

**PLANTATION ACRES IMPROVEMENT DISTRICT**

**SPECIAL MEETING**

**Thursday, May 13<sup>th</sup>, 2026**

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

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**MEMBERS PRESENT:**

Chairman Jorge Santana  
Commissioner Pete Gilmore  
Commissioner William Beazley  
Commissioner Lance Fein

**PRESENT:**

Debra A. Reese, District Attorney Representative  
Bealinda Pell, District Engineer  
Deborah Smith, District Accountant  
Carmen Mirones, District Manager

**CALL TO ORDER & ROLL CALL:** Chairman Santana called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance to the Flag. A roll call was conducted, confirming that all listed members were present. A quorum was established.

**APPROVAL OF ATTENDANCE OF COMMISSIONERS BY SOCIAL MEDIA (ZOOM) OR TELEPHONE:**

None

**PUBLIC COMMENTS**

None

**I. DISCUSSION OF PLANTATION ACRES SOUTH (PAS) DRAINAGE IMPROVEMENTS**

**Chairman Santana** introduced the primary discussion item regarding the proposed Plantation Acres South ("P.A.S.") Drainage Improvement Project.

**District Engineer Pell** provided a comprehensive presentation and overview of the project history, drainage deficiencies, preliminary engineering findings, funding coordination efforts, and future implementation phases.

**District Engineer Pell** explained that the South Acres area has experienced longstanding flooding and drainage concerns, including standing water remaining for periods exceeding three days after storm events.

**District Engineer Pell** indicated that the residents have repeatedly reported:

- Significant roadway flooding;
- Restricted vehicular access;
- Extended periods of standing water;
- Negative quality-of-life impacts.

**District Engineer Pell** stated that the District conducted a preliminary technical evaluation and determined the following:

- Existing Drainage Deficiencies
- South Acres currently has no dedicated pump station;
- The area historically lacked adequate outfall infrastructure;

- Existing canals identified as C1-A and C1-B are insufficient to properly service the South Acres drainage basin;
- Pump Station No. 1 currently services an area approximately 28% larger than other District service areas;
- The South Acres basin is topographically lower than other portions of the District by approximately one foot on average;
- Existing roadway elevations create a “bathtub effect,” trapping stormwater.
- South Florida Water Management District Coordination

As a result, the District has received numerous complaints from residents regarding prolonged standing water, including situations where residents were unable to access their vehicles due to flooding conditions. These recurring issues have negatively impacted on the quality of life of South Acres residents and prompted requests for the Board to pursue corrective drainage improvements.

**District Engineer Pell** coordinated a meeting with the South Florida Water Management District.

District Engineer Pell, Commissioner Gilmore and a representative of South Florida Water Management District (SFWMD) met in October 2025 and the District sought confirmation regarding:

- Whether additional pumping and alternative discharge locations would be permissible under the existing regulatory framework.
- The proposed drainage concept primarily focuses on the southern portion of the District near the North New River Canal and the C-42 Canal systems, which were identified as potential discharge components for the South Acres drainage improvements.
- Whether discharge into the North New River Canal system would be permissible;
- Whether prior historical permits parameters remained valid;
- Whether additional outfall capacity existed.

**District Engineer Pell** stated that SFWMD verbally acknowledged the drainage need and confirmed that the District could rely upon historical permitting allowances originally approved during the 1980s. The proposed project would therefore allow discharge into the canal system under grandfathered permit parameters.

**District Engineer Pell** stated that the Army Corps of Engineers permit would be needed, and we would need to submit it to the Army Corps. She said SFWMD said you're allowed to pump what was approved in the original SFWMD permit, and there was capacity.

**District Engineer Pell** described this determination as a significant advancement for the project feasibility.

**District Engineer Pell** presented the Proposed Tara Park Pump Station Concept:

Preliminary conceptual layout involving:

- Construction of a seventh pump station near Tara Park;
- Installation of a surcharge storage area;
- Gravity discharge into the North New River Canal;
- Potential excavation and fill removal activities;
- Integration of catch basins and conveyance infrastructure.

The conceptual design also contemplates:

- Potential walking paths;
- Minimization of visual impacts to Tara Park;
- Further review regarding noise mitigation and pump placement.

**District Engineer Pell** emphasized repeatedly that:

- The plans remain conceptual;

- Final locations have not been determined;
- Additional surveying and modeling remain necessary.
- Estimated Costs and Timeline

**District Engineer Pell** advised that:

- Preliminary total project cost is estimated at approximately \$3.6 million;
- Estimated total project duration is approximately 4 to 5 years.

**District Engineer Pell** stated the project has been divided into four phases.

Phase 1 Includes (but is not limited to):

- Topographic surveying;
- Soil boring;
- Easement research;
- Legal documentation;
- Historical permit analysis;
- Basin modeling and data collection.

**District Engineer Pell** stated that the City of Plantation is anticipated to contribute approximately \$130,000 toward survey and right-of-way related costs; P.A.I.D. is anticipated to contribute approximately \$160,000 toward District-related surveying and data collection.

**District Engineer Pell** and District Counsel discussed that an Interlocal Agreement between the District and the Plantation was currently under legal review. The agreement will:

- Establish cost-sharing responsibilities;
- Formalize cooperation between the City and District;
- Govern survey and engineering activities.

**District Attorney Representative Reese** clarified:

- The Interlocal Agreement has not yet been presented to the Board for approval;
- The agreement would likely return for Board consideration at a future meeting.
- Canal Maintenance Discussion

**Commissioner Gilmore** raised his concern in:

- Potential canal obstructions near American Heritage School;
- Existing culvert restrictions;
- Historic lack of canal cleaning;
- Long-term maintenance obligations.

**Commissioner Gilmore** specifically raised extensive concerns regarding raised concerns regarding canal maintenance obligations associated with American Heritage School and the condition of canal conveyance structures connected to the District's drainage system, particularly those affecting Canal B and adjacent drainage areas.

**Commissioner Gilmore** referenced an existing agreement previously executed between the District and American Heritage School concerning canal maintenance responsibilities.

**Commissioner Gilmore** requested clarification regarding the specific obligations outlined in the agreement and questioned whether the school would be required to maintain its portions of the canal system at a level equivalent to the maintenance standards currently being implemented by the District.

**Commissioner Gilmore** specifically inquired whether, if the District utilizes its recently acquired canal

maintenance vessel and equipment to clean District canals, the school would likewise be required to engage equivalent specialized equipment or contractors to maintain the portions of the canal system located on or adjacent to school property.

**Commissioner Gilmore** noted that deficiencies within those canal sections directly affect water flow and drainage conditions impacting residents along Canal B.

**District Engineer Pell** explained that the agreement with American Heritage School provides that, should the school fail to adequately maintain its canal system obligations, the District retains the authority to enter the property, perform the required maintenance work, and subsequently bill the School for all associated costs incurred by the District.

**Commissioner Gilmore** further discussed the practical interpretation of “maintenance” under the agreement, emphasizing that merely removing floating vegetation, such as lily pads, would not sufficiently resolve the underlying drainage deficiencies if conveyance pipes and culverts remain obstructed by sediment or debris accumulation.

**Commissioner Gilmore** stressed that true maintenance would require restoration of unobstructed water flow capacity throughout the system.

**Commissioner Gilmore** then requested additional technical clarification regarding the cleaning process for enclosed conveyance pipes located beneath portions of the school property. He asked how such enclosed systems are normally cleaned when access is limited and the structures are no longer open-air canals.

**District Engineer Pell** explained that specialized cleaning contractors typically utilize high-pressure jetting equipment to remove sediment, obstructions, and debris from enclosed pipes and culvert systems and described the process as involving pressurized water jetting operations capable of dislodging accumulated material within the conveyance system.

**Commissioner Beazley** asked whether the District would need to retain outside contractors to perform such work.

**District Engineer Pell** responded affirmatively, stating that the work would generally require engagement of specialized contractors equipped with vacuum trucks and hydro-jetting systems specifically designed for underground pipe and culvert rehabilitation and cleaning operations.

**District Engineer Pell** further explained that similar conditions had previously been encountered during drainage assessments performed for the City of Plantation, where deteriorated infrastructure required:

- removal of accumulated silt and debris;
- pipe relining;
- repair or reconstruction of headwalls;
- vegetation and grass removal;
- erosion repairs along canal banks; and
- restoration of sod and bank stabilization areas.

**District Engineer Pell** advised that the same types of maintenance and rehabilitation activities could potentially be required within the District’s affected canal system areas.

**Commissioner Gilmore** questioned which party would bear responsibility for the cost of such repairs and maintenance, particularly since portions of the affected infrastructure are located on property associated with American Heritage School.

**District Engineer Pell** reiterated that, pursuant to the existing agreement between the District and the school, responsibility for maintenance costs would remain with the school, as the conveyance structures and drainage impacts are associated with the school property and its drainage system obligations.

**Commissioner Gilmore** additionally asked whether the maintenance agreement contained any expiration provisions or time limitations.

**District Engineer Pell** responded that the agreement does not contain a fixed expiration date and instead remains effective in perpetuity for as long as the applicable conditions and ownership obligations remain in place.

**Chairman Santana** requested that Commissioner Beazley take over and further follow up on the matter regarding the canal maintenance obligations, associated agreements, and assessment review discussions related to the affected properties and drainage system concerns.

**Commissioner Beazley** acknowledged the request and agreed to take over the matter for further review, coordination, and follow-up with the appropriate parties and District representatives.

**District Attorney Representative Reese** further stated that District Attorney Tolces, could provide additional clarification regarding the contractual provisions and maintenance obligations at a future Board meeting.

**Commissioner Beazley** then shifted discussion to a drainage feature identified on the engineering map within the lower southwest portion of the District near a commercial business area. Commissioner Gilmore referenced a large retention pond located behind commercial properties, including businesses near a pizza establishment and other retail properties, and questioned whether those commercial parcels were contributing assessments or taxes to the District if stormwater from those areas was ultimately being conveyed through the District's drainage infrastructure and pumping system.

**District Engineer Pell** explained that the large pond identified on the map functions primarily as a holding area and that the dotted lines reflected existing underground conveyance pipes. However, it was clarified that the pond itself did not appear to be directly connected to the District's primary drainage conveyance system in the manner initially suggested.

**Commissioner Beazley** nevertheless expressed concern that, if water originating from commercial properties is being pumped or conveyed through District facilities, those properties should appropriately contribute financially to the District's drainage operations in the same manner as other benefited properties within the District.

Additional discussion followed regarding whether commercial properties along the Sunrise Boulevard corridor, including major retail and commercial developments, were currently included within the District's assessment structure.

**District Accountant Smith** indicated that additional review and verification would be conducted regarding the taxation and assessment status of those properties and their relationship to the District's drainage infrastructure and service areas.

**Chairman Santana** then restored order to the discussion due to multiple simultaneous conversations occurring among attendees and Commissioners and recognized a member of the public who wished to address the Board.

**District Engineer Pell** discussed the following solutions:

- Possible jetting and vacuum truck cleaning methods;
- Potential maintenance responsibilities of adjacent property owners;
- Existing maintenance agreements involving American Heritage School;
- Enforcement rights allowing the District to perform maintenance and recover associated costs.

**Chairman Santana** advised that the District recently acquired specialized canal-cleaning equipment; Internal maintenance operations are expected to expand significantly; Prior external canal-cleaning estimates approached approximately \$19 million.

**Resident Doug McIntosh** NW 12th Street addressed the Board.

**Resident Doug McIntosh** inquired regarding:

- The extent of City financial participation;
- Whether formal City Council approval would be required;
- Potential collaboration with SFWMD for maintenance assistance;
- Implications of the upcoming referendum concerning District governance.

**District Engineer Pell** explained:

- The City verbally expressed support for the project in December 2025;
- Formal meetings occurred on April 29, 2026;
- City participation would continue incrementally throughout project phases;
- Quarterly coordination meetings are anticipated.

**District Engineer Pell** further addressed:

- Potential use of District-owned equipment;
- Operational costs;
- Future project administration depends upon the outcome of the upcoming referendum election.
- Pump Station Discussion

**Commissioner Gilmore** discussed:

- Existing propane-powered pump stations;
- Potential operational efficiencies associated with diesel systems;
- Concerns regarding submerged pump station configurations;
- Proximity of future infrastructure to residential properties.

**District Engineer Pell** stated additional analysis and modeling would be required before final design decisions are made.

## **II. BANK DISCUSSION AND APPROVAL OF CHANGE OF BANKING INSTITUTION**

**District Attorney Representative Reese** provided an update regarding the status of the District's local legislation, HB 4067 (2026) Plantation Acres Improvement District, and associated referendum planning.

**Chairman Santana** introduced discussion regarding changing the District's banking institution from Truist Financial to BrightStar Credit Union.

**Chairman Santana** expressed concerns regarding:

- Low interest earnings at the current institution;
- Customer service responsiveness;
- Operational communication issues.

**Chairman Santana** stated the District's current money market account earns approximately 0.75% interest and that significantly higher rates were available through BrightStar Credit Union.

**Mr. Guy Fitzgerald, Chief Funding Officer for BrightStar Credit Union**, addressed the Board.

**Mr. Fitzgerald** provided an overview of:

- Credit union operations;
- Public deposit authorization under Florida law;
- Asset security and Federal Reserve collateralization;
- Public deposit insurance protections;

- Available interest-bearing products;
- Local decision-making advantages.

**Mr. Fitzgerald** stated BrightStar maintains approximately \$1 billion in assets; The institution holds approximately \$100 million in capital; Public deposits may be insured beyond standard FDIC limits through pledged Federal Reserve collateralization; Estimated annual interest income increases for the District could reach approximately \$60,000 to \$70,000.

**Chairman Santana** discussed followed regarding:

- Deposit security;
- Insurance mechanisms;
- Operational procedures;
- Financial benefits to the District.

### III. RESOLUTION AUTHORIZING THE TRANSFER OF DISTRICT FUNDS TO A NEW FINANCIAL INSTITUTION

**District Attorney Representative Reese** presented the proposed Resolution authorizing:

- Transfer of District funds from Truist Financial to BrightStar Credit Union;
- Designation of authorized signatories;
- Execution of required banking documents.

A Motion was made by Commissioner Gilmore to approve the Resolution authorizing the transfer of District funds to BrightStar Credit Union and seconded by Commissioner Fein.

Chairman Jorge Santana	Yes
Commissioner Gilmore	Yes
Commissioner William Beazley	Yes
Commissioner Lance Fein	Yes

The Motion to approve the Resolution authorizing the transfer of District funds to BrightStar Credit Union was approved unanimously. (4-0).

### COMMISSIONER COMMENTS

**Commissioner Fein** commended Chairman Santana for pursuing opportunities to improve District financial returns and operational efficiencies.

No additional Commissioner comments were made.

**Chairman Santana** reopened the floor for public comments.

**Resident Lizet Hampton** 11460 NW 8<sup>th</sup> St started a discussion occurred regarding:

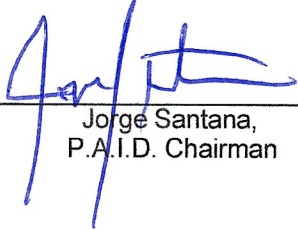
- Proposed expansion plans involving the Baptist Church near NW 208th Street;
- Submission status of drainage plans;
- Preliminary engineering review deficiencies;
- Future Board review requirements.

**District Engineer Pell** confirmed that initial submission was received in January 2026; Additional information was requested from the applicant; No approval has been granted; Any issuance of a permit would require Board approval.

**Chairman Santana** mentioned the following meeting dates as following:

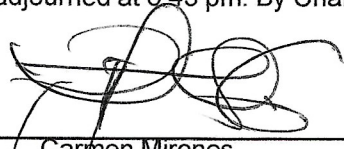
- Next Regular Meeting - May 28, 2026, at 6:00 P.M.
- Next Special/Workshop Meeting - June 10, 2026, at 6:00 P.M.

**ADJOURNMENT:** With no further business, the meeting was adjourned at 6:43 pm. By Chair Santana.



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Jorge Santana,  
P.A.I.D. Chairman



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Carmen Mirones,  
P.A.I.D. District Manager