



Plantation Acres Improvement District

Broward County Florida

1701 NW 112th Avenue, Plantation, FL 33323

AGENDA
April 24, 2025

Call to Order 7:00 P.M.

Pledge of Allegiance

Invocation

Roll Call

Approval of Attendance of Commissioners by Social Media or Telephone

Approval of Minutes

Public Comment

Staff Reports

I. Administrator's Report

A. Approval of the March 2025 Expenses in the amount of \$90,558.92

B. Approval of the credit card report for 3/09/2025 through 04/08/2025 in the amount of \$11,304.67

C. 2025/2026 Budget Draft with Capital Projects due by May 31st, 2025

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. 12350 NW 10th Street (V2409.01) Violation

C. BOARD ACTION ITEMS

None

D. DISCUSSION ITEMS

D1. Pump Station Improvements (D1707.01). Update

D2. Off-site Improvements for North Acres Park (D2308.03). Update

D3. Pump Sensors Rehabilitation (D2504.01) Update

D4. Permit Activity (D9408.02 & D9408.03) Summary

D5. Violation Activity (D9611.01) Summary

IV. District Manager's Agenda

Old Business

New Business

Commissioner Comments

Adjournment

Notice is hereby given to all interested parties that if any person should decide to appeal any decision made at the forthcoming meeting of the Board of Commissioners, such person will need a record of the proceedings conducted at such meeting, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which any appeal may be based. Persons with disabilities requiring accommodations in order to participate should contact the District Office at (954) 474-3092 at least 48 hours in advance to request such accommodations.

ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: B1

Action Required: Board Approval (Quasi-Judicial)

Item Description: 12350 NW 10th Street
Notice of Violation

P.A.I.D. Number: V2409.01

Attachments: 8.5" X 11" - Engineer's Letter dated September 9, 2024
8.5" x 11" - BCPA Aerial 2021
8.5" x 11" - BCPA Aerial 2024
11" x 17" - After-The-Fact plan submitted for District Review

Summary: Based on an inspection by a District Inspector of the property located at 12350 NW 10th Street, an apparent violation of Section 5.1.2 of the District's Policies and Procedures Manual exists as follows:

Construction of portions of a fence, auxiliary building (garage), and a concrete driveway without a permit inside a 10 ft. drainage and canal maintenance easement.

Recommendation: Denial, as this property does not meet District criteria. Requires Board direction.

Prepared by: BMP Date: 04/17/25

2025-04-17 Engineer's Staff Report.V2409.01.wpd



Plantation Acres Improvement District Broward County Florida

September 9, 2024

Chair

Stephen Nieset

Dany Torres & Alexandra Balebona
12350 NW 10th Street
Plantation, FL 33323

Vice Chair

Lance Fein

RE: **Notice of Violation of Rules and Regulations of the Plantation
Acres Improvement District**
Property - 12350 NW 10th Street (L4 T16 S36)
PAID Number V2409.01

Dear Mr. & Mrs. Torres,

Commissioners

Jeff Munchick

Jorge Santana

Bill Beazley

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 of a fence, auxiliary building & driveway without a permit.

If this violation is not corrected by October 15, 2024, 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.

Manager

Angel Alvarez

angel_alvarez@paidfl.org

If you have any questions or need any additional information please call Angel Alvarez, the District Manager, at 954-474-3092 or Bealinda Pell, PE, the District Engineer, at 954-771-7440.

Sincerely,

Bealinda M. Pell, PE, LEED AP
District Engineer

Administrative Office:

1701 NW 112th Avenue
Plantation, FL 33325

Phone (954) 474-3092
FAX (954) 474-3127
Web www.paidfl.org

cc: Stephen Nieset, District Chairman Stephen_Nieset@paidfl.org
Angel Alvarez, District Manager Angel_Alvarez@paidfl.org
Lance Fein, Vice Chairman Lance_Fein@paidfl.org
Jorge Santana, Commissioner Jorge_Santana@paidfl.org
Jeff Munchick, Commissioner Jeff_Munchick@paidfl.org
Bill Beazley, Commissioner William_Beazley@paidfl.org
David Tolces, District Counsel Dtolces@wsh-law.com

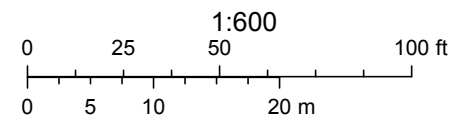
"We're Plantation's horse community."

Property Id: 494036520040

**Please see map disclaimer



September 4, 2024

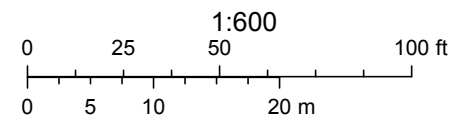


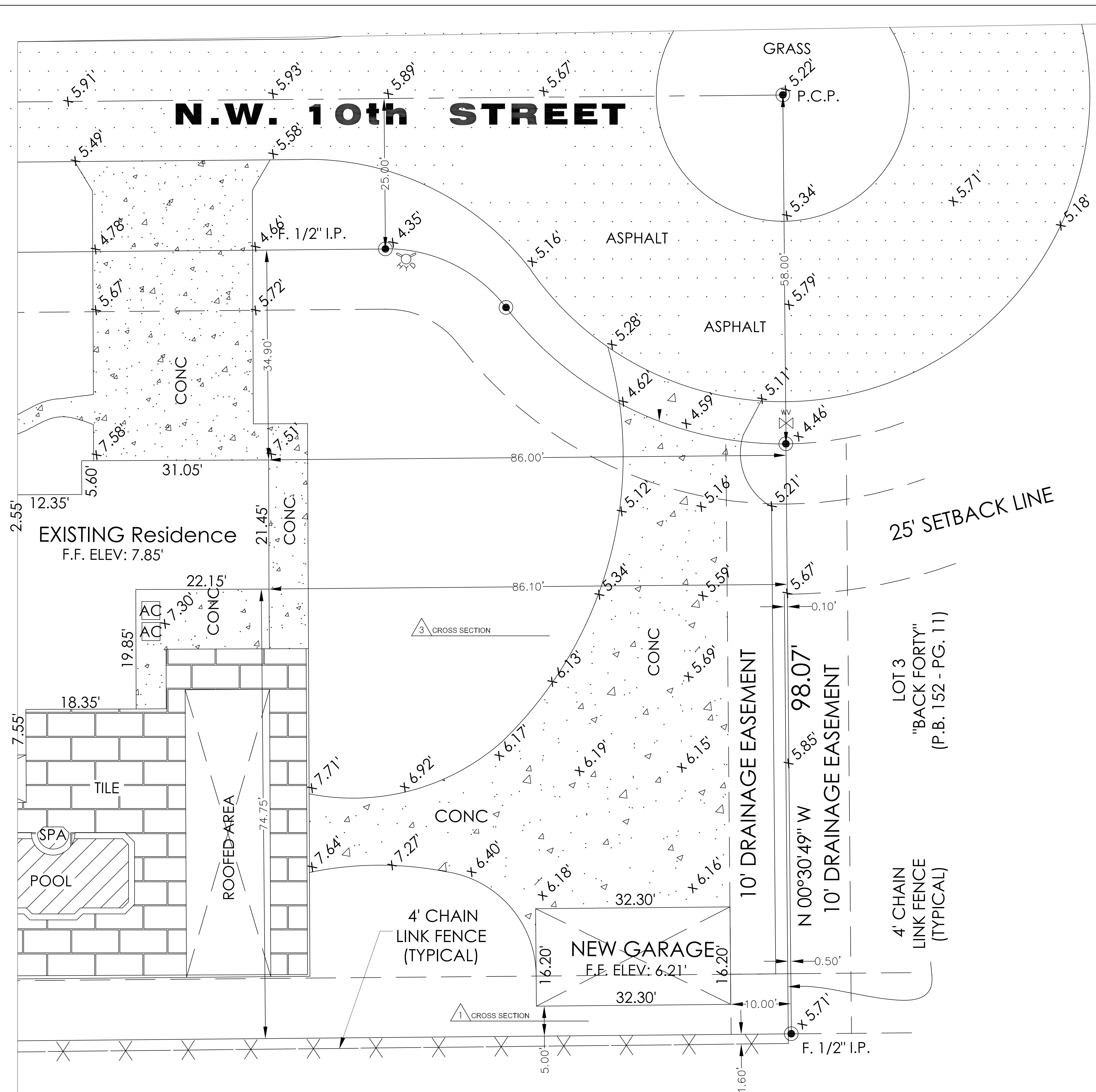
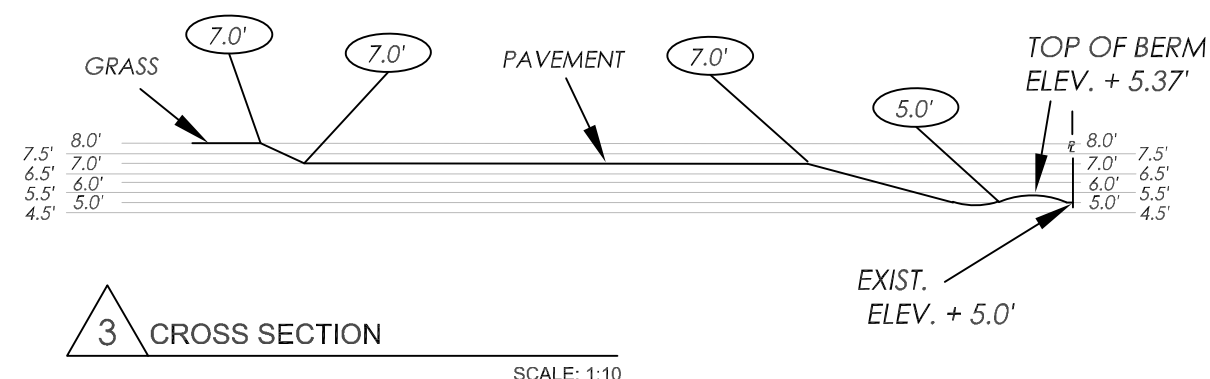
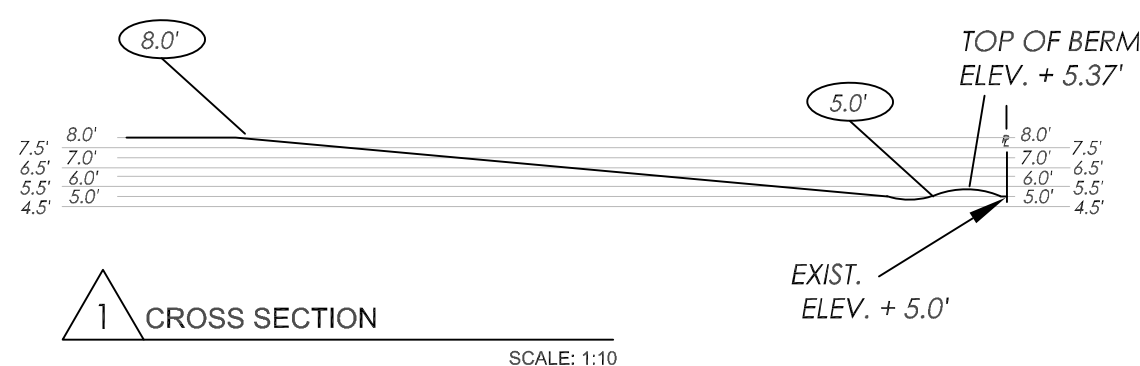
Property Id: 494036520040

**Please see map disclaimer



September 4, 2024





HEET:

D-1

OF 1 SHEETS

ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: D1

Action Required: Update

Item Description: Pump Station Improvements

PAID Number: D1707.01

Attachments: None

Summary:

1. Pump No. 2 is substantially complete to date. Contractor (Hinterland Group, HG) to provide an asbuilt drawing prior to final certification by the District.
2. Pump Station No. 5 construction started on April 7, 2025. The new pump will be delivered on April 25, 2025, and is anticipated to be complete by May 15th of this year.

Prepared by: BMP Date: 04/17/2025

2025-04-24_Engineer's Staff Report.wpd

ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: D2

Action Required: Update

Item Description: Offsite Improvements for North Acres Park

P.A.I.D. Number: D2308.03

Attachments: None

Summary:

1. Project construction is completed. District staff installed new sod and replaced/restored irrigation. Fencing replacements will be completed within the next month.
2. Asbuilt survey data and Record Drawings will be completed after fencing has been restored.

Recommendation: None.

Comments:

Prepared by: BMP Date: 04/17/25

ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: D3

Action Required: Update

Item Description: Pump Sensors Rehabilitation

P.A.I.D. Number: D2504.01

Attachments: None

Summary:

1. Since last month's board meeting, a preliminary field meeting at the C-6 canal was held on April 14th, 2025, between the Board Chairman, District Engineer, and Star Controls (the District's current canal & pump station data communications provider). A discussion took place regarding water level sensors for all six canals to be replaced/rehabilitated.
2. Different types of sensors were discussed such as electric, battery, or solar power options and the location of a proposed junction box. Also, the potential addition of a monitoring apparatus was introduced (floats or pressure transducers) inside the pump station wet wells in order to prevent pumping when water levels are low (i.e., burn out). Star Controls is currently preparing pricing breakdowns and a proposal to possibly perform the work.
3. It is anticipated to have three (3) proposals by different contractors available for discussion at the next board meeting.

Comments: None.

Prepared by: BMP Date: 04/17/25

ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: D4

Action Required: Summary

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.	Savage (Addition)	11811 NW 24 th Street	B9101.02
2.	Rizo (Driveway)	12361 NW 9 th Street	B0001.08
3.	Spear (Deck Remodel)	12140 NW 26 th Street	B9408.05
4.	Lehmejian (House)	1550 NW 115 th Terrace	B2412.01
5.	Genestin (Pergola)	12320 NW 18 th Street	B9908.07
6.	Innocent (Misc. Structure)	12361 NW 8 th Street	B0607.01
7.	Rodriguez (Misc. Structure)	12301 NW 18 th Street	B0001.03
8.	Musa (Fence)	11231 NW 18 th Street	B9408.21
9.	Vasquez (Driveway)	11681 SW 3 rd Street	B2503.01
10.	SLS Real Estate (Pool)	11750 NW 15 th Street	B2110.02

Summary: Approved Certificates of Occupancy

<u>No.</u>	<u>Name</u>	<u>Address</u>	<u>PAID No.</u>
1.	NONE		

Prepared by: ARW Date: 4/16/2024

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ENGINEER'S STAFF REPORT
FOR APRIL 24, 2025 MEETING
AGENDA ITEM No.: D5

Action Required: Summary

Item Description: Notices of Violation Summary

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

Attachments: None

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

Name	Address	Violation	Status
TORRES & BALEBONA (V2409.01)	12350 NW 10 th STREET	CONSTRUCTION WITHOUT PERMIT	IN PROCESS OF COMPLYING
PANOFSKY (V2503.02)	450 N. FLAMINGO ROAD	CONSTRUCTION WITHOUT A PERMIT	IN PROCESS OF COMPLYING

Prepared by: ARW Date: 4/16/2025

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