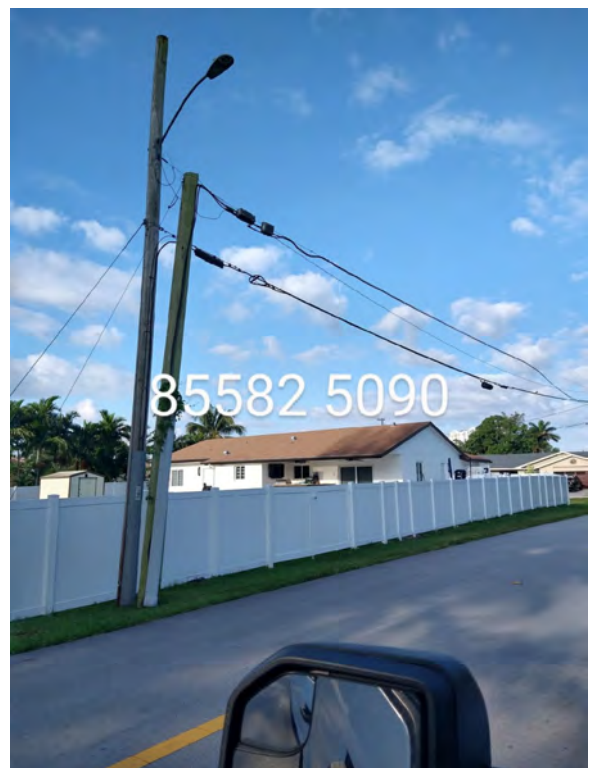
118 AVE NW 18 CT
04/07/2022



124 AVE. NW 21 CT.
04/07/2022



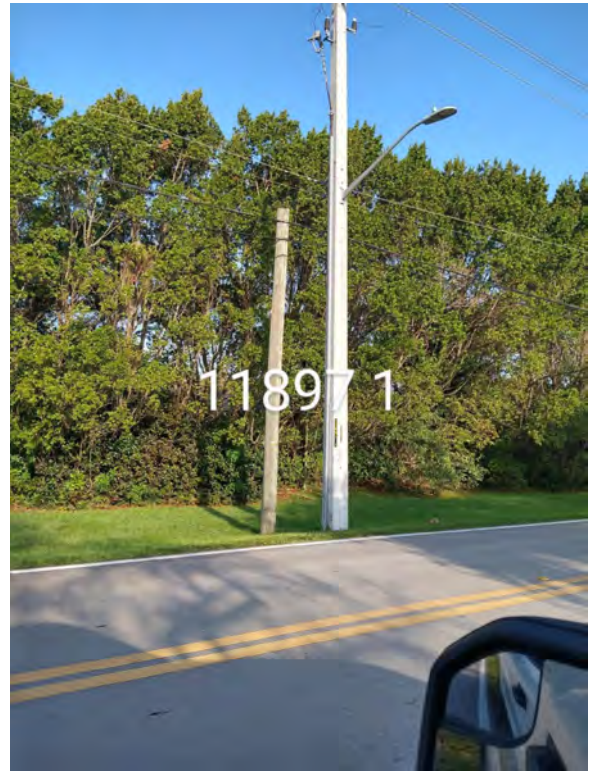
112 NW 27 CT
04/07/2022



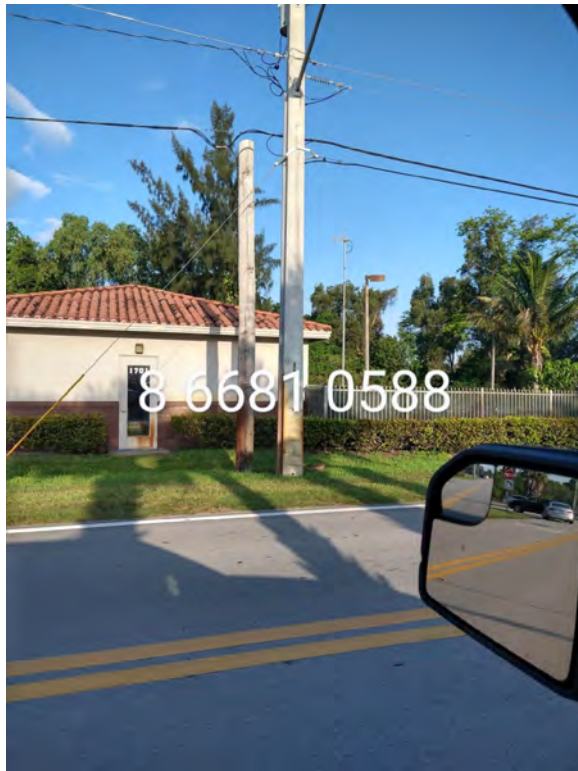
NW 28 CT., 2 POLES EAST OF 119 AVE
04/07/2022



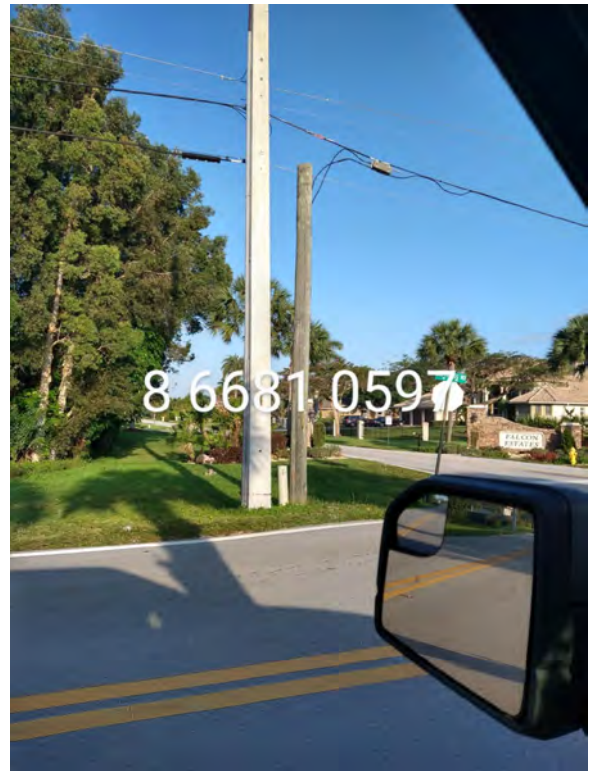
112 NW 19 ST
04/07/2022



SOUTH OF PUMP STATION 6
04/07/2022



PAID OFFICE ON 112 AVE.
04/07/2022



112 AVE. AND NW 18 ST
04/07/2022



11731 NW 27 ST
04/11/2022



11731 NW 27 ST
04/11/2022



ON 27 ST. 1ST POLE EAST OF 124 AVE
04/11/2022



ON 27 ST. 1ST POLE EAST OF 124 AVE
04/11/2022



12030 NW 21 CT
04/11/2022



12030 NW 21 CT
04/11/2022



112 AVE. NW 4 ST
04/11/2022



112 AVE. NW 4 ST
04/11/2022



112 AVE. NW 4 ST
04/11/2022



12300 NW 23 CT
04/12/2022



12300 NW 23 CT
04/12/2022



12301 NW 23 CT
04/12/2022



12301 NW 23 CT
04/12/2022



11831 NW 26 ST
04/12/2022



11831 NW 26 ST
04/12/2022



12081 NW 24 ST
04/12/2022



12081 NW 24 ST
04/12/2022



12250 NW 23 CT
04/12/2022



12250 NW 23 CT
04/12/2022



11950 NW 18 CT
04/12/2022



11950 NW 18 CT
04/12/2022



11781 NW 26 ST.
04/12/2022



11781 NW 26 ST.
04/12/2022



11200 NW 25 ST
04/12/2022



11200 NW 25 ST
04/12/2022



12041 NW 24 ST
04/12/2022



12041 NW 24 ST
04/12/2022



11201 NW 22 ST
04/12/2022



11930 NW 8 ST
04/18/2022



11900 NW 8 ST
04/18/2022



11900 NW 8 ST
04/18/2022



11600 NW 8 ST
04/18/2022



11600 NW 8 ST
04/18/2022



Sunrise at 112 ave (sw cor.)
04/18/2022



Sunrise at TD Bank
(3rd pole E. Of Flamingo Rd)(04/18/2022)



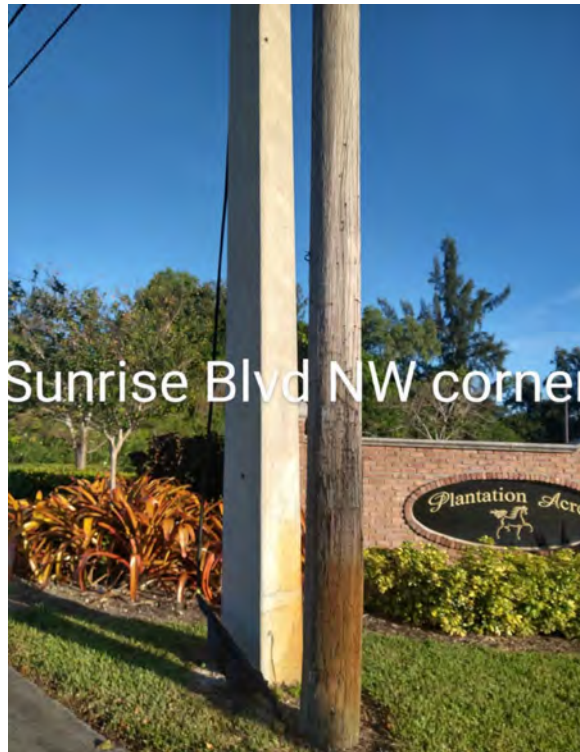


Sunrise 112 2nd pole

Sunrise and 112nd Avenue
(04/18/2022)



Sunrise and 112nd Avenue
(04/18/2022)



Sunrise Blvd NW corner

1st Pole at 112 Ave. On Sunrise
(04/18/2022)



1st Pole at 112 Ave. On Sunrise
(04/18/2022)

PAID Drainage Facilities - Field Inspection Photos (Phase 1)



4/4/2022



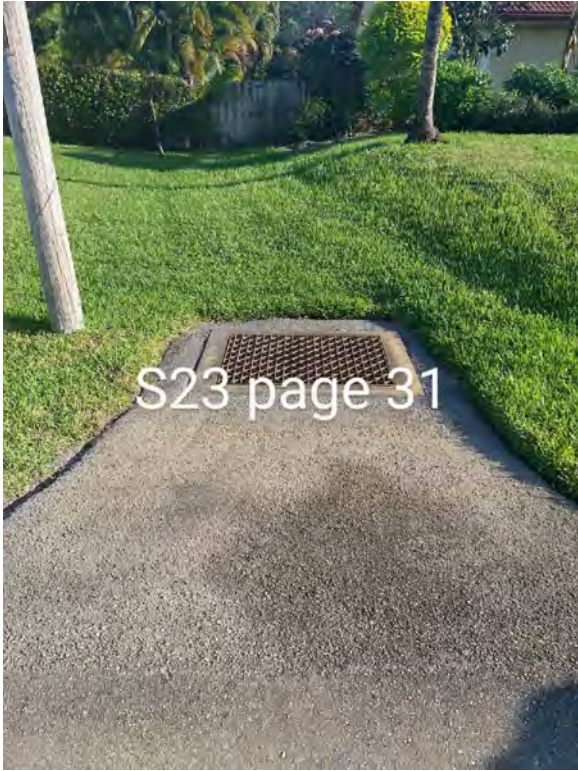
4/4/2022



4/4/2022



4/4/2022 (Structure S20, not D20)



4/4/2022 (Structure S22, not S23)



4/4/2022



4/4/2022



4/4/2022



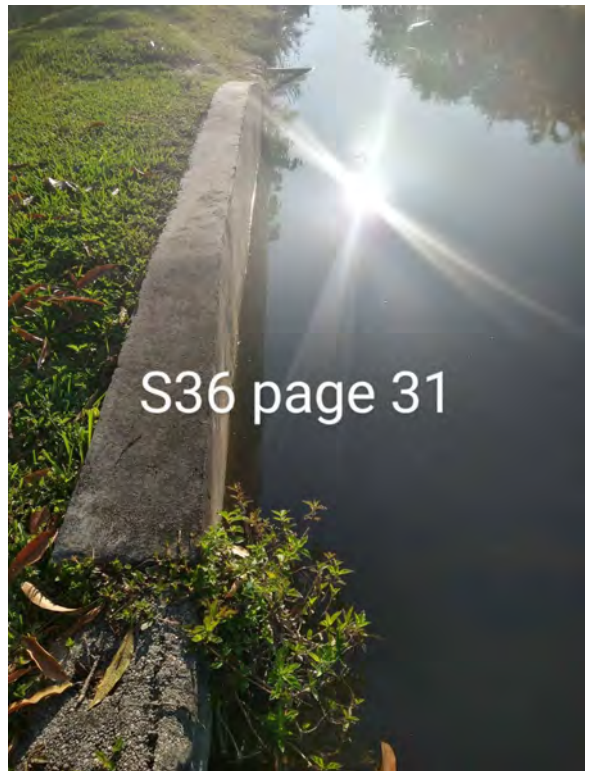
4/4/2022



4/4/2022



4/4/2022



4/4/2022



4/4/2022



4/4/2022



4/4/2022



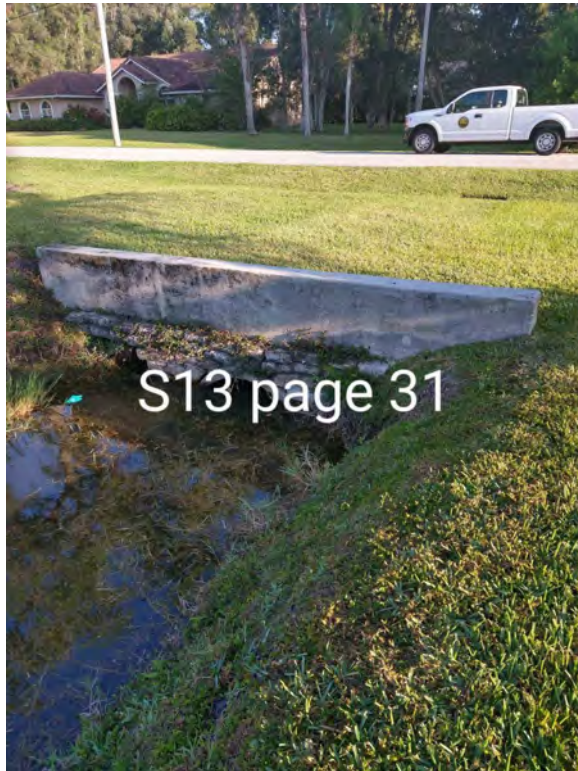
4/4/2022



4/5/2022



4/5/2022



4/5/2022



4/5/2022



4/5/2022



4/5/2022 (S72 Structure, not S68)



4/5/2022



4/5/2022



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C6 S49 p.31

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4/5/2022



4/5/2022



4/5/2022



4/5/2022

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: D4

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.	Crivello (Fence)	11900 NW 27 th Street	B9002.11
2.	Driscoll (Patio Cover/Paver Patio)	12131 SW 3 rd Street	B0705.02
3.	Toledo (Spa)	12001 NW 26 th Street	B8502.02
4.	Hixon (Driveway Revision)	11701 NW 23 rd Street	B9309.05
5.	Prager (Pool Deck Extension)	1101 NW 114 th Avenue	B1508.01
6.	Mourin (Driveway)	12300 SW 1 st Street	B9107.03
7.	Cox (House Addition)	11600 NW 4 th Street	B0712.03
8.	Robles (Driveway/Fill)	11600 NW 21 st Street	B8705.07
9.	Hunte (Fence)	11401 NW 21 st Court	B0811.02
10.	Sikorsky (Fence)	12001 NW 11 th Street	B0210.13

Summary: Approved Certificates of Occupancy

1.	Innocent (House)	12361 NW 8 th Street	B0607.01
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Prepared by: HMS Date: 04/19/2022

ENGINEER'S STAFF REPORT
FOR April 28, 2022 MEETING
AGENDA ITEM No.: D5

Action Required: Discussion

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
ROBLES	11600 NW 21 ST STREET	CONSTRUCTION W/O PERMIT	COMPLIED
ARTEAGA	12101 NW 27 TH COURT	CLEARING W/O PERMIT	IN PROCESS OF NOTIFYING

Prepared by: CJF Date: 04/18/2022

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2022-04-28 D4. Nov Activity.wpd