



Plantation Acres Improvement District

Broward County Florida

AGENDA

March 25, 2021

Call to Order

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

A. P.A.I.D. Policies and Procedures Discussion

III. Engineer's Report

A. CONSENT ITEMS

A1. Plantation Baptist Church (C1606.01) Asbuilt

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. Park Place Homes (P2008.01) Plat Approval

B2. Panofsky Parcel (S2010.01) Site Data Record

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

D1. Pump Stations Improvements (D1707.01) Update

D2. Permit Activity (D9408.02 & D9408.03) Summary

IV. District Manager's Agenda

Old Business

New Business

Adjournment

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the forthcoming meeting of the Board of Commissioners, such person will need a record of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal may be based.



MEMORANDUM

To: Chairman and Members of the Board Commissioners
Plantation Acres Improvement District

From: Paul R. Gougelman, General Counsel

Date: January 18, 2021

Re: Amendments to the P.A.I.D. Policies and Procedures Manual

At the end of the December 8, 2020 meeting of the Board of Commissioners, Commissioner Flanigan requested revisions to the Policies and Procedures Manual providing a cap of five minutes for presentations under public comments relating items not on the Board agenda for consideration. In the attached resolution, a draft of the proposal is amendment number three (being made to Section 2.2.10(d) of the Policies and Procedures Manual). You will need to review the language to see if the proposal is acceptable or needs further revision.

In addition to this proposed amendment, I am recommending two additional house-keeping amendments. The first amendment revises Section 1.1.1 is to make minor revisions to cite all of the enacting legislation creating the P.A.I.D. The second amendment creates Section 1.3 providing language to describe how the Policies and Procedures Manual may be amended.

PRG/mb

RESOLUTION NO. 2021-____

A RESOLUTION OF THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION, RELATING TO REVISION AND AMENDMENT OF THE POLICIES AND PROCEDURES MANUAL; MAKING FINDINGS; AMENDING SECTION 1.1.1 AUTHORITY, RELATING TO ADOPTING LAWS OF FLORIDA; CREATING SECTION 1.3 PROVIDING A PROCESS FOR POLICIES AND PROCEDURES AMENDMENT; AMENDING SECTION 2.2.10(d) RELATING TO THE PUBLIC COMMENT PORTION OF THE AGENDA; PROVIDING A SEVERABILITY/INTERPRETATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners desires to make revisions to the Plantation Acres Improvement District (P.A.I.D.) Policies and Procedures Manual; and

WHEREAS, the first amendment to Section 1.1.1 is to make minor revisions to cite all of the enacting legislation creating the P.A.I.D.; and

WHEREAS, the second amendment creates Section 1.3 providing language to describe how the Policies and Procedures Manual may be amended; and

WHEREAS, the third amendment amends Section 2.2.10 relating to placing time limits on the public comments part of the agenda for items not pending on the agenda; and

WHEREAS, this Resolution is adopted pursuant to the powers of the P.A.I.D. See §9, Chap. 2002-367, Laws of Fla.; §298.22(8), Florida Statutes; and

WHEREAS, the Board of Commissioners finds that this Resolution is in promotion of the public health, safety, welfare, and aesthetics of the P.A.I.D.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PLANTATION ACRES IMPROVEMENT DISTRICT, A FLORIDA PUBLIC CORPORATION:

39 SECTION 1. *Recitals.* Each and all of the recitals (“WHEREAS” clauses) are
40 hereby incorporated herein.

41
42 SECTION 2. *Amendment of Section 1.1.1 of the Plantation Acres Improvement*
43 *District Policies and Procedures Manual.* Section 1.1.1 of the Policies and Procedures
44 Manual is hereby amended as follows:

45
46 1.1.1 Authority

47
48 The Plantation Acres Improvement District was created as a Special District by the
49 Florida Legislature by a Special Act pursuant to Chapter 82-274, Laws of Florida, as
50 amended by Chapter 2009-251, Laws of Florida (herein: the “Special Act”), to assume
51 the powers, responsibilities, obligations of the Dixie Drainage District, which was
52 abolished by the Special Act. Plantation Acres Improvement District is subject to those
53 provisions of Chapters 189 and Chapter 298, F.S. as set forth in the Special Act.

54
55 SECTION 3. *Creation of Section 1.3 of the Plantation Acres Improvement*
56 *District Policies and Procedures Manual.* Section 1.3 of the Policies and Procedures
57 Manual is hereby amended as follows:

58
59 1.2 Amendment of Policies and Procedures.

60
61 The individual policies and procedures in this Manual may be amended, re-adopted, or
62 repealed by resolution of the Board of Commissioners by a majority vote of the total
63 number of members of the Board of Commissioners, then serving in office at the time of
64 adoption of the amendment.

65
66 SECTION 4. Amendment Creating Section 2.2.10(d) of the Plantation Acres
67 Improvement District Policies and Procedures Manual. Section 2.2.10 of the Policies
68 and Procedures Manual is hereby amended as follows:

69
70 2.2.10 Addressing the Board

71 * * *

72 (d) Public Input on Agenda Items.

73 (1) The public shall be given the opportunity to speak on all agenda
74 items which require a Board vote with the exception of ministerial matters and matters
75 excepted from the Sunshine Law by statute. For consent agenda matters, the Chair
76 shall announce prior to a vote, that the public may speak on any consent agenda item
77 and any member of the public who seeks to be recognized for the right to speak may
78 speak on the consent agenda item at that time for three (3) minutes with the discretion
79 of the Chair to extend the time by one (1) minute. For other agenda items, the public
80 shall be offered the opportunity to speak prior to the Board taking any action, except

81 that there shall be no such right to speak on matters which are tabled or continued to
82 another meeting. Any member of the public recognized to speak may speak on the item
83 for up to three (3) minutes with the discretion of the Chair to extend the time by one (1)
84 minute. Prior to addressing the Board, each speaker shall sign in with their name and
85 address on the sign-in page provided. Members of the public will be called upon to
86 address the Board in the order set forth on the sign-in page.

87
88 (2) Each regular meeting agenda shall designate a time period for
89 public comment relating to items not on the agenda. Members of the public may speak
90 under public comments for not more than five (5) minutes each, and at the discretion of
91 the Chair for good cause shown to extend that time by one (1) minute. Any
92 presentation taking more than five (5) minutes, as extended, shall at the request of any
93 commissioner be re-scheduled for a future meeting as a regular agenda item for
94 discussion.

95
96 SECTION 5. Severability Clause/Interpretation.

97
98 (a) In the event that any term, provision, clause, sentence or section of
99 this Resolution shall be held by a court of competent jurisdiction to be partially or wholly
100 unenforceable or invalid for any reason whatsoever, any such invalidity, illegality, or
101 unenforceability shall not affect any of the other or remaining terms, provisions, clauses,
102 sentences, or sections of this Resolution, and this Resolution shall be read and/or
103 applied as if the invalid, illegal, or unenforceable term, provision, clause, sentence, or
104 section did not exist.

105
106 (b) That in interpreting this Resolution, underlined words indicate
107 additions to existing text, and ~~stricken through~~ words include deletions from existing
108 text. Asterisks (* * * *) indicate a deletion from the Resolution of text, which exists in the
109 Policies and Procedures Manual. It is intended that the text in the Policies and
110 Procedures Manual denoted by the asterisks and not set forth in this Resolution shall
111 remain unchanged from the language existing prior to adoption of this Resolution.

112
113 SECTION 6. Effective Date. This Resolution shall become effective upon
114 adoption.

115
116 ADOPTED by the Board of Commissioners of the Plantation Acres Improvement
117 District on the ___ day of _____, 2021.

118
119 PLANTATION ACRES IMPROVEMENT
120 DISTRICT, A Florida Public Corporation

121
122
123
124
125
126

ATTEST: _____
Angel Alvarez, District Manager

Stephen M. Nieset, Chairman

ENGINEER'S STAFF REPORT
FOR March 25, 2021 MEETING
AGENDA ITEM No.: A1

Action Required: Consent Approval

Item Description: Plantation Baptist Church
Asbuilt

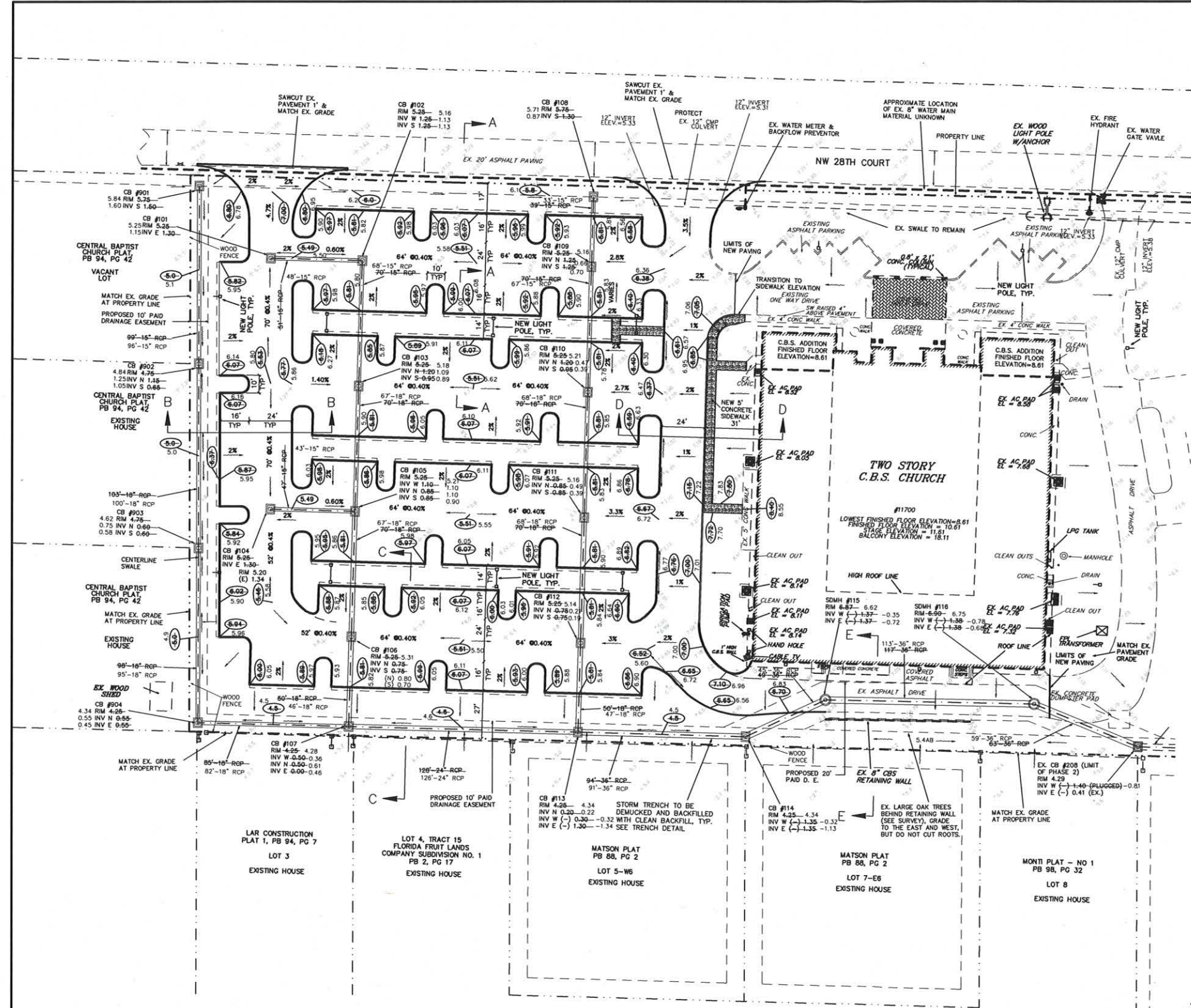
P.A.I.D. Number: C1606.01

Attachments: Asbuilt Survey (11x17 Reduction)
Engineer's Letter of Certification
Final Inspection Report

Summary: This project has been completed in substantial conformance with the approved plans.

Recommendation: APPROVE

Prepared by: CJF Date: 3/18/21



LEGEND	
	PROPOSED DRAIN PIPE & CATCH BASIN
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED FLOW DIRECTION
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED FENCE
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	EXISTING DRAINAGE STRUCTURES

STORM SEWER STRUCTURE SCHEDULE

BASIN & CB #	DRAINAGE AREA AC.	FRAME #	GRATE #	RIM	INVERT			
					NORTH	SOUTH	EAST	WEST
CB 101	NA	4160	5.25				1.30	
AS-BUILT		6210						
CB 102	NA	4160	5.25			1.25		1.25
AS-BUILT		6210						
CB 103	NA	4160	5.25	1.20	0.95			
AS-BUILT		6210						
CB 104	NA	4160	5.25				1.30	
AS-BUILT		6210						
CB 105	NA		5.25	0.85	0.85			1.10
AS-BUILT		6210						
CB 106	NA	4160	5.25	0.75	0.75			
AS-BUILT		6210						
CB 107	NA	425	0.50			0.00	0.50	
AS-BUILT		6210						
CB 108	NA		5.75		1.30			
AS-BUILT		6210						
CB 109	NA	4160	5.25	1.25	1.25			
AS-BUILT		6210						
CB 110	NA	4160	5.25	1.20	0.95			
AS-BUILT		6210						
CB 111	NA	4160	5.25	0.85	0.85			
AS-BUILT		6210						
CB 112	NA	4160	5.25	0.75	0.75			
AS-BUILT		6210						
CB 113	NA		4.25	0.20		(-) 1.30	(-) 0.30	
AS-BUILT		6210						
CB 114	NA		4.25			(-) 1.35	(-) 1.35	
AS-BUILT		6210						
SDMH 115	NA		6.87			(-) 1.37	(-) 1.37	
AS-BUILT		USF-105M						
SDMH 116	NA		6.90			(-) 1.38	(-) 1.38	
AS-BUILT		USF-105M						
EX CB 208	NA		4.29			(-) 0.41	(-) 1.40	
AS-BUILT		6210						
CB 901	NA		5.75		1.50			
AS-BUILT		6210						
CB 902	NA		4.75	1.15	0.65			
AS-BUILT		6210						
CB 903	NA		4.75	0.60	0.60			
AS-BUILT		6210						
CB 904	NA		4.25	0.55		0.55		
AS-BUILT		6210						

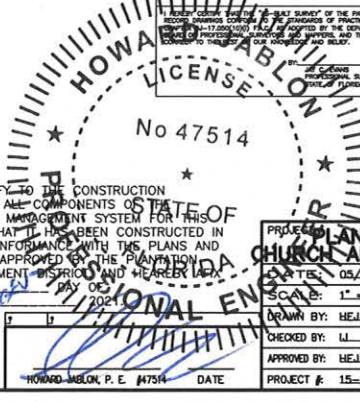
SCALE 1" = 30'

PILLAR CONSULTANTS, INC.
 PROJECT NUMBER: 20002
 DRAINAGE IMPROVEMENTS
 RECORD DRAWING
 SUBMITTAL SHEET
 1. THE RECORD DRAWING AS SHOWN HEREIN HAS BEEN PREPARED TO SUPPLEMENT THE ORIGINAL LOCATION OF A PORTION OF THE DRAINAGE SYSTEM AS CONSTRUCTED IN THE FIELD.
 2. THE ELEVATIONS AS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 3. NOT VALID BEYOND THE SHOWN AND ORIGINAL BOUNDARY OF A FLORIDA LICENSED SURVEYOR AND ENGINEER OF RECORD.
 4. LAST DATE OF FIELD WORK: FEBRUARY 11, 2021

LEGEND:	
T.O.P.	TOP OF PIPE
T.O.M.	TOP OF MAIN
L.F.	LOWEST FINISH
F.A.	FIRE HYDRANT
SDM.	SEWER DETECTOR
D.V.	DETECT VALVE
P.F.P.	PROP. FLOOR PROVISION
PVC	POLYVINYLCHLORIDE
W.M.	WATER MAIN
IMP.	INVERT
BT.	BOTTOM
EL.	ELEVATION
ST.	STATION
TR.	TRENCH
W.R.	WATER
T.M.	TRENCH
PR.	PROPOSED
S.P.	SHOULDER SIDEWALK
A.C.	ASBESTOS CEMENT
M.K.	MANHOLE
C.S.	CLEAN-OUT
CON.	CONSTRUCTION
CR.	CORNER

48 HOURS BEFORE DIGGING
 CALL SUNSHINE
 TOLL FREE
 1-800-432-4770
 UNDERGROUND UTILITIES NOTIFICATION
 CENTER OF FLORIDA

DRAINAGE AS-BUILT
 TITLE: PHASE 2 PAVING, GRADING, & DRAINAGE PLAN
 PROJECT: PLANTATION BAPTIST CHURCH ADDITION #1 (PHASE 2)
 DATE: 05/15/18
 SCALE: 1" = 30'
 DRAWN BY: HEJ
 CHECKED BY: LL
 APPROVED BY: HEJ
 PROJECT #: 15-0111



FLOOD ZONE INFORMATION:
 1. FEMA MAP EFFECTIVE 08/08/14
 2. FLOOD ZONE AH
 3. BFE 7.0 NAVD
 4. FLOOD PANEL 12011C0345H

FLOOD ELEVATIONS PER PAID:
 1. CONTROL ELEVATION 2.5 NAVD
 2. ROAD CROWN ELEVATION MINIMUM 5.50 NAVD
 3. MINIMUM INLET ELEVATION 5.25 NAVD
 3. 100 YEAR FLOOD 7.50 NAVD

TOPOGRAPHY NOTE:
 1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

GRADING NOTES
 1. THE FINISH RIMS, INVERTS, AND ASPHALT GRADE ELEVATIONS SHALL NOT DEVIATE MORE THAN 0.10' FROM ORIGINAL DESIGN ELEVATIONS.

DRAINAGE INSPECTION NOTES:
 1. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO MOUNTING OF THE BAFFLES (IF ANY), CONTRACTOR TO PERFORM A DRAINAGE LAMPING OF SITE.

EARTHWORK NOTES
 1. ALL EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE PER THE TOPOGRAPHIC SURVEY BY MCLAUGHLIN ENGINEERING, INC. PLEASE REFER TO THE TOPOGRAPHIC SURVEY REGARDING THE EXISTING TOPOGRAPHIC CONDITIONS ON SITE.
 2. ALL ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM ANY ROADWAY, BUILDING PAD, AND UTILITY EASEMENT AND REPLACED WITH CLEAN FILL.

DRAINAGE NOTES
 1. LENGTH OF DRAINAGE PIPE IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 2. THE STORM STRUCTURE MANUFACTURER SHALL DETERMINE THE SIZE AND SHAPE OF ALL STRUCTURES TO ACCOMMODATE THE INCOMING STORM SCENARIOS. ALL STRUCTURES MUST MEET THE MINIMUM FOOT REQUIREMENTS. SEE PAVING & DRAINAGE NOTES.

GENERAL NOTES
 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES. IF THE ELEVATIONS CONFLICT WITH THE PROPOSED UTILITIES, CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
 2. DENSITY TESTS SHALL BE PERFORMED BY A CERTIFIED GEOTECHNICAL ENGINEERING FIRM DURING INSTALLATION OF THE DRAINAGE STRUCTURES, PIPE, ROAD SUBGRADE AND BASE.
 3. A DENSITY TEST SHALL BE CONDUCTED EVERY 100 FEET AND 2 FEET AWAY FROM ANY MANHOLE OR DRAINAGE STRUCTURE INSTALLED IN PAVED AREAS.
 4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY AND ALL CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER OF RECORD.
 5. A MINIMUM OF 3,000 PSI CONCRETE SHALL BE USED FOR ALL CURBS AND SIDEWALKS.

I HEREBY CERTIFY TO THE COMPLETION OF ALL COMPONENTS OF THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT AND THAT IT HAS BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PLANNING AND RECREATION DEPARTMENT OF THE CITY OF MIAMI.
 HOWARD NELSON P.E. #1754 DATE

REVISIONS	DATE	COMMENTS
07/01/18	REVISION PER PAID COMMENTS	
08-15-18	REVISION PER SITE PLAN COMMENTS	
09-05-18	INDICATE WEST WERTH OF CB 208 PLUGGED	
11-10-18	UPDATE PER PHASE 2, CHANGE DRAINAGE DIRECTION	
02-25-19	UPDATE PLANS PER CITY #11	

AJ HYDRO ENGINEERING, INC.
 5932 NW 73RD COURT #D2
 PARKLAND, FL 33067
 TEL (954) 344-7866
 FAX (954) 344-7866

SHEET NUMBER
 9

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

March 15, 2021

Winningham & Fradley, Inc.
Mr. Werner Vaughan, P. E.
111 NE 44th Street
Oakland Park, Florida 33334

RE: Plantation Baptist Church - Final Certification Phase 2
AJH #: 15-0111
PAID #: C1606.01

Dear Mr. Vaughan:

This letter is to certify that the water management system for the **Plantation Baptist Church** project has been constructed in accordance with the approved plans and specifications. There were no **major** deviations and, furthermore:

I hereby certify to the construction completion of all the components of the surface water management facilities for the above referenced project and that they have been constructed in substantial conformance with the approved plans and specifications approved by the Plantation Acres Improvement District, and hereby affix my seal (see below) this 15th day of March, 2021.

Included in this certification are certified as-builts of the paving and drainage system.

Please let me know if you have any questions or comments. If everything appears acceptable, we can schedule a final inspection with your office and the City of Plantation.

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 Jablon, P.E.

cc: file
Joey Callahan, Plantation Baptist Church

HJ/hj



INSPECTION REPORT

DATE:	TIME:
PROJECT:	PROJECT #:
CONTRACTOR:	PHONE #:
CITY/COUNTY REP:	PHONE #:
CONDUCTED BY:	PHONE #:
OTHER:	PHONE #:
OTHER:	PHONE #:

INSPECTION TYPE :	Asphalt Paver	Bulldozer	Front Loader
	Backhoe	Concrete Mixer	Milling Machine
Employees On Site:	Bobcat	Crane	No Machines On Site
	Bobcat/Miller	Dumptruck	Steel Wheel Roller
	Broom	Excavator	Traffic roller

WEATHER: TEMPERATURE: PRECIPITATION: HUMIDITY: WIND:

INSPECTION TYPE :

Employees On Site:

ENGINEER'S STAFF REPORT
FOR March 25, 2021 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: Park Place Homes
Plat

P.A.I.D. Number: P2008.01

Attachments: Plat
Plat Application Information

Summary: This item is for the subdivision of five residential lots located at the SE corner of NW 118th Avenue and NW 8th Street.

The additional right-of-way for the 118th Ave and NW 8th St is being dedicated as part of this approval.

The plat meets the criteria of the District.

Recommendation: APPROVE

Comments: The Chairman may sign the plat following approval if the Owner's and Surveyor's signature are present on the original.

Prepared by: CJF Date: 3/16/21

PARK PLACE HOMES

A REPLAT OF A PORTION OF TRACT 16,
SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40
EAST OF "FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1 (PB 2, PG 17, DCR),
CITY OF PLANTATION, BROWARD COUNTY,
FLORIDA.

LEGAL DESCRIPTION:

The East one-half (E 1/2) of the West
West one-half (W 1/2) of Tract 16,
FLORIDA FRUIT LANDS COMPANY'S SUBDIVI-
SION NO. 1, of Section 1, Township 50
South, Range 40 East, according to the
plat thereof, as recorded in Plat Book
2, Page 17 of the Public Records of Dade
County, Florida, said lands situate,
lying and being in Broward County,
Florida.

And
The West 1/2 of the West 1/2 of Tract
Sixteen (16) in Section 1, Township
Fifty (50) South, Range Forty (40) East,
of FLORIDA FRUIT LANDS COMPANY'S SUBDIVI-
SION NO. 1, according to the plat
thereof, as recorded in Plat Book 2,
Page 17 of the Public Records of Dade
County, Florida, said lands situate,
lying and being in Broward County,
Florida.

DEDICATION:

Know all men by these presents that
ARDAN DEVELOPMENT LLC, a Florida limited
liability company, owner of the lands
shown and described hereon, has caused
said lands to be surveyed, subdivided
and platted in the manner shown hereon,
said plat to be known as "PARK PLACE
HOMES" a replat and said owner does
hereby dedicate all rights-of-way to the
public for proper purposes. All drainage
easements are dedicated to the Plant-
ation Acres Improvement District for
proper purposes.

IN WITNESS WHEREOF, ART PAPASTAVROS,
as Manager of ABI EQUITY PARTNERS LLC,
a Florida limited liability company,
Manager of ARDAN DEVELOPMENT LLC, a
Florida limited liability company, set
his hand and seal this ___ day of
_____, 2021.

ARDAN DEVELOPMENT LLC
a Florida limited
liability company

By: ABI Equity Partners LLC,
a Florida limited
liability company, its manager

Witness
Print name: Art Papastavros
its manager

Witness
Print name: By: Essig Investment Fund II, LLC
a Florida limited
liability company, its manager

Witness
Print name: By: Daniel Essig, Authorized Member

Witness
Print name:

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

The foregoing instrument was
acknowledged before me by means of ___
physical presence or ___ online notar-
ization, this ___ day of _____,
2021 by Art Papastavros, as Manager of
ABI EQUITY PARTNERS LLC, a Florida
limited liability company, on behalf of
the company, who is personally known to
me or has produced _____
as identification.

Notary Public
State of Florida
My commission expires: _____

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

The foregoing instrument was
acknowledged before me by means of ___
physical presence or ___ online notar-
ization, this ___ day of _____,
2021 by Daniel Essig, as an authorized
member of Essig Investment Fund II, LLC,
a Florida limited liability company, on
behalf of the company, who is personally
known to me or has produced _____
as identification.

Notary Public
State of Florida
My commission expires: _____

PLANTATION ACRES IMPROVEMENT DISTRICT:

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

By: _____ Date
Chairperson

CITY REVIEW COMMITTEE:

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

By: _____ Date
Chairperson

CITY ENGINEER'S APPROVAL:

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

By: Brett Butler, City Engineer
Florida Professional Engineer
Registration No. 54653

CITY COUNCIL:

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

No building permits shall be issued for
the construction, expansion and/or
conversion of a building within this
plat until such time as the developer
provides this municipality with written
confirmation from Broward County that
all applicable concurrency/impact fees
have been paid or are not due.

By: _____ Date
Mayor

Attest: _____ Date
City Clerk

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

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

By: _____
Mayor - County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat has been reviewed for conform-
ity with Chapter 177, Part 1, Florida
Statutes, and is approved and accepted
for record.

By: Alejandro S. Perez
Acting County Engineer
Florida Professional Engineer
Florida Registration Number 33217

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

BROWARD COUNTY PLANNING COUNCIL:

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

By: _____ Date
Chairperson

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

By: _____
Director or Designee

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

This plat is hereby approved and
accepted for record.

By: _____ Date
Director/Designee

SURVEYORS CERTIFICATE:

I hereby certify: That the attached plat
is a true and correct representation of
the lands recently surveyed, subdivided
and platted under my responsible direc-
tion and supervision. That the survey
data complies with the applicable
requirements of Chapter 177, Florida
Statutes, and with the applicable
section of Chapter 5J-17.051, Florida
Administrative Code. And further that
the Permanent Reference Monuments
(PRM's) were set this ___ of _____
20___, in accordance with Section
177.091 of said Chapter 177.

Dated this 2 of March, 2021,
in Broward County, Florida.

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

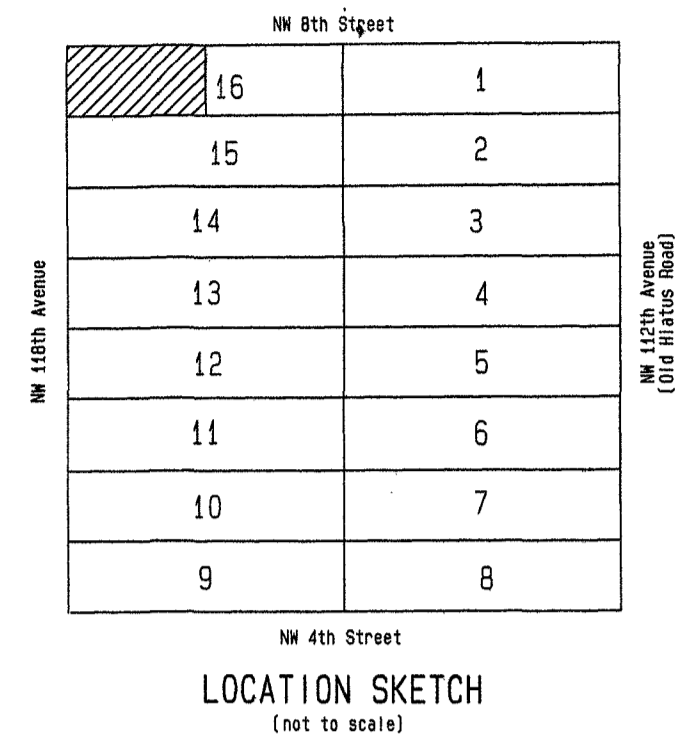
City Engineer's seal City of Plantation seal County Surveyor's seal Surveyor's seal

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

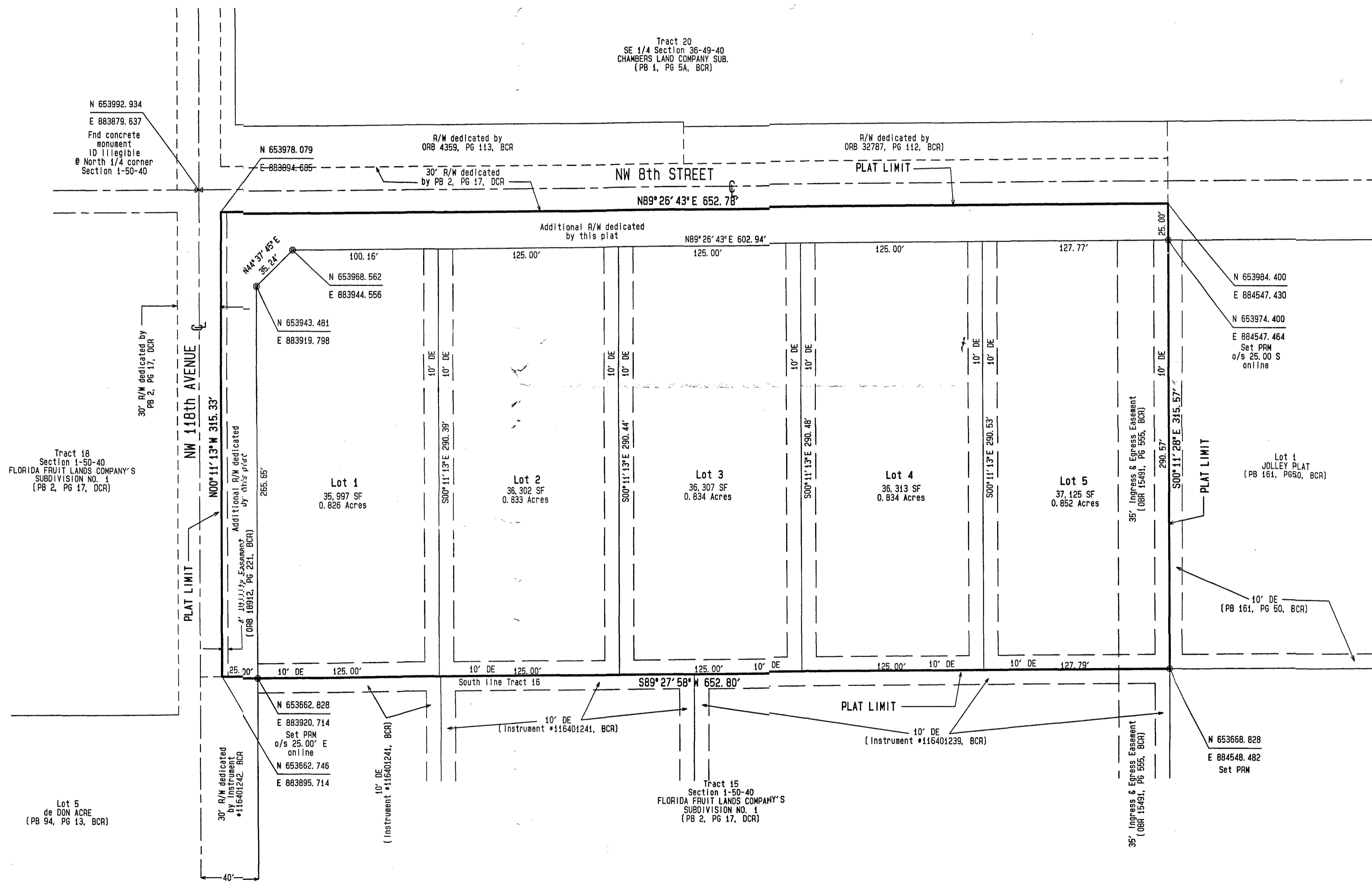
PARK PLACE HOMES

A REPLAT OF A PORTION OF TRACT 16,
SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40
EAST OF "FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1 (PB 2, PG 17, DCR),
CITY OF PLANTATION, BROWARD COUNTY,
FLORIDA.

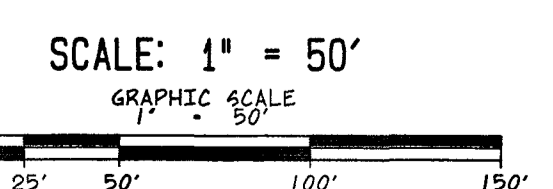


NOTES:

1. © PPM indicates Permanent Reference monument (Ground, 24" long concrete monument with aluminum disk stamped PPM, LB #7281), unless otherwise noted.
2. State Plane Coordinates and grid bearings shown hereon are relative to the National Geodetic Transverse Mercator Coordinates, Florida East Zone, Grid North as shown on the STONER/KEITH RESURVEY NO. 111, as recorded in Misc. Map Book 5, Page 9 of the Public Records of Broward County, Florida, as transformed to the North American Vertical Datum of 1983 with the 1990 adjustment. The bearing referenced line is the East line of the Northeast 1/4 of Section 13-50-40, said lines bears South 00°09'24" East.
N = Northing
E = Easting
3. 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.
4. This plat is restricted to 5 single family detached units.
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.
Any structure within this plat must comply with Section 2B1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
5. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, subsection (29), Florida Statutes: Platted utility easements are also 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 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 damages. This 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:**
- BCR - Broward County Records
 - C - Centerline
 - DCR - Dade County Records
 - DE - Drainage Easement
 - FND - Found
 - ID - Identification
 - LB - Licensed Business
 - ORB - Official Records Book
 - O/S - Offset
 - PG - Plat Book
 - PG - Page
 - PPM - Permanent Reference Monument
 - R/M - Right-of-Way
 - SF - Square Footage



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

PLANTATION ACRES IMPROVEMENT DISTRICT
BROWARD COUNTY, FLORIDA



1701 N.W. 112th Ave.
Plantation, Florida 33325
Telephone: (954) 474-3092
Fax: (954) 474-3127

APPLICATION INFORMATION

SITE DATA RECORD PLAT

PROJECT NAME Park Place Homes

LOCATION SW corner NW 118th Ave. & NW 8th St.

DATE 8/17/2020 FOLIO NO. 5040 01 01 0300 &
504001010290

OWNER: NAME Cokerell Properties Central FL LLC
ADDRESS 2343 Stirling Road
Fl. Lauderdale FL 33312
PHONE 954-914-8704

AGENT/SURVEYOR/
ENGINEER: NAME Mikki Ulrich / Deni Land Surveyors
ADDRESS 1991 NW 35 Ave.
Coconut Creek, FL 33066
PHONE 954-973-7906

LEGAL DESCRIPTION:

The west 1/2 Tract 16, Section 1-50-40
Florida Fruit Lands Co. Sub. #1

ENGINEER'S STAFF REPORT
FOR March 25, 2021 MEETING
AGENDA ITEM No.: B2

Action Required: Board Approval (Quasi-Judicial)

Item Description: Panofsky Parcel
Site Data Record

P.A.I.D. Number: S2010.01

Attachments: 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: 3/18/21

PANOFSKY PARCEL SITE DATA RECORD

Sites 5 and 6, Tract 26
Section 1, Township 50 South, Range 40 East
Net Acreage: 2.00 Acres
Gross Acreage: 2.00 Acres

LEGAL DESCRIPTION:

The East 264.22 feet (as measured along the North and South boundaries) of Tract 26 of FLORIDA FRUIT LANDS COMPANY SUB-DIVISION NO. 1, Section 1, Township 50 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida. Said lands situate, lying and being in Broward County, Florida.

CONSENT BY OWNER:

KNOW ALL MEN BY THESE PRESENTS: That JOSEPH P. PANOFSKY and FANIT PANOFSKY, husband and wife, owners of the lands described and shown in this Site Data Record, does ratify and consent to all easements previously conveyed as referred to herein.

In witness whereof: We have set our hand and seal this ____ day of _____, 2020.

Witness: _____
Joseph P. Panofsky

Witness: _____
Fanit Panofsky

ACKNOWLEDGEMENT:

The foregoing CONSENT BY OWNER was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2021 by JOSEPH P. PANOFSKY and FANIT PANOFSKY, as husband and wife, who are personally known to me or have produced _____ as identification.

Notary Public
State of Florida at large
My commission expires: _____

PLANTATION ACRES IMPROVEMENT DISTRICT:

The drainage easements shown hereon as recorded in Official Records Book 37650, Page 518 and Instrument Number _____ 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 by P.A.I.D. shall not be obligatory.

Chairman _____ Date _____

ENGINEERING DEPARTMENT:

Road Right-of-Way requirements have been satisfied as indicated hereon and recorded in Plat Book 2, Page 17, Dade County Records, Official Records Book 15556, Page 902 and Instrument * 116401242, Broward County Records.

Plantation Engineering Dept. _____ Date _____

UTILITIES DEPARTMENT:

The Plantation Utilities Department does not require any easements across this Parcel at this time.

Plantation Utilities Department _____ Date _____

CITY REVIEW COMMITTEE:

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

Chairman _____ Date _____

CITY COUNCIL:

This is to certify that this date has been approved and accepted for record by the City Council of Plantation, Florida, by Resolution # _____ adopted this ____ day of _____, 20____.

By: _____ Attest: _____
Mayor, City of Plantation City Clerk, City of Plantation

SURVEYOR'S CERTIFICATE:

I hereby certify that this SITE DATA RECORD is a true and correct representation of the lands surveyed and described hereon and 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 right-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. All coordinates and benchmarks conform to third order accuracy. The survey information meets the minimum requirements adopted by the FLORIDA SOCIETY OF SURVEYORS AND MAPPERS and the FLORIDA LAND TITLE ASSOCIATION, as well as the MINIMUM TECHNICAL STANDARDS set forth Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE, of the rules of the DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS, pursuant to Section 472.027, Florida Statutes, and conforms to the minimum requirements adopted by the Florida Administrative Code, Section 5J-17.050 et seq. All recorded easements, rights-of-way for utilities, waterways, drainage, access and other information pertaining to this 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.

Prepared by: _____ Date _____
Mikki H. Ulrich
PROFESSIONAL SURVEYOR & MAPPER #5853
STATE OF FLORIDA
LICENCED BUSINESS NO. 7281
DENI LAND SURVEYORS, INC.
ORDER NO.: 2008016

DATE: August, 2020

FIELD BOOK : 130-47



DENI LAND SURVEYORS, INC.

1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 (954)973-7966

LAND DEVELOPMENT ○ PLATS ○ SITE DATA RECORDS

PANOFSKY PARCEL SITE DATA RECORD

Sites 5 and 6, Tract 26
Section 1, Township 50 South, Range 40 East
Net Acreage: 2.00 Acres
Gross Acreage: 2.00 Acres

NW 8th Street	
32	17
31	18
30	19
29	20
28	21
27	22
26	23
25	24
NW 4th Street	

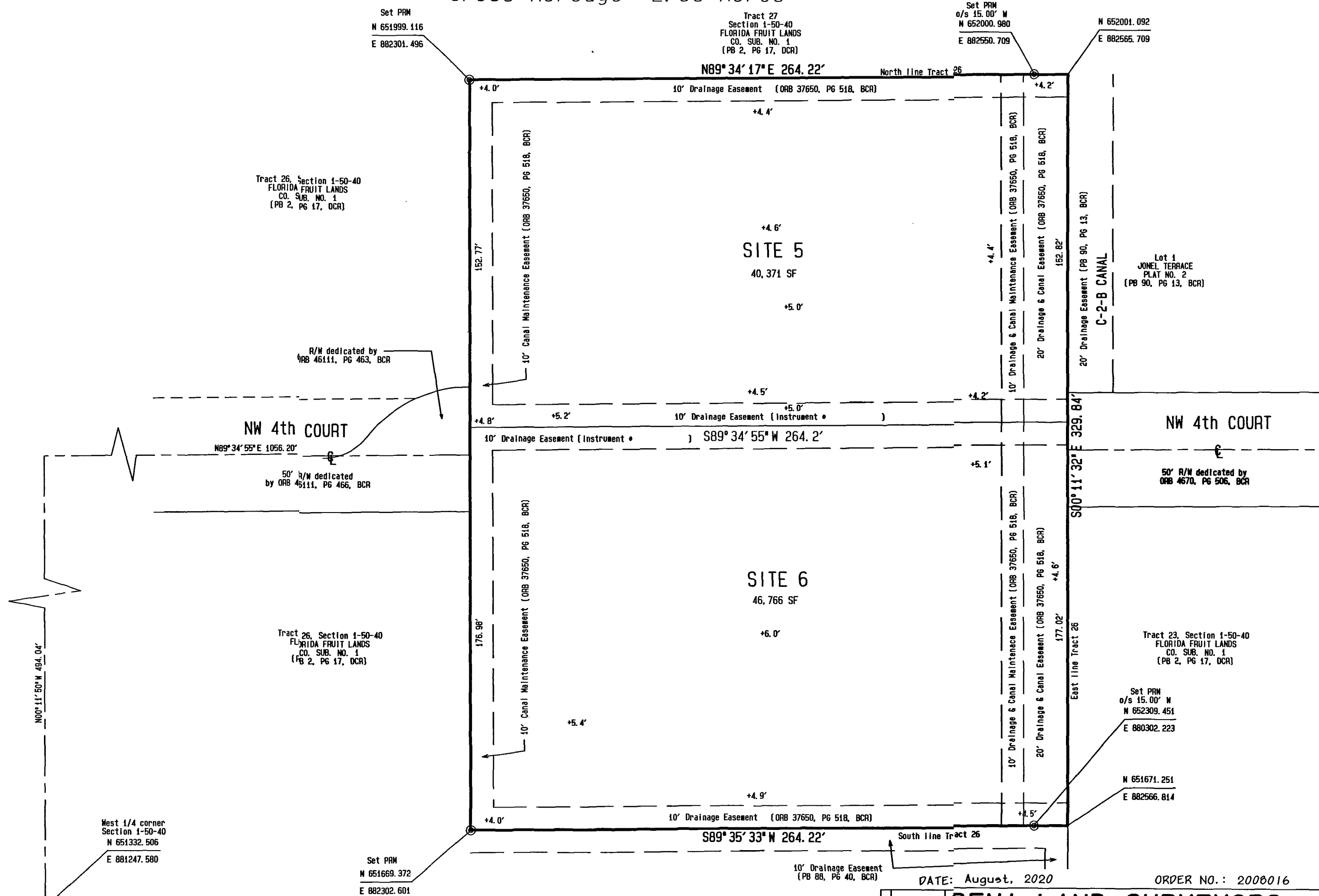
LOCATION SKETCH
(not to scale)

NOTES:

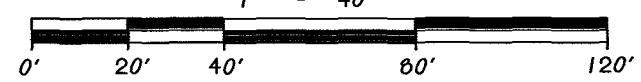
- Bearings are relative to the National Geodetic Survey Transverse Mercator, Florida East Zone, Grid North, as shown on "STONER/KEITH RESURVEY NO. 11, Misc. P.B. 4, PG 21, BCR.
- State Plane Coordinates are relative to the National Geodetic Survey Transverse Mercator, Florida East Zone, as shown on "STONER/KEITH RESURVEY NO. 11, and as transformed to the North American Datum of 1983 with the 1990 adjustment.
- Benchmarks are referenced to the North American Vertical Datum of 1988 and are based on Broward County benchmark #418; Find monument (1/4 corner) at the intersection of NW 118th Avenue and NW 8th Street; elevation = +5.66' NAVD

LEGEND:

- BCR = Broward County Records
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- DCR = Dade County Records
- ORB = Official Records Book
- PB = Plat Book
- PG = Page
- PRM = Permanent Reference Monument
- R/W = Right of Way
- SF = Square footage



Scale 1" = 40'
GRAPHIC SCALE
40'



DATE: August, 2020 ORDER NO.: 2008016 FIELD BOOK: 130-47



DENI LAND SURVEYORS, INC.

1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 PHONE (954)973-7966

PLATS • LAND DEVELOPMENT • SITE DATA RECORDS

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 Pandofsky Parcel Site Data Record
LOCATION 450 N. Flamingo Road
DATE 10/2/2020 FOLIO NO. 5040 01 01 0401

OWNER: NAME Joseph & Fanit Pandofsky
 ADDRESS 450 N. Flamingo Road
 Plantation, FL 33326
 PHONE 954-472-7733

AGENT/SURVEYOR/
ENGINEER: NAME Mikki Ulrich / Deni Land Surveyors
 ADDRESS 1991 NW 35th Ave
 Coconut Creek, FL 33066
 PHONE 954-973-7966

LEGAL DESCRIPTION:
The East 264.22' of Tract 26, section 1-50-40
Florida Fruit Lands Co. sub #1

ENGINEER'S STAFF REPORT
FOR March 25, 2021 MEETING
AGENDA ITEM No.: D1

Action Required: Discussion

Item Description: Pump Station Improvements & Cast in Place (CIP) Pipe Lining
Status

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

Attachments: NONE

Summary:

PIPE LINING: The pipe cleaning contractor, Shenandoah, has cleaned and TV'ed the pipes for all six stations during the week of 3-8-2021 to 3-12-2021. On Thursday, 3-18-2021, the pipe lining contractor, Shen-Line, mobilized and began installing the pipe liners for pump station No. 4 and No. 3. They anticipate that up to two stations will be completed per day and that all six stations will be completed and ready for final inspection by Thursday 3-25-2021. During our site inspection on Thursday morning, the job superintendent mentioned that after stations 3 & 4 were complete, they would go to Station No. 2, then No. 5 & 6, and finishing at Station No. 1.

PUMP STATIONS: The construction plans for Pump Station No. 3 and the bid documents are in the final stage of revision. We expect to have the final bid documents and plans ready by the beginning of April so this project can go back out to bid shortly thereafter.

Prepared by: WTV Date: 03/18/2021

ENGINEER'S STAFF REPORT
FOR March 25, 2021 MEETING
AGENDA ITEM No.: D2

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.	Yocom (Garage)	11601 NW 20 TH Street	B8803.17
2.	McPhee / Barrett (Basketball Court)	12340 NW 15 th Street	B1404.07
3.	Sanchez (Patio Enclosure)	11563 NW 2 nd Street	B2012.01
4.	Norris (Driveway/Gravel Path)	831 NW 115 th Avenue	B0005.04
5.	Fox (Fence)	11461 NW 27 th Street	B0811.01
6.	Sayward (Spa)	650 NW 118 th Avenue	B0402.02
7.	Bitterman (Addition)	12231 SW 3 rd Street	B2102.01
8.	Plantation Crossings, LLC (Monument Sign)	12200 W. Sunrise Boulevard	B2103.01

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Bodor (House)	11951 NW 5 th Court	B1706.02

Prepared by: CJF Date: 03/18/2021