



Plantation Acres Improvement District

Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323
AGENDA (Revised December 2, 2021)
December 2, 2021

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

II. Attorney's Report

III. Engineer's Report

A. CONSENT ITEMS

A1. SLS Real Estate 4 - Paving & Drainage Plan (C2001.01) Permit Extension

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. JVN Estates (S2107.01) Site Data Record

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

D1. Pump Stations Improvements (D1707.01) Update

D2. PAID Policies and Procedures (D2109.02) Discussion

D3. Third Party Engineering Drainage Plans Review (D2101.01). 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 (Revised December 2, 2021)
FOR December 2, 2021 MEETING
AGENDA ITEM No.: A1

Action Required: Consent Approval

Item Description: SLS Real Estate 4 - Paving & Drainage Plan
Permit Extension

P.A.I.D. Number: C2001.01

Attachments: Permit Application, Letter from Applicant, dated November 19, 2021

Summary: This item is for the approval of an extension of the original permit for the paving, grading and drainage plan serving the 5 single family lots at the NE corner of NW 118th Avenue and the C-4 Canal. The project is still under construction and there are no changes to the original plans approved by the Board. All outstanding fees have been paid.

Recommendation: APPROVE

Comments: The Chairman may sign the permit extension application after Board Approval.

Prepared by: WTV Date: 12/02/2021

PLANTATION ACRES IMPROVEMENT DISTRICT PERMIT

TYPE OF PERMIT: Construction Modification of existing Permit # _____ Extension of existing Permit # C2001.01

PROJECT TITLE: SLS Real Estate

STREET ADDRESS: 1500 NW 115th Ave. Plantation FL 33323

LOCATION: Tract(s) _____ 1/4 Section 36 Township 49S Range 406
Plat Book _____ Page _____ Block _____ Lot _____

PURPOSE Residential (residential, agricultural, commercial, etc.)

PROJECT SIZE: This phase: 4.954 acres Total: 4.954 acres

DESCRIPTION OF WORK TO BE PERMITTED Stormwater System for five (5) Proposed Single family lots

NUMBER OF DWELLING UNITS _____ OR SQUARE FEET OF COMMERCIAL AREA _____

DATE CONSTRUCTION OR ALTERATION IS EXPECTED TO START _____

RECEIVING CANAL FOR PROJECT DRAINAGE _____

PROPERTY OWNER: SLS Real Estate 4 LLC Mr. Sami Hazut

ADDRESS 1861 N. University Drive

CITY Coral Springs STATE FL ZIP 33071 PHONE 786 210 3250

EMAIL _____

DEVELOPER: Sami as Owner

ADDRESS: _____

CITY _____ STATE _____ ZIP _____ PHONE _____

EMAIL _____

PROJECT ENGINEER: A.J Hydro Engineering Inc. Howard Jablon, P.E

ADDRESS: 5932 Nid 73 Ct.

CITY Parkland STATE FL ZIP 33067 PHONE (954)347 3397

EMAIL _____

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 11/23/2021

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

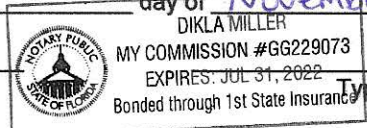
_____ TITLE _____

STATE OF FLORIDA
COUNTY OF Broward

Before me personally appeared Sami Hazut as Owner of SLS Real Estate 4 LLC to be known to be the person(s) described in or who has produced Florida DL as identification and who executed the foregoing instrument and acknowledged before me that Sami Hazut executed said instrument for the purpose expressed.

WITNESS my hand and official seal this 23 day of November, 2021

My Commission Expires: Dikla Miller
NOTARY PUBLIC



[Signature]
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 _____ DATE _____ PERMIT REFERENCE NUMBER _____

A. J. HYDRO ENGINEERING, Inc.
5932 NW 73rd Court
Parkland, FL 33067
Tel (954) 347-3397
e-mail: ajhydro@bellsouth.net

November 19, 2021

Plantation Acres Improvement District
c/o Mr. Werner Vaughan, P. E.
Winningham & Fradley, Inc.
111 NE 44th Street
Oakland Park, Florida 33334

RE: SLS Real Estate 4 Plat - Request for Permit Extension
AJH #: 19-0230
PAID Permit #: C2001.01

Dear Mr. Vaughan:

SLS Real Estate 4 would like to request a permit extension for the maximum allowable time for the above-referenced project. The project was permitted by PAID, Permit Number C2001.01.

The plans have not changed since the permit was issued.

The permittee has started land development and is currently performing the earthwork. The land development will take approximately another six months.

Thank you for your kind attention to this matter. Should you have questions regarding this, or any other, matter, please do not hesitate to contact this office.

Sincerely,
A. J. Hydro Engineering, Inc.

Howard
E Jablon
Digitally signed by
Howard E Jablon
Date: 2021.11.19
17:42:47 -05'00'

Howard Jablon, P.E.

cc: file
Sami Hazut, SLS Real Estate 4

HJ/hj

ENGINEER'S STAFF REPORT
FOR December 2, 2021 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: JVN Estates
Site Data Record

P.A.I.D. Number: S2107.01

Attachments: JVN Estates - 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.

Prepared by: CJF Date: 11/19/21

JVN ESTATE

SITE DATA RECORD

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

LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 0°00'03" WEST ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 353.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE NORTH NEW RIVER CANAL; THENCE SOUTH 75°17'10" EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1440.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 75°17'10" EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 160 FEET; THENCE NORTH 02°05'04" WEST A DISTANCE OF 173.62 FEET TO A POINT ON A CURVE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, WHOSE TANGENT IS PERPENDICULAR TO THE LAST MENTIONED COURSE, WITH A RADIUS OF 355 FEET AND A CENTRAL ANGLE OF 16°47'54", AN ARC DISTANCE OF 111.41 FEET; THENCE SOUTH 14°42'50" WEST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND CONTAIN 21,232 SQUARE FEET (0.4874 ACRES), MORE OR LESS.

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 5753, PAGE 989, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BY: _____ 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

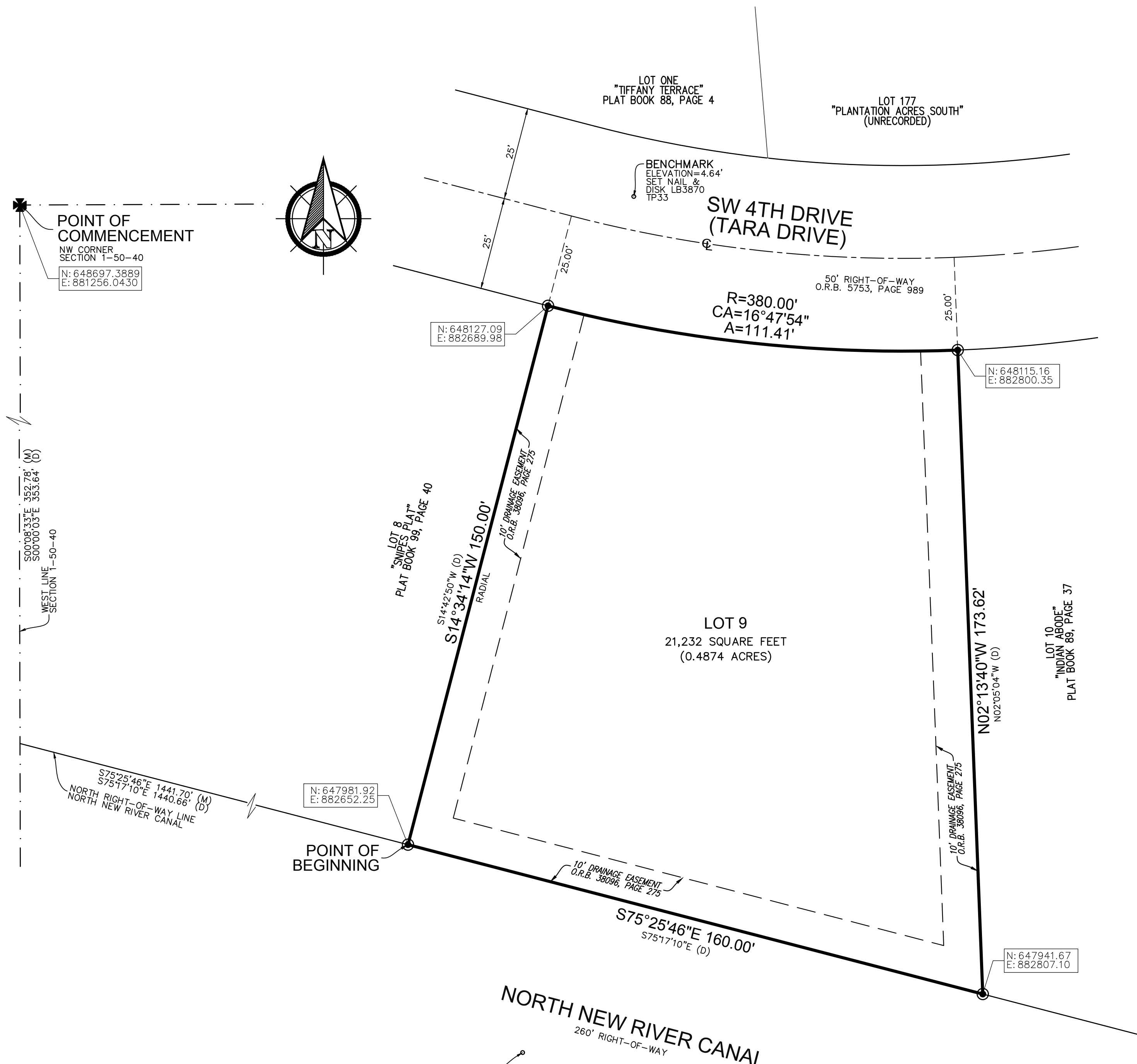
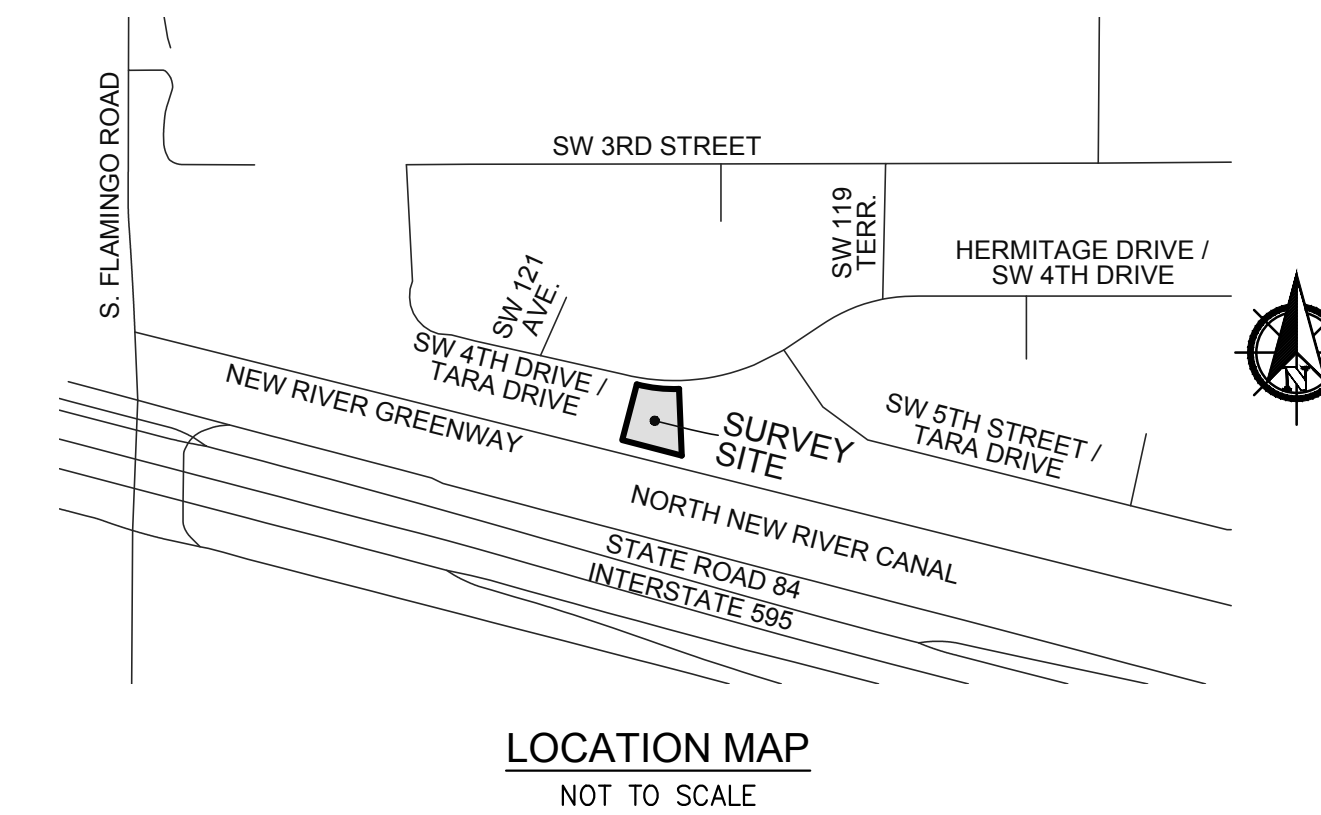
THE DRAINAGE EASEMENTS SHOWN HEREON AS RECORDED IN OFFICIAL RECORDS BOOK 38096, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ARE ACCEPTABLE TO THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION. THIS PROPERTY IS ALSO SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NUMBER _____ 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: _____ DATE _____
 CHAIRPERSON

SURVEYOR'S CERTIFICATION

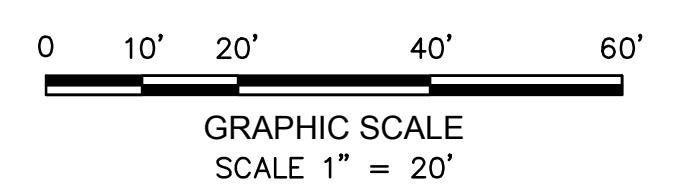
I HEREBY CERTIFY THAT THIS SITE DATA RECORD IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREIN AND THAT THE SITE DATA RECORD WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS DATA COMPLIES WITH ALL THE CITY COUNCIL APPROVED GUIDELINES OF THE CITY'S PLANNING 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: _____ 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



LEGEND & ABBREVIATIONS:

- = P.R.M. (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
- ⊙ = CENTERLINE
- ⊕ = SECTION CORNER
- A = ARC LENGTH
- CA = CENTRAL ANGLE
- (D) = DESCRIPTION
- I.D. = IDENTIFICATION
- LB = LICENSED BUSINESS
- (M) = MEASURED
- O.R.B. = OFFICIAL RECORDS BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- N:123456.78 = STATE PLANE COORDINATE NORTHING
- E:123456.78 = STATE PLANE COORDINATE EASTING



CONSENT BY OWNER:

KNOW ALL MEN BY THESE PRESENTS: THAT 12100 TARA DRIVE, LLC, AS TRUSTEE OF JVN TRUST UNDER LAND TRUST AGREEMENT DATED MAY 23, 2016, 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: SAID 12100 TARA DRIVE LLC HAVE HEREUNTO SET THEIR HANDS AND SEALS IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ 12100 TARA DRIVE, LLC
 PRINT NAME: _____ BY: _____
 WITNESS: _____ PRINT NAME: _____
 PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF BROWARD) SS

THE FOREGOING CONSENT BY OWNER WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ AS _____ OF 12100 TARA DRIVE, LLC, TRUSTEE OF JVN TRUST UNDER LAND TRUST AGREEMENT DATED MAY 23, 2016, 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: _____

SURVEYOR'S NOTES:

- THE GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONER/KEITH RESURVEY NO. II OF TOWNSHIP 50 SOUTH, RANGE 40 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 WEST LINE OF THE NW 1/4 OF SECTION 12-50-40 BEING S00°08'33"E.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3781; ELEVATION: 15.106 FEET

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 JVN ESTATES

LOCATION 12100 Tara Drive

DATE 6-30-2021 FOLIO NO. 504012.010120

OWNER: NAME JVN Trust - Jackson Donjoie
 ADDRESS 3445 SW 62nd Way
 Miramar, FL 33023
 PHONE (305) 934-8205

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

LEGAL DESCRIPTION:
ATTACHED

LEGAL DESCRIPTION:

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ENGINEER'S STAFF REPORT
FOR December 02, 2021 MEETING
AGENDA ITEM No.: D1

Action Required: Update

Item Description: Pump Station #3 Rehabilitation
Update

P.A.I.D. Number: D1707.01-3

Attachments: None

Summary: Notice to Proceed was issued to contractor (Hinterland) on November 04, 2021.

Pre-Construction meeting was held on November 10, 2021, with the SFWMD representative present. Contractor noted that the pump manufacturer procurement is underway. He also noted that the pump manufacturing lead time was still 20-24 weeks. However, they expect to commence construction at the beginning of the year while the pump is being built. This will shorten the completion date which they currently expect to be near the end of June.

Recommendation: None

Comments: None

Prepared by: WTV Date: 11/12/2021

ENGINEER'S STAFF REPORT
FOR December 02, 2021 MEETING
AGENDA ITEM No.: D2

Action Required: Board Discussion

Item Description: Charter, Policies and Procedures, Master Plan, North Acres Park & Miscellaneous

P.A.I.D. Number: D2109.02

Attachments: None

Summary: Under new business, and as requested by a Board Member at the October 28th meeting, this topic of discussion was requested to be on the agenda.

Recommendation: None

Comments: Presentation by Engineering Staff

Prepared by: WTV Date: 11/23/2021

ENGINEER'S STAFF REPORT
FOR December 02, 2021 MEETING
AGENDA ITEM No.: D3

Action Required: Board Discussion

Item Description: Third Party Engineering Drainage Plans Review

P.A.I.D. Number: D2101.01

Attachments: None

Summary: At the October 28th Board meeting, a motion carried to place this topic of discussion on the agenda.

Recommendation: None

Comments:

Prepared by: WTV Date: 11/23/2021

ENGINEER'S STAFF REPORT
FOR December 02, 2021 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.	Verma (Addition)	12381 NW 14 th Street	B9404.03
2.	Florez (Addition)	12300 NW 21 st Court	B8702.03
3.	Cunningham (Fence)	12290 NW 20 th Court	B1509.04
4.	Innocent (Fence)	12361 NW 8 th Street	B0607.01
5.	Crafted Homes LLC (Pool)	11861 NW 9 th Street	B1209.01
6.	Sweisberger (Generator)	11501 NW 17 th Court	B9107.06

Summary: Approved Certificates of Occupancy

1.	Castillo (House)	2160 NW 124 th Avenue	B0705.04
2.	DSL Construction & Investments LLC (House)	12322 NW 19 th Street	B1902.02

Prepared by: HMS Date: 11/19/2021

ENGINEER'S STAFF REPORT
FOR December 02, 2021 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	IN PROCESS OF COMPLYING
ROBLES	11600 NW 21 ST STREET	CONSTRUCTION W/O PERMIT	NOTIFIED

Prepared by: HMS Date: 11/22/2021

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2021-12-02 D4. Nov Activity.wpd