



# Plantation Acres Improvement District

## Broward County Florida

1701 NW 112<sup>th</sup> Avenue, Plantation, FL 33323  
**AGENDA**  
**September 23, 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

- A. City of Plantation Flex Zone ..... Discussion
- B. Resolution 2021-01..... Board Action

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. Blessing Parcel (S2105.01)..... Site Data Record

C. BOARD ACTION ITEMS

- C1. Pump Station #3 Rehabilitation (D1707.01-3)..... Bid Award

D. DISCUSSION ITEMS

- D1. PAID Storm Web/Mobile Application (D2104.01)..... Discussion
- 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.

**ATTORNEY'S STAFF REPORT**  
FOR September 23, 2021 MEETING  
**AGENDA ITEM No.: A**

**Action Required:** Board Discussion

**Item Description:** Flex Zone 68 - Removal of Plantation Acres

---

**P.A.I.D. Number:** N/A

---

**Attachments:** Copy of letter sent to Mayor Lynn Stoner, dated September 1, 2021  
Copy of presentation reference material from Donna Marie McCormack, dated 8/26/2021

---

**Summary:** At the August 26, 2021 Board meeting a presentation by Donna Marie McCormack was made under public comment regarding a request for the Board to remove the Plantation Acres Improvement District from Flex Zone 68 within the City.

After some discussion, there was a motion to discuss this item at the September 23, 2021 Board meeting along with a motion to write a letter to the Mayor that this item will be placed on the September agenda for discussion and possible action.

---

**Recommendation:** N/A

**Comments:** District Staff will be available to answer any questions the Board may have.

---

Prepared by: DNT Date: 9/14/2021

**PLANTATION ACRES IMPROVEMENT DISTRICT LETTERHEAD**

September 1, 2021

**VIA E-MAIL ONLY NEED MAYOR'S EMAIL ADDRESS**

Mayor Lynn Stoner  
City of Plantation  
400 NW 73<sup>rd</sup> Avenue  
Plantation, FL 33317

RE: Flex Zone 68 – Removal of Plantation Acres

Dear Mayor Stoner:

On August 26, 2021, the Plantation Acres Improvement District received public comment from Ms. Donna Marie McCormack regarding the request to remove the Plantation Acres District from Flex Zone 68. Based upon Ms. McCormack's comments, the Plantation Acres Improvement District Board of Commissioners (the "District") agreed to place the item on the agenda for the September 23, 2021 District Board meeting for discussion and possible action.

I am providing this letter to you as a courtesy so that the City of Plantation is aware of the upcoming discussion. Thank you for your consideration, and if you have any questions, please contact me directly.

Sincerely,

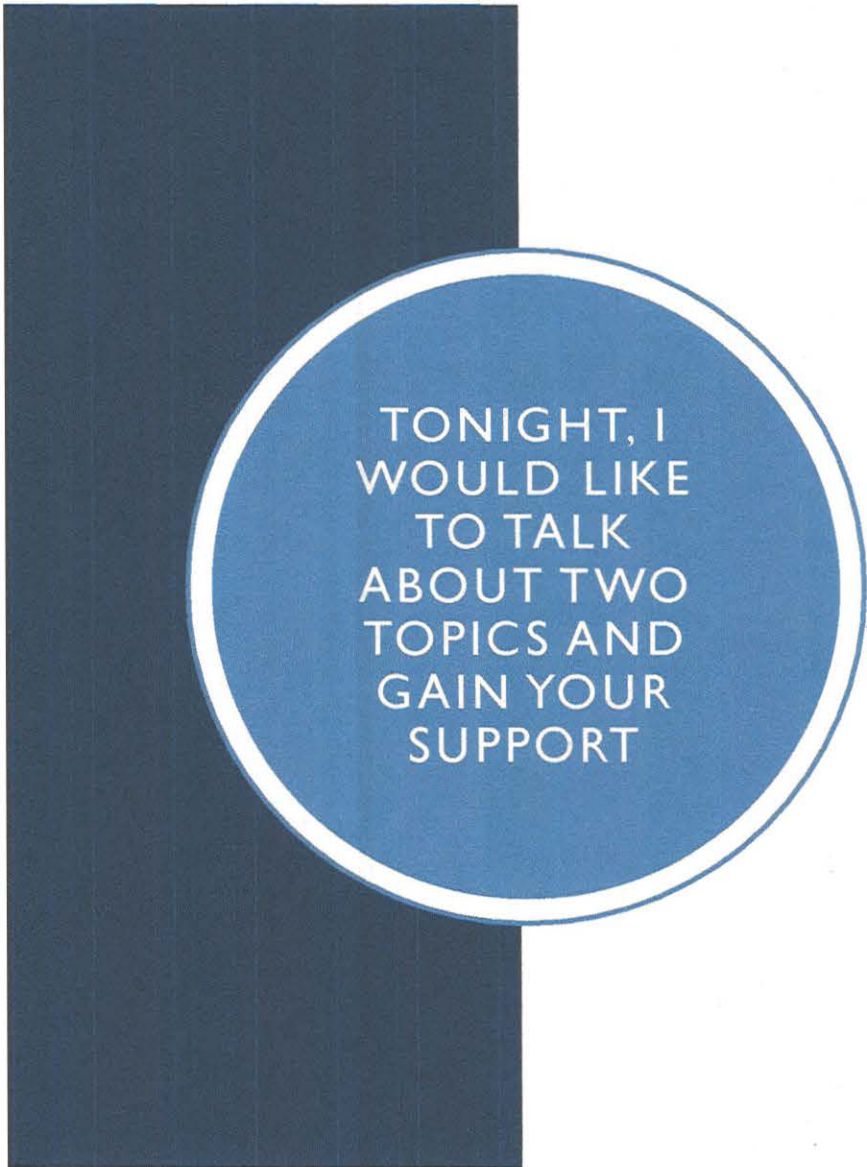
Stephen M. Nieset  
President/Chairman

cc: Plantation Acres Improvement District Board of Commissioners  
Joseph Telles, District Administrator  
David N. Tolces, District Counsel

Donna Marie  
McCormack  
1201 NW 114 Avenue  
Plantation, FL 33323

DISCUSSION  
WITH  
PLANTATION  
ACRES  
IMPROVEMENT  
DIVISION

8/26/2021



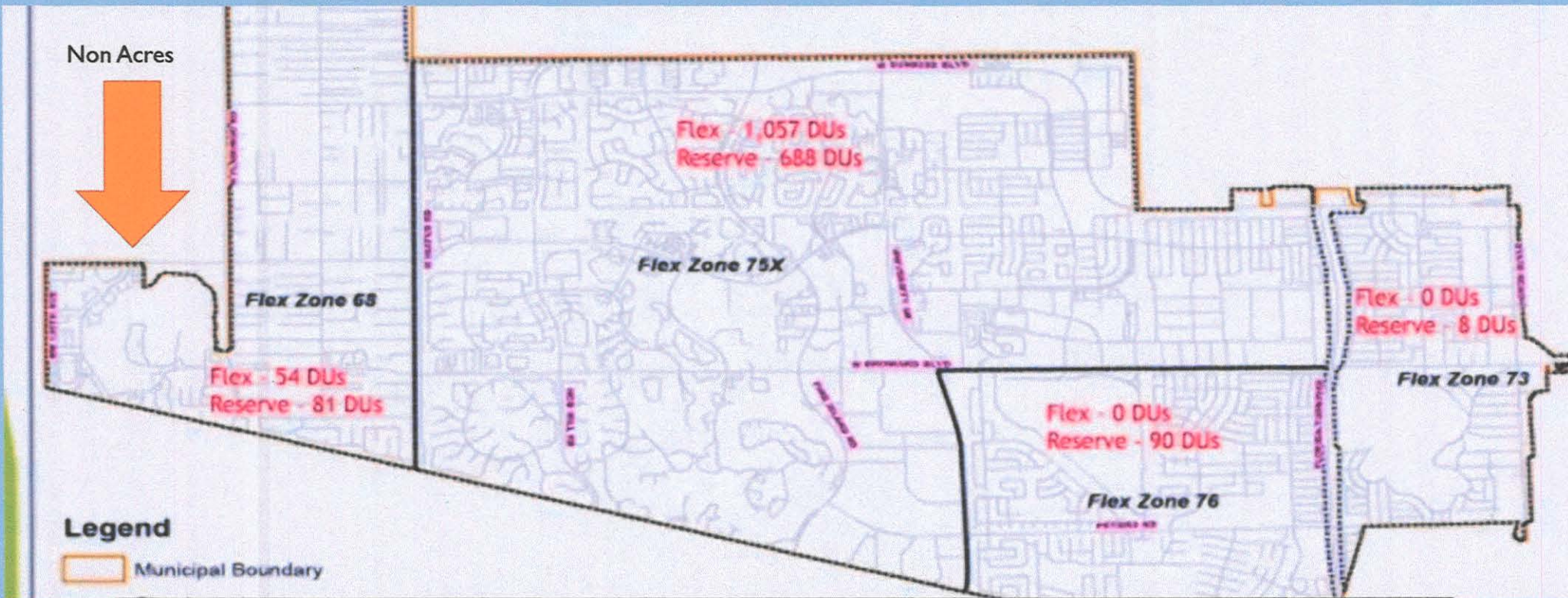
TONIGHT, I  
WOULD LIKE  
TO TALK  
ABOUT TWO  
TOPICS AND  
GAIN YOUR  
SUPPORT

- Review of Flex Zone 68 and to request your support in exempting Plantation Acres from Flex
- Request a review of the process that P.A.I.D. utilizes to approve site plans that involve rezoning to obtain resident input.



**THE CITY OF PLANTATION INCLUDES PLANTATION  
ACRES IN THE CREATION OF FLEX ZONES FOR THE  
COMPREHENSIVE LAND USE PLAN**

**Plantation Acres is part of Flex Zone 68 with additional  
property included between Flamingo Road and 136<sup>th</sup>**



SO WHAT IS WRONG WITH THIS PICTURE?

**Plantation  
FUTURE LAND USE PLAN: FLEXIBILITY ZONES - June 2021**


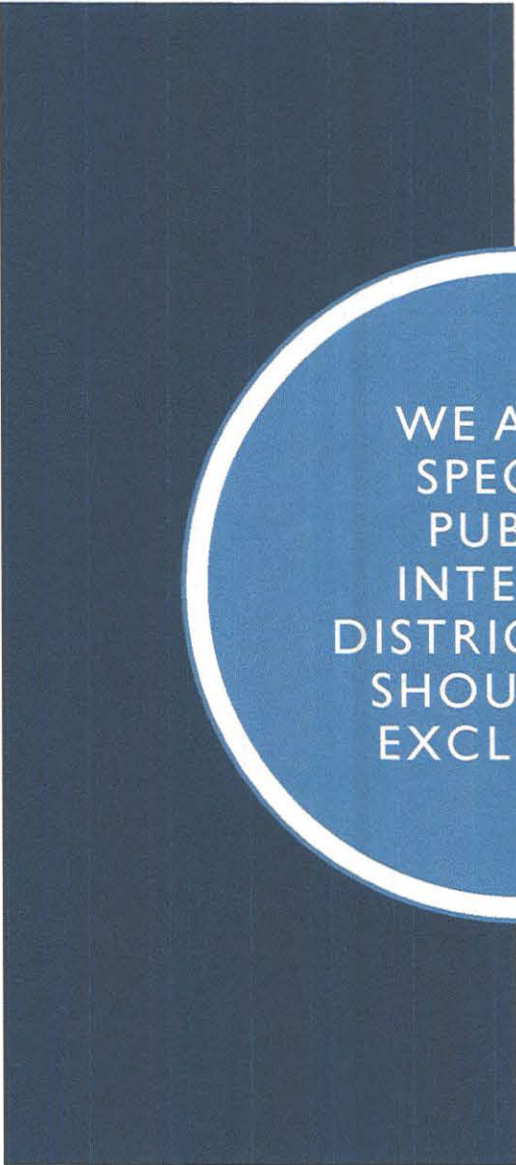
LAND USE	68		73		75X		76		TOTAL	
	CITY UNITS	CITY ACRES	CITY UNITS	CITY ACRES	CITY UNITS	CITY ACRES	CITY UNITS	CITY ACRES	CITY UNITS	CITY ACRES
RESIDENTIAL 1 du/ac	1,394	1,394			312	312			1,706	1,706
RESIDENTIAL 3 du/ac	1,461	487	496	165	7,017	2,339	4,869	1,623	13,842	4,614
RESIDENTIAL 5 du/ac			2,665	533	3,335	667			6,080	1,216
RESIDENTIAL 6 du/ac							41	7	41	7
RESIDENTIAL 8 du/ac	24	4							24	4
RESIDENTIAL 9 du/ac	72	9							72	9
RESIDENTIAL 10 du/ac	2,360	236	150	15	8,540	894			11,350	1,135
RESIDENTIAL 10.8 du/ac					1,717	159			1,717	159
RESIDENTIAL 11.5 du/ac					564	49			564	49
RESIDENTIAL 12 du/ac					516	43			516	43
DASH LINE RESIDENTIAL 12.6 du/ac					330	6			330	6
RESIDENTIAL 15 du/ac					2,295	153			2,295	153
RESIDENTIAL 16 du/ac	896	56	256	16	5,024	314			6,176	386
RESIDENTIAL 17.3 du/ac					588	34			588	34
RESIDENTIAL 19 du/ac					304	16			304	16
DASH LINE RESIDENTIAL 20 du/ac					702	14			702	14
RESIDENTIAL 20 du/ac			140	7	360	18			500	25
DASH LINE RESIDENTIAL 20.1 du/ac					287	5			287	5
DASH LINE RESIDENTIAL 21 du/ac					602	24			602	24
RESIDENTIAL 25 du/ac			275	11	4,800	196			5,175	207
DASH LINE RESIDENTIAL 25 du/ac					271	5			271	5
LOCAL ACTIVITY CENTER			1,960						1,960	
<b>RESIDENTIAL TOTALS</b>	<b>6,207</b>	<b>2,186</b>	<b>5,941</b>	<b>747</b>	<b>38,171</b>	<b>5,261</b>	<b>4,990</b>	<b>1,646</b>	<b>55,309</b>	<b>9,840</b>
<b>COUNTY RESIDENTIAL TOTALS</b>	<b>6,267</b>		<b>5,941</b>		<b>40,952</b>		<b>4,990</b>		<b>58,150</b>	
FLEX UNITS	80		0		2,781		0		2,841	
RESERVE UNITS 2%	112		78		686		90		968	
AFU UNITS	18		8		359		9		394	
<b>FLEX UNIT ASSIGNMENT</b>										
Veranda Phase 1 & 2					398					
Midtown Phase 1 & 2					520					
One Plantation Phase					371					

THE PREVIOUS MAP TOTALS 132 FLEX UNITS BUT THIS CHART TOTALS 172.

AND WHY WOULD THE ACRES HAVE OTHER AREAS THAT ARE IN FACT HIGHER DENSITY ZONED LIKE LAGO MAR INCLUDED IN OUR FLEX ZONE?

AND WHY SUGGEST PLANTATION ACRES BE CAPPED AT 172? WELL BECAUSE THE CITY WANTS 172 FLEX UNITS TO BE BUILT IN THE ACRES!





WE ARE A  
SPECIAL  
PUBLIC  
INTEREST  
DISTRICT AND  
SHOULD BE  
EXCLUDED

**Subdivision B. - SPI-I Plantation Acres, Rural District**

- **Sec. 27-591.- Intent. (a)**
- **The SPI-I district is of special and substantial public interest because of the need to develop and redevelop Plantation Acres by reason of its environmental constraints, its intended rural development under Broward County criteria prior to its annexation to the City of Plantation, and its life-style unique in the City of Plantation. This district has attributes which should be preserved while protecting the health, safety and welfare of the residents of Plantation Acres.**



**I AM RESPECTFULLY REQUESTING THAT P.A.I.D. JOINS WITH PLANTATION ACRES RESIDENTS IN MAKING TWO REQUESTS TO THE CITY.**

- 1) Plantation Acres is removed from Flex Zone 68 based on the additional property which is included and then the proposed cap for the Acres is recalculated.**
- 2) Request Plantation Acres is totally exempted from Flex based on being a Special Public Interest District.**

**May we count on your support?**



THE  
SECOND  
TOPIC

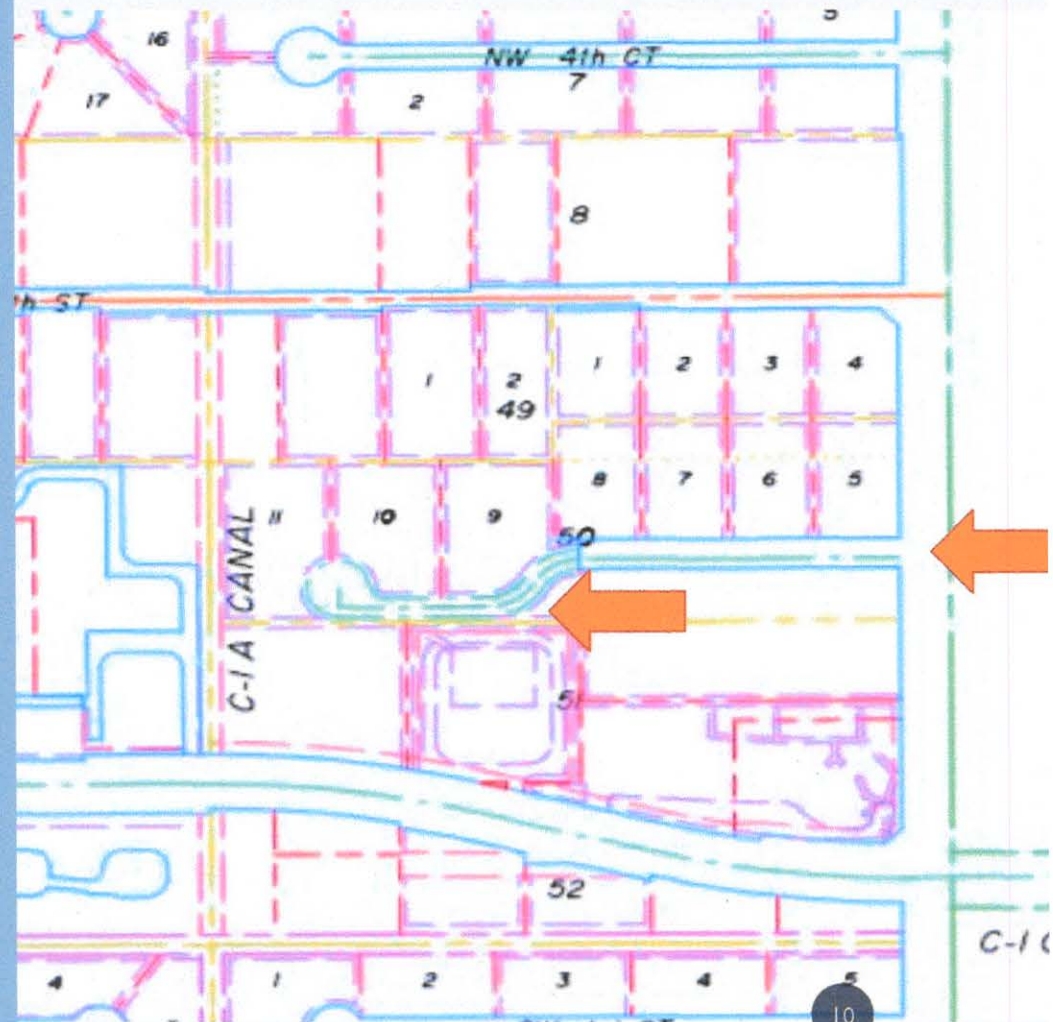
Request a review of the process that P.A.I.D. utilizes to approve site plans that propose rezoning and develop an early engagement process so that Plantation Acres residents can be involved.



TO UNDERSTAND THIS BETTER LET'S LOOK AT  
THE CONFUSION SURROUNDING THE  
REFLECTIONS PROJECT THAT IS A CURRENTLY A  
HOT DISCUSSION TOPIC IN OUR COMMUNITY

HERE IS THE ORIGINAL  
PLAT PLAN FOR THE  
PROPERTY ON 2<sup>ND</sup> STREET  
WHICH WAS DESIGNED  
FOR 11 HOMES

This is the site plan from the  
P.A.I.D. Map which shows the 50 ft  
Right of Way owned by the City  
of Plantation and the road then  
extended to gain access to lots  
9,10 & 11



**IMPORTANT:** If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more accurate tax amount. If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption will save you. If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

[PREVIOUS](#) [NEXT](#) [VIEW MAP](#) [PRINT](#) [NEW SEARCH](#) [BCPA HOME](#)

[Click here to display your 2020 TRIM Notice.](#)

Site Address	NW 2 STREET PLANTATION FL 33325	ID #	5040 01 01 1069
Property Owner	CITY OF PLANTATION	Milage	2212
Mailing Address	400 NW 73 AVE PLANTATION FL 33317-1609	Use	94
Abbreviated Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 1-50-40 TRACT 50 N 80 FEET OF S1/2 OF E 1/2 LESS E 80		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

**Property Assessment Values**  
[Click here to see 2020 Exemptions and Taxable Values as reflected on the Nov. 1, 2020 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$17,510		\$17,510	\$17,510	
2020	\$17,510		\$17,510	\$17,510	
2019	\$17,510		\$17,510	\$17,510	

**2021 Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
Just Value	\$17,510	\$17,510	\$17,510	\$17,510
Portability	0	0	0	0
Assessed/SOH	\$17,510	\$17,510	\$17,510	\$17,510

AND HERE IS THE INFORMATION FROM THE BCPA SITE WHICH VALIDATES THE CITY OWNS THE 2<sup>ND</sup> STREET PROPERTY

On the left is the map from the BCPA website which shows the Right Of Way for 2<sup>nd</sup> Street in red and on the right are the folio particulars.

WHAT TOOK PLACE THAT  
P.A.I.D. APPROVED THIS  
CURRENT SITE PLAN AND  
ALIGNED WITH MOVING  
THE CITY OWNED 2<sup>ND</sup> ST  
AND THE APPLICATION OF  
FLEX?

And what can P.A.I.D and the  
residents of Plantation Acres  
do to work together earlier in  
the process if projects like this  
come up in the future?



RETAINING THE  
LOOK AND FEEL OF  
PLANTATION ACRES  
AS A SPECIAL PUBLIC  
INTEREST DISTRICT  
REQUIRES A  
PARTNERSHIP  
BETWEEN P.A.I.D.  
AND THE RESIDENTS.

How do we make  
that a reality?





**ATTORNEY'S STAFF REPORT**  
FOR September 23, 2021 MEETING  
**AGENDA ITEM No.: B**

**Action Required:** Board Approval

**Item Description:** Resolution 2021-01

---

**P.A.I.D. Number:** D2109.02 (District Engineer)

---

**Attachments:** Proposed Resolution No. 2021-01

---

**Summary:** This Resolution will amend the District's Policy & Procedures Manual with respect to fees collected at time of permit application.

Table 1 (Exhibit A) is the Fixed Fee Schedule.  
Table 2 (Exhibit B) is the Fee Deposit Schedule.

The purpose of this amendment is to reimburse the District for its engineering, legal and accounting costs incurred in review of an application for development approval or for a permit.

These Policy & Procedures Manual Revisions have been prepared by Winningham & Fradley, Inc. and coordinated between District Engineer, District Administrator and District Attorney.

---

**Recommendation:** Approve

**Comments:** District Staff will be available to answer any questions the Board may have.

---

Prepared by: WTV Date: 9/14/2021

**PLANTATION ACRES IMPROVEMENT DISTRICT**

**RESOLUTION 2021-01**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PLANTATION ACRES IMPROVEMENT DISTRICT TO PROVIDE FOR AN AMENDMENT TO SECTIONS 5.4.4 AND 5.4.5 OF THE PLANTATION ACRES IMPROVEMENT DISTRICT'S POLICES AND PROCEDURES MANUAL TO PROVIDE FOR AN ADJUSTMENT OF THE FIXED FEE SCHEDULE AND FEE DEPOSIT SCHEDULE; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Board of Commissioners of the Plantation Acres Improvement District (the "District") adopted a Policies and Procedures Manual which in part sets forth rules governing the conduct of the administrative operations of the District;; and

WHEREAS, the District adopted a fee schedule for application to the District for development approval and permits; and

WHEREAS, the fee schedule is intended to reimburse the District for its engineering, legal, and accounting costs incurred in the review of an application for development approval or for a permit application and approval; and

WHEREAS, the District Board of Commissioners desires to amend the District's fee schedule, which was last amended in 2007, in order to provide for the ability to collect fees that will cover the current costs incurred by the District to review applications for development approval and the issuance of permits;

WHEREAS, the District Board of Commissioners finds that this Resolution is consistent with the District's Charter, and serves a public purpose.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANTATION ACRES IMPROVEMENT DISTRICT, THAT:**

**Section 1. Incorporation of Recitals.** Each "WHEREAS" clause set forth above is true and correct and herein incorporated by this reference.

**Section 2.** That Section 5.4.4, “Fixed Fee Schedule,” of the Plantation Acres Policy and Procedures Manual is hereby amended as provided in Exhibit “A,” which is attached hereto and incorporated herein by reference.

**Section 3.** That Section 5.4.5, “Fee Deposit Schedule” of the Plantation Acres Policy and Procedures Manual is hereby amended as reflected in Exhibit “B,” which is attached hereto and incorporated herein by reference.

**Section 4.** **Conflicting Resolutions.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** **Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE PLANTATION ACRES IMPROVEMENT DISTRICT THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2021.**

PLANTATION ACRES IMPROVEMENT DISTRICT

BY: \_\_\_\_\_  
STEPHEN NIESET, PRESIDENT/CHAIRMAN

## EXHIBIT A

**Table 1 Fixed Fee Schedule**

<b>APPLICATION FOR:</b>	<b>AMOUNT</b>
<b>Building Permit</b> for minor filling for maintenance or repair (as determined by the District Engineer)	No charge
<b>Building Permit</b> for fence repair or replacement in same previously permitted location.	No charge
<b>Building Permit</b> for new fence outside of District's easements and located more than 15 feet from property lines	No charge
<b>Building Permit</b> for new fence located within a District Easement or within 15 feet of a property line.	<u>\$125.00</u> <del>\$100.00</del>
<b>Building Permit</b> for new driveway or driveway expansion.	<u>\$200.00</u> <del>\$100.00</del>
<b>Building Permit</b> for miscellaneous structure or facility requiring minor filling or grading (as determined by the District Engineer).	<u>\$150.00</u> <del>\$75.00</del>
<b>Building Permit</b> for shed on grade and located more than 15 feet from property lines or structures built on previously permitted and constructed slabs. No filling is permitted.	No charge
<b>Encroachment Agreement</b>	<u>\$400.00</u> <del>\$225.00</del>
<b>Release of Reservation</b>	<u>\$500.00</u> <del>\$300.00</del>
<b>Site Data Record</b>	<b><u>\$450.00</u></b>
<b>Special Meetings</b> requested by Applicant to assist in the development process	Refer to paragraph
<b>Special Items</b> requiring Board approval presented by resident of Plantation Acres. Fee is applied to each Board Meeting.	<u>\$150.00</u> <del>\$100.00</del>

## EXHIBIT B

**Table 2 - Fee Deposit Schedule**

<b>APPLICATION FOR:</b>	<b>AMOUNT</b>
<b>Building Permit</b> for new home construction.	<u>\$1,000.00</u> <del>\$500.00</del>
<b>Building Permit</b> for house addition on a previously approved pad - no additional filling required.	<u>\$300.00</u> <del>\$150.00</del>
<b>Building Permit</b> for house addition or additional structure requiring filling.	<u>\$800.00</u> <del>\$400.00</del>
<b>Building Permit</b> for a new pool on a previously approved area, as shown on an original building permit - no substantial additional filling required.	<u>\$300.00</u> <del>\$150.00</del>
<b>Building Permit</b> for a new pool requiring major lot regrading.	<u>\$800.00</u> <del>\$400.00</del>
<b>Building Permit</b> for vacant lot clearing only.	<u>\$200.00</u> <del>\$100.00</del>
<b>Building Permit</b> for vacant lot filling or clearing and filling.	<u>\$400.00</u> <del>\$200.00</del>
<b>Certificate of Occupancy</b> for new construction.	<u>\$400.00</u> <del>\$200.00</del>
<b>Building Permit</b> for filling and/or regrading on a developed lot with an existing home.	<u>\$600.00</u> <del>\$300.00</del>
<b>Site Development Plans</b>	<u>\$5,000.00</u> <del>\$3,000.00</del>
<b>Plats</b> for Single Family Lots less than 5 acres	<u>\$2,000.00</u> <del>\$1,000.00</del>
<b>Plats</b> for other than Single Family Lots less than 5 acres	<u>\$4,000.00</u> <del>\$2,000.00</del>
<b>Variance requests</b>	<u>\$1,500.00</u> <del>\$1,000.00</del>
<b><u>Easement Vacation</u></b>	<u>\$1,000.00</u>
<b><u>Site Data Record</u></b>	<u>\$1,000.00</u>

**ENGINEER'S STAFF REPORT**  
FOR September 23, 2021 MEETING  
**AGENDA ITEM No.: B1**

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

**Item Description:** Blessing Residence  
Site Data Record

**P.A.I.D. Number:** S2105.01

---

**Attachments:** Blessing Parcel - 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: 9/16/21

# BLESSING PARCEL

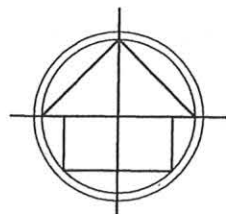
## SITE DATA RECORD

A PORTION OF TRACT 17, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

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

NW 124TH AVENUE

NW 118TH AVENUE



LOCATION SKETCH  
NW 1/4 OF SECTION 1-50-40  
NOT TO SCALE

NOTES:

- 1) STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, GRID NORTH AS SHOWN ON THE "STONER/KEITH RESURVEY NO. 11" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS TRANSFORMED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 WITH THE 1990 ADJUSTMENT. THE BEARING REFERENCE LINE IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, SAID LINE BEARS NORTH 89°26'41" EAST.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK # 0418. ELEVATION = 5.72' (NAVD88)
- 3) N 656976.189 DENOTES FLORIDA STATE PLANE COORDINATES E 893537.373
- 4) FLOOD ZONE : AH, BASE FLOOD ELEVATION 6.0 FEET, PER FLOOD INSURANCE RATE MAP 120054 0345 H, MAP INDEX DATED 08/18/14.

UTILITIES DEPARTMENT:

UTILITY EASEMENTS, IF ANY, ARE APPROVED AS SHOWN.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANTATION UTILITIES DEPARTMENT

PLANTATION ACRES IMPROVEMENT DISTRICT:

THE DRAINAGE EASEMENTS SHOWN HEREON AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ 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.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN

CITY REVIEW COMMITTEE:

THIS IS TO CERTIFY THAT THE CITY REVIEW COMMITTEE OF THE CITY OF PLANTATION HAS APPROVED AND ACCEPTED THIS SITE DATA RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
CHAIRMAN

CITY COUNCIL:

THIS IS TO CERTIFY THAT THIS SITE DATA RECORD HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COUNCIL, PLANTATION, FLORIDA, BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY SAID COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MAYOR CITY CLERK  
CITY OF PLANTATION CITY OF PLANTATION

ENGINEERING DEPARTMENT:

ROAD RIGHT-OF-WAY REQUIREMENTS HAVE BEEN SATISFIED AS INDICATED HEREON.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANTATION ENGINEERING DEPARTMENT

PREPARED BY:

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CONSENT BY OWNER:

KNOWN ALL MEN BY THESE PRESENTS: THAT KYLE MATTHEW BLESSING, OWNER OF THE LANDS SHOWN AND DESCRIBED ON THIS SITE DATA RECORD, DOES HEREBY RATIFY AND CONSENT TO ALL EASEMENTS PREVIOUSLY CONVEYED AND REFERRED TO HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 15th DAY OF September, 2021.

WITNESS: \_\_\_\_\_ OWNER: Kyle Blessing  
PRINT NAME: Yozeed Alhussami

WITNESS: \_\_\_\_\_  
PRINT NAME: Omar Plaza

ACKNOWLEDGEMENT: STATE OF FLORIDA  
COUNTY OF BROWARD

THE FOREGOING CONSENT BY OWNER WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15 DAY OF September 2021 BY Kyle Blessing WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC Kristen Bender  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Notary Public State of Florida  
Kristen Bender  
My Commission GG 146743  
Expires 01/23/2022

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 ADAPTED BY THE FLORIDA SOCIETY OF SURVEYORS' AND MAPPERS AND THE FLORIDA LAND TITLE ASSOCIATION, AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN 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.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4168

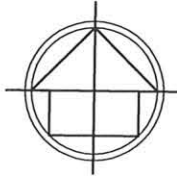
# BLESSING PARCEL

## SITE DATA RECORD

A PORTION OF TRACT 17, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA. LYING AND BEING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

SITE NET AREA=39,038 SQ.FT.  
0.8962 ACRES

SITE GROSS AREA=42,938 SQ.FT.  
0.9857 ACRES



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

NW 124TH AVENUE

NW 118TH AVENUE

LOCATION SKETCH  
NW 1/4 OF SECTION 1-50-40  
NOT TO SCALE

PREPARED BY:  
**COUSINS SURVEYORS & ASSOCIATES, INC.**



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

### LEGAL DESCRIPTION:

#### LAND DESCRIPTION:

THE WEST ONE HUNDRED THIRTY FEET (W 130') OF THE EAST ONE HUNDRED FORTY FEET (E 140') OF TRACT SEVENTEEN (17) IN THE SUBDIVISION OF SECTION 1, TOWNSHIP FIFTY SOUTH (50 S), RANGE FORTY EAST (40 E), OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, 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.

A/K/A A PORTION OF LOT FOUR (4), TRACT SEVENTEEN (17), OF PLANTATION ACRES, UNRECORDED.

#### LESS RIGHT OF WAY DEDICATION:

A PORTION OF TRACT 17 IN THE SUBDIVISION OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 17;

THENCE SOUTH 89°26'41" WEST ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°11'13" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°26'41" WEST ALONG A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 130.00 FEET;

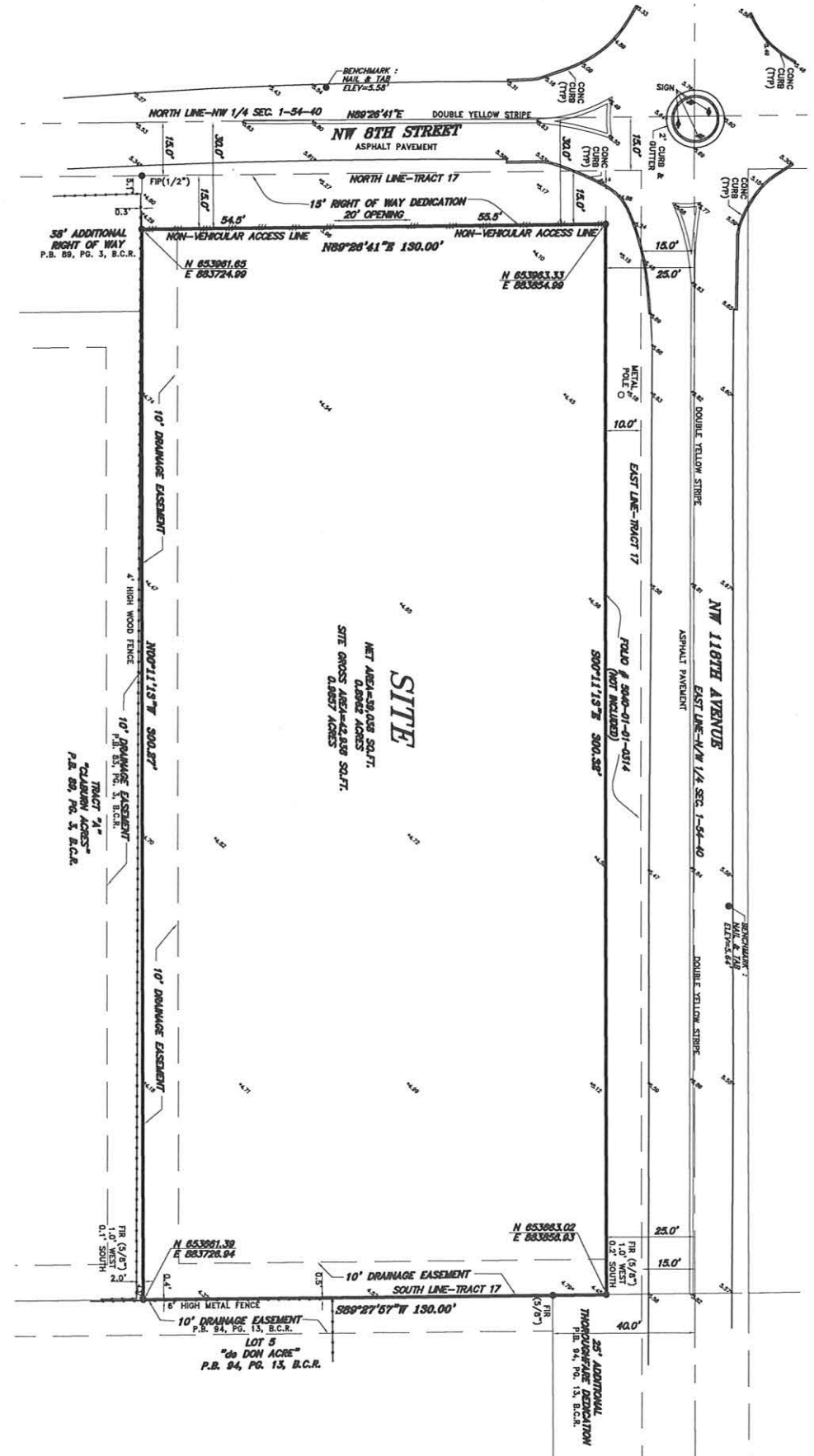
THENCE NORTH 00°11'13" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89°26'41" EAST ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

#### LEGEND:

CKD	CHECKED BY	P.O.C.	POINT OF COMMENCEMENT
CONC	CONCRETE	P.O.B.	POINT OF BEGINNING
DWN	DRAWN BY	FPL	FLORIDA POWER & LIGHT
FB/PG	FIELD BOOK AND PAGE	—#—	NON-VEHICULAR ACCESS LINE
SIR	SET IRON ROD & CAP #6448	P.O.T.	POINT OF TERMINATION
SNC	SET NAIL AND CAP #6448	REF	REFERENCE
FIR	FOUND IRON ROD	BLDG	BUILDING
FIP	FOUND IRON PIPE	SSMH	SANITARY SEWER MANHOLE
FNC	FOUND NAIL AND CAP	BS	BELL SOUTH
FND	FOUND NAIL & DISC	CLP	CONCRETE LIGHT POLE
P.B.	PLAT BOOK	EB	ELECTRIC BOX
B.C.R.	BROWARD COUNTY RECORDS	ORB	OFFICIAL RECORDS BOOK
M/D.C.R.	MIAMI/DADE COUNTY RECORDS	(C)	CLEAR
WPP	WOOD POWER POLE	ELEV	ELEVATION
-X-	CHAIN LINK/ WOOD FENCE	(N)	NORTH
ELEV	ELEVATION	(E)	EAST
CBS	CONCRETE BLOCK STRUCTURE	(W)	WEST
A/C	AIR CONDITIONER	PRM	PERMANENT REFERENCE MONUMENT
7.59	ELEVATION	PCP	PERMANENT CONTROL POINT
FNT	FOUND NAIL AND TAB		
LB	LICENSE BUSINESS		







**PLANTATION ACRES IMPROVEMENT DISTRICT  
BROWARD COUNTY, FLORIDA**

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

**APPLICATION INFORMATION**

**SITE DATA RECORD**       **PLAT**

**PROJECT NAME** Blessing Residence

**LOCATION** 11850 NW 8th St. & NW 8th St. Plantation, FL

**DATE** 4/6/2021      **FOLIO NO.** 5040-01-01-0313 & 5040-01-01-0314

**OWNER:**

<b>NAME</b>	<u>Kyle Blessing</u>
<b>ADDRESS</b>	<u>7070 NW 84th Ave. Parkland, FL 33067</u>
<b>PHONE</b>	<u>(954) 740-9757</u>

**AGENT/SURVEYOR/  
ENGINEER:**

<b>NAME</b>	<u>Cousins Surveyors &amp; Associates, Inc.</u>
<b>ADDRESS</b>	<u>3921 SW 47 Avenue, Suite 1011</u>
	<u>Davie, FL 33314</u>
<b>PHONE</b>	<u>(954) 689-7766</u>

**LEGAL DESCRIPTION:**

THE WEST ONE HUNDRED THIRTY FEET (W 130') OF THE EAST ONE HUNDRED FORTY FEET (E 140') OF TRACT SEVENTEEN (17) IN THE SUBDIVISION OF SECTION 1, TOWNSHIP FIFTY SOUTH (50 S), RANGE FORTY EAST (40 E), OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, 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.

A/K/A A PORTION OF LOT FOUR (4), TRACT SEVENTEEN (17), OF PLANTATION ACRES, UNRECORDED.

PROPERTY ID NO.: 5040-01-01-0313

AND [winnfrad.com/wfi/PROJECTS/PAID/General \(88574\)/WP/FORMS/Applications/ApplicationPlatSDR.wpd](http://winnfrad.com/wfi/PROJECTS/PAID/General (88574)/WP/FORMS/Applications/ApplicationPlatSDR.wpd)

FLA FRUIT LANDS CO SUB NO 1 2-17 D 1-50-40 TR 17 E 10 LESS RD  
A/K/A PT OF LOT 4 TR 17

**ENGINEER'S STAFF REPORT**  
FOR September 23, 2021 MEETING  
**AGENDA ITEM No.: C1**

**Action Required:** Board Approval

**Item Description:** Pump Station #3 Rehabilitation

---

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

---

**Attachments:** Revised Form of Proposal Section 40 - Bid Pricing

---

**Summary:**

The project was advertised and bid. Four contractors and two publishing services picked up plans and specifications. On the bid opening date of July 13, 2021, only one Contractor, Hinterland Group, Inc. (Hinterland), submitted a bid. The Engineer's estimate was \$250,000. The total bid amount by Hinterland was \$388,580.00.

After detailed discussion at the July 22, 2021 Board meeting, the Board instructed WFI to negotiate and meet with the contractor at the site with hopes to achieve a lower price after the contractor performed a more detailed site and internal inspection of the pump station. This meeting and contract negotiating effort resulted with a lower bid price of approximately \$30,000.

At the August 26, 2021 Board meeting, there was a consensus by the Board for WFI to continue moving forward with Hinterland Group, Inc. (Hinterland) and to continue with their bid evaluation.

We reviewed and completed their bid evaluation. References were contacted and all that were spoken with gave a favorable evaluation. We found no indication that Hinterland Group, Inc. would not enter into a contract and adequately perform the work in a timely manner.

We have been coordinating with both District Administrator, Joe Telles & District Attorney, David Tolces regarding project funding and contract review. If this project is awarded tonight, we expect that the contract could be executed by November.

We hope to have a tentative construction schedule from the contractor to discuss by meeting time.

---

**Recommendation:** Award the Project to the sole bidder, Hinterland Group, Inc. and authorize the Chairman to sign the Agreement upon completion of the contract documents, signed by the Contractor, and reviewed by the District Attorney.

**Comments:** If project is awarded, District Engineer will issue the "Notice Of Award".

---

Prepared by: WTV Date: 9/13/2021

SECTION 40  
FORM OF PROPOSAL

40.1	<p><u>MOBILIZATION / DE-MOBILIZATION</u></p> <p><u>Mobilization and de-mobilization operations are expected for pump removal; wet well restoration; outfall replacement; and pump installations. Any and all costs associated with mobilization and de-mobilization shall be included in the lump sum items below.</u></p>	
<p><u>PROJECT MOBILIZATION / DE-MOBILIZATION LUMP SUM TOTAL</u></p>		<p><u>\$0 ( Included)</u></p>
40.2	<p><u>PUMP STATION 3</u></p> <p><u>Furnish and install all labor and materials to construct the drainage improvements shown on the Engineer's Plan Sheets PD1 of 2 and PD2 of 2 accordance with the associated details, notes, criteria, and pollution prevention criteria and to restore the area in like kind. For purposes of determining the value of progress payments, the value of the work shall be based on, but not limited to, the following:</u></p>	
40.2.1	<p><u>DEMOLITION (EXTERNAL)</u></p> <p><u>Furnish and install all labor, equipment and materials to isolate the wet well and remove existing outfall, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1. mobilizing and eventual demobilizing for all activities,</u></li> <li><u>2. plugging both openings in the wet well (east opening will be permanent);</u></li> <li><u>3. relocating and reconnecting existing telemetry antenna;</u></li> <li><u>4. removing and disposing the easterly portion of the existing outfall culvert and endwall;</u></li> <li><u>5. filling with flowable fill the remaining segment of existing outfall culvert to the plug; and,</u></li> <li><u>6. filling and compacting affected area to above the water level,</u></li> </ol> <p><u>based on the following lump sum cost:</u></p>	
<p><u>DEMOLITION (EXTERNAL) LUMP SUM SUB-TOTAL</u></p>		<p><u>\$ 25,000.00</u></p>

<p>40.2.2</p>	<p><u>DEMOLITION (INTERNAL)</u></p> <p><u>Furnish and install all labor, equipment and materials to remove and dispose all existing material from within the wet well and to prepare surface for welding and coating, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1. dewatering wet well and maintaining a dewatered condition;</u></li> <li><u>2. removing and disposing of existing pump (belt to be salvaged);</u></li> <li><u>3. removing plates (could be re-purposed);</u></li> <li><u>4. removing and disposing supports by cutting and grinding welds;</u></li> <li><u>5. cleaning surface of buildup, rust and paint with abrasive blasting;</u></li> <li><u>6. removal, cleaning, hauling, &amp; disposal of debris to landfill; and</u></li> <li><u>7. realigning motor and remove brackets and repair concrete floor.</u></li> </ol> <p><u>based on the following lump sum cost:</u></p>	
	<p><u>DEMOLITION (INTERNAL) LUMP SUM SUB-TOTAL</u></p>	<p><u>\$ 20,000.00</u></p>
<p>40.2.3</p>	<p><u>RECONDITION AND PREPARE WET WELL</u></p> <p><u>Furnish and install all labor, equipment and material to install new welded spool piece, re-clad wet well, permanent east plug, construct supports, and paint, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1 picking up, delivering, and installing the 30" DIP flanged spool piece (furnished by others), including but not limited to:</u> <ol style="list-style-type: none"> <li><u>1. supporting building foundation,</u></li> <li><u>2. excavation to wet well exterior,</u></li> <li><u>3. cutting of wet well to accept spool,</u></li> <li><u>4. installing flanged spool with bolt patterns aligned with pump and flapgate,</u></li> <li><u>5. welding both sides of flange as detailed on sheet PD1 of 2,</u></li> <li><u>6. temporarily plugging east end of spool, if necessary,</u></li> <li><u>7. backfilling and compacting to east end of spool, and</u></li> <li><u>8. removing temporary building supports,</u></li> </ol> <p><u>based on the following lump sum cost:</u></p> <p><u>1 L.S. at \$ 25,000.00 per L.S. = \$ 25,000.00</u></p> </li> <li><u>2 furnishing and installing full width 6.2' x 5' x 3/8" steel plate over 48" diameter opening for existing outfall (notched around flanged spool), including welds, based on the following estimated quantities and unit cost:</u></li> </ol>	

SECTION 40  
FORM OF PROPOSAL

	<p><u>30.9</u> S.F. of plate at \$ <u>100.00</u> per S.F. = \$ <u>3,090.00</u></p> <p><u>60</u> L.F. of weld at \$ <u>180.00</u> per L.F. = \$ <u>10,800.00</u></p> <p><u>4</u> furnishing and installing 1/4" steel plates over corroded wall sections, including continuous weld, as required, based on visual inspection after well cleaning:</p> <p><u>1</u> S.F. of plate at \$ <u>100.00</u> per S.F. = \$ <u>100.00</u></p> <p><u>1</u> L.F. of weld at \$ <u>180.00</u> per L.F. = \$ <u>180.00</u></p> <p><u>5</u> furnishing and installing supports for pump including but not limited to:</p> <p><u>1.</u> 2 - welded L8x4x3/8" angle supports, and</p> <p><u>2.</u> 2 - welded (or bolted) 71.8" MC 8"x20" channel supports, based on the following lump sum cost:</p> <p><u>1</u> L.S. at \$ <u>6,500.00</u> per L.S. = \$ <u>6,500.00</u></p> <p><u>6</u> furnishing and installing 2 coats of 300-M-Koppers, or Carboline Bitumastic 300 M, or equal, coating on approximately 384 S.F. of wet well surface, based on the following lump sum cost:</p> <p><u>1</u> L.S. at \$ <u>4,500.00</u> per L.S. = \$ <u>4,500.00</u></p>	
	<p>RECONDITION AND PREPARE WET WELL ESTIMATED SUB-TOTAL</p>	<p><u>\$ 50,170.00</u></p>
40.2.4	<p><u>FURNISH PUMP:</u></p> <p>Furnish equipment and materials for pump installation and connection to existing motor, including but not limited to:</p> <p><u>1.</u> picking-up, delivering, storing, pump, base plate, and direct drive and shaft (furnished by others)</p> <p><u>2.</u> picking-up, delivering, storing 30" spool piece, direct drive, and shaft,</p> <p>based on the following lump sum cost:</p>	
	<p>FURNISH PUMP LUMP SUM SUB-TOTAL</p>	<p><u>\$100,020.00</u></p>
40.2.5	<p><u>INSTALL PUMP</u></p>	

SECTION 40  
FORM OF PROPOSAL

	<p><u>Provide all labor and construction equipment for pump installation and connection to existing motor, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1. verifying and adjusting (if needed) supports,</u></li> <li><u>2. installing pump, base plate, and direct drive and drive shaft (furnished by others) through existing roof hatch opening,</u></li> <li><u>3. installing 30" spool piece and adjusting pump if necessary,</u></li> <li><u>4. connecting direct drive to motor,</u></li> <li><u>5. adjusting motor horizontal and vertical position,</u></li> </ol> <p><u>based on the following lump sum cost:</u></p>																	
	<p style="text-align: right;"><u>INSTALL PUMP LUMP SUM SUB-TOTAL</u></p>	<p style="text-align: right;"><u>\$ 10,000.00</u></p>																
<p><u>40.2.6</u></p>	<p><u>FURNISH EXHAUST SYSTEM:</u></p> <p><u>Furnish material for new exhaust system, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1. new hospital grade muffler (for 4" pipe) and hangers,</u></li> <li><u>2. new 4" exhaust pipe, fittings and hangers, and</u></li> <li><u>3. heat wrap insulation,</u></li> </ol> <p><u>based on the following lump sum cost:</u></p>																	
	<p style="text-align: right;"><u>FURNISH EXHAUST SYSTEM LUMP SUM SUB-TOTAL</u></p>	<p style="text-align: right;"><u>\$ 4,500.00</u></p>																
<p><u>40.2.7</u></p>	<p><u>INSTALL EXHAUST SYSTEM</u></p> <p><u>Provide all labor and construction, equipment for new exhaust system, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1. removing and disposing the existing system,</u></li> <li><u>2. installing new hospital grade muffler (for 4" pipe) and hangers,</u></li> <li><u>3. installing new 4" exhaust pipe, fittings and hangers, and</u></li> <li><u>4. wrapping exhaust system with heat wrap insulation,</u></li> </ol> <p><u>based on the following lump sum cost:</u></p>																	
	<p style="text-align: right;"><u>INSTALL EXHAUST SYSTEM LUMP SUM SUB-TOTAL</u></p>	<p style="text-align: right;"><u>\$ 5,000.00</u></p>																
<p><u>40.2.8</u></p>	<p><u>ENDWALL, 30"x36" DIP REDUCER, 30" DIP CULVERT, 36" DIP OUTFALL, RIP-RAP SECTION AND FLAPGATE:</u></p> <p><u>Furnish and install all labor, equipment and materials for endwall, 30"x36" reducer, 30" DIP culvert, 36" DIP outfall and flapgate, including but not limited to:</u></p> <ol style="list-style-type: none"> <li><u>1 furnishing and installing winged endwall, based on the following unit cost:</u> <table border="0" style="margin-left: 20px;"> <tr> <td><u>1</u></td> <td><u>endwall</u></td> <td><u>at \$</u></td> <td><u>12,000.00</u></td> <td><u>per</u></td> <td><u>EACH</u></td> <td><u>= \$</u></td> <td><u>12,000.00</u></td> </tr> </table> </li> <li><u>2 furnishing and installing fill material, based on the following unit cost:</u> <table border="0" style="margin-left: 20px;"> <tr> <td><u>10</u></td> <td><u>C.Y. of fill</u></td> <td><u>at \$</u></td> <td><u>15.00</u></td> <td><u>per</u></td> <td><u>C.Y.</u></td> <td><u>= \$</u></td> <td><u>150.00</u></td> </tr> </table> </li> </ol>	<u>1</u>	<u>endwall</u>	<u>at \$</u>	<u>12,000.00</u>	<u>per</u>	<u>EACH</u>	<u>= \$</u>	<u>12,000.00</u>	<u>10</u>	<u>C.Y. of fill</u>	<u>at \$</u>	<u>15.00</u>	<u>per</u>	<u>C.Y.</u>	<u>= \$</u>	<u>150.00</u>	
<u>1</u>	<u>endwall</u>	<u>at \$</u>	<u>12,000.00</u>	<u>per</u>	<u>EACH</u>	<u>= \$</u>	<u>12,000.00</u>											
<u>10</u>	<u>C.Y. of fill</u>	<u>at \$</u>	<u>15.00</u>	<u>per</u>	<u>C.Y.</u>	<u>= \$</u>	<u>150.00</u>											

SECTION 40  
FORM OF PROPOSAL

	<p><u>3</u> <u>picking-up, delivering, storing and installing 30"x36" DIP reducer, 30" DIP culvert, 36" DIP outfall and flapgate (furnished by others), including:</u></p> <ol style="list-style-type: none"> <li><u>1. connecting 30" DIP culvert to previously installed flanged spool,</u></li> <li><u>2. connecting reducer and 36" DIP outfall to previously installed endwall,</u></li> <li><u>3. attaching flapgate, and</u></li> <li><u>4. backfill and finish grading.</u></li> </ol> <p><u>4</u> <u>furnish and install Rip-Rap Section (DSR1 of 1):</u></p> <ol style="list-style-type: none"> <li><u>1. Type "A" Rip-Rap rock 19.75 CY,</u></li> <li><u>2. Bedding stone 111 CY,</u></li> <li><u>3. New fabric 600 SF</u></li> </ol> <p><u>5</u> <u>furnishing and installing sod, based on the following unit cost:</u></p> <p><u>50 S.Y. of sod at \$ 15.00 per S.Y. = \$ 750.00</u></p> <p><u>FURNISH &amp; INSTALL ENDWALL, 30"X36" REDUCER, 30" DIP CULVERT, 36" DIP OUTFALL, RIP-RAP SECTION AND FLAPGATE</u></p>	<p><u>\$135,410.00</u></p>
	<u>ESTIMATED SUB-TOTAL</u>	<u>\$135,410.00</u>
	<u>SUBTOTAL</u>	<u>\$350,100.00</u>
<u>40.2.9.</u>	<u>CONTINGENCY ALLOWANCE (subtotal for items 40.1 through 40.2.8 multiplied by 7.5%)</u>	<u>\$ 26,257.50</u>
	<u>LUMP SUM TOTAL FOR PROJECT PERFORMANCE BOND</u>	<u>\$ 8,000.00</u>
	<u>PUMP STATION 3 LUMP SUM TOTAL</u>	<u>\$376,357.50</u>
	<u>TOTAL CONTRACT AMOUNT FOR PUMP STATION 3 AND ONE PERFORMANCE BOND</u>	<u>\$ 384,357.50</u>

BIDDER:

Company: Hinterland Group Inc.

Address: 2051 W Blue Heron Blvd  
Riviera Beach, FL 33404

Phone: 561-640-3503

Email: Info@Hinterlandgroup.com

By: Chase Rogers, Project Director

Print Name, Title

  
Signature

**ENGINEER'S STAFF REPORT**  
FOR September 23, 2021 MEETING  
**AGENDA ITEM No.: D1**

**Action Required:** Board Discussion

**Item Description:** P.A.I.D. - Storm Web/Mobile Application (App)

---

**P.A.I.D. Number:** D2104.01

---

**Attachments:** Copy of presentation reference material by Samir Husain of Cenango Financial LLC, dated August 26, 2021

---

**Summary:** At the August 26, 2021 Board meeting a presentation by Samir Husain was made regarding a proposed mobile storm application (app) for the Board's consideration.

After the presentation, discussion followed regarding this and other potential applications.

A motion was passed to put this item on the agenda for continued discussion at the September 23, 2021 Board meeting and for possible action.

---

**Recommendation:** None

**Comments:**

---

---

Prepared by: WTV Date: 9/14/2021



# PLANTATION ACRES IMPROVEMENT DISTRICT (PAID)

## District Alerts App



**SENDER:**

Cenango Financial LLC  
66 West Flagler Street,  
Suite 900 – #2913,  
Miami, FL 33130  
Email: [info@cenango.com](mailto:info@cenango.com)  
Phone: 305-735-9540

**CLIENT:**

Plantation Acres Improvement District  
1701 Old Hiatus Rd,  
Plantation, FL 33323  
Email: \_\_\_\_\_  
Phone: (954) 474-3092

## INTRODUCTION

### **Proposal for PLANTATION ACRES IMPROVEMENT DISTRICT (hereafter referred to as “PAID” or “Client”)**

This document outlines a proposal for the design and development for a community information mobile app for the residents of PAID.

## PAID APP FEATURES AND SCOPE

The PAID App would be developed for both Apple and Android devices and will be available to the public for free via the Apple App Store or the Android Google Playstore.

The first phase of the App would have the following key features:

1. Dates and times of PAID meetings
2. Links to PAID web site
3. Pre-Storm preparation / Post Storm information based on upcoming storm alerts from the District Manager
4. Ability to upload a photo/s of a violation or an incident in the district.
5. Secure backend portal (Content Management System- CMS) for district staff to upload Pre-Storm or Post Storm information.

## ABOUT CENANGO

- **Industry Experience** – Cenango was established in 2003 as a Florida corporation. We have developed hundreds of custom web and mobile apps for customers all around the world.
- **Customized hardware (IoT) and software solutions** – We conduct a needs analysis of your business goals and objectives before any design or programming work begins. We partner with you and take the necessary steps to ensure a successful site.
- **Proven Measurable Results** – We provide you with measurable results based on site traffic reports and click-through rates so you are able to visually measure increases in inquiries, sales, customer engagement and customer click through rates.
- **Usability is our Key Focus** – Our apps are designed with the end user in mind. We conduct user studies to learn more about the potential user’s needs and this data drives our design process.
- **Scientific Methods** – – Our systems are established on scientific research. Our team members have degrees and advanced degrees in technology, human factors design and business administration. Our work in the field of technology and Internet research has been published in academic journals, newspapers, featured on U.S. TV and presented at international conferences in the United States.
- **Live Customer Support** – We will respond to your query within 24 hours via email, phone or fax. There are no automated emails or complicated phone services to go through!

## PROJECT PLAN

The project will proceed according to the following phases:

### Phase 1

**Needs Analysis** - Upon approval of this proposal CENANGO will commence gathering information for the PAID app.

**Project Planning** - A project plan document will be created in conjunction with key stakeholders.

**Resource Allocation** - CENANGO will allocate optimal resources to ensure the project is completed according to an approved timeline.

Client approval/sign-off on the scope documentation is necessary to proceed to the next phase of development.

### Phase 2 – Programming and Development

**Programming** - CENANGO will commence programming/developing the PAID mobile app.

**Quality Assurance** – The Application will be tested at various points during the development process. Stakeholders may be called upon to review specific features at various times and provide input.

### Phase 3 – Launch

Cenango will launch the PAID app to the Apple App Store as well as the Google Play Store. The backend system will be loaded to secure cloud infrastructure.

## DEVELOPMENT AND SUPPORT COSTS

The following is an approximate breakdown of the costs to develop and run this system. Please note that this pricing may be revised should the scope documentation change after the needs analysis phase. The client is free to add or remove features. Add-ons to the scope of the project may require a modification to this pricing. All changes in scope and pricing must be approved by both parties prior to the commencement of each module.

QTY	Name		Total
1	PAID App		\$20,800.00
	Total		\$20,800.00

## IMPLEMENTATION TIMEFRAME

The items below are an approximation and will be confirmed once the project planning phase is complete.

Tasks	Duration
Design and Programming PAID App	8 weeks

## NEW FEATURES & MAINTENANCE (optional)

Any features outside the scope of this document will be considered as new requirements. Cenango will consult with the client on new feature requests and send a proposal with time and costs prior to commencing any work.

Hourly Rate for <u>New Feature Requirements (programming)</u>	Rate
Charges Per Hour	\$85.00 /hr.

## HOSTING AND SSL

The cost of hosting and SSL is included in the price above. Cenango will host the apps on a secure cloud platform such as Amazon AWS, Microsoft Azure or Linode.

## PAYMENT TERMS & CONDITIONS

**The following payment terms apply to the project:**

50% advance payment on project commencement

50% payment after completion of the project

Payments to be made via ACH or Credit Card (via email invoice)

## ANNUAL RENEWAL

An annual renewal contract will be sent to the client 60 days prior to the annual renewal date. The client is free to cancel the annual renewal.

## ACCEPTANCE

Your signature below indicates acceptance of this proposal. Your initial payment per the terms above will also represent acceptance of this proposal, and entrance into a contractual agreement with Cenango on the terms and conditions contained in this proposal and Exhibit A hereto.

<p>Cenango:</p> <p>_____</p> <p>(signature)</p> <p>Date: _____</p> <p>Representative: Samir Husain</p>	<p>Client:</p> <p>_____</p> <p>(signature)</p> <p>Date: _____</p> <p>Representative: _____</p>
--	--

**Exhibit A**  
**Other contractual provisions**

**1 Confidentiality:**

- 1.1 "Confidential Information" means and includes, any and all proprietary information of any nature or kind, technical data, trade secrets or know-how, including, but not limited to, research, product plans, products, services, customers, customer lists, markets, software, developments, inventions, processes, formulas, technology, designs, drawings, engineering, hardware configuration information, marketing, finances or other business information disclosed by Client either directly or indirectly in writing or orally.
- 1.2 Cenango must: (a) keep all Confidential Information of Client strictly confidential and not disclose it to any third party without the Client's prior written consent; (b) only disclose Confidential Information of Client to its personnel on a need to know the basis for the purposes of providing the services and who have expressly agreed to keep that information confidential; (c) take all necessary steps to ensure not disclose Client's Confidential Information to any third party; (d) not use or reproduce Confidential Information of Client in any form save as authorized by Client; (e) on request by Client, immediately return or permanently delete the Confidential Information together with any copies in Cenango's possession.

**2 Intellectual Property Rights:**

- 2.1 Cenango may use, provide or license to Client the rights to certain materials (including without limitation any software, tools, procedures, user guides, works, materials and items) in existence prior to this Agreement which are and shall remain the intellectual property of Cenango or its partners or third parties (hereinafter called "Existing IP"). During the provision of the services hereunder, Cenango may extend, enhance or redevelop the Existing IP.
- 2.2 Client acknowledges that Cenango provides development services to other clients, and agrees, subject to Cenango's confidentiality obligations hereunder, that nothing in this Agreement shall be deemed or construed to prevent Cenango from carrying on such business during the term of this Agreement. In particular, Client agrees that as part of Cenango's provision of the services hereunder, Cenango may utilize proprietary works of authorship that have not been created specifically for Client, including without limitation, software, methodologies, tools, specifications, drawings, sketches, models, samples, records and documentation, as well as copyrights, trademarks, service marks, ideas, concepts, know-how, techniques, knowledge or data, which have been originated, developed or purchased by Cenango or by third parties under contract to Cenango (all of the foregoing, collectively, "Cenango's IP"), and Cenango's Information and Cenango's administrative communications, records, files and working papers relating to the development of the software are and shall remain the sole and exclusive property of Cenango.
- 2.3 Any and all data, information, reports, analysis, artwork, logos, graphics, video, text, and other materials, including without limitation, financial data supplied by Client to Cenango in connection with this Agreement, if any, shall remain the sole and exclusive property of Client ("Client Content").
- 2.4 Any client data, derived data, reports, materials, physical property, and/or other work output prepared, procured, or produced, in the rendition of service, existing or future, title, interest and other interest created or arising directly in consequence of the provision of services for Client, excluding Existing IP and Cenango's IP, as specified above, shall be the exclusive property of Client (hereinafter called "Project IP").

- 2.5 Any other materials (including without limitation any software, tools, procedures, user guides, works, materials and items) specifically commissioned by Client and intended to be owned by Client as part of the Project IP must be clearly and explicitly specified in advance before start of the project.
- 2.6 All Project IP and any physical media delivered to Client to which the Project IP is affixed or in which it is contained or expressed shall be owned by Client.
- 2.7 All documents and software, and all copyrights therein, which constitute Project IP related to deliverables shall be deemed a work made for hire under copyright law and shall be owned solely by Client. To the extent that any of deliverables may not, by operation of law, be a work made for hire, Cenango hereby grants, transfers, assigns and conveys to Client ownership of the copyright, patent or other intellectual property right in such deliverables and Client shall have the right to obtain and hold in its own name any such right or similar protection which may be available in such deliverables. At Client's request, Cenango shall promptly deliver, execute, file and record all documentation evidencing such assignment.

### **3 Term.**

Unless set forth otherwise as part of the Order Form, this Agreement will come into force upon the Service Commencement Date for an initial period of one (1) year (the "Initial Term"). Following the Initial Term, this Agreement shall auto-renew by consecutive one (1) year periods (each period called a "Renewal Term"), unless either party provides the other with a written notification of non-renewal at least sixty (60) days prior to the expiration of the then current term. The Initial Term, together with any Renewal Term, is referred to as the "Term" of this Agreement. The per-unit pricing during any automatic renewal term will be the same as that during the immediately prior term unless We have given You written notice of a pricing increase at least 60 days before the end of that prior term, in which case the pricing increase will be effective upon renewal and thereafter. Any such pricing increase will not exceed 7% of the pricing for the applicable Service or Content in the immediately prior subscription term, unless the pricing in the prior term was designated in the relevant SaaS Subscription Order Form as promotional or one-time.

### **4 Miscellaneous provisions:**

- 4.1 Cenango renders its services under this agreement solely as an independent contractor.
- 4.2 Neither party will assign this Agreement, in whole or in part, without the prior written consent of the other party. This Agreement will inure to the benefit of, and be binding upon the parties hereto, together with their respective legal representatives, successors and assigns, as permitted herein.
- 4.3 This agreement shall be governed by the laws of Florida. Each party irrevocably agrees that the courts of Florida shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this agreement or its subject matter or formation (including non-contractual disputes or claims).
- 4.4 This proposal and Exhibit A contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This agreement supersedes any prior written or oral agreement between parties. No variation of this agreement shall be effective unless it is in writing and signed by the parties (or their authorized representatives).
- 4.5 All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered upon delivery to email. If an email change should occur, applicable party will be held responsible for providing new information to the other party.
- 4.6 If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision



of this agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

4.7 This agreement may be terminated by the mutual agreement of the parties.

4.8 Neither party will be held responsible for any delay or failure in performance of any part of this Agreement to the extent that such delay is caused by events or circumstances beyond the delayed party's reasonable control.

END

**ENGINEER'S STAFF REPORT**  
FOR September 23, 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.	Burns (House)	12300 NW 15 <sup>th</sup> Street	B1404.09
2.	Bohl (Gazebo/Pavers)	11800 NW 5 <sup>th</sup> Street	B0611.01
3.	BBAMT Investment LLC (Fence)	2001 NW 118 <sup>th</sup> Avenue	B9509.03
4.	Guo (Driveway & Addition)	11241 NW 15 <sup>th</sup> Street	B0502.02
5.	Ackbersingh (Generator)	575 NW 118 <sup>th</sup> Avenue	B9905.05
6.	Greene (Generator)	1460 NW 116 <sup>th</sup> Avenue	B1911.01
7.	Zappa (Fence)	11680 SW 3 <sup>rd</sup> Street	B9404.01
8.	Valdes (Pergola)	11750 NW 15 <sup>th</sup> Court	B0402.04
9.	Driscoll (Driveway)	12131 SW 3 <sup>rd</sup> Street	B0705.02
10.	Gudin (Fence)	11461 Shady Lane	B1708.01
11.	Palacios (Fill)	1251 NW 122 <sup>nd</sup> Avenue	B2109.01
12.	Annichiarico (Fence)	12101 NW 6 <sup>th</sup> Street	B0602.04
13.	Turnbull (Generator)	12320 SW 1 <sup>st</sup> Street	B9401.04

**Summary:** No Approved Certificates of Occupancy

---

Prepared by: HMS Date: 09/15/2021

**ENGINEER'S STAFF REPORT**  
FOR September 23, 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.

<b>Name</b>	<b>Address</b>	<b>Violation</b>	<b>Status</b>
CLARK	11760 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
MALHOTRA	11740 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
FORTNER	11720 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
FRUCHT	11700 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
WEINSTEIN	11680 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
HACK	11660 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
FLOYD	11640 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
WEINSTEIN	11620 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
SURTAIN	11600 SW 1 <sup>ST</sup> COURT	LANDSCAPE IN DRAINAGE EASEMENT	NOTIFIED
CACHO	12341 NW 23 <sup>RD</sup> COURT	FILL W/O PERMIT	IN PROCESS OF COMPLYING

---

Prepared by: HMS Date: 09/15/2021

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2021-09-23 D3. Nov Activity.wpd