



Plantation Acres Improvement District Broward County Florida

AGENDA April 22, 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. Homeowner Responsibilities Discussion

III. Engineer’s Report

A. CONSENT ITEMS

A1. Reflections In The Acres (C2007.01) Paving & Drainage(Re-approval)

B. QUASI-JUDICIAL ITEMS

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board of Commissioners will not consider what you have said in its final deliberations.

None

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

D1. Pump Stations Improvements (D1707.01) Update

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

D3. 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.

Description of District and Homeowner Drainage Responsibilities.

Authority

The Plantation Acres Improvement District (the "District") was created as a Special District by the Florida Legislature by a Special Act pursuant to Chapter 82-274, Laws of Florida to assume the powers, responsibilities, obligations of the Dixie Drainage District, which was abolished by the Special Act. Plantation Acres Improvement District is subject to those provisions of Chapter 298, F.S. as set forth in the District's Charter. The District's current Charter was re-codified in 2002 pursuant to Chapter 2002-367, Laws of Florida.

Maintenance of District Works

The District shall be responsible for the treatment of aquatic plants and maintenance of the canals, lakes, and waterways within the District's jurisdiction. No special organization or homeowner's association shall be permitted to treat the waters within the District's jurisdiction for aquatic plant life when such waters are maintained by the District. However, the maintenance of the ground covering on the banks of canals, lakes, waterways, and swales shall remain the responsibility of the adjacent property owner.

Easements and Rights-of-Ways

Dimensional Requirements

(a) Swales

A 20 feet wide drainage easement is required centered on all lot lines (10 feet on each lot) that do not abut a road right-of-way for all lots, unless the lot is part of a subdivision or development that has an approved drainage plan with specific easement locations that do not include all lot lines.

(b) Canals

A 20 feet wide canal easement or right-of-way is required adjacent to all quarter-quarter lines in Sections 25-49-40, 36-49-40, and 1-50-40 for canals (Except in the NE 1/4 of Sec. 36-49-40, where the C-4-A North canal will run one tract west of the quarter-quarter line).

(c) Canal Maintenance

A 10 feet wide drainage and canal maintenance easement is required adjacent to both sides of all canal easements or rights-of-way.

Encroachments

Certain above ground encroachments may exist within certain drainage easements. If an encroachment exists that is minor and does not interfere with District facilities, as determined by the District Engineer, then an encroachment agreement may be issued. An encroachment agreement is an acknowledgment by the District that the Owner has constructed an improvement such as a slab, driveway, air conditioning unit, etc. in the drainage easement. The improvement is allowed to remain within the easement providing it does not interfere with the flowage of drainage, the future installation of District facilities or the proper maintenance of District facilities. The District is not responsible for replacement or relocation of any improvement within the easement that are removed, damaged, or destroyed during the course of maintenance, repair, or construction of drainage facilities.

Encroachments are not permitted within eight feet of the property line in those areas designated as Primary Drainage Easements within Plantation Acres South.

Dedication

The required easement or right-of-way shall be dedicated prior to the District operating or maintaining the relative drainage facility. If a permit is being requested, the required easement or right-of-way shall be dedicated, or be in recordable form, executed by the Applicant, and delivered to the District Engineer prior to the issuance of a permit for improvements on that Parcel, before permit approval.

Primary Drainage Easements within Plantation Acres South.

Easements within Plantation Acres South designated as Primary Drainage Easements, shall remain clear of all obstructions, temporary or permanent, including landscaping, for a width of 16 feet, eight feet on both sides of the property line.

Swales

Swales are the primary method of conveyance of stormwater to the canals or inlets within the District. Swales may remain wet during the entire wet season and have standing water during periods of rainfall. The standing water is expected to diminish within three days, unless the bottom of the swale is within one foot of the water table. Swales with a bottom elevation within one foot of the water table can be expected to remain wet until the water table is lowered.

Swale Obstructions. Permanent above ground features that obstruct the flow of drainage within a swale are not permitted. Living features that become obstructions, such as trees or roots, are subject to modification, such as trimming, or removal.

Fences

Fences in District Canal Rights-of-Way or Canal Easements: Fences in District canal rights-of-way, or canal easements that prohibit continuous access are not permitted.

Fences in District Canal Maintenance Easements: Fences in canal maintenance easements are not permitted unless approved by the Board.

Fences in Other Easements: Fences are permitted in other easements provided they do not interfere with the flowage of drainage or the proper maintenance of District facilities.

Walls as Fences: Walls in easements are not permitted.

Fence Columns and Easements: Columns of concrete, masonry, brick or similar material used as decorative fence supports are permitted in drainage easements provided, they do not exceed eighteen inches (18") in width or diameter and do not interfere with the flowage of drainage or the proper maintenance of District Facilities.

Responsibility

The District is not responsible for replacement or relocation of any fences within District easements that are removed, damaged, or destroyed during the course of maintenance, repair, or construction of drainage facilities.

Trees and Landscaping within District Property or Easements

(a) Trees are not permitted within canal rights-of-way, canal easements, and canal maintenance easements.

(b) Sod and ground covering is permitted within canal rights-of-way, canal easements, and canal maintenance easements, provided that they do not interfere with drainage, access, or maintenance.

Trees and Landscaping in Other Easements: Trees and landscaping may be permitted in other easements provided they do not interfere with the flowage of drainage or the proper maintenance of District facilities, as determined by the District Engineer. Trees and landscaping that become an obstruction through natural growth or lack of maintenance are subject to removal or modification.

Responsibility

The District is not responsible for replacement or relocation of any trees or landscaping removed, damaged, or destroyed during the course of maintenance, repair, or construction of drainage facilities.

Irrigation Facilities

Supply

The District canals are a source of irrigation water. Irrigation supply lines are permitted within the District rights-of-way and easements provided they are installed with a minimum of 24 inch cover and enter the canal 0.5 feet below maintained water level.

Pumps and Sprinkler Heads Pumps and sprinkler heads are not permitted within District rights-of-way or canal easements.

Responsibility

The District is not responsible for replacement or relocation of any irrigation facilities removed, damaged, or destroyed during the course of maintenance, repair, or construction of drainage facilities.

The above-referenced list of responsibilities is a summary of the existing Plantation Acres Improvement District Policies and Procedures. The District directs you to its entire Policies and Procedures Manual to provide specific regulations and any additional information you may require.

ENGINEER'S STAFF REPORT
FOR April 22, 2021 MEETING
AGENDA ITEM No.: A1

Action Required: Consent Approval

Item Description: Reflections In The Acres
Paving & Drainage Plan (Re-approval)

P.A.I.D. Number: C2007.01

Attachments: Permit Application

Summary: This item was approved at the October, 2020 Board Meeting. The approval is valid for 6 months if a permit has not been issued. Neither the plans nor the District code have changed since the initial approval, therefore a re-approval is recommended.

Recommendation: APPROVE

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

Prepared by: CJF Date: 4/13/21

PLANTATION ACRES IMPROVEMENT DISTRICT PERMIT

TYPE OF PERMIT: [X] Construction [] Modification of existing Permit # [] Extension of existing Permit #
PROJECT TITLE: Reflections in the Acres (aka Noor Plantation Plat and NW 2nd Street ROW)
STREET ADDRESS: 11200 NW 4th Street, Plantation
LOCATION: Tract(s) Noor Plantation Plat Book 176 1/4 Section Page 97 Township Block Lot
PURPOSE Residential (residential, agricultural, commercial, etc.)
PROJECT SIZE: This phase: 12.146 acres Total: 12.146 acres

DESCRIPTION OF WORK TO BE PERMITTED Paving, Drainage and Earthwork activities associated with the development of 42 single-family lots including excavation of on-site lakes and widening of the PAID C-1A canal, install a piped outfall for NW 4th Street
NUMBER OF DWELLING UNITS 42 OR SQUARE FEET OF COMMERCIAL AREA N/A
DATE CONSTRUCTION OR ALTERATION IS EXPECTED TO START March, 2021
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] DATE 7-29-2020
Owner's Signature (if not the owner, certify below)

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

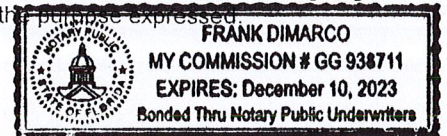
TITLE

STATE OF FLORIDA
COUNTY OF Broward

Before me personally appeared ROBERT STIEGEL 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 executed said instrument for the purpose expressed

WITNESS my hand and official seal this 29 day of July, 2020

My Commission Expires:
NOTARY PUBLIC



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

ENGINEER'S STAFF REPORT
FOR April 22, 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 and lining contractor, Shenandoah, has completed and TV'ed the pipes for all six stations. After reviewing the pre and post construction videos from all six pump station pipe lining sections, two locations are in need of some additional minor repair (at Pump Stations 3 & 4). These two small sections should be completed in May. Therefore we are recommending 4 of their 6 invoices submitted to be paid. The remaining invoices will be reviewed after completion of the above mentioned repairs.

PUMP STATIONS: The construction plans for Pump Station No. 3 and the bid documents are complete. We are now ready to begin the bidding process. We shall provide the Board with an update on the bidding process at the May Board meeting.

Prepared by: WTV Date: 04/22/2021

ENGINEER'S STAFF REPORT
FOR April 22, 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.	Castillo (Pool)	2160 NW 124 th Avenue	B0705.04
2.	Raybuck (Generator)	11601 NW 25 th Street	B8804.07
3.	Carr (Fence)	11630 NW 26 th Street	B0212.04
4.	Dinkins (Generator & LP Tank)	11351 SW 3 rd Street	B9011.08
5.	Fein (Driveway)	12100 NW 23 rd Court	B0402.06
6.	Ament (Driveway)	11851 NW 6 th Street	B8609.04
7.	Goebel (Gravel Path)	2170 NW 122 nd Avenue	B8606.04
8.	Doyle (Shed)	1590 NW 114 th Avenue	B8810.09
9.	Ulloa (Fence)	1001 NW 118 th Avenue	B9403.08
10.	Piccinona (Driveway)	12330 SW 2 nd Street	B9011.03
11.	Mastrangelo (Maintenance Fill & Fence Repair)	1751 NW 118 th Avenue	B9312.07
12.	Saadia (Fence)	123 NW 117 th Avenue	B0204.10
13.	Soto (Detached Garage)	12080 Tara Drive	B9101.04
14.	Middleton (Fence)	11841 Hermitage Drive	B2103.02
15.	Geyer (Driveway)	12320 NW 9 th Street	B8902.15
16.	Kirlew (Screen Enclosure)	2800 NW 119 th Avenue	B9801.06
17.	Kenna (Fence)	11801 Hermitage Drive	B9004.10

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Spence (House)	11720 NW 27 th Court	B1501.01

Prepared by: HMS Date: 04/12/2021

ENGINEER'S STAFF REPORT
FOR April 22, 2021 MEETING
AGENDA ITEM No.: D3

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
BOHL	11800 NW 5 TH STREET	FILL WITHOUT PERMIT	IN PROCESS OF COMPLYING
MASTRANGELO	1751 NW 118 TH AVENUE	FENCE WITHOUT PERMIT	COMPLIED
SOUFFRANT	11900 TARA DRIVE	FILL WITHOUT PERMIT	IN PROCESS OF COMPLYING

Prepared by: HMS Date: 04/22/2021