

PAID TRANSITION

Plantation Acres Improvement District

Administration • Operations • Engineering & Permitting • Financial

Effective October 1, 2026



PAID TRANSITION

Plantation Acres Improvement District

Effective October 1, 2026, the Plantation Acres Improvement District (PAID) will operate as a dependent special district of the City of Plantation pursuant to **City Ordinance No. 2026-011**.



Governance

PAID will be governed by a Board of Supervisors consisting of the Mayor and members of the City Council serving ex officio. The Board will take formal action on District matters. Each supervisor has one vote, and the Mayor does not have a veto.

LOCAL OVERSIGHT.
CONTINUED REPRESENTATION.



Administration

District operations will be administered by the Mayor and Chief Administrative Officer, with City departments providing the financial, engineering, records, maintenance, permitting, and other administrative services.

COORDINATED SERVICES.
EFFICIENT OPERATIONS.



District Continuity & Financial

PAID will continue as the District, with its existing assets, liabilities, financial allocations, contracts, permits, rights, obligations, and legal or administrative proceedings remaining in effect as provided by law and City Ordinance No. 2026-011.

EXISTING ASSETS,
CONTRACTS, AND OBLIGATIONS
REMAIN IN EFFECT.

Effective October 1, 2026

PAID Meetings & Public Administration

Transparent meetings and continued accountability



Regular Scheduling

PAID matters requiring City Council consideration will be scheduled regularly to coincide with the City Council meeting calendar.

**CONSISTENT
AND PREDICTABLE.**



Separate PAID Agenda

PAID business will be presented separately on a PAID agenda, as applicable, to clearly identify and track special-district actions.

**CLEAR AND
ORGANIZED.**



Public Participation

Residents and interested parties may attend and participate in accordance with applicable City public-meeting procedures.

**YOUR VOICE
MATTERS.**

Effective October 1, 2026

FINANCIAL TRANSFER

Plantation Acres Improvement District



Transfer District Assets and Obligations

Transfer cash, investments, receivables, liabilities, contracts, and accounting records to the City.



Separate District Fund

Establish a separate PAID fund within the City's accounting system.



**City of Plantation
Finance Director**

Treasurer of the District

Effective October 1, 2026

FINANCIAL AND BUDGET

Sound financial management for a smooth transition.



Financial Reconciliation

Transfer cash, investments, receivables, liabilities, contracts, and accounting records to the City.

**ACCURATE RECORDS.
A STRONG FOUNDATION.**



District Fund Setup

Create a separate PAID fund within the City's accounting system.

**A SMOOTH TRANSITION
BUILT ON CLARITY.**



Budget and Accounts

Establish budgets, chart of accounts, and transfer responsibilities for ongoing operations and capital projects.

**RESOURCES FOR
A RESILIENT TOMORROW.**



Financial Audit

Support the final PAID audit and provide documentation needed for a complete and accurate closeout.

**TRANSPARENCY.
PUBLIC TRUST.**

Effective October 1, 2026

PAID FY2027 BUDGET AND REVENUE

Approved budget, continued funding, and transfer to the City's accounting system.

FY2027 BUDGET



- PAID Board approved the FY2026-2027 budget on June 10, 2026 (Resolution 2026-04).
- Budget includes operating, maintenance, and capital expenditures.
- Provides funding for continued stormwater operations, maintenance, and district services.

**APPROVED BUDGET
FOR FY2027**

REVENUE



- Proposed revenue from Broward County: \$2,184,000 (Trim Notice).
- Funds support the District's operating, maintenance, and capital programs as outlined in the approved budget.
- Revenue will continue to be collected by Broward County and remitted to the City for the District.

**CONTINUED FUNDING
FOR DISTRICT OPERATIONS**

TRANSFER TO CITY ACCOUNTING SYSTEM



- Establish a separate PAID fund within the City's accounting system.
- Transfer cash, investments, receivables, liabilities, contracts, and accounting records to the City.
- Maintain clear accounting, budget tracking, and financial reporting for PAID.

**ACCURATE RECORDS.
CONTINUED ACCOUNTABILITY.**



City Engineer

as the District Engineer



Engineering

Provides engineering services and support for permits and related District matters.



Stormwater Management

Manages stormwater operations and emergency response for the District.



OUR GOAL

To continue the services with less interruption to services and permits.



Stormwater

Main Functions



Operations & Maintenance

- Operate and maintain pump stations
- Maintain waterways and canals
- Maintain drainage structures, culverts and outfalls



Inspections & Asset Management

- Perform baseline inspections of District assets
- Identify immediate maintenance and capital needs
- Implement ongoing inspection and preventive maintenance program



Contracts & Services

- Establish and manage maintenance contracts
- Waterway maintenance
- SCADA/telemetry support
- Other specialized services as needed



Emergency Readiness

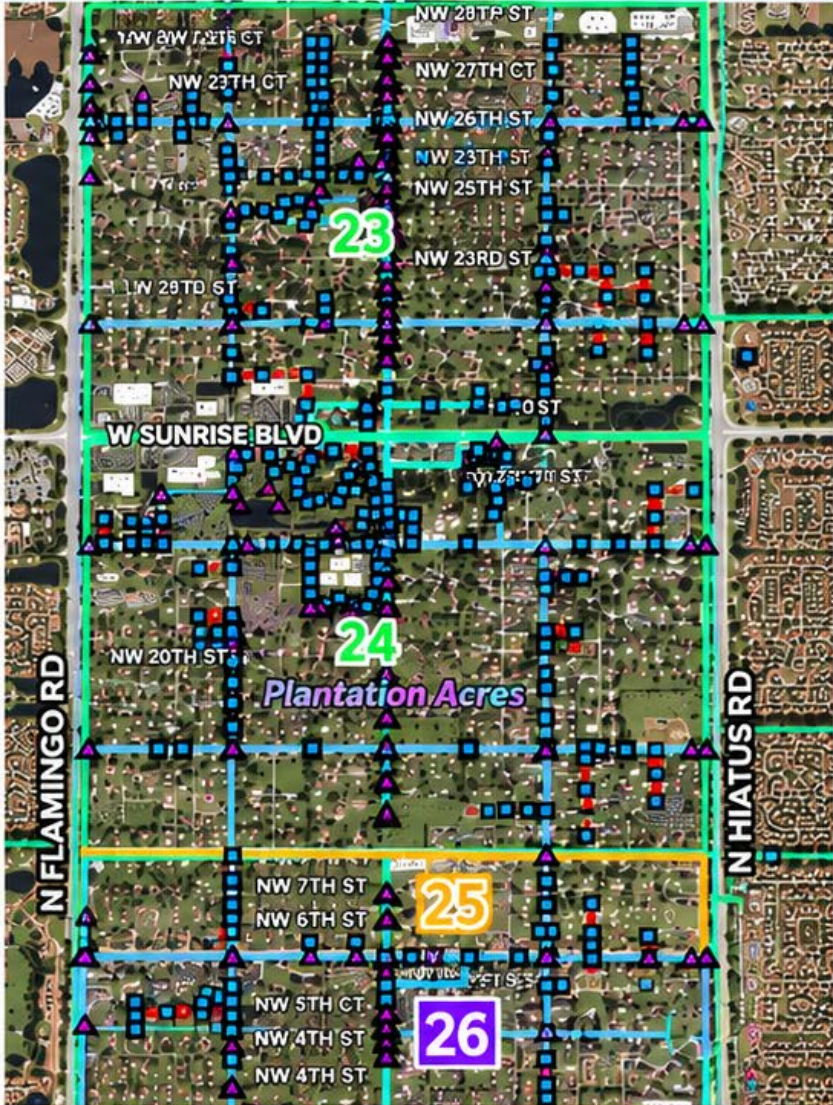
- Generator and emergency pumping testing
- Contractor standby and after-hours response
- Coordinate with support services during emergencies

STORMWATER ASSETS ADDED THROUGH THE PAID TRANSITION

Expanding the City's Stormwater Inventory and Maintenance Responsibilities

PAID STORMWATER INVENTORY MAP

Zones 23, 24, 25 and 26 – Plantation Acres



ADDED STORMWATER ASSET SUMMARY



923

Drainage Structures

Drop inlets, junction structures and end structures.



57,350

Pipes and Culverts

Linear feet of stormwater pipes and culverts.



110

Swales

Swales and open drainage areas.



36

Canals and Waterways

Canals and connected waterways maintenance areas.



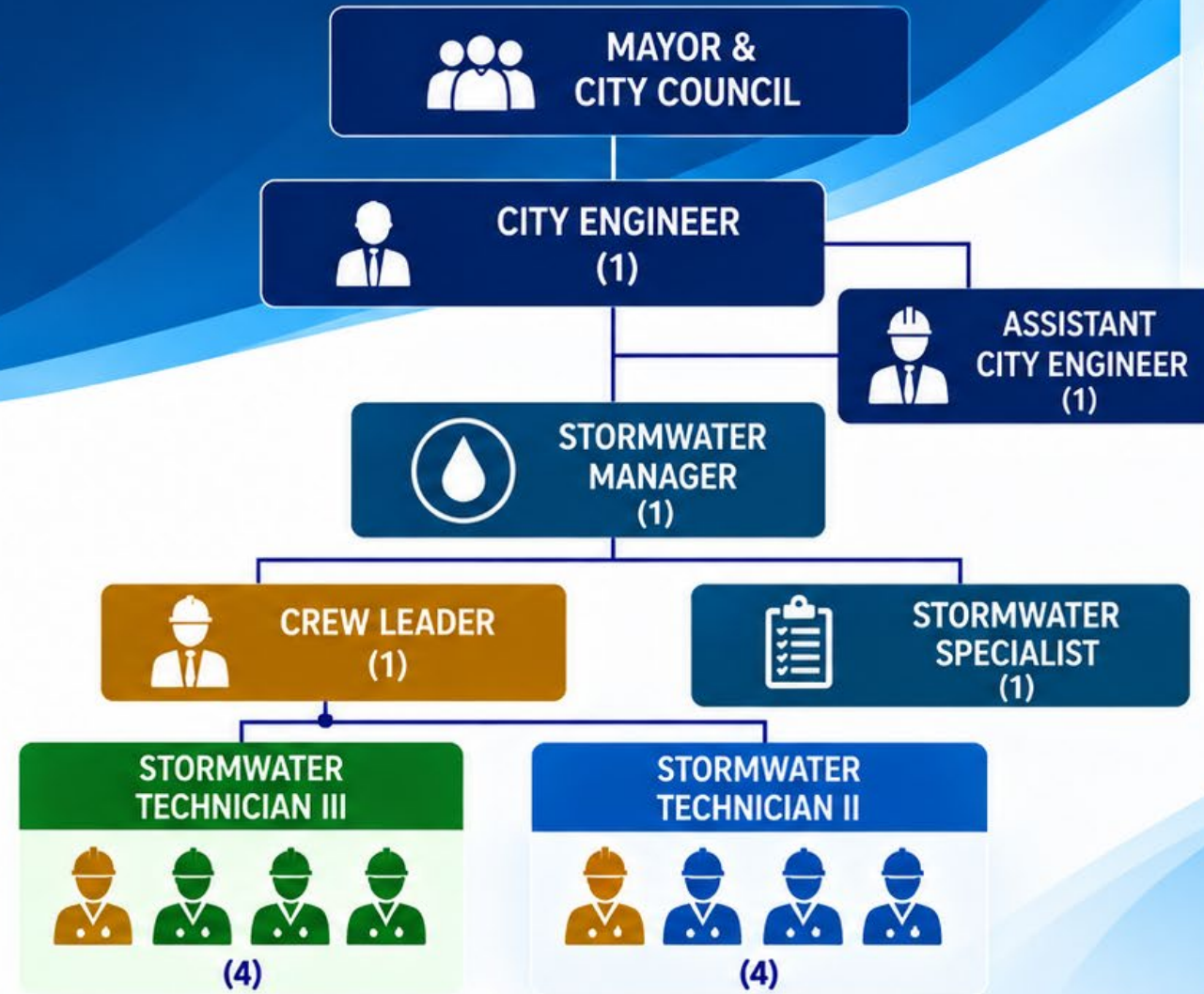
6

Pump Stations

PAID pump station assets and associated operations.

STORMWATER DIVISION – ORGANIZATION

- Add one Crew Leader.
- Add one Stormwater Technician II.
- Add one Stormwater Technician III.



Payroll Allocation

Stormwater Division salaries and benefits will be allocated:

75%
Stormwater
Fund

25%
PAID
Fund



New Position

Existing Position

TOTAL STORMWATER STAFF: 13

1 CITY ENGINEER, 1 ASSISTANT CITY ENGINEER, 1 STORMWATER MANAGER,
1 CREW LEADER, 1 STORMWATER SPECIALIST, 4 STORMWATER TECHNICIAN III, 4 STORMWATER TECHNICIAN II

Effective October 1, 2026

ACCESS REQUIREMENTS

For Inspection and Maintenance of Stormwater Assets



Property Access May Be Needed

City staff and contractors may need access to inspect or maintain stormwater assets located on public and private property.



What We Access

Drainage easements, canals, swales, drainage structures and other stormwater infrastructure as needed.



During Scheduled Inspections and Maintenance

Routine inspections and maintenance are performed throughout the year to keep the system functioning properly.



Your Cooperation Helps

Please provide access when requested. Your cooperation helps keep our community safe, reduce flooding risk, and maintain a reliable stormwater system.



RESIDENT ACCESS AND COOPERATION ARE ESSENTIAL
to keep the stormwater system functioning properly.

WATERWAY MAINTENANCE

Aquatic Weed Control and Maintenance of Waterways



Contract with Tigris

On September 16, 2026, the City Council approved **Amendment No. 4** to the City's contract with Tigris for the **Aquatic Weed Control and Maintenance of Waterways** within the Plantation Acres Improvement District (PAID).



Aquatic Weed Control

Inspection and treatment of aquatic vegetation to maintain healthy and navigable waterways.



Routine Maintenance

Removal of debris, overgrowth, and obstructions to keep waterways functioning properly.



District Waterways

Applies to all PAID waterways included in the City's maintenance contract with Tigris.



AQUATIC MAINTENANCE EQUIPMENT

Specialized equipment to support clean and healthy waterways.



Equipment

Weedoo Workboat – AmphKing 6450
Attachments & Accessories



Total Purchase Price

\$291,898



Payment Status

50% Paid

Balance: \$145,949



Estimated Delivery

First week of November



Purpose

Dredging and canal maintenance
to keep our waterways clear,
functional, and healthy.



Small Auger Dredge



Weed Grapple



T-Cutting Bar



Clamshell Bucket

Effective October 1, 2026

EXISTING PAID CONTRACTS

Continuing Essential Services During the Transition

PROPANE DELIVERY AND SUPPLY



Provides propane fuel delivery and supply services to support the backup generators at PAID pump stations, helping to ensure reliable power during outages.



State of Florida Contract

Currently has an active contract with Suburban Propane, L.P.
Expires October 29, 2028.

TELEMETRY OF PUMP STATIONS



Monitors pump station operations through a remote telemetry system to provide real-time data, alerts, and performance monitoring, helping to ensure reliable and efficient stormwater operations.



Current Contract

Telemetry contract expiration is
November 2027.

Effective October 1, 2026



Engineering

Main Functions



Records & Plan Management

- Transfer plans, surveys, as-builts, easements and project files.
- Transfer hydraulic studies and inspection records.
- Maintain organized engineering records.



Permitting

- Transfer all open permits to the City.
- Maintain a permit register with status, fees, inspections and closeout requirements.
- Process new permit applications for the former PAID area.



Plan Review and Engineering

- Perform plan review and drainage review.
- Conduct field inspections.
- Issue certifications.
- Process permit closeout under City procedures.



Projects and Consultants

- Manage active PAID engineering, design and construction projects.
- Coordinate consultant assignments.
- Monitor project progress and compliance.

Existing Permit Transition

Preserve the record and continue from the project's current stage.



Under Review

Transfer available plans, comments, responses, surveys, and supporting documents. City staff reviews the current status and continues remaining review.

**CONTINUE
THE PROCESS.**



Approved / Under Construction

Carry forward documented approvals, prior inspections, revisions, deficiencies, and remaining inspections. Complete any outstanding City requirements.

**KEEP PROJECTS
ON TRACK.**



Near Closeout

Transition projects awaiting final inspection, as-built/final survey, engineering certification, or other closeout requirements for completion.

FINISH STRONG.



Fees, Deposits & Project Securities

Fair processes. Continued accountability. A stronger community.



Existing PAID Payments

Reconcile payments and deposits by permit. Do not assume an existing deposit is automatically refundable or transferable until it is reviewed by the City.

**VERIFY BALANCES.
FOLLOW CITY PROCESS.**



Bonds & Securities

Inventory and review existing securities before release, transfer, replacement, or modification. Applicants should wait for written direction before making changes.

**MAINTAIN COMPLIANCE.
PROTECT OUR COMMUNITY.**



Avoiding Duplication

The transition is intended to avoid unnecessary duplication of completed review work, applicable City fees may still apply to new or remaining services.

**ONE PROCESS.
GREATER EFFICIENCY.**



Scan for Frequently Asked Questions

Get answers about the PAID transition, permitting, fees, and more.

PROCEDURES FOR NEW APPLICATIONS

Effective October 1, 2026

1



Submit Application

New applications must be submitted through the City of Plantation permitting system.

2



City Review

The application will be routed to the City Engineering Department for review, including applicable PAID engineering and drainage requirements.

3



Engineering Review

City staff will coordinate the engineering review, which includes City and applicable PAID standards (grading, swales, culverts, drainage connections, finished-floor elevations, and stormwater requirements).

4



Issue Permit

Once all applicable reviews are complete and requirements are met, the City will issue the permit. A separate PAID application is generally not required.



Types of Projects

Projects involving drainage, grading, driveways, culverts, swales, easements, filling, pools, additions, or new homes may require engineering review, including applicable District (PAID) review administered through the City process.



Need Help?

For questions or assistance with the permitting process, please contact the **City of Plantation Engineering Department**.

PUMP STATION 7 PROJECT

The Plantation Acres South (PAS) Drainage Improvements

	Project Number:	26-13
	Location:	The Plantation Acres South (PAS) Drainage Improvements Project
	Status:	Survey
	Department:	Engineering
	Project Manager:	Samira Shalan
	Start Date:	September 28, 2026
	Completion Date:	April 1, 2027
	Estimated Project Cost:	\$343,000.00

PROJECT OVERVIEW

The Plantation Acres South (PAS) Drainage Improvements Project will address longstanding drainage concerns, improve stormwater conveyance, reduce localized flooding, and enhance resiliency within the South Acres area.

Proposed improvements include additional stormwater infrastructure and a future pump station (Pump Station 7) to improve system performance.

The City executed an Interlocal Agreement with PAID and will contribute \$138,000 toward Phase I of the project from the Risk Management Consultant Fund.

PROJECT LOCATION



KEY PROJECT UPDATES



Current Status

Survey in progress
(Estimated completion:
April 2027).



Funding

City contribution of \$138,000
toward Phase I from the
Risk Management Consultant
Fund (per Interlocal Agreement).



Next Steps

Receive progress report
and continue design
and permitting.



Project Timeline

Start Date:
September 28, 2026
Completion Date:
April 1, 2027

CONTACT INFORMATION

We Are Here to Help During the Transition



Administration and Governance

For questions regarding administration and governance, please contact:

Office of the Mayor

400 NW 73rd Avenue
Plantation, FL 33317
954-797-2222

Askcityhall@plantation.org



Stormwater Operations and Emergency Response

For questions regarding stormwater operation and emergency response, please contact:

Stormwater Division

401 NW 70th Terrace
Plantation, Florida 33317
954-797-2282

AskStormwater@plantation.org

Bill Mulder

Stormwater Manager
BMulder@plantation.org
754-283-0250



Engineering and Permitting

For questions regarding engineering or permitting, please contact:

Engineering Department

401 NW 70th Terrace
Plantation, Florida 33317
954-797-2781

Samira Shalan

Engineering Director
SShalan@plantation.org



City Council Meetings

PAID agenda items will be published on the City of Plantation website.



Attend City Council Meetings

Stay informed and participate in discussions related to PAID matters.



PAID Agenda Items

Agenda items related to PAID will be published on the City of Plantation website. We encourage residents to attend City Council meetings.