



Plantation Acres Improvement District

Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323

AGENDA

February 24, 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. Employee Manual / Employee Job Description Discussion

II. Attorney's Report

III. Engineer's Report

A. CONSENT ITEMS

A1. Plantation Baptist Church (C1606.01). Release of 100% Security

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. Len Heather Estates Plat (P2107.01). Approval

D. DISCUSSION ITEMS

D1. Pump Stations Improvements (D1707.01) Update

D2. 20-Year Needs Analysis (D2109.01) Update

D3. Engineer's Annual Report for 2021 (D2201.02) Discussion

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.

ENGINEER'S STAFF REPORT
FOR February 24, 2022 MEETING
AGENDA ITEM No.: A1

Action Required: Consent Approval

Item Description: Plantation Baptist Church
100% Release of Security

P.A.I.D. Number: C1606.01

Attachments: None

Summary: This project has been completed in substantial conformance with the approved asbuilts per District criteria. Following approval by the Board, the remaining 10% of the cash security shall be released to the contractor.

Recommendation: APPROVE

Prepared by: BMP Date: 2/14/22

2022-02-24_100% Release of Security_C1606.01.wpd

ADMINISTRATOR'S STAFF REPORT
FOR February 24, 2022 MEETING
AGENDA ITEM No.: A

Action Required: Board Discussion

Item Description: Employee Manual//Employee Job Description

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: JT Date: 2/16/2022

ENGINEER'S STAFF REPORT
FOR February 24, 2022 MEETING
AGENDA ITEM No.: C1

Action Required: Board Approval

Item Description: Len Heather Estates
Plat

P.A.I.D. Number: P2107.01

Attachments: Plat
Plat Application Information

Summary: This item is for approval of the plat of Len Heather Estates from 4.73 acres of vacant land to four residential lots.

The plat meets the criteria of the District.

Recommendation: APPROVE (SUBJECT TO PLAT AGREEMENT)

Comments: This plat approval is subject to the execution of the plat agreement and retainage of a cash security for off-site drainage improvements from a PAID facility to the site.

Prepared by: BMP Date: 2/14/22

LEN HEATHER ESTATES

A REPLAT OF A PORTION OF TRACT 19 IN THE SW 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 40 EAST, "CHAMBERS LAND COMPANY'S SUBDIVISION (P.B. 2, PG. 5A, B.C.R.) CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

PREPARED BY: DONNA C. WEST FOR
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778

LEGAL DESCRIPTION:

TRACT 19 IN THE SOUTHWEST 1/4 OF THE SUBDIVISION OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 40 EAST, ACCORDING TO THE "CHAMBERS LAND COMPANY'S SUBDIVISION", RECORDED IN PLAT BOOK 1, AT PAGE 5A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 30 FEET THEREOF.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND CONTAINING 4.730 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BLS HOLDINGS LIMITED PARTNERSHIP, A DELAWARE PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "LEN HEATHER ESTATES", A REPLAT.

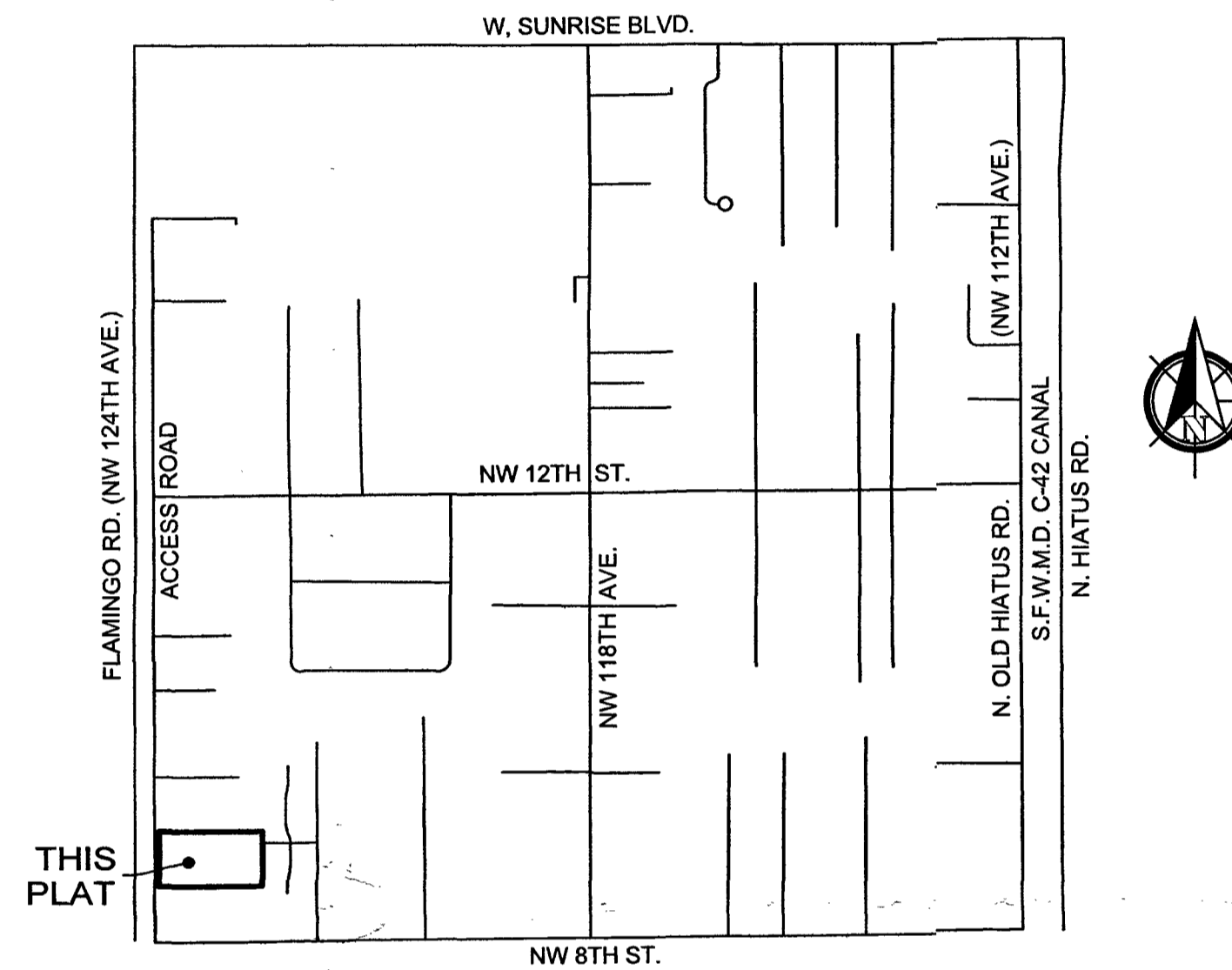
1. RW PARCEL AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PLANTATION ACRES IMPROVEMENT DISTRICT FOR DRAINAGE PURPOSES.

IN WITNESS WHEREOF: SAID BLS HOLDINGS LIMITED PARTNERSHIP, A DELAWARE PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____

BLS HOLDINGS LIMITED PARTNERSHIP,
A DELAWARE PARTNERSHIP
BY: BLS MANAGEMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
BRIAN STRELITZ
MANAGING MEMBER



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ OF BLS HOLDINGS LIMITED PARTNERSHIP, A DELAWARE PARTNERSHIP, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

BLS HOLDINGS LIMITED PARTNERSHIP	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
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CITY OF PLANTATION CITY COUNCIL:

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COUNCIL THIS _____ DAY OF _____, 202__.

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.

ATTEST: _____ DATE: _____
CITY CLERK

BY: _____ DATE: _____
MAYOR

CITY OF PLANTATION CITY ENGINEER:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY ENGINEER OF THE CITY OF PLANTATION, FLORIDA, ON THIS _____ DAY OF _____, 202__.

BY: _____ DATE: _____
CITY ENGINEER

CITY OF PLANTATION CITY REVIEW COMMITTEE:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY REVIEW COMMITTEE OF THE CITY OF PLANTATION, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____ DATE: _____
CHAIRPERSON

PLANTATION ACRES IMPROVEMENT DISTRICT:

THIS PLAT IS HEREBY APPROVED FOR RECORD.

BY: _____ DATE: _____
CHAIRPERSON

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

BY: _____
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: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

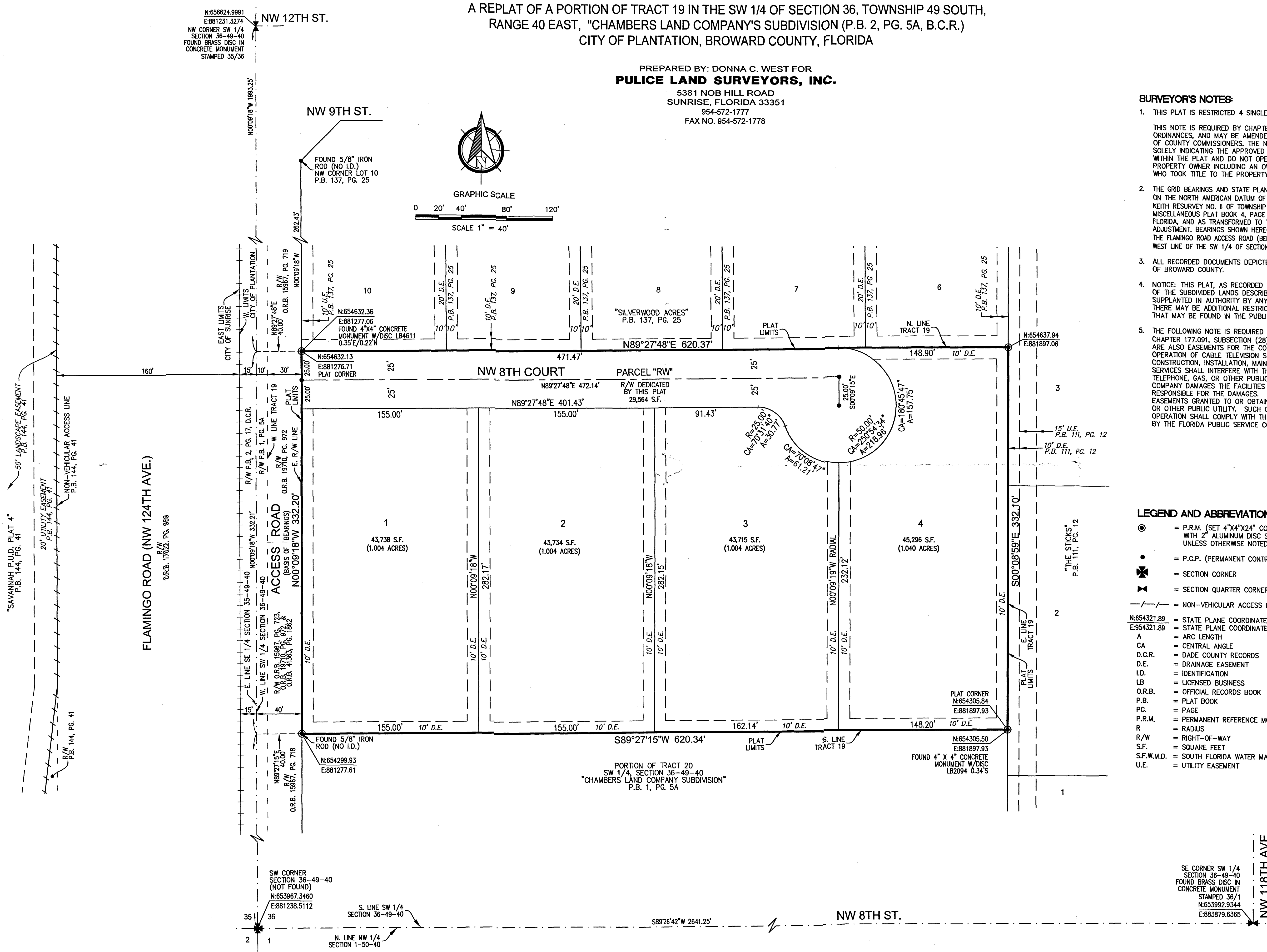
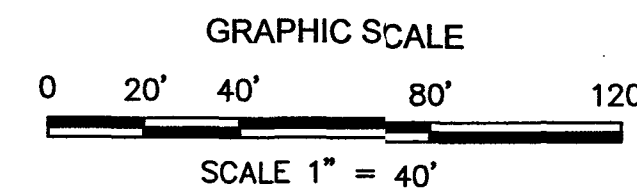
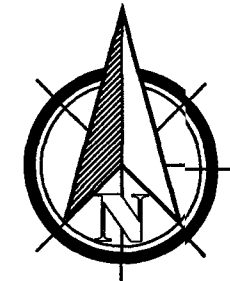
BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

LEN HEATHER ESTATES

A REPLAT OF A PORTION OF TRACT 19 IN THE SW 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH,
RANGE 40 EAST, "CHAMBERS LAND COMPANY'S SUBDIVISION (P.B. 2, PG. 5A, B.C.R.)
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

PREPARED BY: DONNA C. WEST FOR
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778



SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED 4 SINGLE FAMILY UNITS.
2. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
3. THE GRID BEARINGS AND STATE PLANE COORDINATES SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONER / KEITH RESURVEY NO. 11 OF TOWNSHIP 49 SOUTH, RANGE 39 EAST", AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF THE FLAMINGO ROAD ACCESS ROAD (BEING A LINE 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SW 1/4 OF SECTION 36-49-40) BEING N00°09'18"W.
4. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY.
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND AND ABBREVIATIONS:

- ⊙ = P.R.M. (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
- = P.C.P. (PERMANENT CONTROL POINT)
- ⊗ = SECTION CORNER
- ⊗ = SECTION QUARTER CORNER
- = NON-VEHICULAR ACCESS LINE
- N:654321.89 = STATE PLANE COORDINATE - NORTHING
- E:954321.89 = STATE PLANE COORDINATE - EASTING
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- I.D. = IDENTIFICATION
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- U.E. = UTILITY EASEMENT

NW 118TH AVE.

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 LEN HEATHER ESTATES

LOCATION 850 NW 124th Avenue

DATE 7/23/2021 FOLIO NO. 4940 3603 0220

OWNER: NAME BLS HOLDINGS LP
 ADDRESS 1801 SE 3rd Avenue, Suite 2
 Fort Lauderdale, FL 33316
 PHONE (954) 900-2300

AGENT/SURVEYOR/
ENGINEER: NAME PULICE LAND SURVEYORS, Inc.
 ADDRESS 5381 Nob Hill Road
 Sunrise, FL 33351
 PHONE (954) 572-1777

LEGAL DESCRIPTION:

TRACT 19 IN THE SW 1/4 OF SECTION 36, TOWNSHIP 49 S,
RANGE 40 E, CHAMBERS LAND COMPANY'S SUBDIVISION,
P.B. 1, PG 5A, LESS THE WEST 30 FT.

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BY: HMS

ENGINEER'S STAFF REPORT
FOR February 24, 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 all of the required shop drawings, which have been reviewed and approved.
2. The Contractor has verified the construction start date of March 14th 2022, an updated construction schedule has been requested depicting the new start date.

Prepared by: CJD Date: 2/14/2022

2022-02-24 20-PAID Pump No 3 Staff Report.wpd

ENGINEER'S STAFF REPORT
FOR February 24, 2022 MEETING
AGENDA ITEM No.: D2

Action Required: Update

Item Description: 20-YR Needs Analysis

PAID Number: D2109.01

Attachments: None

Summary:

1. Our office is currently preparing PAID's background/historical information including current activities associated with the management, operation and maintenance, and control of PAID's SWM system; the current service area for the SWM system and any expected changes to the system over the next (2) two decades, any expansion projects and associated estimated future costs in 5 year increments over the next 20 years, resiliency initiatives related to climate change if applicable (sea level rise, increased flood events, etc.), remaining estimated useful life expenditures for stormwater infrastructure, and any "major" SWM components targeted for replacement within a 20 year horizon.
 2. Our office will be working on this for several months 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: 2/14/2022

ENGINEER'S STAFF REPORT
FOR February 24, 2022 MEETING
AGENDA ITEM No.: D3

Action Required: Discussion

Item Description: Engineer's Annual Report

PAID Number: D2201.02

Attachments: Engineer's Annual Report for 2021

Summary: See attached Report.

Prepared by: BMP Date: 2/14/2022

2022-02-24 Engineer's Annual Report_Staff Report.wpd



ENGINEER'S ANNUAL REPORT FOR 2021

PLANTATION ACRES IMPROVEMENT DISTRICT

City of Plantation, Broward County, Florida

FOR
PLANTATION ACRES IMPROVEMENT DISTRICT
1701 NW 112th AVENUE
PLANTATION, FLORIDA 33323

W&F ENGINEERS
PLANNERS
SURVEYORS

WINNINGHAM & FRADLEY, INC.
111 N.E. 44th STREET, OAKLAND PARK, FL 33334
954.771.7440 fax:954.771.0298 www.winnfrad.com

February 24, 2022
Project Number D2201.02

Published: February 16, 2022 (9:56am)

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ENGINEER'S ANNUAL REPORT FOR 2021

PLANTATION ACRES IMPROVEMENT DISTRICT

1 OVERVIEW

The functions of the District during 2021 continued to be impacted by the COVID-19 pandemic, however, functionality improved during the year. Meetings were held at District offices and virtually. Communication, in general, improved significantly. The District's involvement with the residents and development community continued normally with the review of all building permits, drainage reservation releases, site data records, plats, and development plans.

The District's field staff performed standard maintenance of drainage facilities and canals. They successfully operated the pumps and kept the drainage passages clear during the few significant storm events. In May, Pump Station No. 2 became inoperable. District staff immediately initiated a course of action to repair the pump's detached impeller.

The Pump Stations permit plans were approved in late January by the Army Corps of Engineers (ACOE). An individual construction plan was prepared in the first quarter of the year for Pump Station No. 3 as a cost savings effort. The single station bid documents were completed in April and the bid opening was in July. One bid was received and was awarded after negotiations. As part of the cost savings effort, the cast-in-place (CIPP) lining portion of The Pump Stations Improvement Project that was awarded in 2020 was issued a Notice to Proceed in late January and the project was successfully completed in May.

A resolution was approved by the Board at its September meeting for an increase in permit application fees. Fees had not been changed since 2007.

A "Description of District and Homeowner Drainage Responsibilities" document was created by District staff so residents could have a better understanding of District Facilities and their maintenance responsibilities.

The State mandated 20-Year Needs Analysis was commenced by the engineering staff. Submittal is expected in the summer, 2022.

The District Map was updated, and graphical and tabular inventory of the drainage elements within the District continued.

The total rainfall for the year was approximately 66 inches, which was 38 inches less than 2020. The 30-year County average is 60.3 inches per year. The average water elevation for 2021 was 4.22 feet.

2 REGULATORY REVIEW

2.1 New Fees

A new fee schedule was adopted by Resolution 2021-01 in September for all fixed fee and fee deposit applications. The review fee costs were doubled as they had not been increased since May, 2007.

2.2 Building Permit Activity

The review for building permits included reviewing the building plans, reviewing the final survey for approval of the Certificates of Occupancy, preparing encroachment agreements, and submitting unique building permit requests to the Board. The building permits issued were up by 39.1% from 2020, averaging 15 per month. Certificates of Occupancy for new homes were down by 18.2% from 2020, averaging one per month.

The monthly summary of building permit review is as follows:

MONTH	BUILDING PERMITS	CERTIFICATES OF OCCUPANCY	ENCROACHMENT AGREEMENTS
January	11	1	1
February	15	1	0
March	17	0	1
April	9	0	0
May	26	2	0
June	19	1	0
July	11	1	0
August	14	0	0
September	21	2	0
October	17	0	0
November	17	2	0
December	8	1	0
TOTAL	185	11	2

Table 1 - Building Permits

2.3 Code Violations

There were eighteen Notices of Violation issued this year, of which fourteen were resolved, two are in the process of complying and two have not complied as of yet.

2.4 Reservation Releases and Easement Vacations

Reservation Releases are granted when all easements on the subject property have been dedicated. If easements are not dedicated, the request for a release of reservation is denied. This year there were no requests for release of reservations.

2.5 Site Data Records

Site Data Records are prepared for single lots less than five acres that have been previously subdivided by deed and sold without being platted. There were four Site Data Records submitted this year. Three were approved, and one is still pending.

2.6 Plats

There was one new plat submitted to the Board this year, as follows:

PLAT NAME	DESCRIPTION	LOCATION	STATUS
Len Heather Estates	Replat of one residential lot to four residential lots	850 NW 124 th Ave	Pending

Table 2 - Plats

2.7 Paving and Drainage Plans

Permits are issued after Board approval is granted and security requirements are met. Two paving and drainage plans were submitted to the Board this year, as follows:

PROJECT NAME	DESCRIPTION	LOCATION	STATUS
L'Reserve Residences at Plantation (PKA L'Jardin Townhomes)	4-Unit Townhome Project on C-1 Canal	11450 W Broward Boulevard	Waiting for satisfaction of approval conditions
Reflections In The Acres (PKA Noor Plantation)	Single Family Development	NW 4 th Street & 112 th Avenue	Withdrawn & Pending Resubmittal

Table 3 - Paving & Drainage Plans

2.8 Permit Status

A permit for construction is issued after a plan is approved and all conditions and security requirements have been met. The permit generally expires one year from the date it is issued. Board approval expires six months from issuance if a permit has not been granted.

There were two permit extensions approved this year and one permit expired due to completion of the project, as listed below:

PROJECT NAME	DESCRIPTION	LOCATION	STATUS
SLS Real Estate 4	5 Lot Single Family Development	1500 SW 118 th Avenue	Active
Maleh Estates	8 Lot Single Family Development	North side of Sunrise Blvd, East of 118 th Avenue	Active
Plantation Baptist Church	Existing Church Expansion	11700 NW 28 th Court	Ended with Completion

Table 4 - Paving & Drainage Plans

2.9 Asbuilts

NAME	DESCRIPTION	LOCATION	STATUS
Plantation Baptist Church	Installation of paving and drainage system (Phase 2) associated with two small additions to the church.	11700 NW 28 th Court	Approved

Table 5 - Asbuilts

3 DISTRICT PROJECTS

3.1 Waterways and Neighborhood Maintenance

The following projects were completed by District staff:

1. Routine canal maintenance.
2. Canal bank and access road maintenance.
3. Canal banks restoration: 11630 NW 26th Street, 11461 NW 24th Street, 11601 NW 25th Street, C-1 canal West at 124th Ave, and C-4 canal.
4. Canal bank maintenance: clean excessive vegetative growth removal.
5. Pump stations 1, 2, 3, and 5: oil and filter changes. All pump station walls, floors, and equipment pressure cleaned.

3.2 District and Homeowners Drainage Responsibilities

A “Description of District and Homeowner Drainage Responsibilities” document was created by District staff so residents could have a better understanding of District Facilities and their maintenance responsibilities. Plastic insert door hangers of this document were hand delivered to the residents as directed by the Board. A copy of this document is available from the PAID Office.

3.3 Pump Stations

1. Pump Station No. 3 Rehabilitation

Since the rejection of the pump station bids in 2020, the focus for 2021 was to re-bid the project as a single station rehabilitation project and to perform additional value engineering. Pump Station No. 3 was selected. Since the November 2020 virtual meeting with the ACOE, the pump permit plans were revised and resubmitted. They requested some additional revisions to the rip-rap endwall detail which were completed and the permit was approved in late January.

We continued working on the revised bid documents and consulted with the pump manufacturer to change the current “belt drive” to a “direct drive” system. This will eliminate potential belt failure, belt tightening as well as belt replacements; therefore reducing maintenance efforts and associated expenses. The manufacturer estimated a \$6,000.00 increase for the new gear, drive shaft, couplings and shaft guard, while eliminating the belt, pulley, sheath, guard, etc., from the original design.

The final construction plans were completed as well as the revised bid documents in May and this project was advertised for bid in June.

Only one bid was received in July:

Hinterland Group, Inc.....	\$388,580.00
Hinterland Group, Inc. 1/6 of previous bid	\$569,580.00

We recommended and the Board instructed us to meet with the bidder and continue moving forward at the July and August Board meetings.

We met on-site with the contractor in August. The meeting was very productive. The contractor re-evaluated the project and the result was approximately a \$30,000 cost reduction from the original bid. Since this is the first pump station rehabilitation project, we added a contingency allowance of 7.5% to the base bid. The Board awarded the contract to Hinterland Group, Inc. for \$384,357.50 at the September Board meeting. The Notice to Proceed was issued November 8, 2021. The shop drawings are now approved and project commencement is expected in March 2022.

2. Pump Station No. 2 Emergency Repair

In May, Pump Station No. 2 became inoperable. District staff immediately initiated a course of action to repair the pump's broken impeller. The problem was that the nut that secures the impeller onto the shaft failed and the impeller fell into the pump's lower housing. In order to repair the pump, the pump was removed, successfully repaired on location and re-installed.

3. Other Pump Station Improvements

Separate from the Pump Station Renovation Project, maintenance and repair work is required to the existing stations for normal operation. This work is done by the District's Staff with occasional assistance from private contractors. The work performed by staff on the pump stations is as follows:

1. All propane tanks were replaced by Suburban Propane as part of their contract for providing propane.
2. New batteries were installed and radio unit was replaced in Station 2.
3. Stations 1, 2, 3, and 5 received oil and filter changes.
4. Stations 1 and 4 had no radio communication all year. Board authorized \$90k for VTS radio system upgrade at October 28th PAID meeting.

5. All pump stations received a 36 inch commercial grade window installed by PAID staff. Brackney Electric installed room temperature sensors for fan-blade auto-activation.
6. All pump station motors received normal maintenance.

3.4 Cast-in-Place Pipe Project

The Cast-in-Place pipe (CIPP) lining contract was separated and awarded to Shen-Line, LLC as a “piggy-back” to the contract publicly bid and awarded by the City of Lighthouse Point, Florida, at the end of 2020. Notice to proceed was issued January 25, 2021. Due to COVID-19, there was a delay for the start of construction. The pipe lining for all six pumps was successfully completed in May. The total cost for all stations was \$106,284.00.

3.5 20-Year Needs Analysis

1. As part of the 2021 regular session, the State Legislature recognized the need for a long-term planning process for utilities, including stormwater management (SWM) systems. A state mandate was passed, Section 403.9302, Florida Statutes, which now requires a 20-year needs analysis from local governments providing stormwater services starting in 2022, and required every five (5) years thereafter.
2. The engineering staff commenced on the analysis in 2021 and will be submitting the on behalf of PAID to Broward County by the State’s deadline of July 31, 2022. The county is accountable for collecting all local analyses within its jurisdiction and compiling all information which then will be submitted to the Secretary of the Florida Department Environmental Protection and to the Office of Economic and Demographic Research.
3. The 20-Year Needs Analysis shall include but is not limited to:
 1. Background/historical information including current activities associated with the management, operation and maintenance, and control of PAID’s SWM system;
 2. The current service area for the SWM system and any expected changes to the system over the next two (2) decades;
 3. Any expansion projects and associated estimated future costs in 5 year increments over the next two (2) decades;
 4. Resiliency initiatives related to climate change if applicable (sea level rise, increased flood events, etc.);

5. Remaining estimated useful life expenditures for stormwater infrastructure;
and
6. Any “major” SWM components targeted for replacement within a 20 year horizon.

4 DISTRICT MAPS

The District Map was updated with the lots and easements as dedicated during 2021. The Facilities Map remained unchanged from 2020.

Reduced copies of the maps are included in this report. Full size copies are available.

PLANTATION ACRES IMPROVEMENT DISTRICT

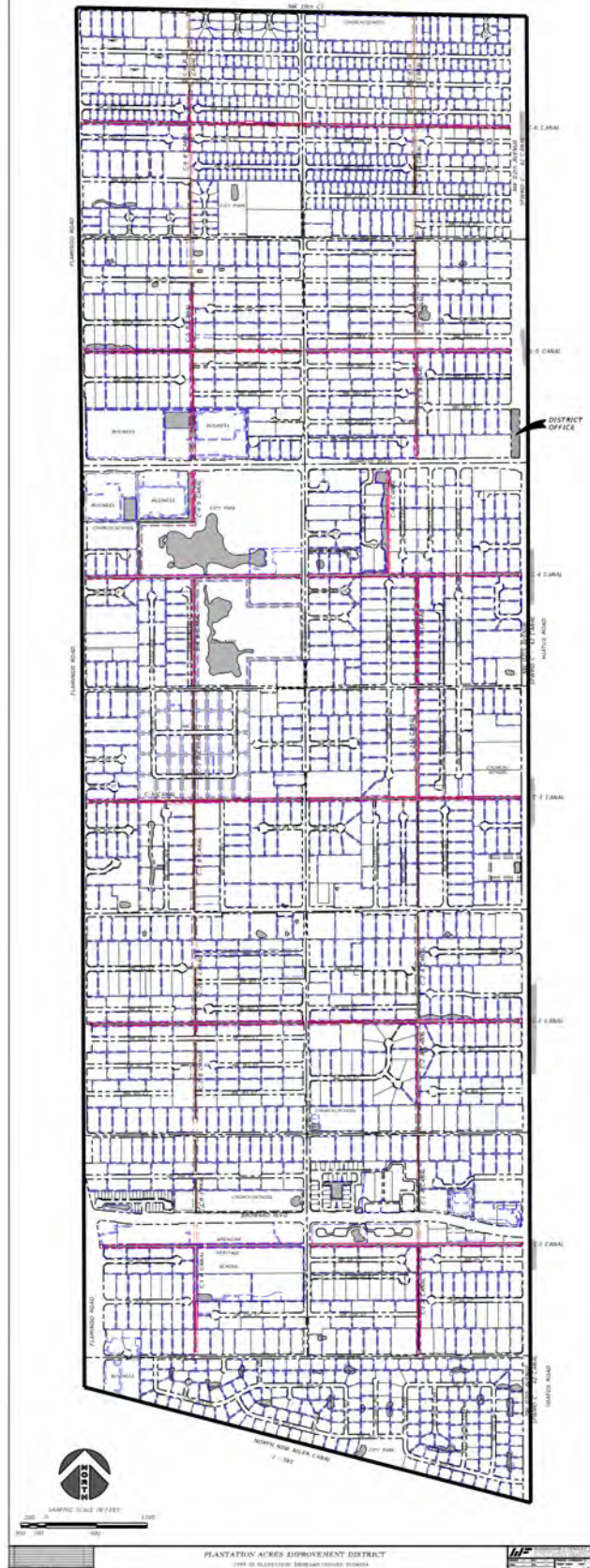


Figure 1 - District Map

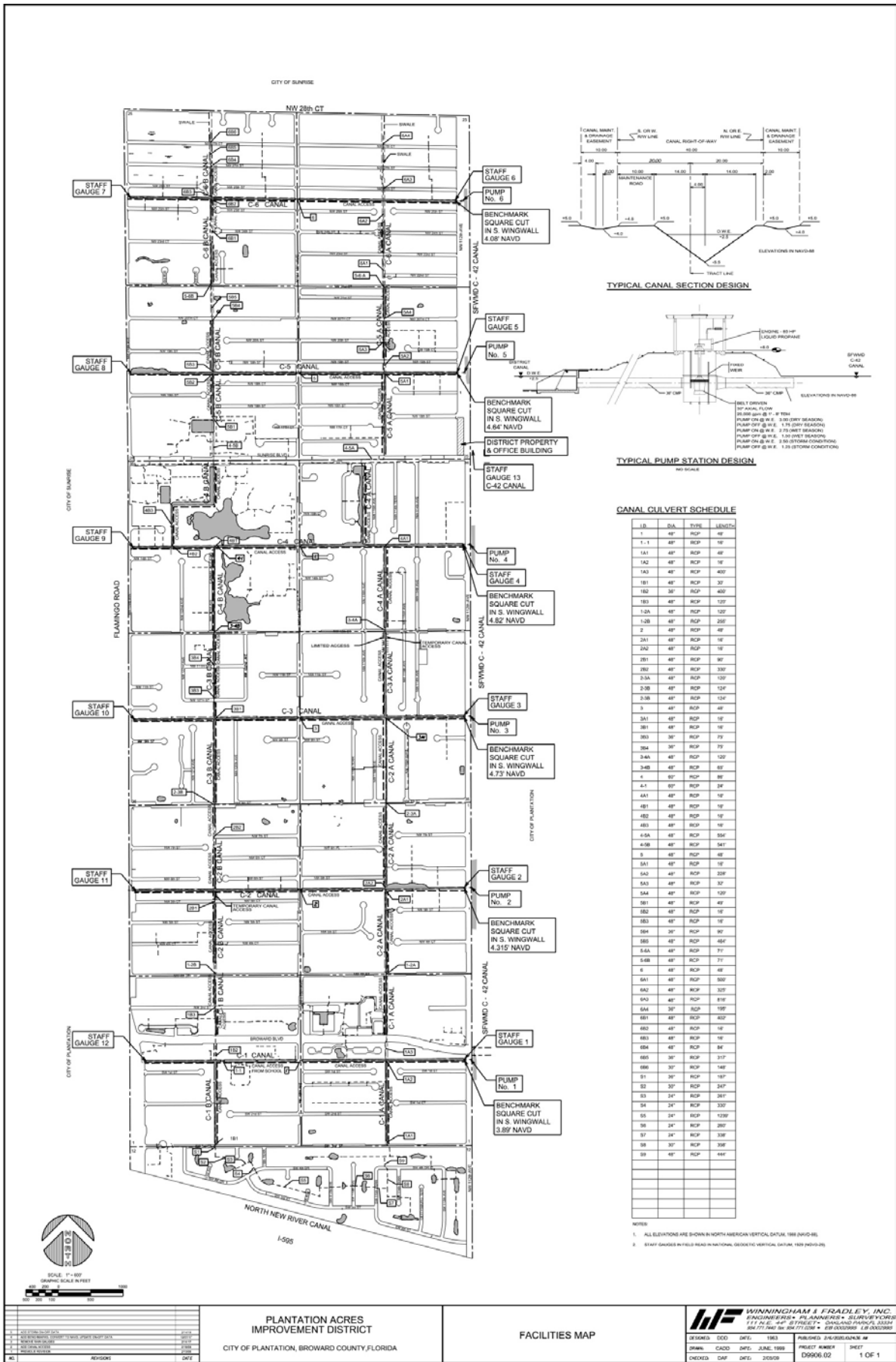


Figure 2 - Facilities Map

5 PUMP DATA

The pump activity is generally recorded by the VTS software. However, due to the disruption in service to the telemetry and the changeover to an updated system, this information is not available for 2021. Refer to the data from the Station logs below. The total service hours recorded by staff between 12/31/20 and 12/31/21 are as follows:

APPROXIMATE SERVICE HOURS FROM METER READINGS ON 2021					
Pump 1	Pump 2	Pump 3	Pump 4	Pump 5	Pump 6
78	181	192	60	222	219

Table 6 - Recorded Service Hours from Meter Readings

The fuel usage for each pump, their refill dates and general data are as follows:

FUEL REFILL AMOUNTS IN GALLONS						
Date	Pump 1	Pump 2	Pump 3	Pump 4	Pump 5	Pump 6
12/01/20	filled	filled				
12/02/20			filled	filled	filled	filled
06/22/21	312.70	357.80	388.00	161.50	366.00	429.60
07/07/21		252.90	239.60	57.80	246.80	269.10
07/28/21	147.20	282.40	226.10	49.80	303.80	318.80
09/22/21		332.60	337.60		426.60	407.90
11/17/21	224.50	169.70	187.10	163.70	435.80	420.40
Totals	684.40	1395.40	1378.40	432.80	1779.00	1845.80

Table 7 - Fuel Refill Amounts in Gallons

The total amount of fuel used in 2021 was 7,516 gallons, a 70% decrease over the fuel use in 2020. A comparison to previous years is shown to the right.

Year	Fuel (gals)	Rain (in)
2009	13,587	69
2010	8,871	67
2011	5,071	50
2012	11,474	70
2013	5,367	72
2014	5,913	65
2015	4,646	56
2016	2,137	52
2017	11,252	75
2018	8,702	53
2019	13,615	62
2020	24,714	104
2021	7,516	66

Table 8 - Fuel Use 2009-2021

6 RAINFALL DATA

Rainfall data is generally collected from three sources: the South Florida Water Management District (SFWMD), the Old Plantation Water Control District (OPWCD), and PAID.

The SFWMD data comes from the S-125 Rain Station, located at the north end of the C-42 Canal at the intersection with the C-13 Canal approximately one mile north of the District.

The data from OPWCD is taken from the analog record of rainfall at the OPWCD Headquarters at 8800 North New River Canal Road, Plantation, Florida.

In addition to the annual recorded local rainfall, the published Broward County Average rainfall is provided (<https://www.sfwmd.gov/weather-radar/rainfall-historical/normal>). The monthly totals for rainfall for the active stations and a bar graph of the average monthly rainfall amounts are shown on the following table and graph.

MONTH	2021 RAIN (inches)				PAID 2020
	County 30 Year Avg	OPWCD	S-125	PAID	
Jan	2.51	0.33	0.28	0.00	0.83
Feb	2.28	3.14	3.66	4.00	2.25
Mar	2.60	2.66	1.39	2.00	1.00
Apr	3.35	2.06	1.29	1.75	1.66
May	5.47	2.79	3.82	3.50	15.80
Jun	8.60	12.79	10.53	15.20	7.82
Jul	6.73	11.06	12.51	14.98	17.99
Aug	7.89	8.45	8.46	7.83	4.99
Sep	8.37	8.35	6.62	7.99	9.95
Oct	6.48	3.70	3.19	2.83	15.66
Nov	3.64	5.25	3.67	4.25	24.16
Dec	2.38	1.98	1.13	1.83	1.95
Total	60.30	62.56	56.55	66.16	104.06

Table 9 - Local Monthly Rainfall

Rainfall by Month for 2021
Plantation Acres Improvement District

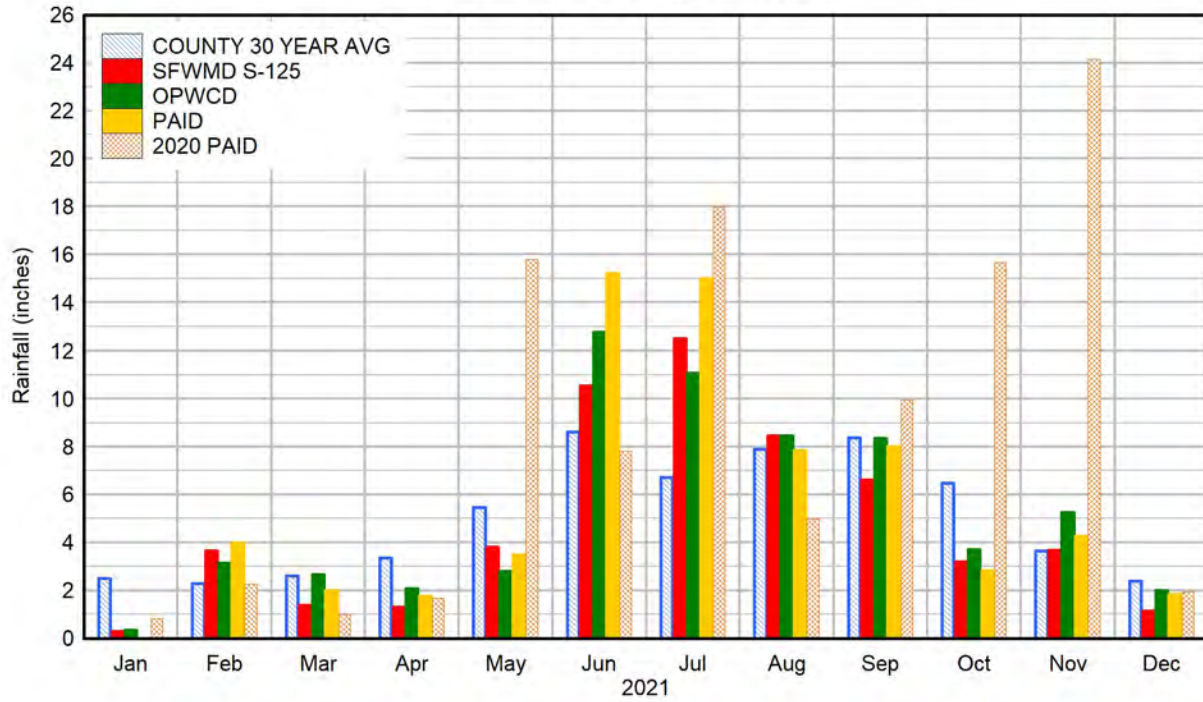


Figure 3 - Rainfall Comparison Chart

The total rainfall, 66 inches, is a 37% decrease from the previous year.

7 WATER LEVELS

Water levels are recorded continuously at each pump station. However, Stations 1 and 4 were out most of the year. Their averages are not shown; therefore, we are only including pump stations 2, 3, 5, and 6 for 2021. The weighted average stage for the District was 4.22 feet. The highest stage of 6.76 feet was registered at Station 6 on July 8 at 5:39 PM. The highest weighted average stage of 4.31 feet was registered at Station 2. The minimum stage of 1.66 feet was recorded at Station 5 on September 15 at 10:18 AM. The lowest average stage was 4.16 feet at Station 5. All elevations are based on National Geodetic Vertical Datum, 1929 (NGVD-29).

The following chart was generated by the District's VTS software.

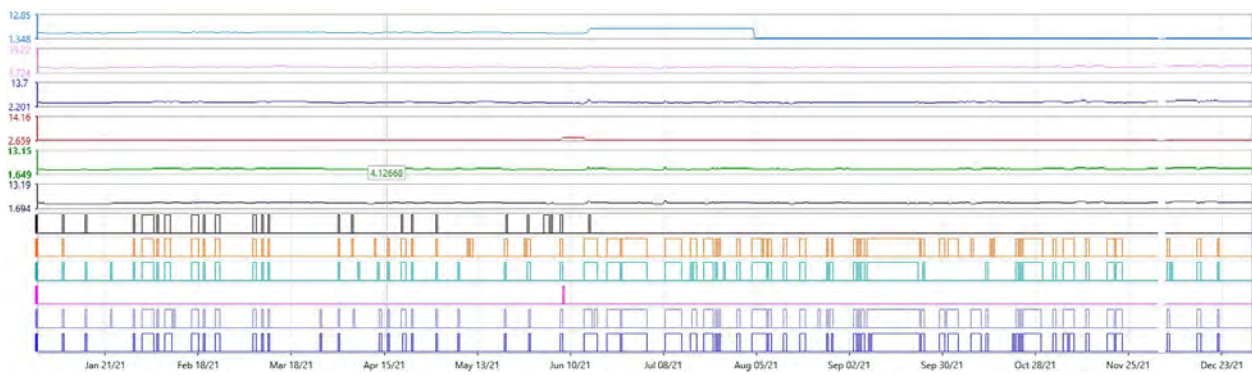


Figure 4 - 2021 Water Levels and Pump Status from VTS

The following plot is based on the tabular data produced by the VTS software:

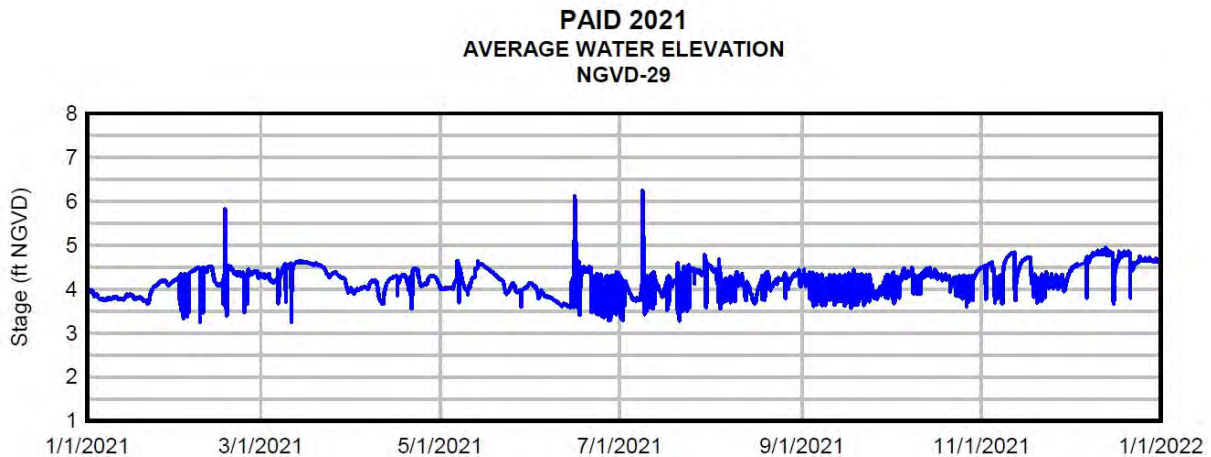


Figure 5 - 2021 Average Water Level

8 STORMS

8.1 Tropical Storm Elsa

One rainfall event occurred, associated with Tropical Storm Elsa. Approximately 6.5 inches fell on July 8, with the highest stage recorded in the C-6 Canal at 6.76 feet (NGVD) at 5:39 PM.

8.2 Other Storms

2021 was a relatively light year for rainfall and storms. In January, no rainfall was recorded. However, in addition to the storm related to Elsa, 4.0 inches fell on February 17, and 7.3 inches fell over a 2-day period between June 15 and 16.

Prepared by:
WINNINGHAM & FRADLEY, INC.

Bealinda M. Pell
Professional Engineer Number 81229
State of Florida

February 24, 2022

ENGINEER'S STAFF REPORT
FOR February 24, 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.	Ruiz (Driveway Replacement)	581 Gettysburg Terrace	B9311.03
2.	Kissinger (Pergola)	12261 SW 2 nd Street	B0409.01
3.	Urbistondo (Fence)	11490 NW 23 rd Street	B9006.12
4.	CJ Kunjbehari Inc. (House)	11570 NW 12 th Street	B1203.01
5.	Siegel (Pool/Patio Pavers/Fence)	12200 Tara Drive	B2111.01
6.	Bohl (Roof Addition)	11800 NW 5 th Street	B0611.01
7.	Sylvester (Driveway Replacement)	920 NW 120 th Avenue	B0605.01
8.	Ansara (Shed)	12345 NW 14 th Street	B9307.02
9.	Cacho (Fill)	12341 NW 23 rd Court	B9909.05
10.	Kirner (Generator)	11651 SW 1 st Street	B1712.02
11.	Loriga (Fence)	11310 NW 28 th Court	B2101.01

Summary: No Approved Certificates of Occupancy

Prepared by: HMS Date: 02/14/2022

ENGINEER'S STAFF REPORT
FOR February 24, 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
CACHO	12341 NW 23 RD COURT	FILL W/O PERMIT	COMPLIED
ROBLES	11600 NW 21 ST STREET	CONSTRUCTION W/O PERMIT	NOTIFIED

Prepared by: HMS Date: 02/14/2022

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