



Plantation Acres Improvement District

Broward County Florida

AGENDA

June 28, 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.

None

C. BOARD ACTION ITEMS
None

D. DISCUSSION ITEMS

D1. 11350 & 11460 NW 8th Street (D1801.01) Site Grading Report
D2. Neighborhood Drainage Improvements (D1712.01) Update
D3. 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 June 28, 2018 MEETING
AGENDA ITEM No.: D1

Action Required: Discussion

Item Description: 11350 & 11460 NW 8th Street
Site Grading Report

P.A.I.D. Number: D1801.01

Attachments: Contour Plan of 2 Lots (reduced to 11x17)
Contour Plan of 2 Lots and Outfall (reduced to 11x17)
Survey for 11350 NW 8th Street
Engineer's Certification Letter dated January 23, 2018 for 11350 NW 8th Street
Survey for 11460 NW 8th Street

Summary: At the May meeting the Board requested that we investigate the grading and drainage condition regarding 2 lots: 11350 & 11460 NW 8th Street. The home at 11350 is new. The home at 11460 was constructed prior to 1993. Attached are surveys prepared during the construction process. Also attached are 2 contour plans: One reduced drawing showing the 2 lots and the swale to the outfall; and the other showing a 30' scale drawing of the both lots. Our findings, in brief, are as follows:

Property at 11350:

- 1) The survey shows that 50% of the lot was at or below elevation 5.0' NAVD. This is an error. The survey measures 45% and the recent topographic survey measures 37%.
- 2) The west side swale has been filled or otherwise altered and a hedge is interfering with swale flow.
- 3) A high area in the northeast corner blocks swale flow.
- 4) A high area in the swale in front of 11460 blocks swale flow, although the survey reflects no high area.
- 5) The engineer's certification is not valid due to the reliance on invalid information and possible work done after certification.

Property at 11460:

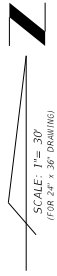
- 1) The survey in 2002 shows 0.8% at or below 6.5' NGVD (5.0' NAVD). The survey is in error due to the usage of a unproven benchmark. The recent topographic survey measures 58% at or below 5.0' NAVD.
- 2) The property lacks adequate right-of-way for a front swale. 25' is required, 15' exists. A 10' drainage easement or right-of-way needs to be dedicated.
- 3) There is an obstruction to the 8th Street swale on this lot. This obstruction impacts the connection of both lots to a District drainage connection.

Both lots have similar grades in their "natural" areas. The lot at 11350 has 13% less than required and the lot at 11460 has 8% more.

A Notice of Violation (NOV) was sent to the owner of the property at 11350. They are in the process of providing a plan for the remedy. A successful remedy will require the owner of the property at 11460 to dedicate a drainage easement to the District.

Comments: The NOV is not up for discussion at this meeting, as it is not an agenda item and the property owner may have representation.

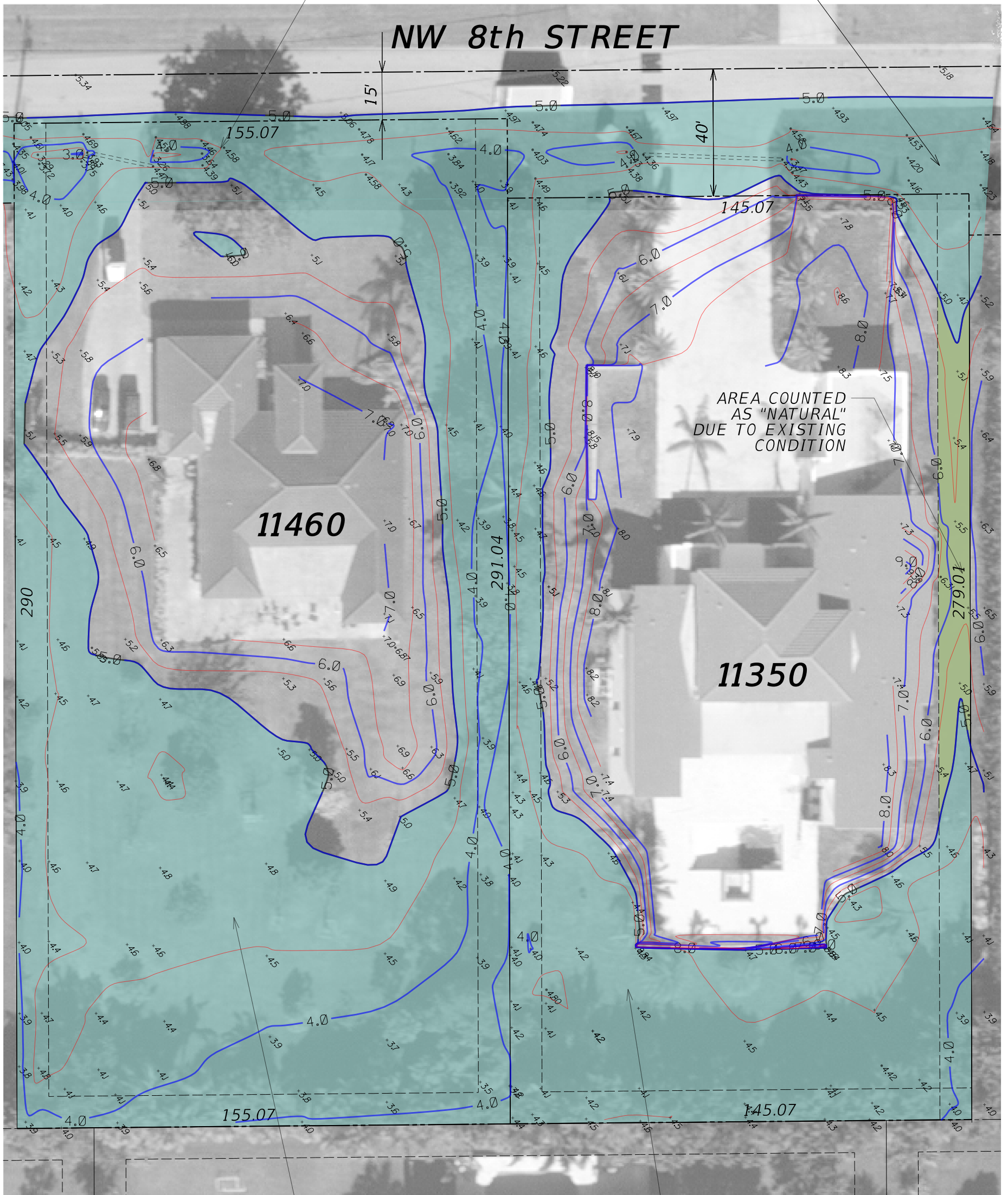
Prepared by: DAF Date: 6/21/18



HIGH AREA IN SWALE BLOCKING FLOWAGE TO INLET

HIGH AREA IN SWALE BLOCKING FLOWAGE

NW 8th STREET



AREA COUNTED AS "NATURAL" DUE TO EXISTING CONDITION

11460

11350

LOT 11460
 NET AREA = 45,155 sf
 AREA BELOW 5.0 = 26,057 sf
 PERCENTAGE BELOW 5.0 = 58%

LOT 11350
 NET AREA = 42,225 sf
 AREA BELOW 5.0 = 15,478 sf
 PERCENTAGE BELOW 5.0 = 37%

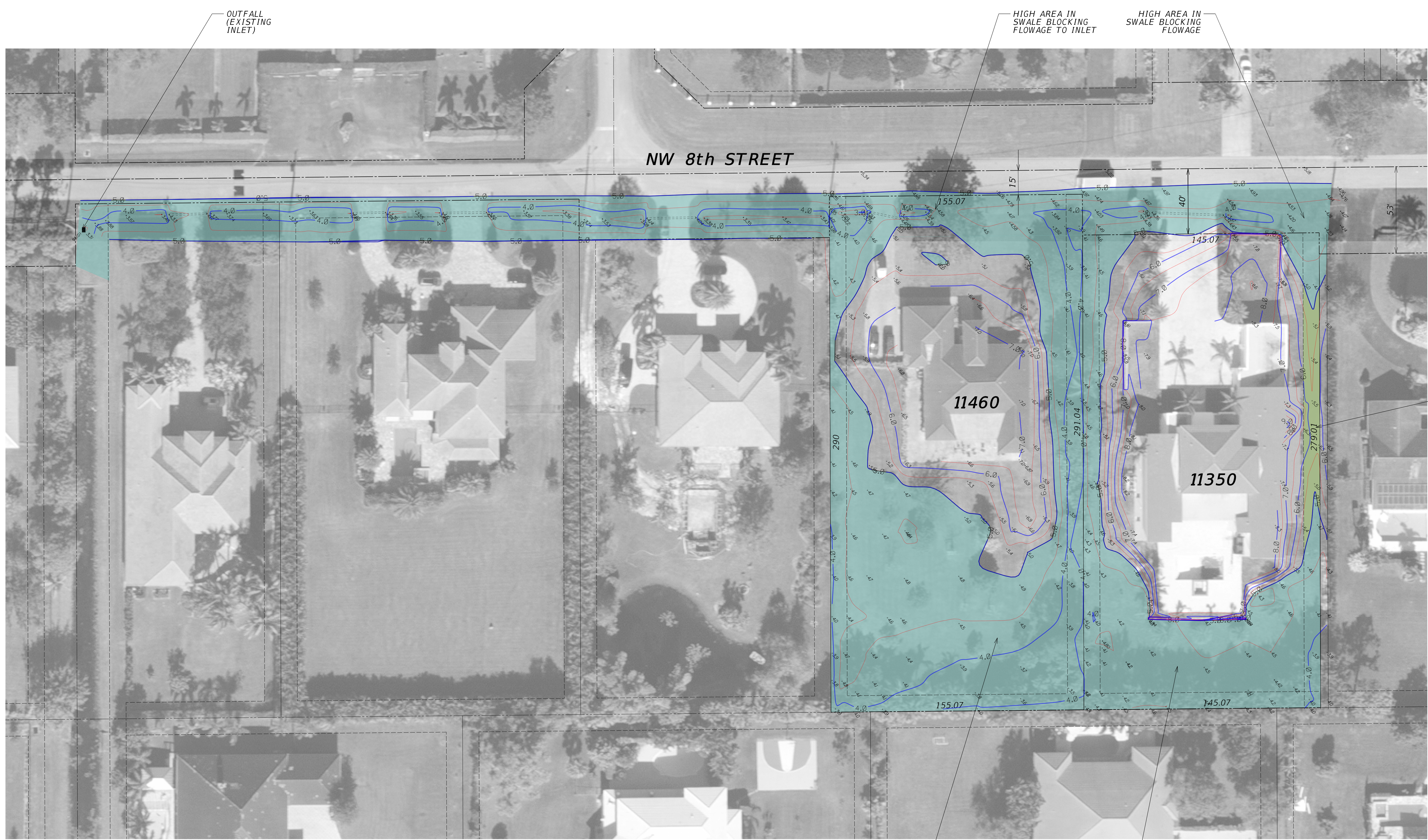


AREA AT OR BELOW ELEVATION 5.0 NAVD-88

FINAL LOT GRADING AS OF JUNE 14, 2018
 CONTOUR PLAN
 11350 & 11460 NW 8th STREET
 PLANTATION ACRES IMPROVEMENT DISTRICT



DESIGNED: DAF	DATE: 6/18	PUBLISHED: 6/21/2018, 1:53:02 PM
DRAWN: DAF	DATE: 6/18	PROJECT NUMBER SHEET
CHECKED: DATE:		DIB01.01 2 LOTS



LOT 11460
NET AREA = 45,155 sf
AREA BELOW 5.0 = 26,057 sf
PERCENTAGE BELOW 5.0 = 58%

LOT 11350
NET AREA = 42,225 sf
AREA BELOW 5.0 = 15,478 sf
PERCENTAGE BELOW 5.0 = 37%

AREA AT OR BELOW ELEVATION 5.0 NAVD-88

AREA COUNTED AS "NATURAL" DUE TO EXISTING CONDITION

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

DESIGNED:	DATE:
DRAWN:	DATE:
CHECKED:	DATE:



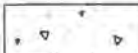
WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
111 N.E. 44th STREET • OAKLAND PARK, FL 33334
854.771.7440 fax: 854.771.0288 • EB 0002895 LB 0002895

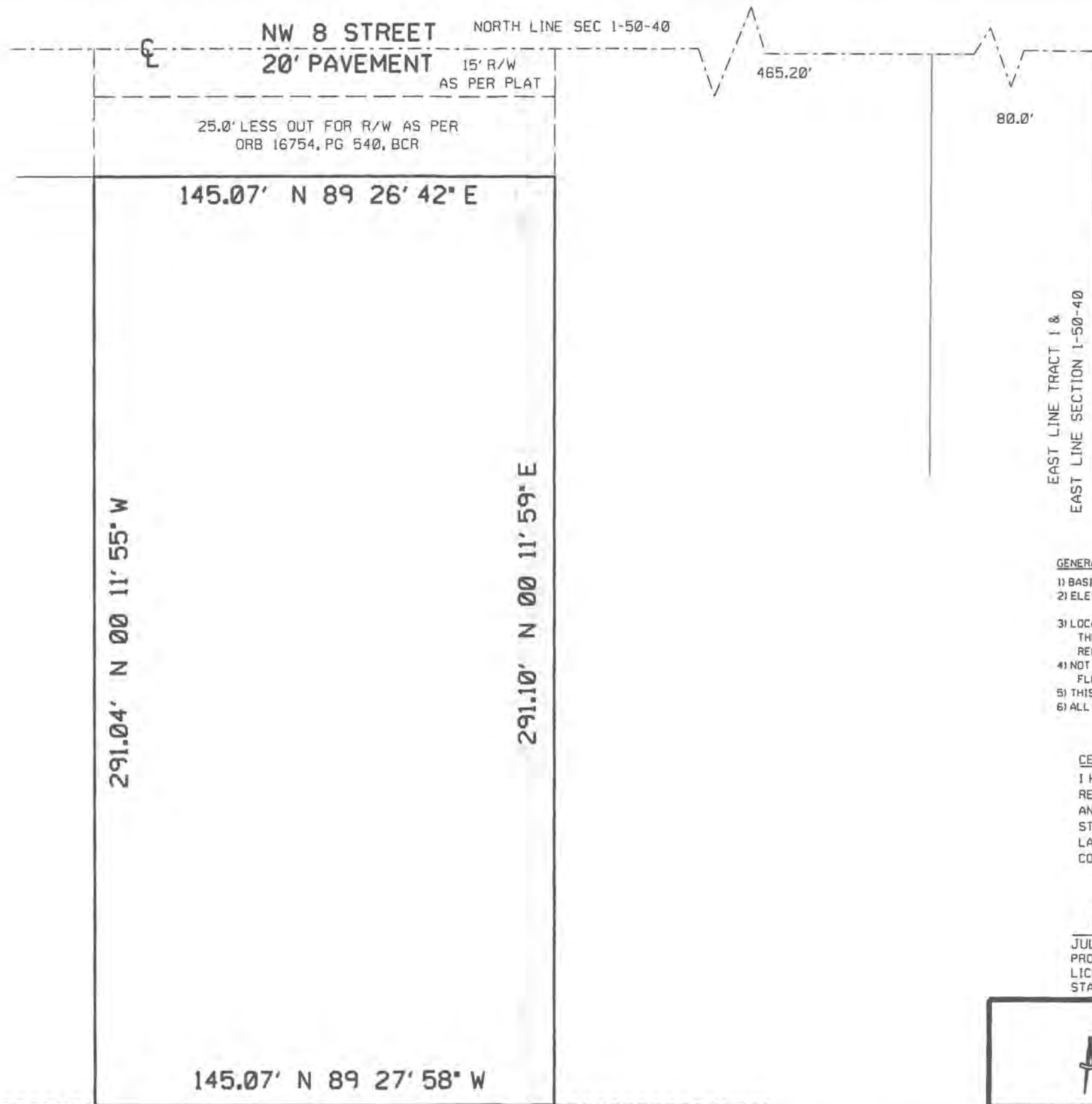
11350 & 11460 NW 8th STREET
PLANTATION ACRES IMPROVEMENT DISTRICT

FINAL LOT GRADING AS OF JUNE 14, 2018
CONTOUR PLAN

PUBLISHED:	6/21/2018, 10:58:41 AM
PROJECT NUMBER	SHEET
D1801.01	1

LEGEND:

- BCR - BROWARD COUNTY RECORDS
- BM - BENCHMARK
- CB - CATCH BASIN
- C/L - CENTERLINE
- CLF - CHAIN LINK FENCE
- CBS - CONCRETE BLOCK STRUCTURE
- CONC - CONCRETE
- DE - DRAINAGE EASEMENT
- Δ - CENTRAL ANGLE C - CHORD
- R - RADIUS A - ARC
- E - EAST
- ELEV - ELEVATION
- EOP - EDGE OF PAVEMENT
- EDW - EDGE OF WATER
- FF - FINISH FLOOR
- FH - FIRE HYDRANT
- FN - FOUND NAIL
- INV - INVERT
- FIP - FOUND IRON PIPE
- FIR - FOUND IRON ROD
- FND - FOUND NAIL AND DISC
- MDCR - MIAMI DADE COUNTY RECORDS
- N - NORTH
- MF - METAL FENCE
- ORB - OFFICIAL RECORD BOOK
- O/S - OFFSET
- PB - PLAT BOOK
- PBCR - PALM BEACH RECORDS
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PVCF - PLASTIC FENCE
- R/W - RIGHT OF WAY
- S - SOUTH
- SWY - SIDEWALK
- SJR - SET IRON ROD
- SIP - SEWT IRON PIPE
- SND - SET NAIL & DISC
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- W - WEST
- W/F - WOOD FENCE
- W/M - WATER METER
-  - PAVERS
-  - TILE
-  - CONCRETE
- U- = OVERHEAD LINE



BOUNDARY SURVEY

LOCATION SKETCH

Scale: 1" = 40'



EAST LINE TRACT 1 &
EAST LINE SECTION 1-50-40

NW 112 AVENUE

GENERAL NOTES:


- 1) BASIS OF BEARING: AS PER PLAT
- 2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD(1988)
- 3) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURE AS SUCH INFORMATION WAS NOT REQUESTED.
- 4) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES
- 6) ALL SOD WAS IN PLACE AT TIME OF SURVY

CERTIFICATION OF BOUNDARY SURVEY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

(Signature)
 JULIO S. PITA, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. PSM 5789
 STATE OF FLORIDA

GAVY & ASSOCIATES, INC.
 LAND SURVEYORS
 LB # 6971
 1405 SOROLLA AVENUE
 CORAL GABLES, FL 33134
 Phone: (786) 236 8344

CHECKED BY JSP	COUNTY: BROWARD
CERTIFIED TO:	
11350 NW 8 STREET, PLANTATION FL 33323	
DATE: 11/03/17	REF: 17-11-01
 DWG: GL11385	

SOUTH LINE TRACT 1
ZUR-PIR PLAT (PB 149 - PG 46, BCR)

UPDATE: 1/19/18
 UPDATE: 12/19/17

LEGAL DESCRIPTION

THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THAT PORTION OF TRACT 1, LYING WEST OF A LINE 80 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 1, 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, PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF AND LESS THE EAST 10 FEET THEREOF.

PLANTATION ACRES IMPROVEMENT DISTRICT
 Reviewed for conformance to criteria:
 ACCEPTABLE ACCEPTABLE AS NOTED
 NOT ACCEPTABLE NOT APPLICABLE
 WINNINGHAM & FRADLEY, INC.
 By: Cristina J. Ford
 Date: 2/1/18 No. 181502.01
 Comments: C.O.

11490 NW 8 STREET

11480 NW 8 STREET

11470 NW 8 STREET

11460 NW 8 STREET

291.10' N 00 11' 59" W

291.10' S 00 11' 59" E

AREA CALCULATIONS
 AREA OF LOT: 42,196.0 SF
 NATURAL GRADE OF 5.0 +/-: 21,098.0 SF
 (50.0% OF GROSS LAND AREA)

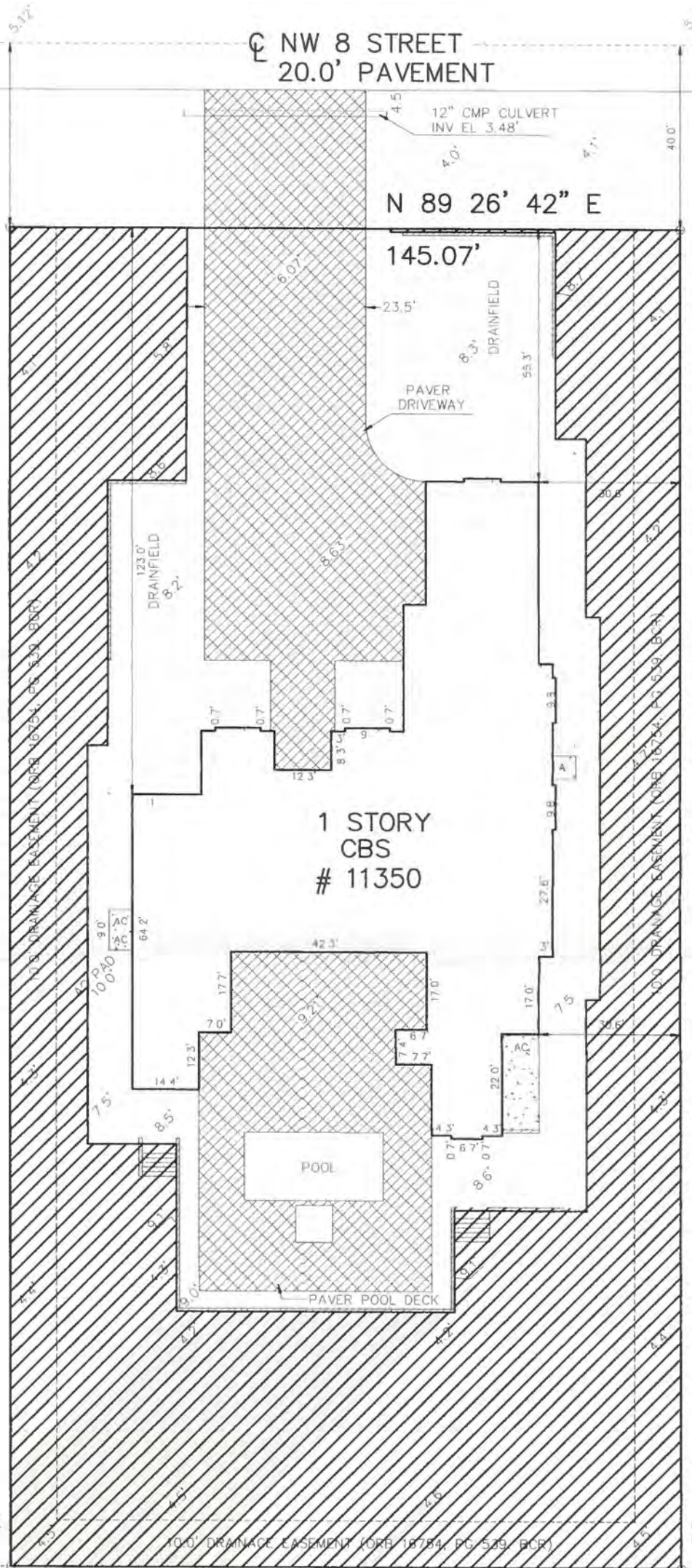
SEWAGE FLOW CALCULATIONS
 TOTAL A/C (LIVING AREA) 5,579 S.F. (4 BEDROOMS)
 FIRST 3,300 SF A/C 400 GALLONS
 FOR EACH ADDITIONAL BEDROOM OR 750 SQ.FT. (WHICHEVER IS GREATER) 60 GALLONS
 6 BEDROOMS WITH 5689 SQ.FT. 640 GALLONS
 DESIGN FOR TRENCH SYSTEM WITH LOADING RATE OF 0.80 GPD / SF
 TRENCH AREA REQUIRED: 800 SF OF TRENCH
 640 GPD / 0.80 GPD/SF

ON SITE SEWAGE DISPOSAL SYSTEM INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 64E-6 OF FLORIDA ADMINISTRATIVE CODE (FAC) STANDARDS FOR ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM

- NOTES:**
- 1- ALL IMPROVEMENTS MUST MEET THE REQUIREMENTS OF THE BROWARD COUNTY LAND DEVELOPMENT CODE MINIMUM CONSTRUCTION STANDARDS FOR ROADWAYS UNDER BROWARD COUNTY JURISDICTION, AND LOCAL DRAINAGE DISTRICT CRITERIA
 - 2- FINISHED GRADE OF TURF / SOO SHALL BE 2" BELOW EDGE OF PAVEMENT
 - 3- CONTRACTORS AND SUB-CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH ALL CODES, REGULATIONS HAVING JURISDICTION AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE SAME
 - 4- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCT. BY THE CONTRACTOR AND / OR SUB CONTRACTOR, AND THEM SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION
 - 5- SURVEYORS SHALL VERIFY ALL SITE DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY TO THE CONSTRUCTION DOCUMENTS
 - 6- MAXIMUM SLOPE SHALL NOT EXCEED 4%
- CONTACT P.A.I.D. DISTRICT MANAGER AT 474-3092 PRIOR TO INSTALLATION OF CULVERT AND FINAL GRADING OF PROPERTY

- P.A.I.D STATEMENT NOTES**
- 1-THE PURPOSE OF THE NATURAL GRADE IS TO PROVIDE FLOOD PROTECTION THROUGH PERIODIC INUNDATION ANY IMPROVEMENTS, MATERIALS OR LANDSCAPING PLACED WITHIN THE NATURAL AREA MAY BE SUBJECT TO DAMAGE FROM THE PERIODIC INUNDATION
 - 2- PERIMETER AND ROADWAY SWALES AND CULVERTS SHALL BE CONSTRUCTED AND MAINTAINED BY OWNER IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE, AND SHALL REMAIN UNOBSSTRUCTED AT ALL TIMES, IF A TEMPORARY OBSTRUCTIONS UNAVOIDABLE, OWNER SHALL OBTAIN APPROVAL FROM THE DISTRICT FOR THE TEMPORARY OBSTRUCTION
 - 3- DURING THE IMPROVEMENT OF THE PROPERTY FROM LAND IN ITS NATURAL CONDITION TO DEVELOPED LAND, OWNER MAY BE REQUIRED TO IMPROVE THE SWALES BETWEEN THE PROPERTY AND THE NEAREST DISTRICT CANAL / CULVERT.
 - 4- PLACEMENT OF ANY PERMANENT MATERIAL OR IMPROVEMENT WITHIN DISTRICTS EASEMENTS, SWALES AND THE NATURAL AREA MAY BE PROHIBITED SUCH PLACEMENT IS SUBJECT TO DISTRICT REVIEW, APPROVAL AND / OR PERMIT IN ACCORDANCE WITH DISTRICT CRITERIA AND PRACTICE IN USE AT THE TIME THE PLACEMENT IS TO TAKE PLACE.

LEGAL DESCRIPTION:
 FLA FRONT LANDS CO SUB NO 1 2-17 D 1-50-40 W1/2 W1/2 OF E1/2 OF THAT PT OF TR 1 LYING W OF A LINE 80 W OF & PAR WITH EAL TR 1, LESS NW 8TH ST RW



BOUNDARY SURVEY
 SKETCH OF SURVEY
 Scale: 1" = 30'



UPDATE: 1/27/18
 UPDATE: 1/19/18

GAVY & ASSOCIATES, INC.
 LAND SURVEYORS
 LB # 6971
 1405 SOROLLA AVENUE
 CORAL GABLES, FL 33134
 Phone: (786) 236 8344

CHECKED BY: JSP COUNTY: BROWARD

CERTIFIED TO:

11350 NW 8 STREET, PLANTATION FL 33323



TALLY ENGINEERING, INC.
ENGINEERING • MATERIALS TESTING • GEOTECHNICAL • LABORATORY

January 23, 2018

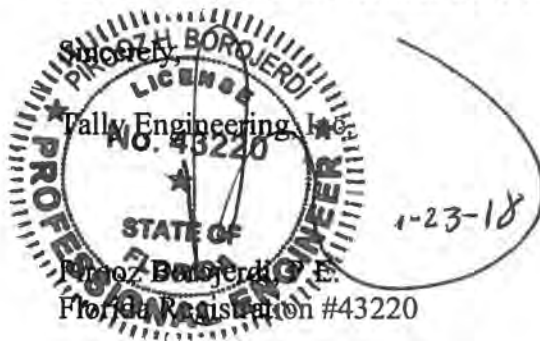
Plantation Acre Improvement District
111 NE 44th Street
Oakland Park, Florida 33334

Attn: Dave Fradley, P.E.

Re: Certification Letter
Single Family Residence Permit No. B15-0279
11350 NW 8th Street
Plantation, Florida

This letter is to certify that the referenced project has been completed. Upon our field observation and review of final as-built survey dated 01/23/2018, we further certify that the project has been completed, to the best of our knowledge and belief, substantially in accordance with the approved plans and specifications dated 09/22/17. The residential facility is ready to be used for the purposes intended in the design plan.

As always, if you have any questions regarding the above, or if you need additional information, please do not hesitate to contact us.



ENGINEER'S STAFF REPORT
FOR June 28, 2018 MEETING
AGENDA ITEM No.: D2

Action Required: Discussion

Item Description: Neighborhood Drainage Improvements - Mains PB, PC, PE, & Lateral 2A.04
Update

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

Attachments: None

Summary: Permit applications have been submitted for SFWMD and NPDES permits. The Staff Report recommending approval has been issued by SFWMD. Permits from both agencies are expected before the July Board Meeting.

The preparation of Bid Documents is next. Before they can be finalized, a decision is requested from the Board regarding the PAID's Staff's involvement. In all previous projects, the Staff has performed the clearing, fence relocation, and sodding. It is expected that they will perform the same tasks for this project. We recommend that if the Staff is to perform any functions on this project, that those items NOT be included in the bid documents.

A tentative schedule is as follows:

1. Early August, 2018: Bid Documents complete
2. Mid August, 2018: Advertized for 2 consecutive weeks
3. Mid October, 2018: Bid Opening
4. October to November, 2018: Evaluation of lowest bidder(s)
5. December, 2018 Board Meeting: Award of Contract
6. January-February, 2019: Prepare final contract, collect information from contractor
7. February-March, 2019: Execution of Contract
8. March, 2019: Notice to Proceed (NTP) for application of construction permits, ordering materials and construction of structures
9. Mid-March, 2019: Contractor's submittal for permit
10. May, 2019: Issuance of City Permit
11. Mid to End of May, 2019: NTP for construction
12. Mid July, 2019 Contractor Mobilizes, commences stakeout
13. July to November, 2019: Construction
14. November, 2019: Asbuilt Survey and Substantial Completion Certification
15. January, 2020 Board Meeting: Final Affidavit, Board Approval of Asbuilt
16. February, 2020: Final Payment

Not listed above are the notices to property owners, stakeout of the easements, stakeout of the tentative location of structures, the clearing by Staff, and the fence removal by Staff. We expect to start staking the drainage route in July. The Staff could begin clearing whenever the Board directs them to do so.

Prepared by: DAF Date: 6/21/18

ENGINEER'S STAFF REPORT
FOR June 28, 2018 MEETING
AGENDA ITEM No.: D3

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.	Diez (Pool & Pool Heater)	11470 N.W. 8 th Street	B0209.01
2.	Wasserman (Fence)	11421 N.W. 27 th Court	B1804.02
3.	Stern (Addition)	12031 N.W. 20 th Court	B9909.01
4.	Lelczuk (Pool)	11200 S.W. 1 st Street	B0606.09
5.	Hernandez (Patio Pavers)	12160 N.W. 18 th Street	B0107.03
6.	Shady Lane Trust, LLC (Fence & Driveway)	11360 S.W. 1 st Court	B1710.02
7.	Tsionskiy (Fence)	481 S.W. 118 th Avenue	B0407.01
8.	Cockerell Properties Central FL, Inc. (Demolition)	11790 N.W. 8 th Street	B9401.03
9.	Watkivs (Cul-de-sac)	11361 N.W. 19 th Court	B1710.01
10.	Cockerell Properties Central FL, Inc. (House)	11951 N.W. 6 th Street	B1801.03
11.	Betteridge (Propoane Tank)	12211 N.W. 4 th Street	B9104.04
12.	Chrysler (Gate & Columns)	11781 N.W. 16 th Court	B1410.03
13.	Chrysler (Gate & Columns)	11701 N.W. 16 th Court	B1511.01
14.	Campbell (Fence)	11330 N.W. 28 th Court	B9208.02
15.	Lawrence (Fence)	12160 N.W. 28 th Court	B1008.03
16.	Milstein (Concrete Slab)	11831 N.W. 25 th Street	B1212.01

Summary: No Approved Certificates of Occupancy

Prepared by: CJF Date: 6/21/18