



Plantation Acres Improvement District

Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323
AGENDA
November 21, 2024

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. Approval of the September 2024 expenses in the amount of \$135,975.96
- B. Approval of the October 2024 expenses in the amount of \$62,601.63
- C. Approval of the credit card report for 8/09/2024 thru 9/08/2024 in the amount of \$4,994.03
- D. Approval of the credit card report for 9/09/2024 thru 10/08/2024 in the amount of \$4,026.54
- E. Approval of the credit card report for 10/09/2024 thru 11/08/2024 in the amount of \$3,177.34
- F. Canal Bank Clearing - Canals 1 and 2
- G. 2025 Meeting Dates

II. Attorney's Report

- A. Resolution Declaring District Property (Truck) as Surplus. Board Action

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. Yamaz (S2408.01) Site Data Record

C. BOARD ACTION ITEMS

- C1. 2nd Street Estates Plat (C2410.01) Paving & Drainage Plan Approval

D. DISCUSSION ITEMS

- D1. Pump Station Number 4 Rehabilitation (D1707.01-4) Update
- D2. Off-site Improvements for North Acres Park (D2308.03) Update
- D3. PAID Policies and Procedures (D2406.01) Discussion
- D4. PAID Engineering Consulting Services (D2401.01) Discussion
- D5. Permit Activity (D9408.02 & D9408.03) Summary
- D6. 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. 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.

Plantation Acres Improvement District

Proposed 2025 Meeting Dates

Thursday, January 23rd, 2025

Thursday, February 27th, 2025

Thursday, March 27th, 2025

Thursday, April 24th, 2025

Thursday, May 22nd, 2025

Thursday, June 26th, 2025

Thursday, July 24th, 2025

Thursday, August 28th, 2025

Friday – Sept 12, Saturday – Sept 13th, Monday – Sept 15th, 2025 – Tax/Budget

******* Please Note These Dates are provided by Broward County as available dates
That Non-Ad Valorem meetings can be held *******

Thursday, October 23rd, 2025

November / December 2025 – Blended Meeting

PLANTATION ACRES IMPROVEMENT DISTRICT

RESOLUTION NO. _____

A RESOLUTION OF THE PLANTATION ACRES IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL TAXING DISTRICT OF THE STATE OF FLORIDA, DECLARING DISTRICT PROPERTY AS SURPLUS TO THE NEEDS OF THE DISTRICT AND AUTHORIZING THE ADMINISTRATION TO PROVIDE FOR DISPOSAL; PROVIDING FOR A PUBLIC PURPOSE.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PLANTATION ACRES IMPROVEMENT DISTRICT, FLORIDA:

SECTION 1: That the following Plantation Acres Improvement District (the "District") property, a Ford F-150, VIN #1FTEX1CW7AKE41444 is hereby declared to be surplus and the Administration is authorized to provide for disposal as needed by the best method, via auction, on-line auction, trade-in, donation, sale or scrapping of items.

SECTION 2: That this is deemed to be in the best interests of the Plantation Acres Improvement District.

SECTION 3: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS 21st day of November, 2024.

ATTEST:

ROBERT ANDREWS
DISTRICT ADMINISTRATOR

STEPHEN NIESET, PRESIDENT

ENGINEER'S STAFF REPORT
FOR November 21, 2024 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: Yamaz
Site Data Record

P.A.I.D. Number: S2408.01

Attachments: Yamaz - 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

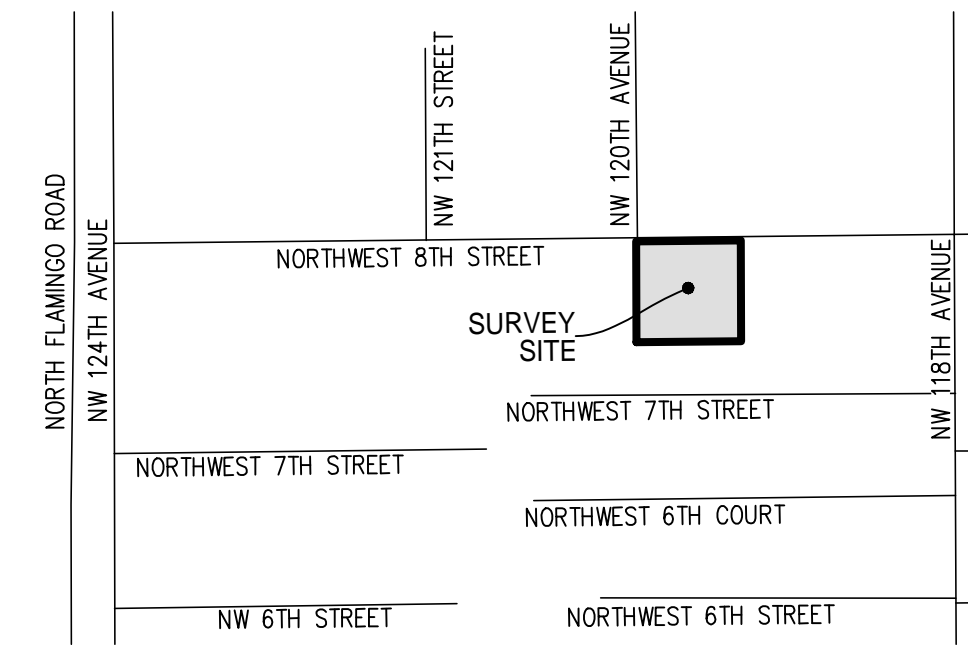
Comments: The Chairman may sign the original after Board approval and after the owner and surveyor have signed the original. The easements will be recorded after Board approval.

Prepared by: BMP Date: 11/13/24

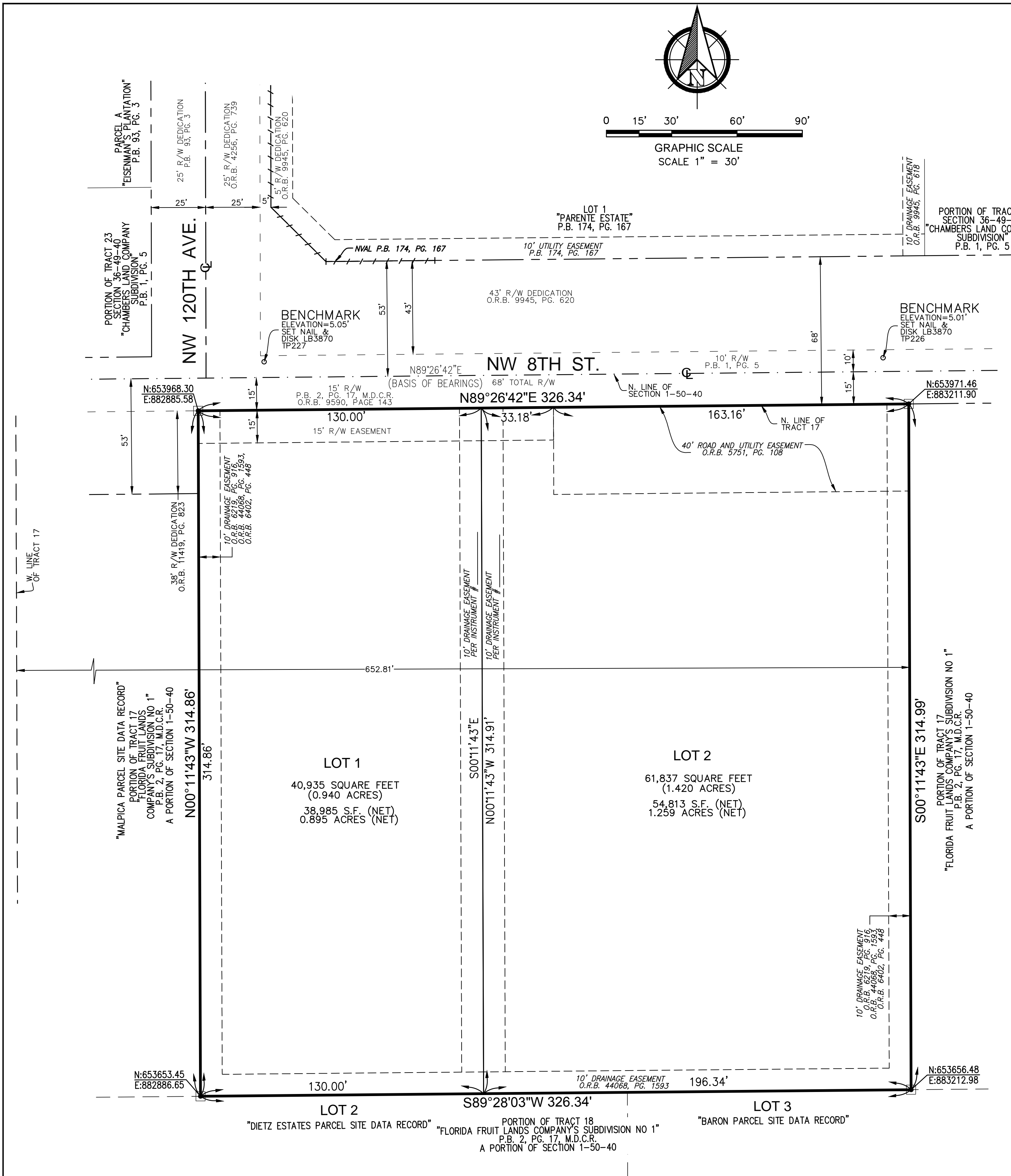
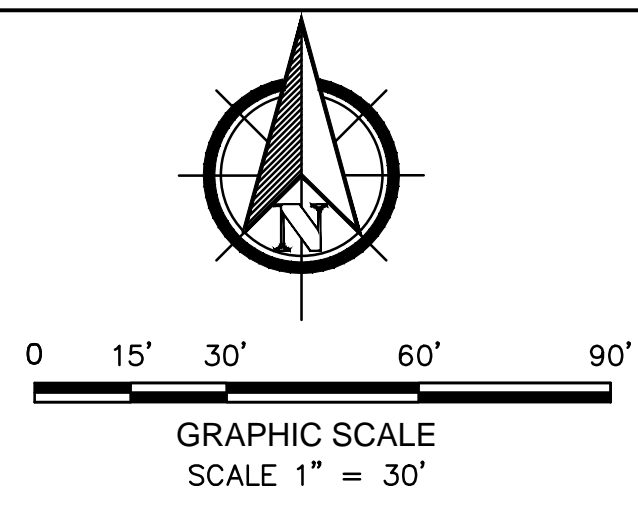
YAMAZ

SITE DATA RECORD

PREPARED BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 954-572-1777



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:
 LOT 2, IN TRACT 17, OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, THE "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA:

THE EAST 326.34 FEET OF THE WEST 652.81 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES OF TRACT 17 IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, THE "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 102,769 SQUARE FEET (2.359 ACRES), MORE OR LESS.

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES. FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE "STONER/KEITH RESURVEY II" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE NORTH LINE OF TRACT 17 BEING N89°26'42"E.
 - STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE "STONER/KEITH RESURVEY II" 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.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0418; ELEVATION: 5.632 FEET
 - RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.

MORTGAGEE CONSENT:
 KNOW ALL MEN BY THESE PRESENTS: THAT FERNAND TULLE, HIS SUCCESSORS AND/OR ASSIGNS, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: FERNAND TULLE, HIS SUCCESSORS AND/OR ASSIGNS, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____ IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, 202__.

WITNESS: _____ FERNAND TULLE, HIS SUCCESSORS AND/OR ASSIGNS
 PRINT NAME: _____
 WITNESS: _____ NAME: _____
 PRINT NAME: _____ TITLE: _____

MORTGAGEE ACKNOWLEDGMENT:
 STATE OF _____ } SS
 COUNTY OF _____ }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ AS _____ OF FERNAND TULLE, HIS SUCCESSORS AND/OR ASSIGNS, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.
 WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF _____
 COMMISSION NUMBER: _____ PRINT NAME: _____

CONSENT BY OWNER:
 KNOW ALL MEN BY THESE PRESENTS: THAT 11930 NW 8TH ST LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY DESCRIBED IN AND SHOWN ON THIS SITE DATA RECORD, DOES HEREBY RATIFY AND CONSENT TO ALL EASEMENTS PREVIOUSLY CONVEYED AS REFERRED TO HEREIN.

IN WITNESS WHEREOF: 11930 NW 8TH ST LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE HERETO SET THEIR HANDS AND SEALS IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ 11930 NW 8TH ST LLC, A FLORIDA LIMITED LIABILITY COMPANY
 PRINT NAME: _____
 BY: _____ RUBEN GOLDSTEIN, MANAGER
 WITNESS: _____
 PRINT NAME: _____

ACKNOWLEDGMENT:
 STATE OF FLORIDA } SS
 COUNTY OF BROWARD }
 THE FOREGOING CONSENT BY OWNER WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ BY RUBEN GOLDSTEIN, AS MANAGER OF 11930 NW 8TH ST LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION.
 WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NUMBER: _____ PRINT NAME: _____

- LEGEND & ABBREVIATIONS:**
- ☐ = P.R.M. (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB 3870")
 - - - = NON-VEHICULAR ACCESS LINE (NVAL)
 - LB = LICENSED BUSINESS
 - M.D.C.R. = MIAMI-DADE COUNTY RECORDS
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - N:123456.78 = STATE PLANE COORDINATE NORTHING
 - E:123456.78 = STATE PLANE COORDINATE EASTING

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

ATTEST: _____ CITY CLERK

BY: _____ MAYOR

CITY OF PLANTATION CITY ENGINEER
 ROAD RIGHT-OF-WAY REQUIREMENTS HAVE BEEN SATISFIED AS INDICATED HEREON AND RECORDED IN OFFICIAL RECORDS BOOK 4611, PAGE 466, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BY: _____ CITY ENGINEER DATE _____
 FLA. P.E. REG. NO. _____

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

BY: _____ CHAIRPERSON

CITY OF PLANTATION UTILITY DEPARTMENT
 THE UTILITY EASEMENTS (IF ANY) SHOWN HEREON ARE HEREBY ACCEPTED BY THE PLANTATION UTILITY DEPARTMENT.

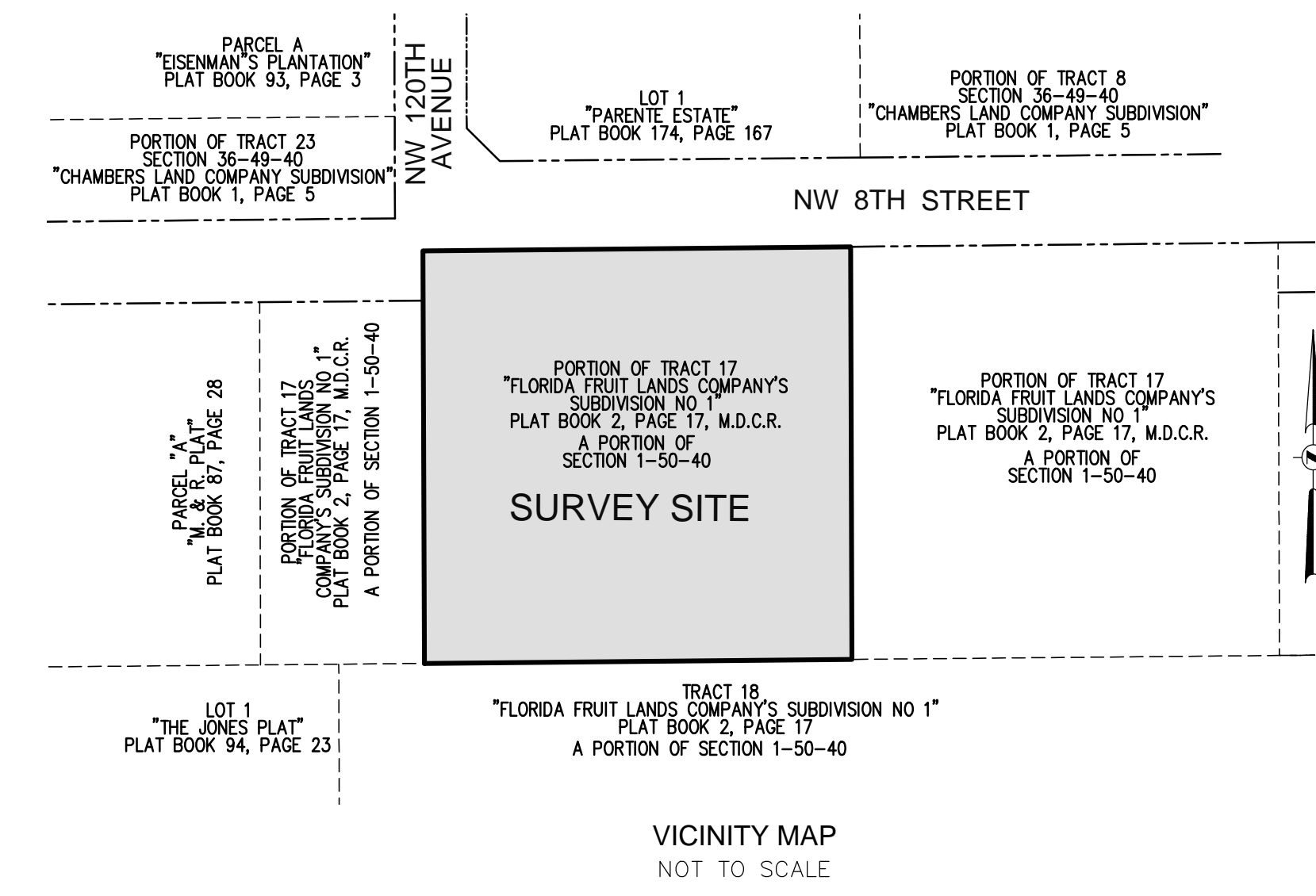
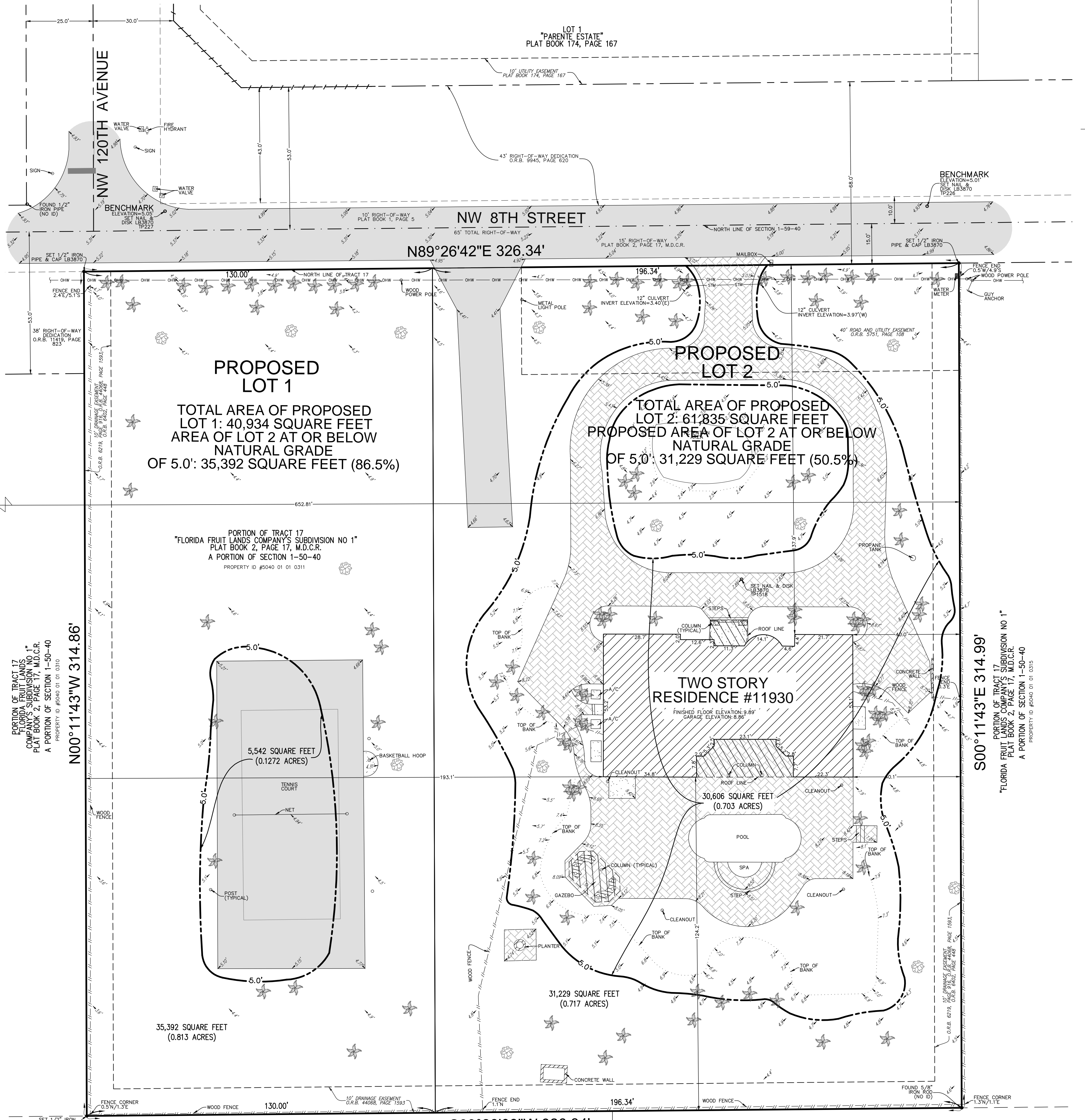
BY: _____ DIRECTOR

PLANTATION ACRES IMPROVEMENT DISTRICT
 THE DRAINAGE EASEMENTS SHOWN HEREON AS RECORDED IN O.R.B. 6219, PAGE 916, O.R.B. 44068, PAGE 1593 AND O.R.B. 6402, PAGE 448 AND INSTRUMENT _____ 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 O.R.B. 6219, PAGE 916 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 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. MAINTENANCE BY P.A.I.D. SHALL NOT BE OBLIGATORY.

BY: _____ CHAIRPERSON DATE _____

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SITE DATA RECORD IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREIN AND THAT 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 RIGHTS-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. THE SURVEY INFORMATION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AS STATED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. ALL RECORDED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITIES, WATERWAYS, DRAINAGE, ACCESS, AND OTHER INFORMATION PERTAINING TO THE SITE HAVE BEEN INDICATED HEREON. THIS SITE DATA RECORD IS CERTIFIED TO AND FOR THE RELIANCE BY THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION.

BY: _____ JOHN F. PULICE DATE _____
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
 STATE OF FLORIDA
 PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FL 33351
 CERTIFICATE OF AUTHORIZATION NO. LB3870



LEGAL DESCRIPTION:
 LOT 2, IN TRACT 17, OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, THE "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA;

THE EAST 326.34 FEET OF THE WEST 652.81 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES OF TRACT 17 IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, THE "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING, SITUATE AND BEING IN BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 102,769 SQUARE FEET (2.359 ACRES), MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #0418 ELEVATION: 5.632 FEET.
 - FLOOD ZONE: AH; BASE FLOOD ELEVATION: 6 FEET; PANEL #12011C0345H; COMMUNITY #120054; MAP DATE: 8/18/14.
 - THIS SITE LIES IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT 17 BEING N89°26'42"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CAPSTONE TITLE PARTNERS, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 11930 NW 8TH ST LLC; FERNAND FRANCOIS TULLE; AND YAMAZ, LLC.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
 - ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

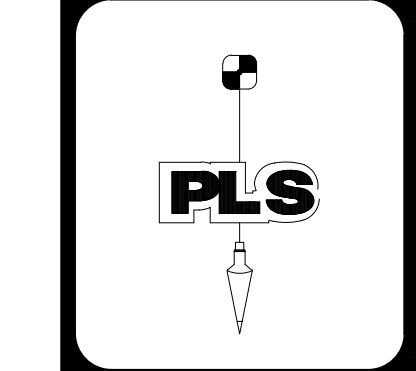
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660

- LEGEND & ABBREVIATIONS**
- CONCRETE
 - ASPHALT PAVEMENT
 - BRICK PAVERS
 - ELEVATION
 - OVERHEAD WIRES
 - CENTERLINE
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - A/C AIR CONDITIONER
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - PALM TREE
 - UNIDENTIFIED TREE

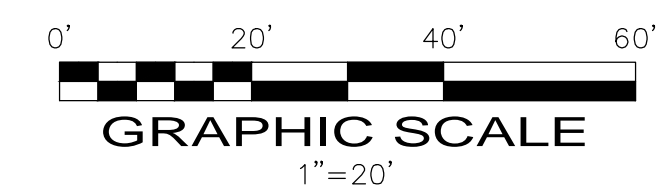
NO.	REVISIONS	BY
1	73324 - ACRES REVISE	

RESIDENTIAL SITE
 11930 NW 8TH STREET
 PLANTATION, FLORIDA 33325
 (CITY OF PLANTATION, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



DRAWN BY: K.F. CHECKED BY: J.F.P. **SCALE: 1" = 20'** **CLIENT: YAMAZ, LLC.**
SURVEY DATE: 5/18/24 **ORDER NO.: 73324**



**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 Yamaz

LOCATION 11930 NW 8th Street, Plantation, Florida 33325

DATE 07/22/2024 **FOLIO NO.** 5040-01-01-0311

OWNER:

NAME	<u>11930 NW 8th Street, LLC.</u>
ADDRESS	<u>1021 NW 115th Avenue, Plantation, FL 33323</u>
PHONE	<u>786-942-5406</u>

**AGENT/SURVEYOR/
ENGINEER:**

NAME	<u>Pulice Land Surveyors, Inc.</u>
ADDRESS	<u>5381 Nob Hill Road, Sunrise, FL 33351</u>
PHONE	<u>954-572-1777</u>

LEGAL DESCRIPTION:

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ENGINEER'S STAFF REPORT
FOR November 21, 2024 MEETING
AGENDA ITEM No.: C1

Action Required: Board Approval

Item Description: 2nd Street Estates Plat (aka Noor Plantation Plat Lots 5-11 & NW 2nd Street Vacated ROW)
Paving and Drainage Plan

P.A.I.D. Number: C2410.01

Attachments: Construction Plan (11" x 17" reduced copy)
Permit Application

Summary: This item is for the approval of the paving and drainage plans and earthwork activities associated with the development of eight (8) single family estate lots including the installation of a piped outfall for NW 4th Street.

The project is located southwest of NW 112th Avenue and NW 4th Street and the project area is 8.57 acres. The plat was approved by the PAID Board on May 23, 2024.

The paving, grading and drainage plan meets the criteria of the District.

Recommendation: APPROVE

Comments: Approval is in effect for 6 months. A permit will be issued within 6 months providing the financial security requirements have been met.

Prepared by: BMP Date: 11/13/2024

2ND STREET ESTATES PLAT

11200 N.W. 2ND STREET
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA
STKR OLD HIATUS, LLC

LEGEND

	DRAINAGE INLET DESIGNATION
	MANHOLE
	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	EXISTING GRADE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK
	EXISTING OR UTILITIES BY OTHERS
	PROPOSED ASPHALT PAVEMENT
	EXISTING PAVEMENT
	POLLUTION RETARDANT BASIN
	BLUE REFLECTOR
	LAKE ACCESS/WATER STORAGE EASEMENT
	DESIGN WATER ELEVATION
	EX. GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
	BACTERIOLOGICAL SAMPLING POINT
	WATER MAIN
	GATE VALVE
	FIRE HYDRANT
	BLUE REFLECTOR
	STRUCTURE DESIGNATION
	RIM ELEVATION
	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW

OWNER - DEVELOPER
STKR OLD HIATUS, LLC
201 SE 12TH STREET SUITE 100
FT. LAUDERDALE, FLORIDA 33316
(954) 324-1711

PRE-DEVELOPMENT CIVIL ENGINEER
JONATHAN W. KEITH, P.A.
P.O. BOX 1017
BOYNTON BEACH, FLORIDA 33425
(954) 914-8109

SURVEYOR - PRE-CONST.
DEANLAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE
COCONUT CREEK, FLORIDA 33066
(954) 973-7866

PROJECT LOCATION



SHEET INDEX

SURVEY AND PLAT	
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1 OF 2	PLAT - COVER PAGE
2 OF 2	PLAT
CIVIL ENGINEERING PLANS	
TCG 1 OF 1	TREE CLEARING, GRUBBING & MINOR GRADING - PLAN, NOTES & DETAILS
EW1 OF 1	EARTHWORK AND FILLING - PLAN
PD1 OF 3	PAVING AND DRAINAGE SYSTEM - PLAN
PD2 OF 3	PAVING AND DRAINAGE SYSTEM - SECTIONS & NOTES
PD3 OF 3	PAVING AND DRAINAGE SYSTEM - DETAILS
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W2 OF 5	WATER DISTRIBUTION SYSTEM DETAILS
W3 OF 5	WATER DISTRIBUTION SYSTEM DETAILS
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W5 OF 5	CITY OF PLANTATION UTILITIES DEPT. GENERAL NOTES & SPECIFICATIONS
GN1 OF 1	GENERAL NOTES
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PH-01	OVERALL SITE ELECTRICAL DISTRIBUTION PLAN
PH-02	PHOTOMETRIC LIGHTING VALUES
PH-03	PHOTOMETRIC TABLE, POLE & ILLUMINARE DETAILS

PROPERTY INFORMATION:

WATER AND WASTEWATER PROVIDER: CITY OF PLANTATION
SOLID WASTE & RECYCLING PROVIDER: CITY OF PLANTATION

PROPERTY ADDRESS:

11201 N.W. 2ND STREET, PLANTATION, FLORIDA 33325

LEGAL DESCRIPTION:

LOTS 5, 6, 7 AND 8 LESS THE NORTH 18.97 FEET THEREOF, AND ALL OF LOTS 9, 10 AND 11, NOOR PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT CERTAIN PARCEL OF LAND IDENTIFIED AS N.W. 2ND STREET, SHOWN ON THE PLAT OF "NOOR PLANTATION" RECORDED IN PLAT BOOK 176, PAGE 97, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BUT NOT INCLUDED IN SAID PLAT, AND DESCRIBED AS FOLLOWS:

THE NORTH 60 FEET OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF TRACT 50, EXCEPT THE EAST 80 FEET THEREOF AND THE RIGHT OF WAY OF N. OLD HIATUS RD. (N.W. 12TH AVENUE), OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1, RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

SITE IMPROVEMENT PLANS



This item has been digitally signed & sealed by Jonathan Keith on the date adjacent to the seal using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

Digitally signed by Jonathan W Keith
Date: 2024.10.20 12:39:55 -04'00'



2ND STREET ESTATES PLAT
STKR OLD HIATUS, LLC
JONATHAN W. KEITH, P.A.
Consulting Engineers

Approved by:

Licensed Eng. No. 41052
State of Florida

Date:

APRIL 18, 2024

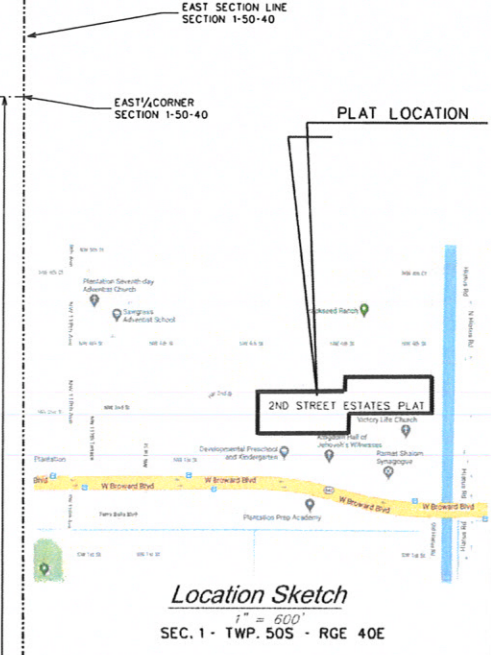
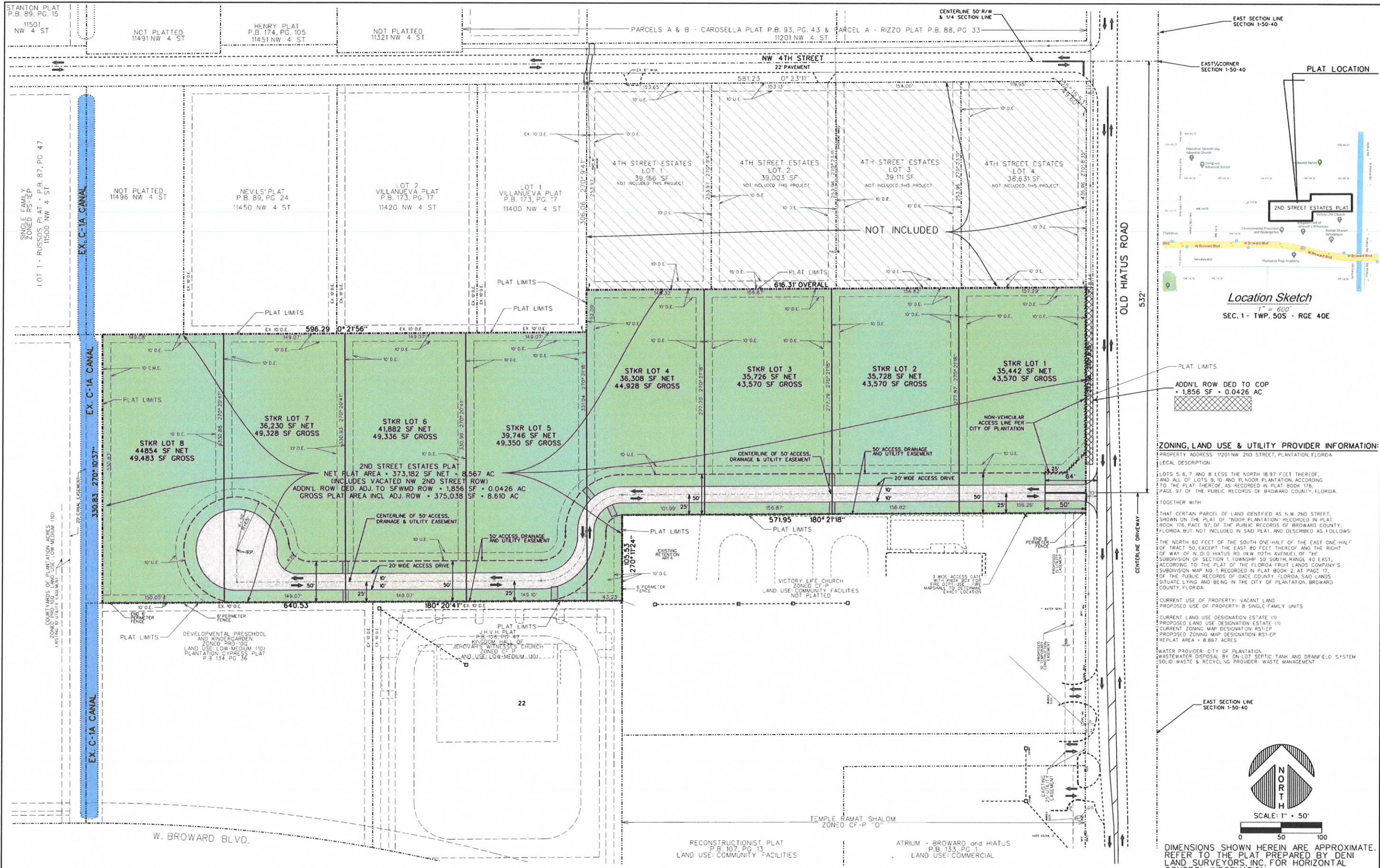
PROJECT NUMBER: 20-01



Know what's below.
Call before you dig.



JONATHAN W. KEITH, P.A.
Consulting Engineers
P.O. Box 1017, Boynton Beach, Florida 33425
(954) 914-8109 AUTH. NO. EB-26425



ZONING, LAND USE & UTILITY PROVIDER INFORMATION:

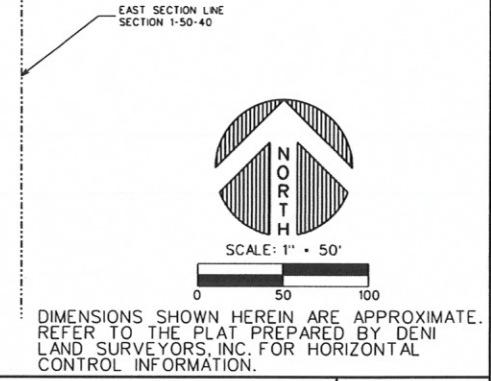
PROPERTY ADDRESS: 11201 NW 2ND STREET, PLANTATION, FLORIDA
 LEGAL DESCRIPTION:
 LOTS 5, 6, 7 AND 8 LESS THE NORTH 18.97 FEET THEREOF, AND ALL OF LOTS 9, 10 AND 11, N. 2ND STREET, PLANTATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH
 THAT CERTAIN PARCEL OF LAND IDENTIFIED AS N.W. 2ND STREET, SHOWN ON THE PLAT OF "N. 2ND STREET" RECORDED IN PLAT BOOK 176, PAGE 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BUT NOT INCLUDED IN SAID PLAT, AND DESCRIBED AS FOLLOWS:
 THE NORTH 80 FEET OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF TRACT 50, EXCEPT THE EAST 80 FEET THEREOF AND THE RIGHT OF WAY OF N. OLD HIATUS RD. (N.W. 112TH AVENUE), OF THE SUBDIVISION OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1, RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

CURRENT USE OF PROPERTY: VACANT LAND
 PROPOSED USE OF PROPERTY: 8 SINGLE-FAMILY UNITS

CURRENT LAND USE DESIGNATION: ESTATE (1)
 PROPOSED LAND USE DESIGNATION: ESTATE (1)
 CURRENT ZONING MAP DESIGNATION: RS1-EP
 PROPOSED ZONING MAP DESIGNATION: RS1-EP
 REPLAT AREA - 8.867 ACRES

WATER PROVIDER: CITY OF PLANTATION
 WASTEWATER DISPOSAL: BY ON-LOT SEPTIC TANK AND DRAINFIELD SYSTEM
 SOLID WASTE & RECYCLING PROVIDER: WASTE MANAGEMENT



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	10-1-24	JWK	REVISE LOTS 1-4				

Designed by: J.W.K. Date: 8/24
 Drawn by: J.W.K. Date: 8/24
 Checked by: J.W.K. Date: 8/24

JONATHAN W. KEITH, P.A.
 Consulting Engineers
 P.O. Box 1017
 Boynton Beach, Florida 33425 (954) 914-8109
 AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
 Date: _____
 Licensed Engineer Number 41052
 State of Florida

2ND STREET ESTATES PLAT
SITE PLAN
 STKR OLD HIATUS, LLC

PROJECT NUMBER 20-01
 SHEET NUMBER SP1 OF 1

NOT PLATTED
11491NW 4 ST

HENRY PLAT
P.B. 174, PG. 105
11451NW 4 ST

NOT PLATTED
11321NW 4 ST

PARCELS A & B - CAROSELLA PLAT P.B. 93, PG. 43 & PARCEL A - RIZZO PLAT P.B. 88, PG. 33

11201NW 4 ST

N.W. 4TH STREET

S89°36'49"W 581.24'

CONSTRUCTION EROSION AND SEDIMENT CONTROL NOTES:

- THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO THE FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE SELECTED TO PERFORM THE WORK & WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN ENCOMPASSING THE PRINCIPALS & THE REQUIREMENTS DESCRIBED HEREIN & A SCHEDULE FOR THEIR IMPLEMENTATION & MAINTENANCE FOR THE PROJECT DURATION.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTATION OR DISTURBANCE TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING DRAINAGE SYSTEMS & ADJACENT WATER BODIES, IN COMPLIANCE WITH ALL PERMIT REQUIREMENTS RELATED TO SUCH MEASURES.
- METHODS MAY INCLUDE CONSTRUCTION OF TEMPORARY CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, SILT BARRIERS, SILT SCREENS, TURBIDITY BARRIERS OR THE BEST MANAGEMENT PRACTICES AVAILABLE TO THE INDUSTRY.
- EROSION & SEDIMENT CONTROL INSTALLATIONS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL NEW VEGETATIVE GROWTH HAS BEEN ESTABLISHED.
- THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL INSPECT DAILY THE PROTECTIVE INSTALLATIONS FOR FAILURE, SIGNS OF FAILURE OR MALFUNCTION & EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
- ON-SITE AND OFF-SITE INLETS & CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT STORM RUNOFF.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES DUE TO DEMOLITION.
- DEWATERING ACTIVITIES WILL NOT RESULT IN ANY DISCHARGE OF TURBID WATER FROM THE PROJECT SITE WITHOUT PROPER EROSION AND SEDIMENT CONTROL AND APPROVAL FROM ENGINEER.
- PHASING OF EROSION CONTROL DEVOLUTION SHALL BE RECOMMENDED AS FOLLOWS:
 - 10.1. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, HAY BALES, TURBIDITY BARRIERS, ETC.) AROUND ON-SITE FEATURES TO BE RETAINED, AT POINTS OF OFF-SITE DISCHARGE AND AROUND WORK AREAS TO BE EXCAVATED OR FILLED.
 - 10.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE CONSTRUCTION AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION OCCURS.
 - 10.3. SELECT LOCATIONS FOR PLACEMENT OF EXCAVATED MATERIAL, WHERE SUITABLE FOR FILL OR UNSUITABLE MATERIAL AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPING FOR THIS PURPOSE MAY ACCELERATE BERM VEGETATION. CONSTRUCT TEMPORARY OUTLETS FOR CONTAINMENT AREAS WITH SCREENS, HAY BALES, SEDIMENT BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORT.
 - 10.4. SELECT / DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT & VEHICLES & PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
 - 10.5. CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, HAY BALES, ETC. TO FILTER DISCHARGE FROM THOSE AREAS.

- 10.6. SPOIL MOUNDS SHALL NOT BE LEFT FOR MORE THAN ONE WEEK PRIOR TO REPLACEMENT UNLESS PROTECTIVE MEASURES IN THE WORK AREA ARE APPLIED.
- 10.7. GRASSING, SOODING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF REGRADING, SWALE SLOPES AND THE CONSTRUCTED OR DISTURBED AREAS.
11. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE REQUIREMENT OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). THE CONTRACTOR SHALL INSTITUTE BEST MANAGEMENT PRACTICES (BMPs) TO ENSURE COMPLIANCE WITH THE NPDES PROGRAM AND TO MINIMIZE THE IMPACT TO PUBLIC STORMWATER FACILITIES. A NOTICE OF INTENT (NOI) SHALL BE FILED PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
12. PRIOR TO CONSTRUCTION, A SILT FENCE IN ACCORDANCE WITH CITY'S DETAIL SILT FENCE SHALL BE ERECTED AS NOTED ON THE PLANS. ALL PROPOSED CATCH BASINS WILL HAVE THEIR INLETS PROTECTED BY THE INSTALLATION OF FILTER FABRIC INTO THE FRAME AND GRATE. THIS SILT FENCE AND FILTER FABRIC WILL REMAIN IN PLACE DURING THE ENTIRE DURATION OF CONSTRUCTION.
13. CONTRACTOR WILL BRACE ALL EXISTING LANDSCAPING TO REMAIN PRIOR TO BEGINNING ANY WORK AND WILL ENSURE THEIR STABILIZATION THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EXISTING SOIL DISTURBED BY CONSTRUCTION THAT IS NOT AFFECTED BY PROPOSED GRADING WILL BE RESTORED TO ITS ORIGINAL STATE UPON COMPLETION OF CONSTRUCTION. SLOPED SLOPES STEEPER THAN 4 HORIZ TO 1 VERT WILL BE RELOADED.
14. ALL WASTE GENERATED FROM THE CONSTRUCTION SHALL BE DISCARDED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL & FEDERAL REGULATIONS. CONTRACTOR IS TO OBTAIN ALL APPLICABLE CODES & BECOME FAMILIAR WITH STATE, LOCAL & FEDERAL REGULATIONS PRIOR TO BEGINNING CONSTRUCTION. REGULATIONS CAN BE FOUND, BUT NOT LIMITED TO, DEPT. OF ENV. RESOURCE MANAGEMENT & DEPT. OF ENV. PROTECTION.
15. TO ENSURE THAT OFF-SITE VEHICLE TRACKING OF SEDIMENTS & THE GENERATION OF DUST IS MINIMIZED, CONTRACTOR IS TO PUT INTO PRACTICE THE METHODS DETAILED IN FOOT INDEX 106 (LATEST VERSION) & BMPs.
16. DUST GENERATED FROM CONSTRUCTION WILL BE MINIMIZED BY DAILY WATERING OF THE SITE.
17. AT ANY TIME DURING CONSTRUCTION THAT THE SILT FENCING IS DISTURBED, THE SILT FENCING SHALL BE RESTORED TO ITS ORIGINAL STATE WITHIN 24 HOURS. AT NO TIME DURING CONSTRUCTION SHALL WORK BE PERFORMED WITHOUT THE INTEGRITY OF THE SILT FENCING SECURED.
18. A QUALIFIED INSPECTOR, PROVIDED BY THE OPERATOR, SHALL INSPECT ALL POINTS OF DISCHARGE INTO NEARBY SURFACE WATER OF THE STATE AND SPANNO. THE INSPECTION WILL OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER. INSPECTION INCLUDES THE WRITTEN RECORDING OF THE CONDITION OF ALL DISCHARGE POINTS, INTEGRITY OF SILT FENCING, DAILY DUST CONTROL MEASURES, VEHICULAR TRAFFIC & CONSTRUCTION MATERIAL STORAGE & DISPOSAL. WRITTEN RECORD OF ALL INSPECTIONS WILL BE STORED BY THE OPERATOR DURING CONSTRUCTION.
19. THE INSPECTION REPORT WILL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION: NAME & QUALIFICATION OF PERSONNEL MAKING THE INSPECTION, DATE OF INSPECTION, RAINFALL DATE, MAJOR OBSERVATIONS RELATING TO THE SWPPP, ACTIONS TAKEN BY CONTRACTOR & ANY INCIDENT OF NONCOMPLIANCE WITH PERMIT. WHERE AN INSPECTION DOES NOT IDENTIFY ANY INCIDENT OF NONCOMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE SWPPP & THE PERMIT.
20. THE PERMITTEE SHALL RETAIN A COPY OF THE SWPPP AND ALL REPORTS, RECORDS AND DOCUMENTATION REQUIRED BY THE PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. THE PERMITTEE SHALL RETAIN COPIES OF SWPPP & ALL REPORTS REQUIRED BY THIS PERMIT, & RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THE PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

N89°38'04"E 596.29'

WETLAND AREA NO. 2 TO BE FILLED USING ON-SITE FILL SOURCE TO REMOVE DEPRESSIONS HOLDING WATER ONLY. FILL HEIGHT NOT TO EXCEED HEIGHT OF EXISTING GRADE IMMEDIATELY OUTSIDE LIMITS OF THE WETLAND. 240 CUBIC YARDS.

NOOR PLANTATION PLAT Lot 11 INCLUDED

NOOR PLANTATION PLAT Lot 10 INCLUDED

WETLAND AREA NO. 2 0.15 ACRES

WETLAND BOUNDARY AS DETERMINED BY BROWARD COUNTY WETLAND J.D. FILE NO. WD2201-011 AND PREVIOUSLY PERMITTED UNDER BC LICENSE DF22-1220

TREE GRINDING & CHIPPING LOCATION SUBJECT TO RELOCATION DURING THE TREE REMOVAL PROCESS

NOOR PLANTATION PLAT Lot 9 INCLUDED

NOOR PLANTATION PLAT Lot 8 INCLUDED

NOOR PLANTATION PLAT Lot 7 INCLUDED

NOOR PLANTATION PLAT Lot 6 INCLUDED

NOOR PLANTATION PLAT Lot 5 INCLUDED

WETLAND BOUNDARY AS DETERMINED BY BROWARD COUNTY WETLAND J.D. FILE NO. WD2201-011 AND PREVIOUSLY PERMITTED UNDER BC LICENSE DF22-1220

WETLAND AREA NO. 1 0.61 ACRES

WETLAND AREA WITHIN VACATED NW 2ND STREET ROW 0.08 ACRES SUBJECT TO THIS MODIFICATION

VACATED 80' N.W. 2ND STREET ROW

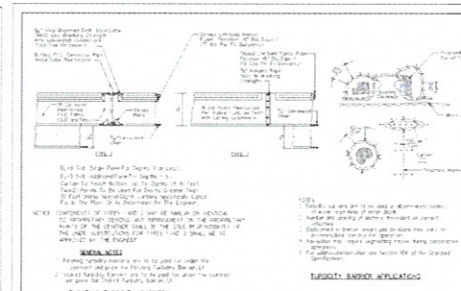
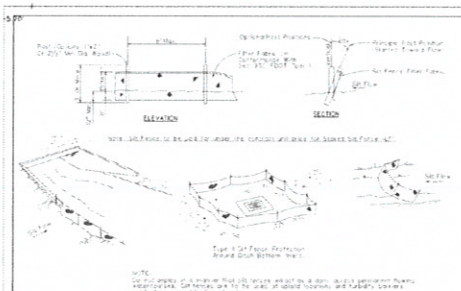
WETLAND BOUNDARY AS DETERMINED BY BROWARD COUNTY WETLAND J.D. FILE NO. WD2201-012. THIS WETLAND IS SUBJECT TO THIS BC LICENSE DF22-1220 MODIFICATION

VICTORY LIFE CHURCH ZONED CF-P NOT PLATTED

TREE CLEARING, REMOVAL AND SITE GRUBBING NOTES:

- ALL TREES, SHRUBS, DEBRIS AND TRASH WITHIN THE PROPERTY SHALL BE REMOVED FROM THE PROPERTY.
- CONTRACTOR SHALL REMOVE PERIMETER FENCING ONLY AS DIRECTED BY THE OWNER. CONTRACTOR SHALL MAKE EVERY ATTEMPT TO PRESERVE PERIMETER FENCES WHERE POSSIBLE.
- FILLING WITHIN THE WETLAND LIMITS AND EXISTING POND TO TOP OF BANK ARE PART OF THIS PLAN.
- LAKE EXCAVATION IS NOT PART OF THIS PLAN AND SHALL ONLY BE AUTHORIZED BY SEPARATE PERMIT.
- MINOR GRADING IS ALLOWED TO FILL IN ROOT BALL HOLES AND SOIL AREAS DISTURBED BY TREE CLEARING ACTIVITIES.
- VEGETATION AND TREES SHALL BE CHIPPED AND REMOVED FROM THE PROPERTY.
- ALL DISTURBED SOIL AREAS SHALL BE GRADED, SEEDED AND MULCHED.

J.H.V.H. PLAT
P.B. 126, PG. 47
KINGDOM HALL OF
JEHOVAH'S WITNESSES CHURCH
ZONED CF-P



SCALE: 1" = 40'

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: J.W.K. Date: 7/23
 Drawn by: J.W.K. Date: 7/23
 Checked by: J.W.K. Date: 7/23

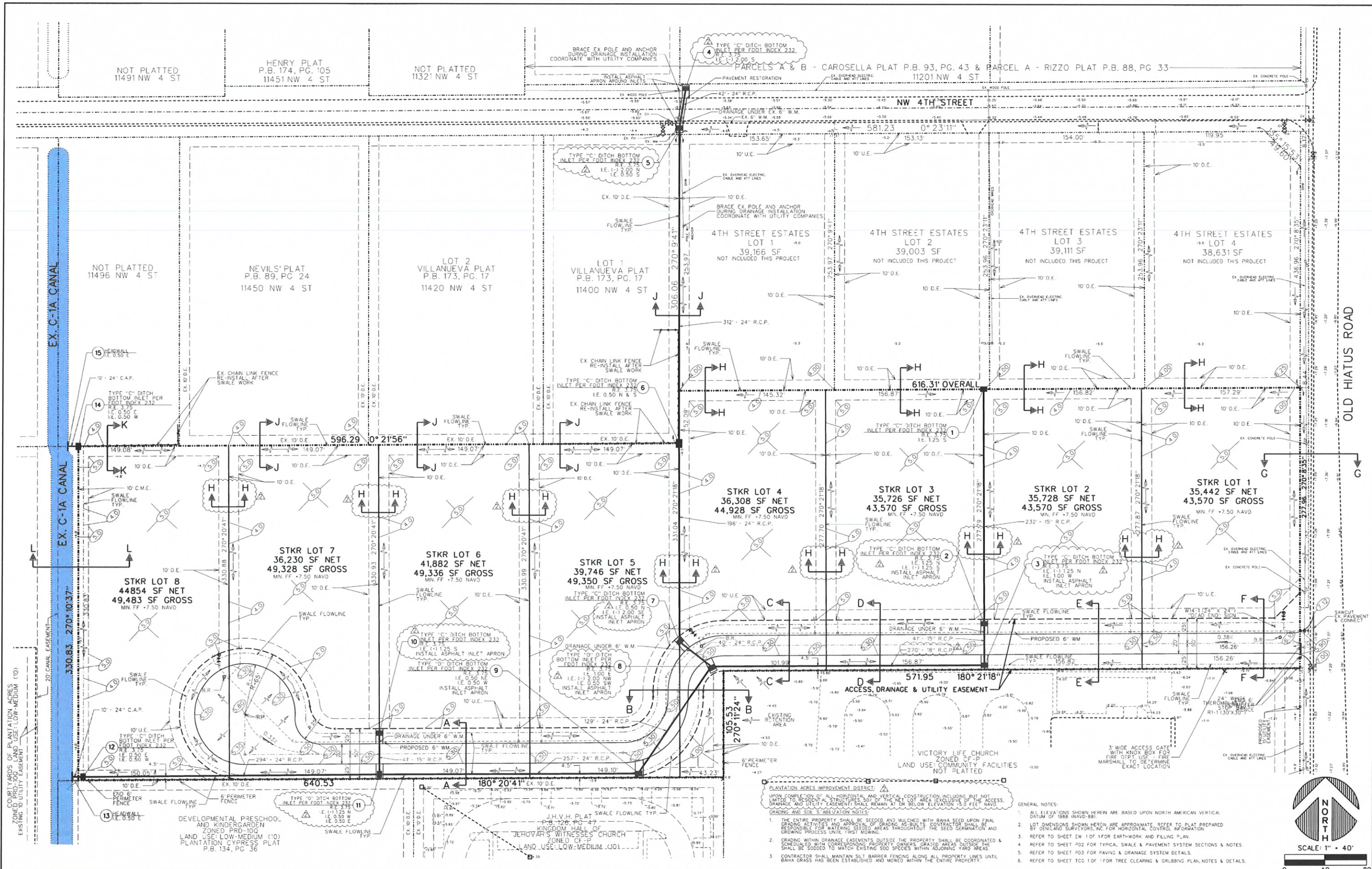


JONATHAN W. KEITH, P.A.
 Consulting Engineers
 P.O. Box 1017
 Boynton Beach, Florida 33425 (954) 914-8109
 AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
 Date: _____
 Licensed Engineer Number 41052
 State of Florida

**TREE CLEARING, GRUBBING & MINOR FILLING
 PLAN, NOTES & DETAILS**
2ND STREET ESTATES PLAT
 STKR OLD HIATUS, LLC

PROJECT NUMBER
20-01
 SHEET NUMBER
TCG 1 OF 1



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
10-19-24	J.W.K.		REV. PER PAID REVIEW COMMENTS				
1	10-1-24	J.W.K.	INC. LOTS 1-3 TO 43,570 SF EACH				

Designed by: J.W.K. Date: 7/23
 Drawn by: J.W.K. Date: 7/23
 Checked by: J.W.K. Date: 7/23

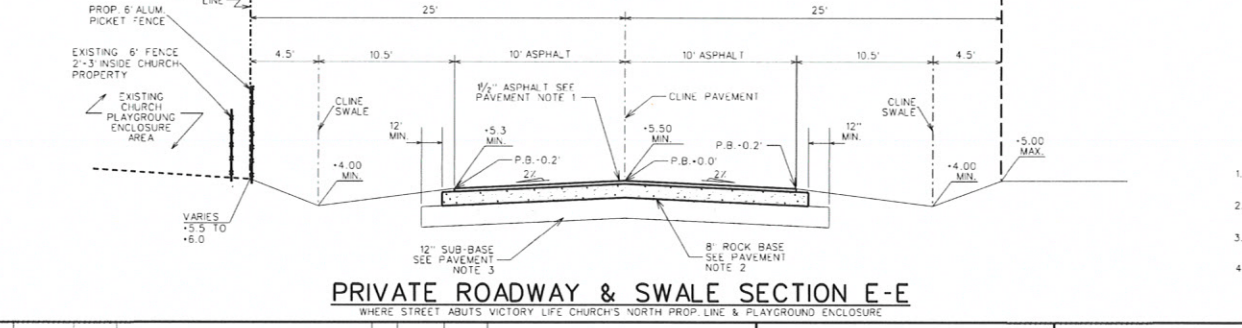
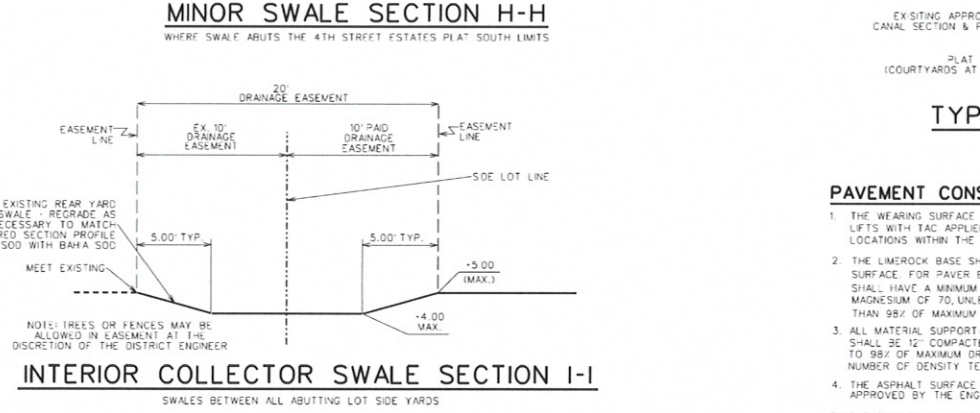
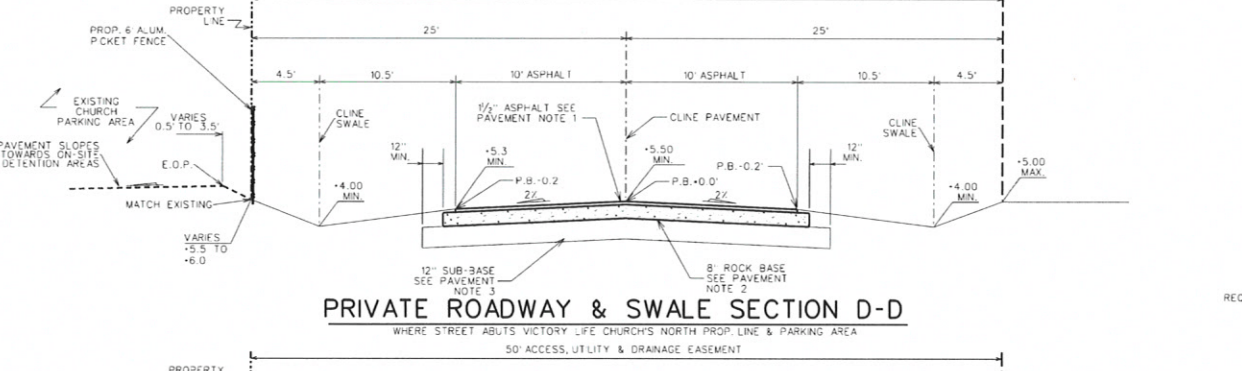
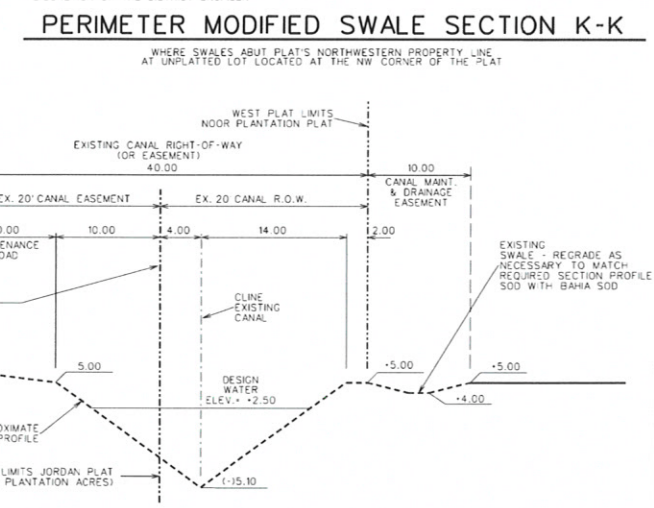
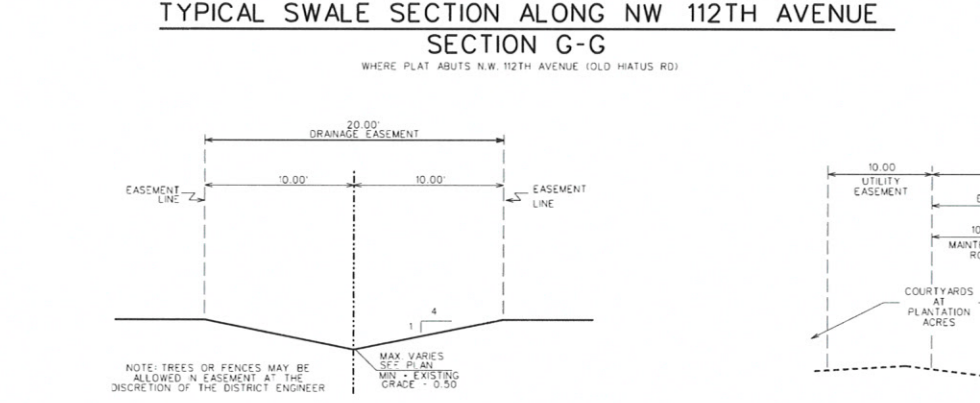
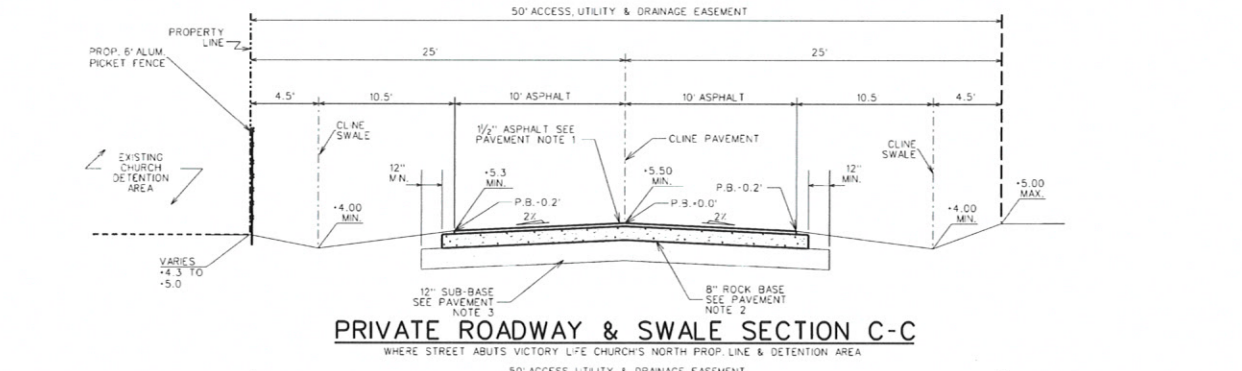
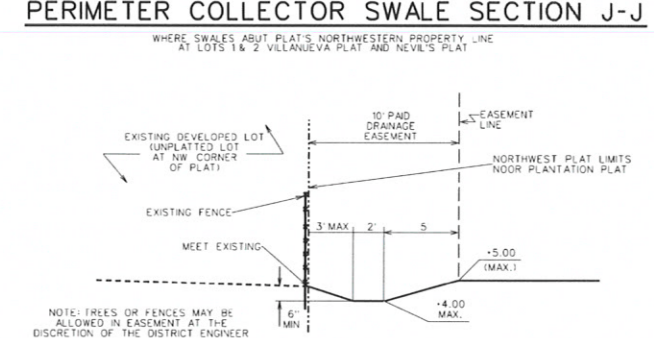
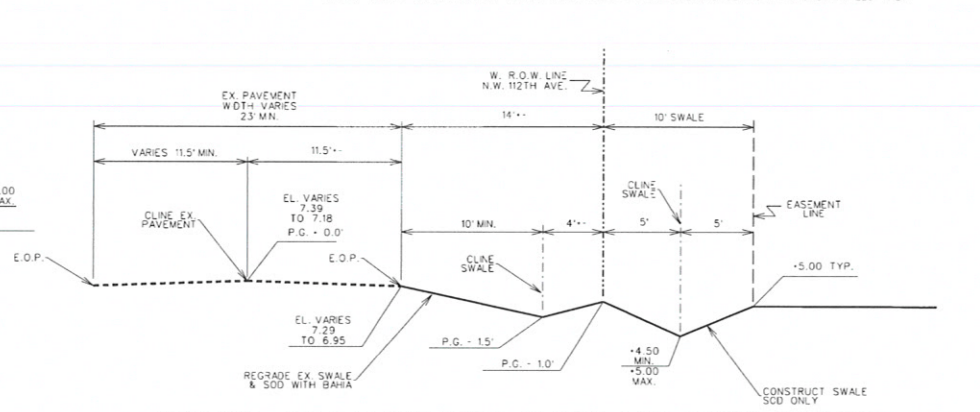
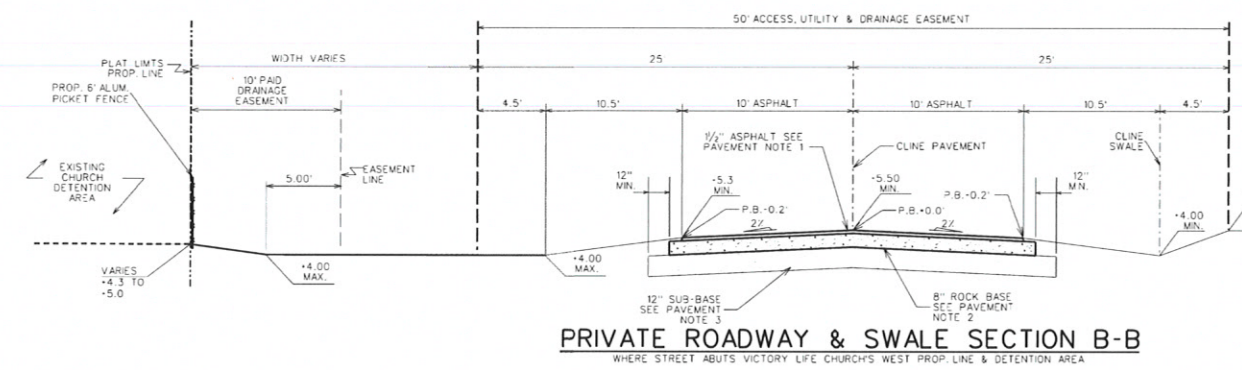
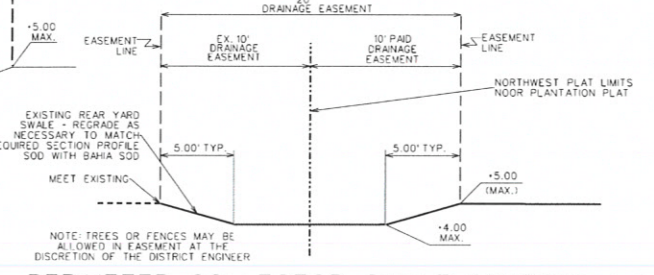
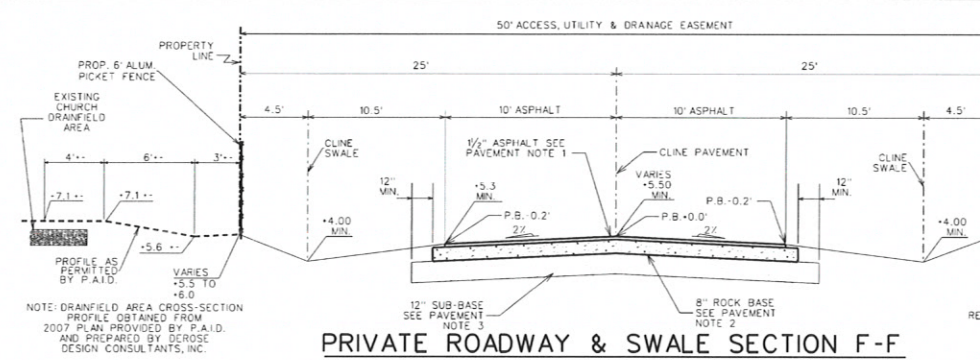
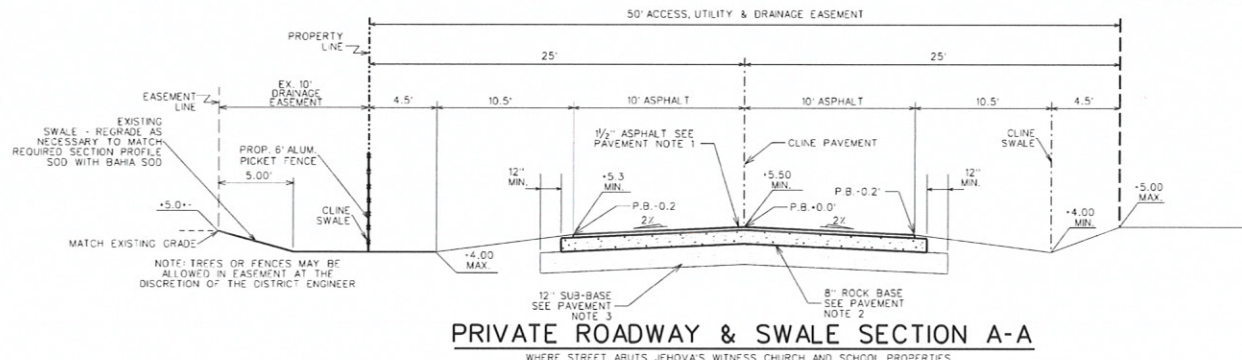
JONATHAN W. KEITH, P.A.
 Consulting Engineers
 P.O. Box 1017
 Boynton Beach, Florida 33425 (954) 914-8109
 AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
 Licensed Engineer Number 41052
 State of Florida

PAVING AND DRAINAGE SYSTEM PLAN
2ND STREET ESTATES PLAT
 STKR OLD HIATUS, LLC

PROJECT NUMBER 20-01
 SHEET NUMBER PD 1 OF 3

- GENERAL NOTES:**
- ALL ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE. REFER TO PLAT PREPARED BY DENLAND SURVEYORS, INC. FOR HORIZONTAL CONTROL INFORMATION.
 - REFER TO SHEET EW 10F FOR EARTH-WORK AND FILLING PLAN.
 - REFER TO SHEET PD2 FOR TYPICAL SWALE & PAVEMENT SYSTEM SECTIONS & NOTES.
 - REFER TO SHEET PD3 FOR PAVING & DRAINAGE SYSTEM DETAILS.
 - REFER TO SHEET TCG 10F FOR TREE CLEARING & GRUBBING PLAN, NOTES & DETAILS.
- PLANTATION ACRES IMPROVEMENT DISTRICT:**
- UPON COMPLETION OF ALL HORIZONTAL AND VERTICAL CONSTRUCTION INCLUDING BUT NOT LIMITED TO RESIDENTIAL STRUCTURES 50% OF THE NET LOT AREA EXCLUDING THE ACCESS, DRAINAGE AND UTILITY EASEMENTS SHALL REMAIN AT OR BELOW ELEVATION +3.0 FEET NAVD. GRADING AND SOIL STABILIZATION NOTES:
- THE ENTIRE PROPERTY SHALL BE SEEDED AND MULCHED WITH BAHIA SEED UPON FINAL GRADING ACTIVITIES AND APPROX. 15 DAYS BEFORE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING SEEDED AREAS THROUGHOUT THE SEED GERMINATION AND GROWING PROCESS UNTIL "FIRST MOWING".
 - GRADING WITHIN DRAINAGE EASEMENTS OUTSIDE THE PROPERTY SHALL BE COORDINATED & SCHEDULED WITH CORRESPONDING PROPERTY OWNERS. GRADED AREAS OUTSIDE THE PROPERTY SHALL BE SOODED TO MATCH EXISTING SOO SPECIES WITHIN ADJOINING YARD AREAS.
 - CONTRACTOR SHALL MAINTAIN SILT BARRIERS FENCING ALONG ALL PROPERTY LINES UNTIL BAHIA GRASS HAS BEEN ESTABLISHED AND MOVED WITHIN THE ENTIRE PROPERTY.



- PAVEMENT CONSTRUCTION NOTES:**
1. THE WEARING SURFACE SHALL BE 1/2" INCH THICK ASPHALTIC CONCRETE TYPE S-3 APPLIED OVER PRIMED LIMEROCK BASE IN TWO 3/4" LIFTS WITH TAC APPLIED BETWEEN LIFTS. ALTERNATIVELY, 2 3/8" THICK CONCRETE BRICK PAVERS SHALL BE UTILIZED IN CERTAIN LOCATIONS WITHIN THE ROADWAY & ENTRY.
 2. THE LIMEROCK BASE SHALL BE 8" INCHES THICK WITHIN THE PRIVATE INTERIOR ROADWAYS WHERE ASPHALT IS SPECIFIED AS THE WEARING SURFACE. FOR PAVEMENT AREAS, THE LIMEROCK BASE SHALL BE 5" THICK OVER 1" - 2" BEDDING SAND. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100 AND HAVE A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. THE LIMEROCK BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY A.A.S.-H.T.O. T-180.
 3. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUB-BASE SHALL BE 12" COMPACTED STRUCTURAL FILL WITH A LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUB-BASE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND CITY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTS.
 4. THE ASPHALT SURFACE COURSE SHALL NOT BE PLACED UNTIL AS-BUILT DRAWING OF THE LIMEROCK BASE HAVE BEEN SUBMITTED AND APPROVED BY THE ENGINEER-OF-RECORD AND THE CITY ENGINEER OR DESIGNEE.
 5. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF WEARING SURFACE SHALL VARY MORE THAN 0.04 FOOT FROM THE APPROVED GRADING PLAN (TEMPLATS) AND ALL AREAS SHALL BE GRADED TO DRAIN ANY IRREGULARITIES EXCEEDING LIMIT SHALL BE CORRECTED.
 6. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED AND TESTED.
 7. PRIME AND TACK COATS FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
 8. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY, PARKING AND UTILITY/DRAINAGE EASEMENT AREAS SHALL BE REMOVED. NO MATERIAL OF F.D.O.T. CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
 9. ALL REPAIRS AND CONNECTIONS TO EXISTING PAVEMENT SHALL RECEIVE A SAW-CUT EDGE PRIOR TO RELAYING ASPHALT PAVEMENT.
- NOTE: ALL ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

- SWALE AREA GRADING REQUIREMENTS:**
1. ALL SWALE AREAS SHALL BE GRADED 1" BELOW THE P.A.I.D. PLAN GRADE IN PREPARATION FOR SODDING OF THE BOTTOM AND BANKS. THESE AREAS ARE TO BE IN ACCORDANCE WITH P.A.I.D. AND CITY REQUIREMENTS.
 2. CERTIFIED SURVEY AS-BUILT DRAWINGS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND P.A.I.D. PRIOR TO THE PLACEMENT OF SOD.
 3. THE SWALE AREA CONFIGURATION, INCLUDING THE LOCATIONS OF THE +5.00 AND +4.00 CONTOURS SHALL NOT BE ALTERED WITHOUT PERMISSION FROM THE ENGINEER OF RECORD AND P.A.I.D.
 4. THE PLACEMENT OF LANDSCAPING & FENCING WITHIN THE SWALE AREAS SHALL NOT INTERFERE WITH THE STORAGE & FLOWAGE OF STORMWATER, NOR THE MAINTENANCE OF THESE FACILITIES. ADDITIONAL SURVEY AS-BUILT INFORMATION MAY BE REQUIRED AFTER PLACEMENT OF LANDSCAPING & FENCING IN ORDER TO VERIFY PROPER CONFIGURATIONS. P.A.I.D. AND THE CITY SHALL APPROVE ALL LANDSCAPING AND FENCING PRIOR TO INSTALLATION.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

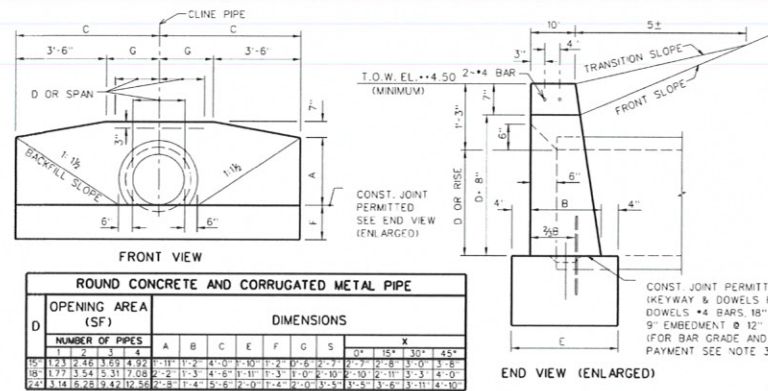
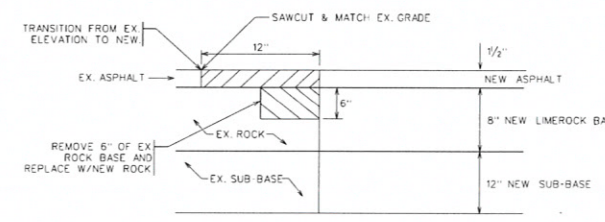
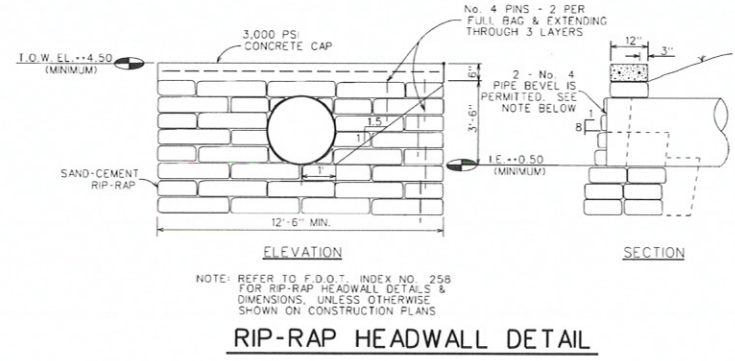
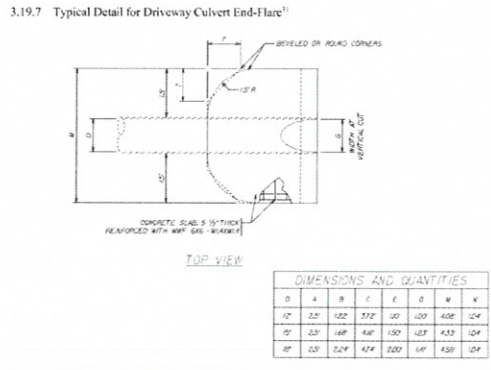
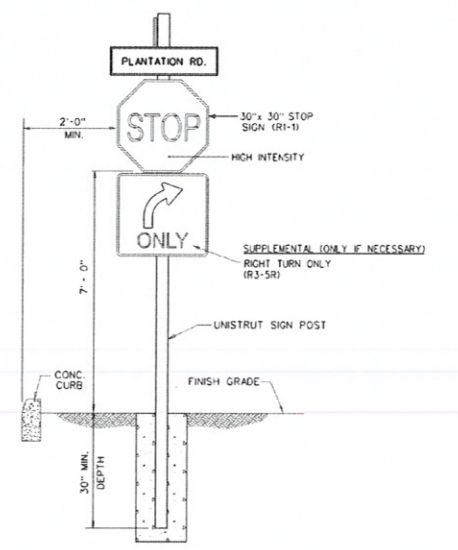
Designed by: J.W.K. Date: 7/23
 Drawn by: J.W.K. Date: 7/23
 Checked by: J.W.K. Date: 7/23

JONATHAN W. KEITH, P.A.
 Consulting Engineers
 P.O. Box 1017
 Boynton Beach, Florida 33425 (954) 914-8109
 AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
 Date: _____
 Licensed Engineer Number: 41052
 State of Florida

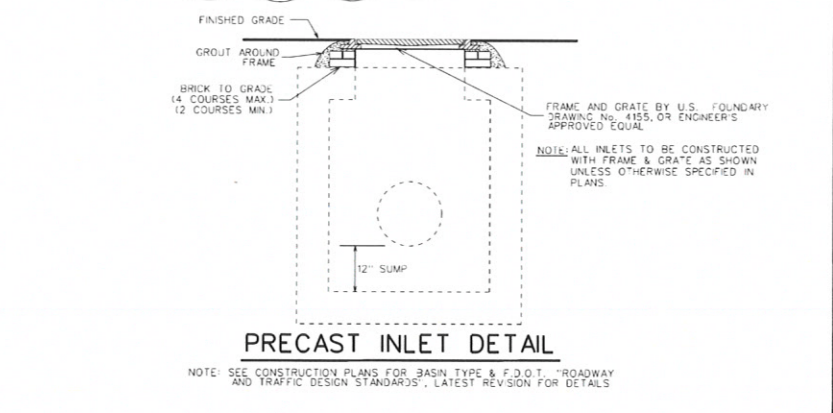
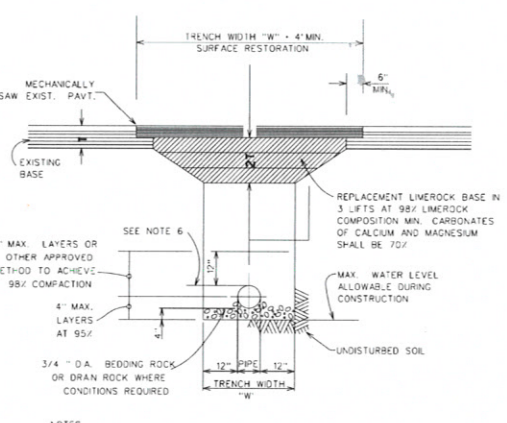
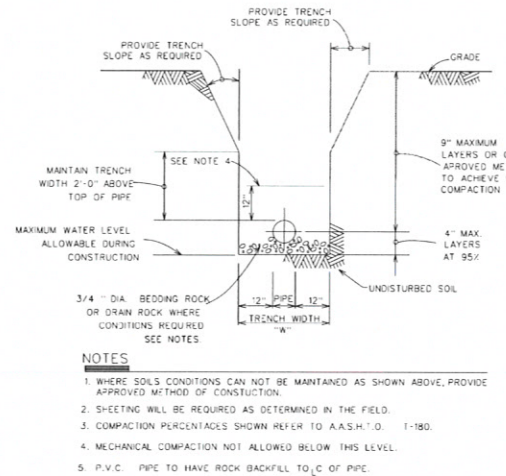
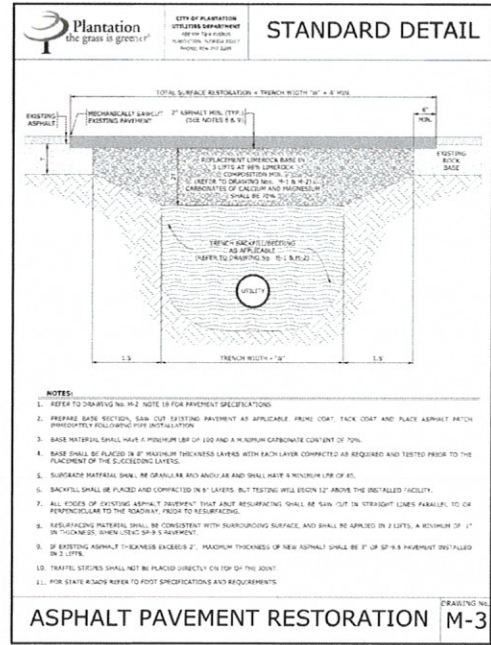
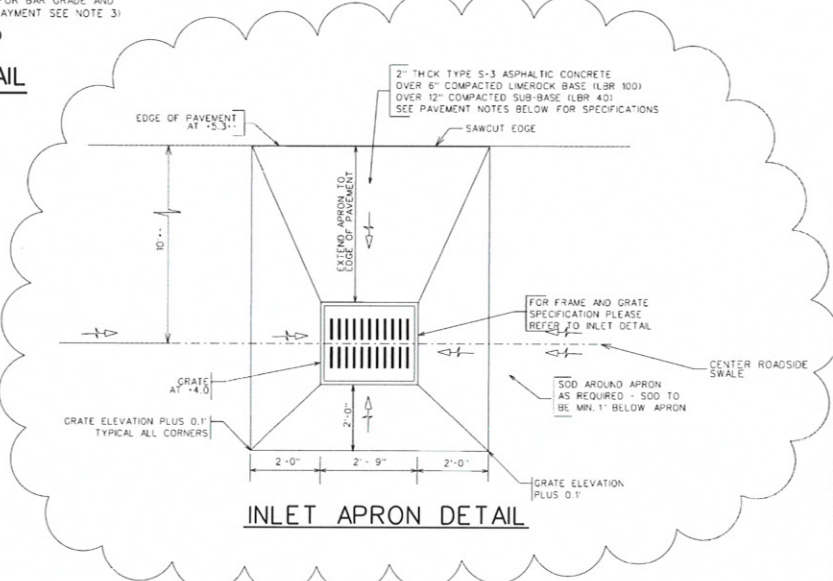
PAVING AND DRAINAGE SYSTEM
 SECTIONS & NOTES
2ND STREET ESTATES PLAT
 STKR OLD HIATUS, LLC

PROJECT NUMBER
 20-01
SHEET NUMBER
 PD2 OF 3



PAVEMENT MARKINGS AND SIGNAGE NOTES:

- PROVIDE AND INSTALL ALL NECESSARY PAVEMENT MARKINGS AND SIGNS IN ACCORDANCE WITH THE "TRAFFIC OPERATIONS STANDARDS", FLORIDA, DEPARTMENT OF TRANSPORTATION, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), UNITED STATES DEPARTMENT OF TRANSPORTATION (LATEST EDITION), AND THE CITY OF PLANTATION ENGINEERING STANDARDS.
- ALL PAVEMENT MARKINGS WITHIN CITY R/W AND AT EXITS TO DEDICATED RIGHT-OF-WAYS SHALL BE FULLY RETROREFLECTORIZED ALKYD BASED THERMOPLASTIC.
- ALL INTERIOR PAVEMENT MARKINGS APPLIED ON ASPHALT SHALL BE REFLECTORIZED PAINT.
- ALL INTERIOR PAVEMENT MARKINGS APPLIED ON BRICK PAVERS SHALL BE REFLECTORIZED EXOXY PAINT OR REFLECTORIZED COLORED PAVER BRICKS OR APPROVED EQUAL.
- ALL INTERIOR R1-1 SIGNS SHALL BE 30" X 30" REFLECTORIZED WITH TRADEMARK.
- ALL R1-1 SIGNS ("STOP") AT THE EXITS TO RIGHT-OF-WAYS SHALL BE 30" X 30" DIAMOND GRADE (3M VIP 3990 WHITE), PRESSURE SENSITIVE RED TRANSLUCENT NK SILK SCREENED CLEAR COATED OR EC FILM 1172 RED OR EQUAL OVER DIAMOND GRADE IN ACCORDANCE WITH B.C. TRAFFIC ENG. STDS.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
2.	10-17-24	JWK	REV. INLET APRON DETAIL PER PAID				
1.	8-24-23	JWK	ADD PVMT RESTOR. DTL & NOTES				

Designed by: J.W.K. Date: 7/23
 Drawn by: J.W.K. Date: 7/23
 Checked by: J.W.K. Date: 7/23

JONATHAN W. KEITH, P.A.
 Consulting Engineers
 P.O. Box 1017
 Boynton Beach, Florida 33425 (954) 914-8109
 AUTHORIZATION NUMBER EB-26425

Approved by: JONATHAN W. KEITH
 Date: _____
 Licensed Engineer Number: 41052
 State of Florida

PAVING AND DRAINAGE SYSTEM
 DETAILS AND NOTES

2ND STREET ESTATES PLAT
 SKR OLD HIATUS, LLC

PROJECT NUMBER: 20-01
 SHEET NUMBER: PD3 OF 3

NOTE: ALL ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)

SKETCH OF ALTA/ACSM LAND TITLE SURVEY

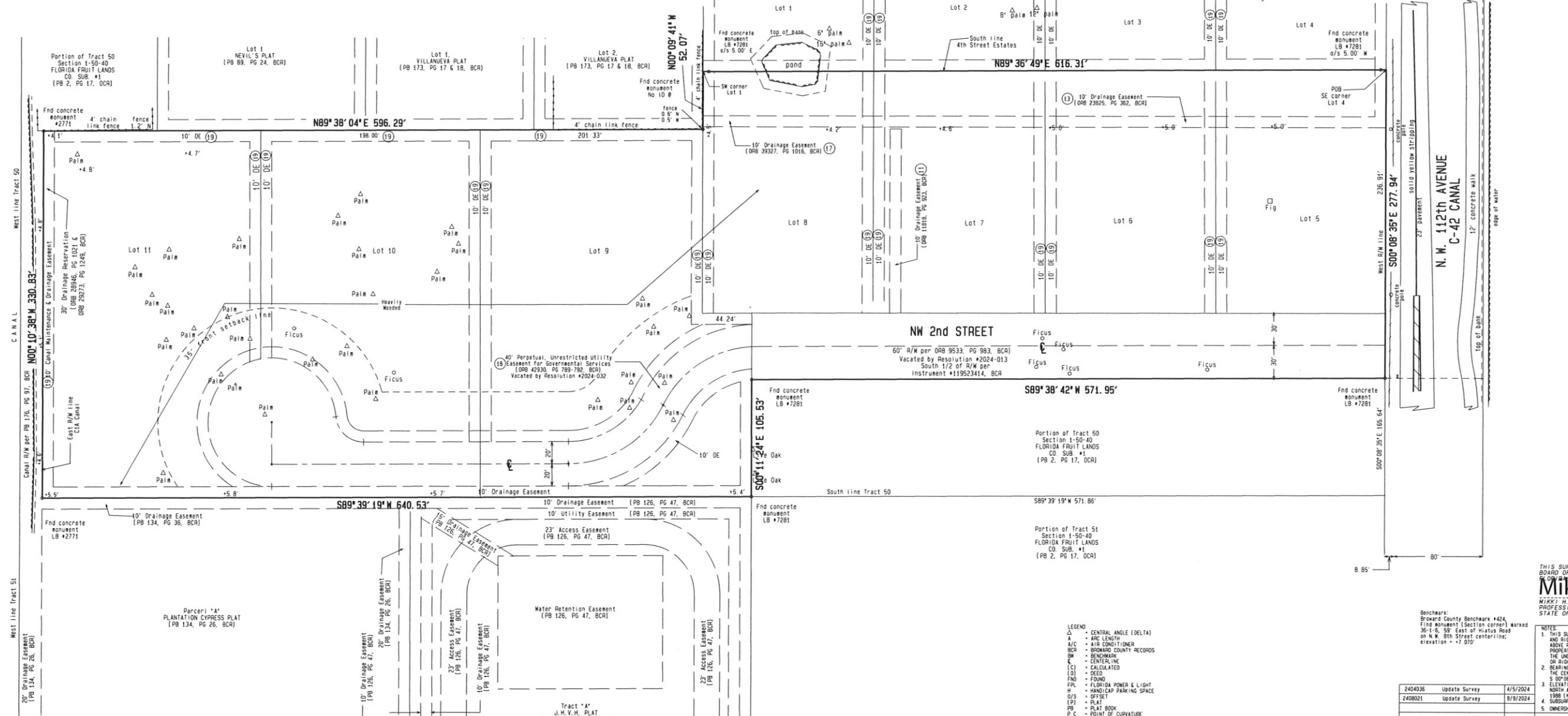
LEGAL DESCRIPTION:

Lots 5, 6, 7 and 8 less the North 18.97 feet thereof, and all of Lots 9, 10 and 11, NODR PLANTATION, according to the plat thereof, as recorded in Plat Book 176, Page 97, of the Public Records of Broward County, Florida, but not included in said Plat, and described as follows:
 The certain parcel of land identified as N.W. 2nd Street, shown on the plat of NODR PLANTATION, recorded in Plat Book 176, Page 97, of the Public Records of Broward County, Florida, but not included in said Plat, and described as follows:
 The North 60 feet of the South one-half of the East one-half of Tract 50, except thereof and the right of way of N. Hiatus Road (N.W. 112th Avenue), of the Subdivision of Section 1, Township 30 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1, recorded in Plat Book 2, Page 17, of the Public Records of Dade County, Florida, said lands situate, lying and being in the City of Plantation, Broward County, Florida, containing 373,107 square feet (8.555 acres), more or less.
 Also known as:
 A portion of Lots 5, 6, 7 and 8, and all of Lots 9, 10, and 11, NODR PLANTATION, according to the plat thereof, as recorded in Plat Book 176, Page 97, of the Public Records of Broward County, Florida, being more particularly described as follows:
 BEGINNING at the Southeast corner of Lot 4, 4th STREET ESTATES, according to the plat thereof, as recorded in Plat Book 183, Page 634, of the Public Records of Broward County, Florida; thence South 00°08'35" East, along the West right-of-way line of NW 112th Avenue, a distance of 277.94 feet; thence South 89°38'42" West, a distance of 574.95 feet; thence South 00°11'24" East, a distance of 105.53 feet; thence South 89°39'19" West, a distance of 640.53 feet to a point on the East right of way line of CIA Canal; thence North 00°10'38" West, along said East right of way line, a distance of 330.83 feet; thence North 89°38'04" East, a distance of 596.29 feet; thence North 00°09'41" West, a distance of 52.07 feet to the Southwest corner of Lot 1, of said 4th Street Estates; thence North 89°36'49" East, along the South line of said 4th Street Estates, a distance of 616.31 feet to the POINT OF BEGINNING.

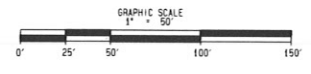
64	69
63	68
62	67
61	66
60	65
59	64
58	63
57	62

LOCATION MAP (Not to scale)

- TITLE EXCEPTIONS:**
1. Defects, liens, encumbrances, adverse claims or other matters. Not a survey matter.
 2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. Not a survey matter.
 3. Standard exceptions.
 4. Any encroachment, violation, variation or other circumstance affecting the title that would be disclosed by an accurate and complete survey of the Land. None found.
 5. Rights or claims of parties in possession not shown by the public records. Not a survey matter.
 6. Any lien, or right to a lien, for services, labor, or materials heretofore or heretofore furnished, imposed by law and not shown by the public records. Not a survey matter.
 7. Taxes or assessments which are not shown as existing liens in the public records. Not a survey matter.
 8. Any claim that any portion of the surveyed land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such lands. None found.
 9. Any lien provided by County Ordinance or by Chapter 150, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. Not a survey matter.
 10. Reservations set forth on Deed No. 865 in favor of Board of Commissioners of Everglades Drainage District of the State of Florida, re: to make or cause to be made and construct thereon land, canals, cuts, sluiceways, dikes and other works necessary for drainage or reclamation of the exclusive possession, occupation, use and enjoyment of a strip of land measuring across the property 130 feet on each side of center line of any canal, cut, sluiceway or dike, filed April 26, 1981 in Deed Book 11, Page 226, affected by Affidavit filed July 28, 2005 recorded in Official Records Book 15543, Page 313 and Transfer of Rights in Water Management District in Deed No. 865 in favor of Board of Commissioners of Everglades Drainage District of the State of Florida, re: to make or cause to be made and construct thereon land, canals, cuts, sluiceways, dikes and other works necessary for drainage or reclamation, filed January 7, 1980 in Deed Book 46, Page 246, affected by Quit Claim Deed recorded in Official Records Book 7517, Page 02, Official Records Book 7834, Page 131, and Official Records Book 868, Page 34, and by Partial Transfer of Canal Reservations to South Florida Water Management recorded in Official Records Book 20846, Page 1031 and by Transfer of Rights in Reservations for Secondary Construction District in Deed No. 865-7 to Plantation Acres Improvement District recorded in Official Records Book 27273, Page 1246. Does not affect this property.
 11. Water Agreement between D.I.D., Inc., a Florida corporation to West Broward Utilities, Inc., a Florida corporation, filed October 26, 1973 recorded in Official Records Book 6500, Page 14, assigned to the City of Plantation by Assignment of Contract Rights recorded in Official Records Book 5548, Page 772. Not a survey matter.
 12. Sewage Agreement between D.I.D., Inc., a Florida corporation to West Broward Utilities, Inc., a Florida corporation, filed October 26, 1973 recorded in Official Records Book 6500, Page 140, assigned to the City of Plantation by Assignment of Contract Rights recorded in Official Records Book 5548, Page 772. Not a survey matter.
 13. Property lies in Flood Zone AN, Base Flood Elev. see Map #201010030N.
 14. Property Zoned RS-10P.
 15. There is no observable evidence of current earth moving work, building construction or building additions.
 16. To our knowledge there are no proposed changes in the right-of-way lines. There is no observable evidence of recent street or sidewalk construction or repairs.
 17. Visible indicators of utilities are shown herein.



- LEGEND:**
- Δ - CENTRAL ANGLE (DELTA)
 - A - ARC LENGTH
 - A/C - AIR CONDITIONER
 - BCR - BROWARD COUNTY RECORDS
 - B - BENCHMARK
 - C - CENTERLINE
 - (C) - CALCULATED
 - (D) - DEED
 - F - FOUND
 - FPL - FLORIDA POWER & LIGHT
 - H - HANDICAP PARKING SPACE
 - OS - OFFSET
 - (P) - PLAT
 - PC - POINT OF COMMENCEMENT
 - P.C. - POINT OF CURVATURE
 - PAE - PAGE
 - P.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R - RADUIS
 - R/W - RIGHT-OF-WAY
 - SF - SQUARE FEET



THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA STATUTES.
Mikki H. Ulrich 2024.10.16.14:59:40 -04'00'
 MIKKI H. ULTRICH PROFESSIONAL SURVEYOR MAPPER #5833 STATE OF FLORIDA FILENAME: ST08 SCALE: 1" = 50'

- NOTES:**
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERGROUND POWER LINES OR RIGHT-OF-WAY.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 112th AVENUE.
 3. ELEVATION SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 4. SUBSURFACE FEATURES NOT LOCATED.
 5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

2404036 Update Survey 4/5/2024
 2408021 Update Survey 8/9/2024

REVISIONS DATE FOR: STKR Old Hiatus DATE: 10/16/2019 NO. 1910015 F.B. 138-10

DENI LAND SURVEYORS, INC. LB #7281
 1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
 LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

PLANTATION ACRES IMPROVEMENT DISTRICT PERMIT

TYPE OF PERMIT: [X] Construction [] Modification of existing Permit # [] Extension of existing Permit #
PROJECT TITLE: 2nd Street Estates Plat (aka Noor Plantation Plat Lots 5-11 & NW 2nd St Vacated ROW)
STREET ADDRESS: 11200 NW 2nd Street, Plantation
LOCATION: Tract(s) 1/4 Section Township Range
Noor Plantation Plat Book 176 Page 97 Block Lot 5-11
PURPOSE Residential (residential, agricultural, commercial, etc.)
PROJECT SIZE: This phase: 8.57 acres Total: 8.57 acres

DESCRIPTION OF WORK TO BE PERMITTED Paving, Drainage and Earthwork activities associated with the development of 8 single-family estate lots including the installation of a piped outfall for NW 4th Street
NUMBER OF DWELLING UNITS 8 OR SQUARE FEET OF COMMERCIAL AREA N/A
DATE CONSTRUCTION OR ALTERATION IS EXPECTED TO START January, 2025
RECEIVING CANAL FOR PROJECT DRAINAGE C-1A

PROPERTY OWNER: STKR Old Hiatus, LLC
ADDRESS 201 SE 12th Street, Suite 100
CITY Ft. Lauderdale STATE FL ZIP 33316 PHONE 954-324-1712

DEVELOPER: Same as Property Owner
ADDRESS:
CITY STATE ZIP PHONE

PROJECT ENGINEER: Jonathan W. Keith, P.A.
ADDRESS: PO Box 1017
CITY Boynton Beach STATE FL ZIP 33425 PHONE 954-914-8109

AS THE PERMITTEE AND/OR OWNER OF THE PROPOSAL SET FORTH ABOVE, I DO UNDERSTAND AND AGREE THAT:

- 1. The use of or construction will be in accordance with the details of the approved drawing(s) supporting this permit; and if any changes are required, same will be cleared with the PLANTATION ACRES IMPROVEMENT DISTRICT in writing prior to initiating.
2. The PLANTATION ACRES IMPROVEMENT DISTRICT will be notified, as required to coordinate and schedule inspections.
3. Erosion, shoaling or deleterious discharges due to permitted actions will be corrected promptly at no expense to the PLANTATION ACRES IMPROVEMENT DISTRICT.
4. The area under permit will be maintained in a safe condition at all times or equipment will be promptly removed from the right of way of easement and that the right of way or easement will be restored to its original or better condition within a reasonable time on termination of the authorized use.
5. No beautification or erection of any structure or vegetation that will prohibit or limit the access of PLANTATION ACRES IMPROVEMENT DISTRICT equipment or vehicles in the right of way or easements will be permitted.
6. As Permittee, will hold and save the PLANTATION ACRES IMPROVEMENT DISTRICT and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, operation, maintenance or use of the work or structure involved in the permit.
7. This permit does not convey any property rights nor any rights or privileges other than those specified herein, nor relieve from complying with any law, regulation or requirement affecting the rights of other bodies or agencies.
8. This permit is in effect for one year, with an additional 60 day grace period. An extension must be requested if work is not completed during permit period.
9. To abide by the terms and conditions of the permit.

SIGNED [Signature] Owner's Signature (if not the owner, certify below)

DATE 10-3-2024

I HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF THE OWNER: (Attach Letter of Authorization from Owner)

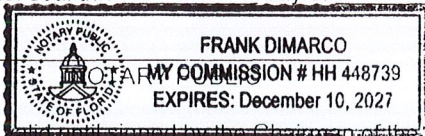
TITLE

STATE OF FLORIDA
COUNTY OF Broward

Before me personally appeared ROBERT STIEGELE as MEMBER of STKR OLD HIATUS LLC to be known to be the person(s) described in or who has produced as identification and who executed the foregoing instrument and acknowledged before me that ROBERT STIEGELE executed said instrument for the purpose expressed.

WITNESS my hand and official seal this 3 day of OCTOBER, 2024

My Commission Expires:



FRANK DIMARCO

Type, Print or Stamp Name

This permit does not become valid until signed by the Chairman of the PLANTATION ACRES IMPROVEMENT DISTRICT. This permit will expire one year, to the day, from the date signed by the Chairman.

SIGNED CHAIRMAN DATE PERMIT REFERENCE NUMBER C2410.01

ENGINEER'S STAFF REPORT
FOR November 21, 2024 MEETING
AGENDA ITEM No.: D1

Action Required: Update

Item Description: Pump Station Number 4 Rehabilitation

PAID Number: D1707.01-4

Attachments: None

Summary: Pump 4 is currently under construction to date. Construction was stalled temporarily as the contractor ordered pipe and spool pieces that did not match the approved plans.

1. Contractor provided a revised shop drawing for this pump necessary to make adjustments to the pipe lengths, which was reviewed and approved.

2. Pump No. 1 construction start date will be November 25th 2024, and should be completed near the end of January 2025.

Prepared by: BMP Date: 11/13/2024

2024-11-13_PAID Pump No 4 Staff Report.wpd

ENGINEER'S STAFF REPORT
FOR November 21, 2024 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 District removed trees and vegetation, fencing, and irrigation within the drainage path for this project (all 3 phases).

The project is currently under construction and Phase 1 is nearly complete to date. Phase 2 and Phase 3 shall be completed in the next 30-45 days.

Recommendation: N/A

Comments: _____

Prepared by: BMP Date: 11/13/24

ENGINEER'S STAFF REPORT
FOR November 21, 2024 MEETING
AGENDA ITEM No.: D3

Action Required: Discussion

Item Description: PAID Policies and Procedures Manual Update

P.A.I.D. Number: D2406.01

Attachments: None

Summary: The PAID Policies and Procedures Manual (PPM) has not been updated since 2013 and should be to include the following revisions (but not limited to):

1. Resolution 2021 - 02 (Approved March 2021) - Amendment to Section 1.1.1, Authority, relating to adopting laws of Florida.
 2. Resolution 2021 - 02 (Approved March 2021) - Creating Section 1.3, Providing a process for Policies and Procedures Amendment.
 3. Resolution 2022 - 01 (Approved June 2022) - Amendment to Section 2.2.10, Addressing the Board.
 4. Resolution 2024 - 02 (Approved June 2024) - Amendment to Sections 5.4.4 and 5.4.5, Fee Deposit Schedule.
 5. Amendments to Sections 3.3, 3.7.1, 3.11.2 (f), 3.19 Standard Details - Vertical datum NGVD 29 is not accepted by the City of Plantation. NAVD 88 should be used.
-

Recommendation: Recommend approval.

Comments: None.

Prepared by: BMP Date: 11/14/2024

ENGINEER'S STAFF REPORT
FOR November 21, 2024 MEETING
AGENDA ITEM No.: D4

Action Required: Board Discussion

Item Description: Engineering Consulting Services

P.A.I.D. Number: D2401.01

Attachments: None

Summary: At the request of the Vice Chairman, this item has been placed on the Agenda for discussion.

Comments: None.

Prepared by: BMP Date: 11/13/24

ENGINEER'S STAFF REPORT
FOR NOVEMBER 21, 2024 MEETING
AGENDA ITEM No.: D5

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.	Acevedo (Clear & Fill)	2830 NW 118 th Avenue	B2408.01
2.	Grutcki (Patio & Walkway Pavers)	11300 NW 22 nd Street	B8805.11
3.	Rizo (Fence)	12361 NW 9 th Street	B0001.08
4.	Rambough (Retaining Wall)	11591 NW 20 th Court	B0108.01
5.	Madhukar (Fence)	11510 SW 2 nd Street	B0306.04
6.	Nelson Worldwide (ATM Relocation)	12381 W. Sunrise Boulevard	B2410.01

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Verma (Addition)	12381 NW 14 th Street	B9404.02

Prepared by: ARW Date: 11/14/2024

ENGINEER'S STAFF REPORT
FOR NOVEMBER 21, 2024 MEETING
AGENDA ITEM No.: D6

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
DESANTIS (V2301.01)	12121 NW 11 th STREET	LANDSCAPE IN CANAL EASEMENT	NOTIFIED
MARTIN (V2306.02)	11350 NW 8 th STREET	CONSTRUCTION WITHOUT PERMIT	NON-COMPLIANT
NARA (V2308.01)	1101 NW 122 nd AVENUE	LANDSCAPE IN DRAINAGE EASEMENT	IN PROCESS OF COMPLYING
LAKHANI (V2309.01)	11251 NW 14 th STREET	FILL WITHOUT PERMIT	IN PROCESS OF COMPLYING
BUCCHUS (V2309.04)	1460 NW 114 th AVENUE	CONSTRUCTION WITHOUT PERMIT	IN PROCESS OF COMPLYING
AKBAR/AZIMI (V2403.03)	11650 NW 17 th COURT	CONSTRUCTION WITHOUT A PERMIT	IN PROCESS OF COMPLYING
VIGOA (V1705.03)	11901 NW 19 th STREET	LANDSCAPE AND FENCE IN CANAL MAINTENANCE EASEMENT	NON-COMPLIANT
WALLACE (V1705.02)	12051 NW 18 th COURT	STORAGE AREA & RAILROAD TIES IN CANAL MAINTENANCE EASEMENT	NON-COMPLIANT
EISENBERG /TOPOROWITZ (V2405.01)	11951 NW 18 th COURT	LANDSCAPE AND FENCE IN CANAL MAINTENANCE EASEMENT	NON-COMPLIANT
DAUER (V2404.01)	11601 NW 18 th COURT	LANDSCAPE AND IRRIGATION IN CANAL MAINTENANCE EASEMENT	NON-COMPLIANT
DAKOTA TTT, LLC (V2407.01)	L3 W. BROWARD BLVD.	EXISTING TREES & LANDSCAPE OVERGROWTH IN CANAL RIGHT-OF-WAY, OBSTRUCTING DISTRICT ACCESS	NOTIFIED
LOUIMA PROPERTIES (V2407.02)	L2 W. BROWARD BLVD.	EXISTING TREES & LANDSCAPE OVERGROWTH IN CANAL RIGHT-OF-WAY & DRAINAGE EASEMENT, OBSTRUCTING DISTRICT ACCESS	NOTIFIED
ABUALOWN (V2408.01)	890 NW 115 th AVENUE	LANDSCAPE AND FENCE IN CANAL MAINTENANCE EASEMENT	NOTIFIED
GOLDSTEIN (V2408.02)	1021 NW 115 th AVENUE	FENCE IN CANAL MAINTENANCE EASEMENT	NOTIFIED
GRANT (V2408.03)	12391 NW 2 nd STREET	OFFSITE DEWATERING_	NOTIFIED