



# Plantation Acres Improvement District

## Broward County Florida

1701 NW 112<sup>th</sup> Avenue, Plantation, FL 33323

**AGENDA**  
**May 27, 2021**

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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  
None

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. 123400 NW 5<sup>th</sup> Court (V2103.01) . . . . . Violation

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

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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**  
FOR May 27, 2021 MEETING  
**AGENDA ITEM No.: B1**

**Action Required:** Board Approval (Quasi-Judicial)

**Item Description:** 12340 NW 5<sup>th</sup> Court  
Notice of Violation

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**P.A.I.D. Number:** V2103.01

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**Attachments:** Photo taken by District Manager on March 1, 2021  
Copy of Survey From Approved Fence Dated October 31, 2006  
Photo taken by District Manager on May 6, 2021  
Engineer's Letter Dated March 11, 2021

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**Summary:** Based on an inspection by the District Manager of the property located at 12340 NW 5<sup>th</sup> Court, a violation of Sections 3 and 5 of the District's Policies and Procedures Manual exist as follows:

Construction without a permit.

**Background:** The following is a chronology of events:

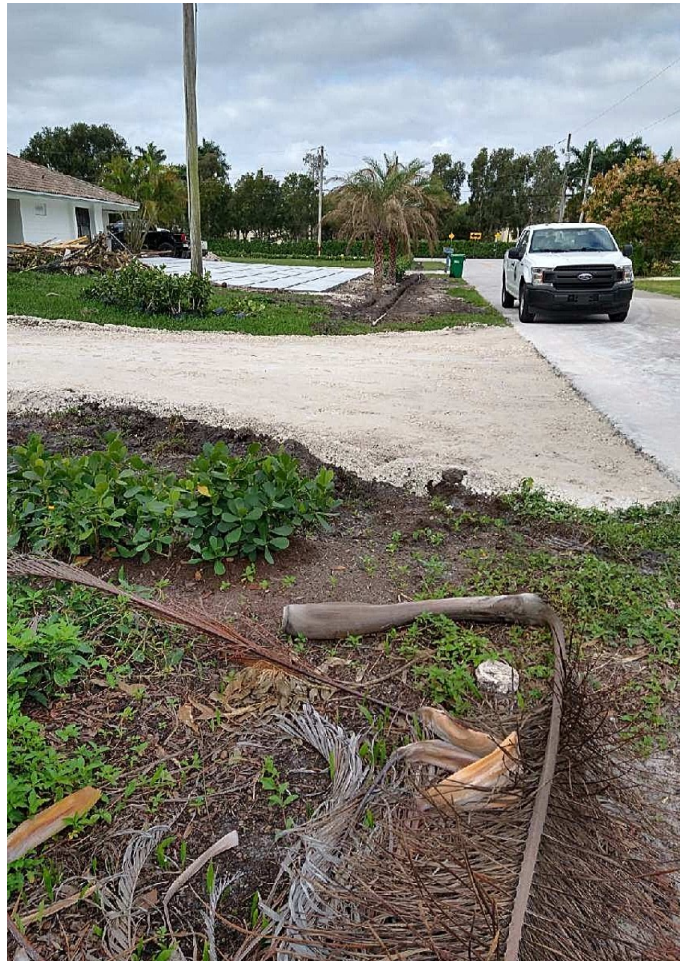
- March 1, 2021 - The District Manager confirmed the activity after a website inquiry from a neighbor.
  - March 11, 2021 - A Notice of Violation (NOV) was sent to the owners, Gary Brent & Linda Buchanan.
  - April 12, 2021- Certified Delivery Confirmation was received.
  - April 30, 2021 - The District Engineer recieved the non-certified letter returned undeliverable.
  - May 6, 2021 - A second inspection was made by the District Manager and no permit was obtained nor applied for.
  - May 13, 2021 - A second NOV was sent, due to no response and violation not being corrected.
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**Recommendation:** Require compliance with District criteria within 45 days as follows:

Restore property to original condition and provide survey for verification of compliance or apply for permit of constructed work.

Prepared by: CJF Date: 5/20/21

# PHOTOS TAKEN 3-1-2021



ABBREVIATIONS

- A = Arc Length
- A.C. = Air Conditioner
- A/B = As-Built
- ADJ. = Adjacent
- ASPH. = Asphalt
- B.C.R. = Broward County Record
- B.M. = Bench Mark
- C.B. = Catch Basin
- C.B.S. = Concrete Block Structure
- C.E. = Canal Easement
- C.F.T. = Calculated Field Traverse
- CH. = Chord
- CH. BRC. = Chord Bearing
- C.I. = Cast Iron
- C.M. = Concrete Monument
- COL. = Column
- CONC. = Concrete
- (C) = Calculated
- D.E. = Drainage Easement
- D.U. AND M.E. = Drainage Utility and Maintenance Easement

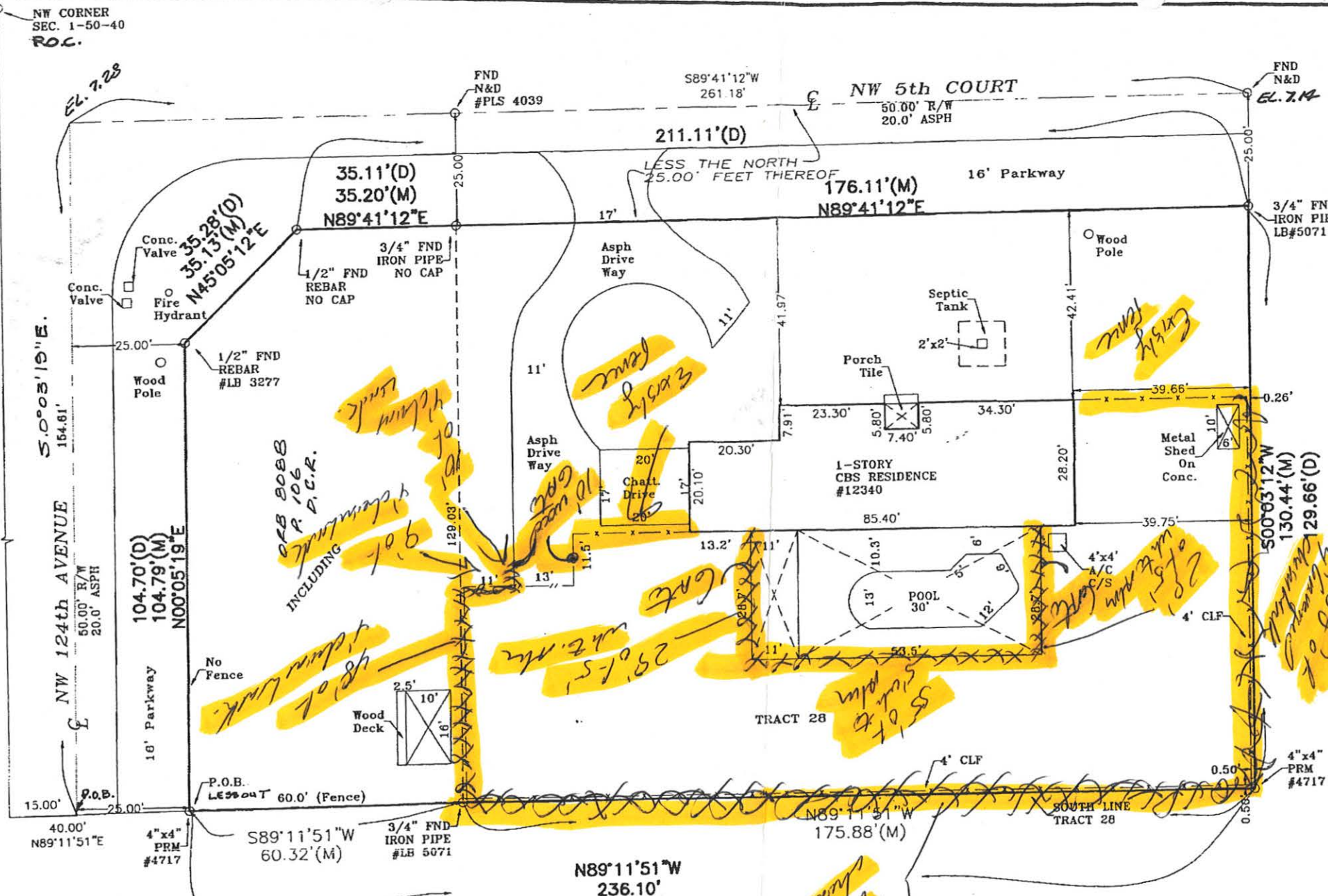
- (D) = Dead or description
- E/C = Edge of Curb
- EL. = Elevation
- E.O.W. = Edge of Water
- ESMT. = Easement
- E/P = Edge of Pavement
- F.F. = Finish Floor
- FND. = Found
- INV. = Invert
- LP. = Iron Pipe
- I.R. = Iron Rod
- L.A.E. = Limited Access Easement
- L.F. = Lowest Floor
- L.M.E. = Lake Maintenance Easement
- M.E. = Maintenance Easement
- (M) = Measure
- N.G.V.D. = National Geodetic Vertical Datum
- N.T.S. = Not to Scale
- N.T.T. = Nail and Tin Tab
- N/D = Nail and Disc
- PAVMT. = Pavement
- P.B. = Plot Book
- P.B.C.R. = Palm Beach County Record
- P.C. = Point of Curvature
- P.C.P. = Permanent Control Point
- P.C. = Page
- P.I. = Point of Intersection
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- P.R.C. = Point of Reverse Curvature
- P.R.M. = Permanent Reference Monument
- (P) = Plot
- R. = Radius
- RCE. = Roof Overhang Easement
- R.P. = Radius Point
- R/W = Right of Way
- SEC. = Section
- S/W = Sidewalk
- T/B = Top of Bank
- T/C = Top of Curb
- T/G = Top of Gutter
- T/R = Top of Rock
- T.O.P. = Top of Pipe
- TWP. = Township
- TYP. = Typical
- U.E. = Utility Easement
- U. AND M.E. = Utility and Maintenance Easement
- B.E. = BUFFER EASEMENT

LEGEND

- ⊕ Center Line
- ⊖ On Line
- ⊗ Property Line
- Wood Fence (W.F.)
- Chain Link Fence (C.L.F.)
- Delta
- Fire Hydrant (F.H.)
- Manhole (M.H.)
- Catch Basin (C.B.)
- Anchor and Guy Wire
- Iron Rod and Cap (I.R.C.)
- Wood Power Pole
- Concrete Power Pole
- Permanent Control Point (P.C.P.)
- Permanent Reference Monument (P.R.M.)
- Water Meter (W.M.)
- Cable T.V. (C.A.T.V.)
- Telephone (TELE.)
- Concrete
- Existing Elevation

This Survey was prepared for conveyance, title and mortgage financing purposes. It is not intended for construction use. Permitting for additional construction, etc., may require additional information, which must be obtained from this office.

SCALE 1"=30'



P.A.I.D. WILL BEAR NO RESPONSIBILITY FOR THE REPLACEMENT OR RELOCATION OF ANY FENCES OR STRUCTURES IN DRAINAGE EASEMENTS WHICH ARE REMOVED OR DESTROYED DURING THE COURSE OF MAINTENANCE, REPAIR, OR CONSTRUCTION OF DRAINAGE FACILITIES.

CERTIFIED TO: BUCHANAN, LINDA L. DANIEL G. GASS, P.A. ATTORNEYS' TITLE INSURANCE FUND, INC. WASHINGTON MUTUAL HOME LOANS, INC., its successors and/or assigns

LEGAL DESCRIPTION: A PORTION OF TRACT 28, SECTION 1, TOWNSHIP 50 SOUTH RANGE 40 EAST, FLORIDA FRUITLANDS COMPANY SUBDIVISION PLAT NO. 1 PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

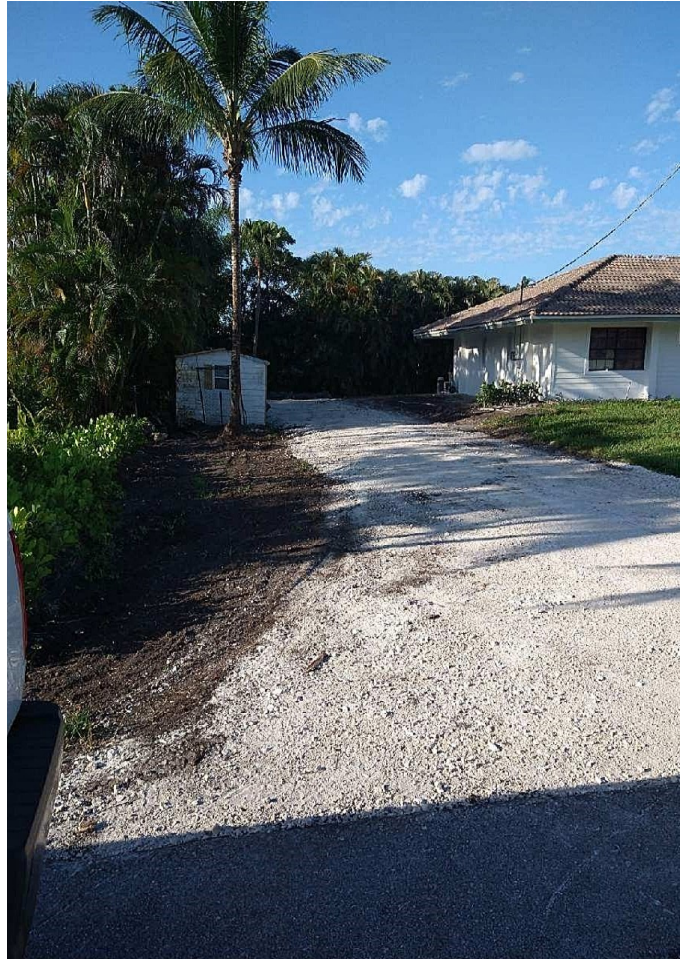
MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 0°03'19" EAST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1646.11 FEET...

**PLANTATION ACRES IMPROVEMENT DISTRICT**  
 Reviewed for conformance to criteria:  
 ACCEPTABLE       ACCEPTABLE AS NOTED  
 NOT ACCEPTABLE       NOT APPLICABLE  
**WINNINGHAM & FRADLEY, INC.**  
 By: [Signature]  
 Date: 10-31-06 No: B9809.05  
 Comments: Fence

LOWEST LIVING FLOOR EL = 9.18  
GARAGE EL = 8.34  
HIGHEST ADJACENT EL = 8.8  
LOWEST ADJACENT EL = 8.3

<b>MAP OF BOUNDARY SURVEY</b>		SCALE: 1"=30'	NOTES/REVISIONS	GENERAL NOTES:	<b>CERTIFICATION:</b> THIS SURVEY MEETS MINIMUM TECHNICAL REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.  WILLIAM L. HAZLETT P.L.S. 6-11-01 PROFESSIONAL LAND SURVEYOR No. 4716	<b>BASELINE ENGINEERING AND LAND SURVEYING, INC.</b> 1400 NW 1ST COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 EB-6510 LB-6439 JOB No. 01-04-275 SHEET No. 1 of 1
CLIENT: 1200540195F DATE OF SURV.: 10-2-97 PROPERTY ADDRESS: 12340 NW 5th Court, Plantation, FL 33325	FLOOR: AH BOOK: 7.0 BEARING: E. N.W. 5TH CT. N. 89° 41' 12" E. BOBM #418 EL. = 7.030	DRAWN BY: J.G. CHECKED BY: MH FIELD BOOK: FOLDER PAGE: PARTY CHIEF: P. Picalta SURVEY DATE: 5-22-01	ELEVATIONS shown hereon are referenced to the National Geodetic Vertical Datum, 1929, unless otherwise noted. Underground features, are not identified nor located except as may be indicated hereon. This survey shows plotted easements and right-of-way. There may exist additional restrictions and/or encumbrances which affect this property. Legal description provided by client, or client's representative.			

PHOTOS TAKEN 5-6-2021



March 11, 2021

Gary Brent & Linda Buchanan  
12340 NW 5<sup>th</sup> Court  
Plantation, FL 33325

Certified Mail #7003 2260 0001 1813 1146

RE: **Notice of Violation** of Rules and Regulations of the  
Plantation Acres Improvement District  
Property - 12340 NW 5<sup>th</sup> Court  
PAID Number V2103.01

Dear Mr. Brent & Ms. Buchanan:

A recent observation of the above referenced property has disclosed that this property is in violation of the rules and regulations of the Plantation Acres Improvement District. The violation is as follows:

**Construction without a permit.**

If this violation is not corrected by April 6, 2021, a hearing concerning this violation may be held by the District Board of Commissioners. Should you have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,

WINNINGHAM & FRADLEY, INC.

David A. Fradley, P.E., P.S.M.  
District Engineer  
[daf@winnfrad.com](mailto:daf@winnfrad.com)

ec: Stephen Nieset, District Chairman [smnieset@aol.com](mailto:smnieset@aol.com)  
Angel Alvarez, Manager [Angel\\_Alvarez@paidfl.org](mailto:Angel_Alvarez@paidfl.org)  
Edward Szerlip, Vice Chairman [docsnarpets28@bellsouth.net](mailto:docsnarpets28@bellsouth.net)  
Lance Fein, Commissioner [lfein@aefschools.com](mailto:lfein@aefschools.com)  
Lou Flanigan, Commissioner [louandjayne@comcast.net](mailto:louandjayne@comcast.net)  
Christopher Cariffe, Commissioner [Ccariffe@gmail.com](mailto:Ccariffe@gmail.com)  
Paul Gougelman, District Counsel [pgougelman@wsh-law.com](mailto:pgougelman@wsh-law.com)  
Samira Shalan, City Engineer [Sshalan@plantation.org](mailto:Sshalan@plantation.org)

2021-03-11 V2103.01 construction.wpd

**ENGINEER'S STAFF REPORT**  
FOR May 27, 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

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**Attachments:** NONE

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**Summary:**

PIPE LINING: The pipe cleaning and lining project is now complete. Recommendations for payment for all six (6) stations have been sent to Joe Telles for processing payment.

PUMP STATIONS: The bid package for Pump Station No. 3 Rehabilitation project is complete. We have initiated the bidding process. Public bid opening is set for July 13, 2021 at 3:00 pm at Winningham & Fradley, Inc.

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Prepared by: WTV Date: 05/20/2021

**ENGINEER'S STAFF REPORT**  
FOR May 27, 2021 MEETING  
**AGENDA ITEM No.: D2**

**Action Required:** Discussion

**Item Description:** Permit Activity Summary

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**P.A.I.D. Number:** D9408.02 & D9408.03

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**Attachments:** None

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**Summary:** Approved Building Permits

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	Massey (Pool)	451 Mill Spring Lane	B9008.01
2.	Kennedy (Fence)	11881 NW 27 <sup>th</sup> Court	B2401.01
3.	Grippio (Screen Enclosure)	11820 NW 11 <sup>th</sup> Street	B9204.15
4.	Baptiste (Pool)	12361 NW 14 <sup>th</sup> Street	B8909.12
5.	Robles (Fence)	11600 NW 21 <sup>st</sup> Street	B8705.07
6.	Maeroff (Driveway/Walkway)	840 NW 121 <sup>st</sup> Avenue	B0306.03
7.	Crafted Homes LLC (House)	11861 NW 9 <sup>th</sup> Street	B1209.01
8.	Sayen (Fence)	11941 NW 27 <sup>th</sup> Court	B1512.01
9.	Kroeger (Generator)	361 Tara Drive	B8811.18
10.	Sarysz (Sail Shade)	11740 NW 23 <sup>rd</sup> Street	B9602.03
11.	Tejada (Replace Existing Windows)	12300 NW 18 <sup>th</sup> Street	B0008.01
12.	Izquierdo (Fence)	1587 NW 114 <sup>th</sup> Avenue	B0603.01
13.	Goebel (Fence)	2170 NW 122 <sup>nd</sup> Avenue	B8606.04
14.	Jahmarkt (Awning/Carport)	11441 Tara Drive	B0112.03
15.	Rhino Homes (Pool)	12351 NW 5 <sup>th</sup> Street	B1507.01
16.	Avila (Fence)	1151 NW 122 <sup>nd</sup> Avenue	B9303.15
17.	DSL Construction & Investments (Pool/Fence)	1360 NW 116 <sup>th</sup> Avenue	B1711.02
18.	Plantation Kingdom Hall (Parking Lot)	11351 W Broward Boulevard	B8603.06

**Summary:** Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	DSL Construction & Investments (House)	11461 Shady Lane	B1708.01

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Prepared by: HMS Date: 05/20/2021



**ENGINEER'S STAFF REPORT**  
**FOR May 27, 2021 MEETING**  
**AGENDA ITEM No.: D3**

**Action Required:** Discussion

**Item Description:** Notices of Violation  
Summary

**P.A.I.D. Number:** D9611.01

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**Attachments:** None

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**Summary:** The following is a summary of the existing violations.

<b>Name</b>	<b>Address</b>	<b>Violation</b>	<b>Status</b>
BUCHANAN	12340 NW 5 <sup>TH</sup> COURT	CONSTRUCTION WITHOUT PERMIT	NON-COMPLIANT
AUGUSTIN	11740 HERMITAGE DRIVE (SW 4 <sup>TH</sup> DRIVE)	PLANTING IN SWALE WITHOUT PERMIT	IN PROCESS OF COMPLYING
HADJAJADJ	11341 NW 27 <sup>TH</sup> COURT	FILL WITHOUT PERMIT	NOTIFIED
LERNER	11496 NW 4 <sup>TH</sup> STREET	FILL WITHOUT PERMIT	NOTIFIED

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Prepared by: HMS Date: 05/19/2021

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2021-05-27 D3. Nov Activity.wpd