



Plantation Acres Improvement District

Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323

AGENDA April 27, 2023

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 March 2023 Expenses in the Amount of \$56,785.07
- B. Approval of the Credit Card Report for the Period 3/9/2023 thru 4/8/2023 in the amount of \$4,502.66
- C. Proposal from Streamline - District's Website
- D. Award the RFP for Auditing Services
- E. Approval of the RFP for Disaster Debris Removal Services

II. Attorney's Report

III. Engineer's Report

A. CONSENT ITEMS

A1. Maleh Estates Paving & Drainage Plan (C0608.01) Permit Renewal

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

Commissioner Comments

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.

ENGINEER'S STAFF REPORT
FOR April 27, 2023 MEETING
AGENDA ITEM No.: A1

Action Required: Consent Agenda

Item Description: Maleh Estates
Permit Extension

P.A.I.D. Number: C0608.01

Attachments: Permit Application

Summary: This item is for the approval of an extension of the original permit for the paving, grading and drainage plan serving the 8 single family lots at the northeast corner of Sunrise Boulevard and 118th Avenue. 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

Prepared by: CJF Date: 4/19/2023

PLANTATION ACRES IMPROVEMENT DISTRICT PERMIT

TYPE OF PERMIT: Construction Modification of existing Permit # _____ Extension of existing Permit # C0608.01

PROJECT TITLE: Malen Estates

STREET ADDRESS: 11780 NW 17 Place

LOCATION: Tract(s) _____ 1/4 Section 25 Township 49 Range 40
Plat Book 179 Page 1 Block _____ Lot 1 Thru 8

PURPOSE \$ New Single Family Home (residential, agricultural, commercial, etc.)

PROJECT SIZE: This phase: 7.81 acres Total: _____ acres

DESCRIPTION OF WORK TO BE PERMITTED Construction of Road & Drainage as per plan

NUMBER OF DWELLING UNITS 8 OR SQUARE FEET OF COMMERCIAL AREA N/A

DATE CONSTRUCTION OR ALTERATION IS EXPECTED TO START 2021

RECEIVING CANAL FOR PROJECT DRAINAGE C-SA

PROPERTY OWNER: Louima Properties

ADDRESS 3998 NW 73 Way

CITY Coral Springs STATE FL ZIP 33065 PHONE 954 449 3505

EMAIL louimaproperities@gmail.com

DEVELOPER: Louima Properties

ADDRESS: 3998 NW 73 Way

CITY Coral Spring STATE FL ZIP 33065 PHONE 954 449 3505

EMAIL louima properties@gmail.com

PROJECT ENGINEER: Chasem Khavarin PE

ADDRESS: 13470 SW 36 Ct

CITY Dade STATE FL ZIP 33330 PHONE 954 224 1380

EMAIL chs.kha@gmail.com

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 _____
Owner's Signature (if not the owner, certify below)

DATE 9/19/23

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

_____ TITLE _____

STATE OF FLORIDA
COUNTY OF _____

Before me personally appeared Ronell Louima as President of Louima Properties
to be known to be the person(s) described in or who has produced DL as identification and who executed the
foregoing instrument and acknowledged before me that Ronell Louima executed said instrument for the purpose expressed

WITNESS my hand and official seal this 19 day of April, 2023

My Commission Expires: April 20, 2026
NOTARY PUBLIC

Anthony Laurent
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 _____

ENGINEER'S STAFF REPORT
FOR April 27, 2023 MEETING
AGENDA ITEM No.: D1

Action Required: Update

Item Description: Pump Station Improvements

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

Attachments: None

Summary: Our office is in the process of completing construction plans ; finalizing the contract for the remaining pumps and their corresponding components with the contractor, Hinterland Group (HG).

Comments: _____

Prepared by: BMP Date: 4/20/23

ENGINEER'S STAFF REPORT
FOR April 27, 2023 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.	Russo (Demo)	1580 NW 115 th Terrace	B2012.02
2.	Terry (Fence)	12200 NW 6 th Street	B9206.01
3.	Torres (Pool)	12000 NW 24 th Street	B8811.11
4.	Hasan (Interior Renovations)	1333 NW 121 st Avenue	B9706.04
5.	Crosdale (Generator)	12360 NW 18 th Street	B9907.02
6.	Goldstein (Basketball Court)	1021 NW 115 th Avenue	B9702.01
7.	SLS Real Estate (House Revisions)	11781 NW 15 th Street	B2110.01
8.	Brill (Generator)	11740 NW 11 th Street	B9012.05
9.	Asaad (Columns)	11231 NW 18 th Street	B9408.21
10.	Montalvo/ Nelson (Shed)	11201 NW 4 th Court	B9110.06
11.	DSL Construction, LLC (Pool & Fence)	11751 NW 6 th Place	B2111.03
12.	Soto (Fence)	12080 Tara Drive	B9101.04
13.	Meneses (Addition)	11630 NW 25 th Street	B9206.12
14.	Mosquera (Tennis Court)	11300 NW 5 th Street	B8605.03
15.	Hillier (Generator)	1551 NW 115 th Terrace	B8407.01

Summary: No Approved Certificates of Occupancy

Prepared by: HMS Date: 04/17/2023

ENGINEER'S STAFF REPORT
FOR April 27, 2023 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
GENDLER	11400 NW 26 TH STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
OCAMPO	11350 NW 26 TH STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	FINAL NOTICE
DESANTIS	12121 NW 11 TH STREET	LANDSCAPE IN CANAL EASEMENT	NOTIFIED
WALLACE	1001 NW 114 TH AVENUE	FILL WITHOUT PERMIT	COMPLYING
SHAH	12121 NW 5 TH COURT	LANDSCAPE / PLANTING IN CANAL EASEMENT	NOTIFIED
BAYVIEW LIFE	11795 SW 2 ND STREET	CONSTRUCTION WITHOUT PERMIT	NOTIFIED

Prepared by: CJF Date: 4/17/2023

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WPI\2023-04-27 D3. Nov Activity.wpd