



ENGINEER'S ANNUAL REPORT FOR 2025

PLANTATION ACRES IMPROVEMENT DISTRICT

City of Plantation, Broward County, Florida

FOR
PLANTATION ACRES IMPROVEMENT DISTRICT
1701 NW 112th AVENUE
PLANTATION, FLORIDA 33323

W/F ENGINEERS
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PLANTATION ACRES IMPROVEMENT DISTRICT

1 OVERVIEW

The functions of the District in 2025 and the District's involvement with the residents and development community continued normally with the review of all building permits, site data records, plats, development plans, and certificate of occupancies.

The District's field staff performed standard maintenance of drainage facilities and canals. Bank restorations were done along canals with riprap restorations at Canal C-1 and C-6B. All trash racks were pressure cleaned, some catch basins were repaired, PVC reflective markers were placed at deep culvert crossings throughout the District as needed, safety bars were installed at canal culvert openings along NW 118th Ave. New driveway culverts were installed at NW 5th Street and NW 118th Ave and on NW 24th Street. Major vegetative growth and trees were removed by a District ensuring vehicular access to the maintenance side of the canal right-of-ways that had been previously blocked. Minor pump improvements were completed such as: exteriors and interiors painted, gas detectors installed, and pump stations pressure cleaned. The staff also successfully operated the pumps and kept the drainage passages clear as much as possible during rainfall events.

The pump rehabilitations project continued this year with four (4) remaining pump stations (1, 2, 5, 6) and were completed by the end of May. The District held a community event at Pump Station No. 5 which was open to the public.

The North Acres Park and the Offsite Improvements to North Acres Park projects were completed in early summer. The City of Plantation hosted a grand opening community gathering on June 14th, 2025, where local city officials and PAID residents and businesses were invited.

The heaviest rainfall accumulated during the months of July, August, and September.

In October, the District met with the South Florida Water Management District (SFWMD) to discuss potential stormwater management options such as introducing a seventh pump in Plantation Acres South and discharging into the North New River canal. By December, the City aligned with possibly funding the project as it progressed and also expressed interest in allowing the District to use Tara Park as an access point for discharge.

The District Map was updated, and graphical and tabular inventory of the drainage elements within the District continued.

The total rainfall for the year was approximately 62.23 inches, which was 2.13 inches more than 2024. The 30-year County average is 60.3 inches per year.

2 REGULATORY REVIEW

2.1 Building Permit Activity

The review for building permits included reviewing the building plans, reviewing the final survey for approval of the Certificates of Occupancy, preparing encroachment agreements, and submitting unique building permit requests to the Board. The building permits issued were up by 14.6% from 2024, averaging nearly 12 per month. Certificates of Occupancy for new homes were up by 37.5% from 2024, averaging less than one per month.

The monthly summary of building permit review is as follows:

MONTH	BUILDING PERMITS	CERTIFICATES OF OCCUPANCY	ENCROACHMENT AGREEMENTS
January	7	3	0
February	21	2	0
March	16	1	0
April	10	0	0
May	11	0	1
June	22	0	1
July	4	3	0
August	8	1	0
September	9	0	0
October	15	1	0
November	14	0	0
December	4	0	0
TOTAL	141	11	2

Table 1 - Building Permits

2.2 Code Violations

There were 6 Notices of Violation issued this year, of which 3 were resolved and 3 have not complied as of yet.

2.3 Reservation Releases and Easement Vacations

Reservation Releases are granted when all easements on the subject property have been dedicated. If easements are not dedicated, the request for a release of reservation is denied. This year there were zero requests for release of reservations, and zero requests for easement vacation.

2.4 Site Data Records

Site Data Records are prepared for single lots less than five acres that have been previously subdivided by deed and sold without being platted. There was one Site Data Record submitted this year.

PROJECT NAME	LOCATION	STATUS
Reyes Site Data Record	561 SW 113 th Avenue	Approved

Table 2 - Site Data Records

2.5 Plats

There was one new plat submitted to the Board this year, as follows:

PLAT NAME	DESCRIPTION	LOCATION	STATUS
G & T Retreat	Re-plat of the Len Heather Estates Plat - four residential lots to two residential lots.	850 NW 124 th Avenue	Approved

Table 3 - Plats

2.6 Paving and Drainage Plans

Permits are issued after Board approval is granted and security requirements are met. Three paving and drainage plans were submitted to the Board this year, as follows:

PROJECT NAME	DESCRIPTION	LOCATION	STATUS
2 nd Street Estates Plat	8 Lot Single Family Development	11201-11481 NW 2 nd Street	Approved
Calvary Chapel Plantation	Redevelopment of Main Building	11801 W Broward Boulevard	Pending (Waiting on resubmittal)
Plantation Baptist Church	Gymnasium	11700 NW 28 th Court	Pending (Waiting on resubmittal)

Table 4 - Paving & Drainage Plans

2.7 Permit Status

A permit for construction is issued after a plan is approved and all conditions and security requirements have been met. The permit generally expires one year from the date it is issued. Board approval expires six months from issuance if a permit has not been granted.

There was one active permit issued this year:

PLAT NAME	DESCRIPTION	LOCATION	STATUS
2 nd Street Estates Plat	8 Lot Single Family Development	11201-11481 NW 2 nd Street	Active

Table 5 - Paving & Drainage Plans

3 DISTRICT PROJECTS

3.1 Waterways and Neighborhood Maintenance

The following is a list of projects completed by District staff (but not limited to):

1. Routine canal maintenance.
2. Canal bank and access road maintenance. Debris removal.
3. Canal bank maintenance: excessive vegetative and tree growth removal.
4. All canal trash racks cleared of debris or vegetation.
5. Bank restorations at C-2 Canal, and C-6B Canal.
6. Safety bars installed at canal culvert inlet openings along NW 118th Ave as needed.
7. District canal and rain gauges inspections.
8. Installation of a catch basin and swale at NW 118th Ave and NW 6th.
9. Swale construction on NW 21st Court, NW 26th Street, and at 11901 NW 24th Street.
10. New culvert installed at NW 5th Street and NW 118th Ave, and four homes on NW 24th Street.
11. Culvert cleaning on NW 26th Street between NW 112th and NW 122nd Avenue.
12. Rip-rap restorations on C-1, and on Canal C-6B at Canal C-6.
13. Overgrowth removed at C-1A Canal.
14. Large tree removal at C-3 Canal and Old Hiatus Road.
15. PVC reflective markers installed at deep culvert crossings throughout District as needed.
16. Repaired irrigation and replaced topsoil and sod as needed for off-site portion of North Acres Park project.

3.2 Pump Stations

1. Pump Stations No. 1, 2, 5, 6 Rehabilitation

Pump No. 3 was completed in 2023 and Pump No. 4 in 2024. Continued focus for 2025 was to get the remaining four (4) pumps delivered and completed ahead of the rain season. Pump No. 1 was replaced in January, Pump No. 6 was installed in March, Pump No. 2 in April, and Pump No. 5 was completed in May. Startup testing was performed for each pump after installation with the District, Contractor, and the Pump Manufacturer (MWI Pumps) all present.

The total contracted construction costs for all six pump stations was \$2,439,357.50.

With all pumps being brand new and having the capacity to discharge up to 20,000 GPM each into the SFWMD C-42 Canal; no further significant pump upgrades are anticipated for these six pump stations over the next several years.

Lastly, a community event hosted by the District and open to the public was held at Pump Station No. 5 on May, 31, 2025.

2. Other Pump Station Improvements

Separate from the Pump Stations Rehabilitation Project, maintenance and repair work is required to the existing stations for normal operation. This work is done by the District's Staff with occasional assistance from private contractors. The work performed by staff on the pump stations is as follows (but not limited to):

1. All propane tanks were routinely filled by Suburban Propane as part of their contract for providing propane.
2. All pump station motors received normal maintenance.
3. Interiors painted at Pump Station No. 1, 2, 3, and 5.
4. Exteriors at Pump Stations No.'s 1, 2, 5 painted.
5. Metal protectors installed on propane (gas) lines at Pump Station No.'s 1, 3, 4.
6. Pump Station No. 5 drive shaft reconfigured.
7. Pump Station No.'s 1, 2, 3, 4, 5, 6 pressure cleaned.
8. FP&L electrical lines were routed underground for all pump stations.
9. Gas detectors installed at all pump stations.

3.3 Off-site Improvements for North Acres Park

Construction for the off-site scope for the park's positive drainage connection to the C-6 canal continued from last year and was completed this year. The final phase of the project required the District to coordinate and install various fencing, irrigation, and sod north of the park for the eight residential homes abutting NW 24th and NW 25th Street. This work was completed in April. The entire project was issued final certifications from applicable permitting agencies over the next couple of months.

The City of Plantation hosted a grand opening community gathering on June 14th, 2025, where local city officials and PAID residents and businesses were invited.

3.4 Canal Right-of Way Access

The District continued to remove vegetative overgrowth and trees from canal banks to allow for vehicular access to the maintenance side of the canal right-of-ways which had been previously blocked in several locations. The District will be continuing to maintain the canal banks this year as needed.

3.5 Plantation Acres South

Plantation Acres South, also known as the "South Acres," consists of 188 residential lots bound by SW 3rd Street to the north, SW 112th Avenue to the east, North New River canal to the south, and Flamingo Road to the west. Roads within this region were built in the 1970s and are approximately one foot lower in elevation than the roads within the rest of the District. Significant flooding has occurred after heavy rainfall events. The crowns of roads and driveways within the Right-of-Way (ROW) become inundated with stormwater in various areas for several days. Portions of front yards become underwater and can reach garage door levels at residential homes.

On October 27, 2025, the District met with the SFWMD. The purpose of the meeting was to inquire about modifying the existing Environmental Resource Permit (ERP) to allow a seventh pump and to be able to discharge to the North New River canal. After much discussion, SFWMD stated that a modification to the ERP was possible and that it would be classified as a 'Stormwater Retrofit' project.

On December 10, 2025, a meeting was held between the District and the City of Plantation. The purpose of the meeting was to discuss the District's intention to move forward to alleviate heavy rainfall impacts in the South Acres, and to potentially use Tara Park as a primary location for storm water retention. The park has lower ground elevations and is ideal for an additional seventh pump station given its acreage and access point for discharge to the North New River Canal. The city has jurisdiction over Tara Park and expressed interest in their ability to possibly participate on a pro rata basis. It was agreed that the District and the City meet quarterly in 2026 as the project progressed. Preliminary project scope, timeline, and costs were being prepared by the District at the end of the year.

4. DISTRICT MAPS

The District Map was updated with the lots and easements that were dedicated during 2025. The Facilities Map was updated to include facilities that were either constructed or were not depicted previously on the map as some unknown structures were discovered by District staff during field evaluations.

Reduced copies of the maps are included in this report. Full size copies are available.

PLANTATION ACRES IMPROVEMENT DISTRICT



Figure 1 - District Map

4 RAINFALL DATA

Rainfall data is generally collected from three sources: the South Florida Water Management District (SFWMD), the Old Plantation Water Control District (OPWCD), and PAID.

The SFWMD data comes from the S-125 Rain Station, located at the north end of the C-42 Canal at the intersection with the C-13 Canal approximately one mile north of the District.

The data from OPWCD is taken from the analog record of rainfall at the OPWCD Headquarters at 8800 North New River Canal Road, Plantation, Florida.

In addition to the annual recorded local rainfall, the published Broward County Average rainfall is provided (<https://www.sfwmd.gov/weather-radar/rainfall-historical/normal>). The monthly totals for rainfall for the active stations and a bar graph of the average monthly rainfall amounts are shown on the following table and graph.

MONTH	2025 RAIN (inches)				PAID 2024
	County 30 Year Avg	OPWCD	S-125	PAID	
Jan	2.51	0.76	1.03	1.44	1.83
Feb	2.28	0.08	0.46	0.62	3.88
Mar	2.60	2.14	1.94	2.68	3.28
Apr	3.35	2.80	1.33	3.81	0.00
May	5.47	7.49	3.93	6.87	0.76
Jun	8.60	5.21	2.12	3.21	12.63
Jul	6.73	5.55	4.69	8.15	5.89
Aug	7.89	5.31	9.57	8.28	9.95
Sep	8.37	10.41	9.57	15.28	14.65
Oct	6.48	5.10	3.01	6.86	4.49
Nov	3.64	2.02	2.17	4.07	0.91
Dec	2.38	4.36	0.64	0.96	1.83
Total	60.30	51.23	40.46	62.23	60.10

Table 6 - 2025 Local Monthly Rainfall

The total rainfall, 62.23 inches, is a 3.54% increase from the previous year.

Rainfall by Month for 2025
Plantation Acres Improvement District

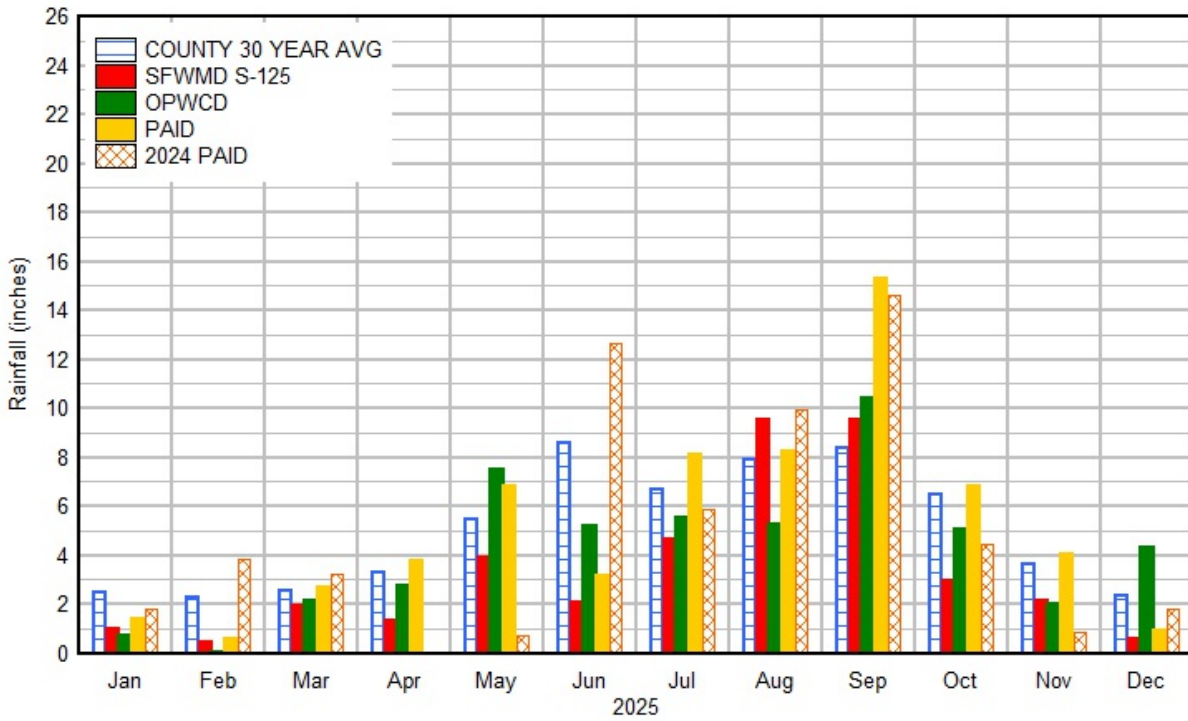


Table 7 - Rainfall Comparison Chart

5 STORMS

5.1 Tropical Storm Chantal

No hurricanes made landfall within Florida last year; however, heavy rainfall occurred over the state and the northern Gulf coast from July 1st - 2nd, 2025, and continued to move northeastward across the Florida Peninsula on July 3rd. Broward County and the District were not impacted given that the location of Tropical Storm Chantal was far away and 1.34 inches fell within the District. However, standard preparations were made beforehand and there was not any reported significant damage to PAID's stormwater management system.

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