



# Plantation Acres Improvement District

## Broward County Florida

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

**AGENDA**  
**October 27, 2022**

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

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.

None

C. BOARD ACTION ITEMS

C1. NW 2<sup>nd</sup> St R/W Vacation (R2208.01) . . . . . Approval

C2. Pump Station Number 3 Rehabilitation (D1707.01-3) . . . . . Change Orders/Summary

D. DISCUSSION ITEMS

D1. Permit Activity (D9408.02 & D9408.03) . . . . . Summary

D2. 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. 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 October 27, 2022 MEETING  
**AGENDA ITEM No.: C1**

**Action Required:** Board Approval

**Item Description:** NW 2<sup>nd</sup> St R/W VACATION  
Request for "No Objection Letter"

**P.A.I.D. Number:** R2208.01

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**Attachments:** EXHIBIT A - SITE VICINITY AERIAL  
EXHIBIT B - RIGHT-OF-WAY AERIAL  
EXHIBIT C - 1981 DEED TO CITY  
EXHIBIT D - EMAIL FROM CITY ENGINEER

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**Summary:** The applicant has applied to the City for the vacation of the City's right-of-way for the portion of NW 2<sup>nd</sup> Street lying southeastern of and adjacent to the Noor Plat. Refer to Exhibits A-C for location of and deed for the right-of-way. The City has requested letters of no objection from all entities, including PAID, that may have facilities within the right-of-way. Refer to Exhibit D.

The subject property is undeveloped. PAID has no facilities within the right-of-way and PAID's criteria will apply to the subject property whatever its eventual use. PAID is not involved in the conveyance of property between third parties.

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**Recommendation:** NO OBJECTION

**Comments:** The approval letter from the District's engineer will be provided as the letter of no objection.

Prepared by: DAF Date: 10/19/22



# NOOR PLANTATION

SITE VICINITY AERIAL

# EXHIBIT A



NOOR PLANTATION PLAT

NW 2ND ST. ROW

NW 118th Ave

NW 117th Terrace

NW 1st St

NW 116th Ave

NW 115th Ave

NW 4th St

Old Hiatus Rd

NW 2nd St

BROWARD BOULEVARD

Terra Bella Blvd

Google Earth

© 2018 Google

600 ft



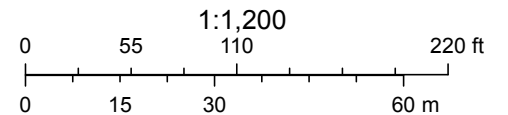


**EXHIBIT B**



December 2, 2019

**NW 2nd Street Right-of-Way  
(outlined in red above)**



40d

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

81-112766

This Indenture, Made this 6th day of March April 1981, Between

THE COMMUNITY CHRISTIAN CHURCH OF FORT LAUDERDALE, INC., a Florida non-profit corporation

of the County of Broward, State of Florida, grantor\*, and

CITY OF PLANTATION, a municipal corporation

whose post office address is 400 N.W. 73rd Avenue, Plantation, FL 33317

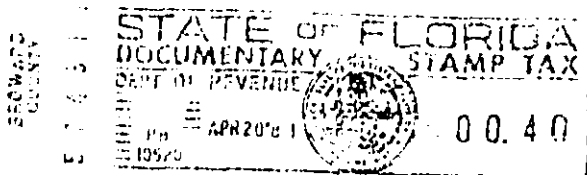
of the County of Broward, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of \_\_\_\_\_

TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

The North 60 feet of the South one-half of the East one-half of Tract 50 except the East 80 feet thereof,

of the Subdivision of Section 1, Township 50 South, Range 40 East, according to the FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1, recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.



APR 20 PM 1 13

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert Schneider

Russell McMillan

JOHN WINTERS, chairman of the board (Seal)

JOE PREWITT, secretary (Seal)

JOE PREWITT, secretary (Seal)

JOE PREWITT, secretary (Seal)

STATE OF FLORIDA COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JOHN WINTERS, chairman of the board and JOE PREWITT, secretary,

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of March APRIL 1981.

My commission expires:

Notary Public signature

NOTARY PUBLIC STATE OF FLORIDA

Return to: Deni Associates 7025 N.W. 4th St. Plantation, FL 33317

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA GRAHAM W. WATT COUNTY ADMINISTRATOR

REC 9533 PAGE 983

A

**From:** [Shalan, Samira](#)  
**Sent:** Monday, August 22, 2022 3:58 PM  
**To:** [Joe Keith](#)  
**Cc:** [Nunemaker, Jason](#); [Zelch, Lisa](#); [Holmes, Dan](#)  
**Subject:** NW 2nd street Vacation Request

Good afternoon Joe,

Can you please provide me the following information:

1. Revise the letter of intent for the vacation application. The attached letter of intent referenced the original project intent to develop the property into 37- unit single family home development.
2. Provide no objection letter from PAID
3. Provide no objection letter from ATT, Comcast and FPL.

Sincerely,

Samira Shalan, PE  
City Engineer  
City of Plantation  
[sshalan@plantation.org](mailto:sshalan@plantation.org)  
954-797-2282

**ENGINEER'S STAFF REPORT**  
FOR October 27, 2022 MEETING  
**AGENDA ITEM No.: C2**

**Action Required:** Board Approval

**Item Description:** Pump Station No. 3  
Change Orders

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

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**Attachments:** Change Order No. 1  
Summary of HB 101 - Public Construction  
Change Order No. 2  
Cost Worksheet for Additional Plating

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**Summary:** This report is for approval of 2 Change Orders and for providing a summary of progress. The 2 Change Orders could be approved together or separately. The summary requires no Board action.

**Change Order No. 1:**

This change order involves changing the Contract retainage amount from 10% to 5%. House Bill 101, effective October 1, 2020 sets a maximum retainage amount to 5%. Because this project was bid after that date, the retainage to be held MUST be at or below 5%. To bring the Contract in compliance with the law a change order is necessary. Approval is mandatory.

**Change Order No. 2:**

This change involves increasing the contract amount by \$20,149.36, bringing the total cost of the project from \$384,357.50 to \$404,506.86. The cost is related to the additional steel plating, as provided for in the Contract, although, more than anticipated. Due to the extent of deterioration in the wet well, the walls, for a height of 8 feet, and the floor were re-clad. This change will be added to all stations. The total additional cost of the plating and related work was \$46,506.86, of which \$26,257.50 was provided for by the contingency amount from the Contract. The change order is for the difference.

**Summary:**

The work got off to a low start, as everyone became acclimated with the work and requirements of the Contract, but progressed very quickly after that. As of the writing of this report, the station is near completion. The crew is installing the exhaust system, and making final drive connections. The bank restoration is underway. A startup may be possible by meeting time.

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**Recommendation:** APPROVE CHANGE ORDER 1 AND 2

**Comments:** The approval letter from the District's engineer will be provided as the letter of no objection.

Prepared by: DAF Date: 10/19/22



# CHANGE ORDER

NO. 1

DATE OF ISSUANCE: 10/27/2022

PROJECT: PUMP STATION #3 REHABILITATION

OWNER: PLANTATION ACRES IMPROVEMENT DISTRICT

CONTRACTOR: HINTERLAND GROUP, INC.

ENGINEER: WINNINGHAM & FRADLEY, INC. ENGINEER'S Project No. D1707.01-3

CONTRACT FOR: PUMP STATION REHABILITATION

You are directed to make the following changes in the Contract Documents:

Description: Change of Retention applied to progress payments from 10% to 5%

Purpose of Change Order: Florida house bill No. 101 limiting the retainage withholding rate to no more than 5 percent for each progress payment from local government entities. This bill was signed into law Oct 1, 2022 by Governor Ron DeSantis.

Attachments: (List documents supporting change) House Bill-101 and Summary of HB 101

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price: \$ <u>384,357.50</u>	Original Contract Time: <u>245</u> days or date
Previous Change Orders No. <u>    </u> to No. <u>    </u> <u>0.00</u>	Net Change from previous Change Orders <u>0</u> days
Contract Price Prior to this Change Order <u>0.00</u>	Contract Time prior to this Change Order <u>0</u> days or date
Net Increase (decrease) of this Change Order <u>0.00</u>	Net Increase (decrease) of this Change Order <u>0</u> days
Contract Price with all approved Changes <u>384,357.50</u>	Contract Time with all approved Changes <u>245</u> days or date

RECOMMENDED BY:   
10/3/22  
 CONTRACTOR Date

APPROVED BY:   
10/20/22  
 ENGINEER Date

APPROVED BY: \_\_\_\_\_  
 OWNER Date



## Committee on Governmental Oversight and Accountability

### **CS/HB 101 — Public Construction**

by Commerce Committee and Reps. Andrade and others (CS/SB 246 by Governmental Oversight and Accountability Committee and Senator Hooper)

Retainage is an amount that a state or local government entity may withhold from payment for construction services to the contractor during the construction process. This bill reduces the retainage cap from 10 percent of the costs due to five percent of the costs throughout the term of the contract for construction services.

The bill repeals:

- The authority granted to a contractor to request the government entity to release up to half of the retained amount after fifty percent of the project is completed; and
- The authority granted to a contractor to withhold more than five percent of each progress payment to his or her subcontractors after fifty percent of a project with a government entity is completed.

The bill specifies that the provisions do not apply to:

- Department of Transportation construction contracts authorized under ch. 337, F.S.; and
- Any contract for construction services entered into, pending approval, or advertised by a government entity, on or before October 1, 2020.

If approved by the Governor, these provisions take effect on October 1, 2020.

*Vote: Senate 40-0; House 118-1*



# CHANGE ORDER

NO. 2

DATE OF ISSUANCE: 10/27/2022

PROJECT: PUMP STATION #3 REHABILITATION

OWNER: PLANTATION ACRES IMPROVEMENT DISTRICT

CONTRACTOR: HINTERLAND GROUP, INC.

ENGINEER: WINNINGHAM & FRADLEY, INC. ENGINEER'S Project No. D1707.01-3

CONTRACT FOR: PUMP STATION REHABILITATION

You are directed to make the following changes in the Contract Documents:


Description: Change of contract amount to include new plating & welds.

Purpose of Change Order: There is insufficient contingency allowance to cover the cost of the additional plating, and welds. In order to pay for these items, the contract amount must be increased.

Attachments: (List documents supporting change) \_\_\_\_\_

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price: \$ <u>384,357.50</u>	Original Contract Time: <u>245</u> days or date
Previous Change Orders No. <u>1</u> to No. <u>1</u> <u>0.00</u>	Net Change from previous Change Orders <u>0</u> days
Contract Price Prior to this Change Order <u>\$384,357.50</u>	Contract Time prior to this Change Order <u>0</u> days or date
Net Increase (decrease) of this Change Order <u>\$20,149.36</u>	Net Increase (decrease) of this Change Order <u>0</u> days
Contract Price with all approved Changes <u>\$404,506.86</u>	Contract Time with all approved Changes <u>245</u> days or date

RECOMMENDED BY: \_\_\_\_\_  
  
10/20/22  
 Date  
 CONTRACTOR

APPROVED BY: \_\_\_\_\_  
  
10/20/22  
 Date  
 ENGINEER

APPROVED BY: \_\_\_\_\_  
 \_\_\_\_\_  
 Date  
 OWNER



**COMPUTED COST FOR ADDING FULL PLATING TO WET WELL**

10/20/22

**NEW PLATING:** \$100 per sf (Note: Cost for 3/8" and 1/4" are the same)

**EAST WALL: 3/8" Plate (Additional ONLY)**

Plan plate is 60" x 74"

New Plate has 2 additional flag segments that measures 14" X 22" and 6" x 74" each

Area =  $14 \times 22 + 6 \times 74 = 752.00$   
 =  $5.22 \text{ sf} \times 2 = 10.44 \text{ sf}$   
 SUBTOTAL= 10.44 sf  
 CONTRACT QUANTITY= 0.00 sf  
 SUBTOTAL= 10.44 sf ==>

**\$1,044.44**

**ALL OTHER WALLS AND FLOOR: 1/4" Plate**

FLOOR:

Area =  $10' \times 6' = 60.00 \text{ sf}$

SIDES:

Area =  $2 \times 8 \times 10 = 160.00 \text{ sf}$

WEST WALL:

Area =  $6 \times 8 = 48.00 \text{ sf}$

Less Opening =  $(19/12)^2 \pi = -7.88 \text{ sf}$

40.12 sf

SUBTOTAL= 260.12

CONTRACT QUANTITY= -1.00 sf

SUBTOTAL= 259.12 sf ==>

**\$25,912.42**

**NEW WELDS:** \$180 per lf (Note: For all welds)

**EAST WALL:**

TOP AND BOTTOM:

East wall is adding 2 - 6" welds on top and bottom.

Length =  $2 \times 6/12' = 1.00 \text{ lf}$

CORNERS:

East wall is adding 22" of weld on 2 corners

Length =  $2 \times 22/12' = 3.67 \text{ lf}$

MID-WELDS:

East wall is adding 74" of weld to join 2 segments

East wall =  $74/12' = 6.17 \text{ lf}$

SUBTOTAL= 10.83 lf

CONTRACT QUANTITY= 0.00 lf

SUBTOTAL= 10.83 lf ==>

**\$1,950.00**

**ALL OTHER WALLS WELDS:**

TOP AND BOTTOM:

Length =  $2 \times (10 + 10 + 6) = 52.00 \text{ lf}$

CORNERS:

Length =  $2 \times 8 = 16.00 \text{ lf}$

MID-WELDS:

West wall =  $8' - 38/12' = 4.83 \text{ lf}$

Sides =  $2 \times 8 = 16.00 \text{ lf}$

Floor =  $8' = 8.00 \text{ lf}$

SUBTOTAL= 96.83 lf

CONTRACT QUANTITY= -1.00 lf

SUBTOTAL= 95.83 lf ==>

**\$17,250.00**

**GROUT SEAL - WEST PIPE OPENING:**

Full grout fillet between protruding liner and new plate:

1 LS = \$250.00

CONTRACT QUANTITY= 0.00 LS

SUBTOTAL= 250.00 LS ==>

**\$250.00**

**ADDITIONAL TOTAL COSTS FOR EAST WALL:**

PLATING = \$1,044.44  
 WELDS = \$1,950.00  
 SUBTOTAL = **\$2,994.44**

**ADDITIONAL TOTAL COSTS FOR OTHER:**

PLATING = \$25,912.42  
 WELDS = \$17,250.00  
 GROUT = \$250.00  
 SUBTOTAL = **\$43,412.42**

TOTAL COST = **\$46,406.86**  
 CONTINGENCY = **\$26,257.50**

TOTAL OVER CONTRACT= **\$20,149.36**



**ENGINEER'S STAFF REPORT**  
FOR October 27, 2022 MEETING  
**AGENDA ITEM No.: D1**

**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.	DSL Construction & Investments (Pool/Fence)	11791 NW 6 <sup>th</sup> Place	B2108.01
2.	Wallen (Driveway)	11200 NW 18 <sup>th</sup> Street	B0007.02
3.	Tov (Concrete Slab/Shed)	11401 NW 17 <sup>th</sup> Street	B1007.05
4.	Hagan (Paver Driveway)	12261 NW 26 <sup>th</sup> Street	B9611.01
5.	Batroni (Clearing)	12099 NW 19 <sup>th</sup> Street	B2209.01
6.	Murray (Paver Driveway)	12241 NW 26 <sup>th</sup> Street	B9709.03
7.	SLS Real Estate (House)	11751 NW 15 <sup>th</sup> Street	B2209.02
8.	Cruz (Fence)	801 NW 116 <sup>th</sup> Avenue	B9811.02
9.	Friden (Interior Renovations)	12281 NW 8 <sup>th</sup> Street	B9409.01
10.	Hessing (Pergola)	11821 NW 27 <sup>th</sup> Court	B1802.02
11.	Bolin (Deck)	150 NW 117 <sup>th</sup> Terrace	B0204.17
12.	Coen (Generator)	1601 NW 115 <sup>th</sup> Terrace	B9105.07
13.	Robinson (Pergola)	12340 SW 1 <sup>st</sup> Street	B9803.03
14.	Dearaujo (Shed)	411 Vicksburg Terrace	B1604.01
15.	Eugene (Gate/Pool Fence)	11750 NW 19 <sup>th</sup> Street	B2208.01
16.	Plantation Baptist Church (Fence)	11700 NW 28 <sup>th</sup> Court	B0608.03
17.	Ardan Development, LLC (House)	11790 NW 8 <sup>th</sup> Street	B9401.03
18.	Cuffia (House)	11201 NW 4 <sup>th</sup> Street	B2203.02
19.	Cuffia (House)	11251 NW 4 <sup>th</sup> Street	B2203.03
20.	Compitiello (Driveway)	401 S Old Hiatus Road	B0406.02
21.	Burns (Pool)	12300 NW 15 <sup>th</sup> Street	B1404.09

**Summary:** Approved Certificates of Occupancy

1.	Crafted Homes, LLC (House)	11861 NW 9 <sup>th</sup> Street	B1209.01
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Prepared by: HMS Date: 10/19/2022

**ENGINEER'S STAFF REPORT**  
FOR October 27, 2022 MEETING  
**AGENDA ITEM No.: D2**

**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>
WALKES	12131 NW 5 <sup>TH</sup> COURT	FENCE IN CANAL MAINTENANCE EASEMENT	COMPLIED
BOUDARGHAM	2151 NW 121 <sup>ST</sup> AVENUE	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	COMPLIED
SOSA	11501 NW 24 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	2 <sup>ND</sup> NOTICE
VENTO	2161 NW 121 <sup>ST</sup> AVENUE	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	2 <sup>ND</sup> NOTICE
GENDLER	11400 NW 26 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	NOTIFIED
OCAMPO	11350 NW 26 <sup>TH</sup> STREET	LANDSCAPE IN CANAL MAINTENANCE EASEMENT	NOTIFIED

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Prepared by: HMS Date: 10/20/2022

J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WPl\2022-10-27 D2. Nov Activity.wpd