

PAID TRANSITION FREQUENTLY ASKED QUESTIONS

Administration • Operations • Engineering & Permitting

Transition Overview

Effective October 1, 2026, the Plantation Acres Improvement District (PAID) will operate as a dependent special district of the City of Plantation. 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 the City's transition ordinance No. 2026-011. The City's goal is to provide residents, property owners, contractors, and permit applicants with a smooth and orderly transition while minimizing interruptions to stormwater operations, maintenance, permitting, inspections, and ongoing projects.

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. District operations will be administered by the Mayor and Chief Administrative Officer in accordance with the City Charter, Code of Ordinances, resolutions, and policies, with City departments providing the financial, engineering, records, maintenance, permitting, and other administrative services necessary to operate the District. When serving as members of the PAID Board of Supervisors, each supervisor has one vote, and the Mayor does not exercise a veto over actions of the PAID Board.

City departments are coordinating the transition of PAID records, active permits and applications, ongoing projects, contracts, operational responsibilities, and service needs into the City's administrative processes while preserving PAID's identity as a dependent district. Existing PAID permits and documented approvals will not become invalid solely because of the transition. Pending applications will be reviewed based on their status at transition so completed reviews, comments, inspections, and project history can be preserved and unnecessary duplication or delay avoided.

Residents should continue to receive stormwater and drainage-related services during the transition. The Stormwater Manager (Bill Mulder) will coordinate stormwater operational matters, while the City Engineer (Samira Shalan) will coordinate engineering, drainage, infrastructure, and engineering-related permitting matters. This FAQ explains what residents and applicants can expect regarding administration, operations, engineering, and permitting.

ADMINISTRATION & GOVERNANCE

1. Who governs PAID after the transition?

PAID will be governed by its Board of Supervisors, consisting of the Mayor and members of the City Council serving ex officio. The Board is responsible for formal District policy and governmental action. Day-to-day District operations will be administered by the Mayor and Chief Administrative Officer through the appropriate City departments, consistent with the City Charter, Code of Ordinances, resolutions, and policies.

2. What is the PAID Board of Supervisors' role?

The PAID Board of Supervisors will consider District matters requiring formal Board action, including policy, budget, assessments, contracts, and other matters reserved to the Board by law or ordinance. PAID Board matters will generally be scheduled in conjunction with the City Council meeting calendar and identified separately as PAID business. City Council will continue to act separately in its municipal capacity when City Council action is required by the City Charter, Code, or other applicable law.

3. What is City Administration's role?

City Administration will coordinate implementation of the transition across City departments and help ensure that PAID operations, budgets, contracts, records, maintenance responsibilities, engineering, and permitting activities are assigned and administered consistently. The Mayor and Chief Administrative Officer will administer District operations through the City's organizational structure, and Administration will support communication and resolution of resident concerns.

4. Will there be regular meetings for PAID matters?

Yes. PAID matters requiring Board of Supervisors consideration will be scheduled regularly in conjunction with the City Council meeting calendar, consistent with the District's adopted meeting schedule and applicable notice requirements.

5. Will PAID matters have a separate agenda?

Yes. PAID matters will be identified and heard separately as District business on a PAID agenda, as applicable, even when the meeting coincides with a regular City Council meeting. This will help clearly distinguish and track actions taken by the PAID Board of Supervisors from actions taken by the City Council in its municipal capacity.

6. How will residents know when a PAID matter is scheduled?

PAID agenda items and meeting information will be made available through the City's established agenda and public-notice process, consistent with applicable District and City requirements.

7. Can residents attend and speak at PAID meetings?

Yes. Residents and interested parties may attend and participate in accordance with applicable public-meeting requirements and the City's meeting procedures.

8. What happens to PAID records?

PAID permits, plans, agreements, financial records, meeting records, and other District records will remain identifiable as PAID records and will be maintained through the District Clerk/City Clerk and other responsible City departments in accordance with applicable public-records and City records-management requirements.

9. What happens to existing PAID contracts?

Existing PAID contracts and agreements will remain in full force and effect as obligations of the District, subject to their terms and applicable law. City staff will review each agreement for its remaining term, responsible department, funding source, insurance requirements, renewal or termination provisions, and any amendment or administrative action needed during the transition.

10. How will new PAID purchases and contracts be handled?

New purchases, professional services, construction, and other procurements for PAID will be administered under the City's Contracts and Purchasing ordinances and policies and applicable state law. Required PAID Board of Supervisors or City approvals will be obtained based on the nature and amount of the transaction and the authority applicable to the action.

11. How will PAID expenses and budgets be handled?

PAID-related revenues and expenditures will remain separately identifiable. The District's annual budget will be separately stated within the City's budget structure and administered with City Finance/Budget coordination in accordance with the transition ordinance. Formal District budget action will be taken through the PAID Board of Supervisors and coordinated with the City's annual budget process.

For any Questions Regarding Administration and Governance, please contact:

Office of the Mayor
400 NW 73rd Avenue
Plantation, FL 33317
954-797-2222

Askcityhall@plantation.org

OPERATIONS, MAINTENANCE & EMERGENCY RESPONSE

1. Who will be responsible for PAID stormwater operations?

The City will administer applicable PAID stormwater operations on behalf of the District through its Stormwater and Engineering functions, including drainage infrastructure, canals, pump stations, maintenance, inspections, and emergency response.

2. Who should I contact about a stormwater maintenance concern?

Routine stormwater concerns should be reported through the City's established service-request process. The Stormwater Manager (Bill Mulder) will serve as a primary operational contact.

3. Who should I contact during a stormwater emergency?

Use the City's established emergency or service-request procedures. The Stormwater Manager (Bill Mulder) will coordinate stormwater operations, and the City Engineer (Samira Shalan) will provide engineering coordination when needed. Call 911 for an immediate threat to life or public safety.

4. What types of conditions should be reported urgently?

Examples include rapidly rising water threatening homes or roads, a pump station that appears not to be operating during heavy rain, canal overtopping, a major drainage blockage, or damaged infrastructure creating an immediate hazard.

5. Who will operate and inspect PAID pump stations?

The City's Stormwater Division will coordinate pump-station operation, routine testing, fuel checks, inspections, maintenance, and emergency response on behalf of the District.

6. Will the City maintain PAID canals and waterways?

The City will administer applicable maintenance responsibilities for PAID-owned or PAID-maintained infrastructure on behalf of the District, including inspections, aquatic vegetation management, canal-bank maintenance, and drainage obstruction removal.

7. How do I report aquatic weeds or overgrown canal-bank vegetation?

Report the location through the City's stormwater service-request process. Staff will inspect the area and determine the appropriate maintenance response.

8. What should I do if I see a blocked canal, swale, culvert, or drainage structure?

Report the location and provide photographs when safely available. City staff will evaluate the condition and coordinate corrective action when it involves City-maintained or PAID-owned/PAID-maintained infrastructure.

9. What should I do if my street or property is flooding?

Report the location, approximate water depth, whether the water is rising or receding, and whether a home, road, or other structure is threatened. Photographs are helpful when they can be taken safely.

For any 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 & PERMITTING

1. What happens to my existing PAID permit or application?

Existing PAID permits and documented approvals will not become invalid solely because of the transition. Existing permits, approvals, easements, and other rights will remain in effect according to their terms and applicable law. Pending applications will be transferred into the City's administrative process, and staff will identify completed reviews, comments, inspections, and outstanding requirements so processing can continue with minimal interruption.

2. Do I need to start my PAID application over?

Generally, no. Applicants should not restart an application solely because of the transition. The City may establish a City permit or tracking record, cross-reference the original PAID application, and request only information needed to complete the remaining review or satisfy outstanding requirements.

3. What if PAID already approved my plans?

Documented PAID approvals will remain part of the District record and will not become invalid solely because of the transition. Any outstanding conditions, subsequent approvals, inspections, or applicable City requirements must still be completed.

4. What if my application is still under review?

Available plans, comments, responses, surveys, and supporting documents will be incorporated into the continuing record. City staff will determine the application's current status and continue the remaining review on behalf of the District and City, as applicable.

5. What if construction has already started?

The City will identify approved plans, prior inspections, revisions, outstanding deficiencies, and remaining inspections so the project can continue through the transition without unnecessary duplication. Existing permits and approvals remain subject to their terms and any outstanding conditions.

6. What if my project is almost complete?

Projects awaiting final inspection, final survey or as-built review, engineering certification, or other closeout requirements will be administered through the City's applicable process on behalf of the District and City, as applicable, until completion.

7. Will my PAID permit number change?

The City may establish a City permit or tracking number for administrative purposes. The original PAID permit or application number should remain cross-referenced to preserve the project's history and District record.

8. Where do I apply for a new permit after October 1, 2026?

New applications should be submitted through the applicable City of Plantation permitting process. Projects involving drainage, grading, driveways, culverts, swales, easements, filling, pools, additions, or new homes may require Engineering review, including applicable District review administered through the City's process.

9. Will I still need separate PAID approval?

After October 1, applicants should use the applicable City permitting and intake process. Where PAID engineering or drainage review or approval remains applicable, City staff will coordinate that review as part of the integrated process on behalf of the District. Applicants generally should not need to make a separate administrative submission to PAID unless specifically directed to do so.

10. Will PAID drainage requirements still apply?

Applicable PAID drainage standards and requirements that remain in effect after transition, together with applicable City engineering, stormwater, floodplain, building, and other requirements, will continue to apply. These may include grading, swales, culverts, easements, finished-floor elevations, drainage connections, and stormwater management requirements.

11. What happens to PAID fees or deposits already paid?

Existing PAID payments and deposits will be reconciled by permit or application and will remain attributable to the District as applicable. Applicants should not assume that a deposit is automatically refundable or that a prior payment automatically satisfies any separate or future City fee.

12. What happens to an existing bond or security deposit?

Existing bonds, letters of credit, and other security instruments will be inventoried and reviewed before release, transfer, replacement, or modification. Applicants should not cancel or change a security instrument without written direction from the City or District, as applicable.

13. Who should I contact about Engineering or permit questions?

Engineering, drainage, infrastructure, and engineering-related permitting matters should be coordinated with the Engineering Department. Building-related permit matters will be handled through the applicable City permitting function. City staff will coordinate any District review that remains applicable as part of the integrated process.

For any 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