

The Permit Process for Plantation Acres

Recently, some of our Homeowners went to the City of Plantation to apply for an Owner/Builder permit for some work to be done at their residence. They were not aware that changes you make to the grounds (property surrounding your residence) not only requires a permit from the City of Plantation, but also a permit approval stamp from PAID **prior** to City review/approval. In almost all instances, you should contact PAID before going to the City. Most contractors are aware of this unless they are not from this area.

The Plantation Acres Improvement District (PAID) is a Special District under the State of Florida. The Policies and Procedures Manual governs the operation of the District and can be reviewed on the District Website: <http://paidfl.org/> under the *District Documents* page. PAID has authority and approval rights on many aspects of new property construction and changes to the surrounding property due to water drainage control and management. A homeowner should be aware of your easements, requirements, and restrictions for planting to facilitate water storage and movement within Plantation Acres. For example, but not exclusively, items such as placement of fill (including lawn sand) on the property, any work within a District easement or canal, adding sand within a swale area, fences (new or replacement), sheds, pads, and driveways require permit approval from PAID **first**. The PAID Building Permit Form along with the Paving and Drainage Permit form are also posted on the *District Documents* page, *Policy and Procedures* tab. The appropriate form and any permit fees must be submitted to PAID for approval at the office of Winningham and Fradley, Inc., the PAID District Engineers. Their office is located at 111 NE 44 Street, Oakland Park, FL 33334. For information on PAID permitting requirements and issues, please call David Fradley at 954-771-7440. Their FAX number is 954-771-0298.

PAID does not issue permits for landscaping, only violations for landscaping that interferes with drainage facilities. PAID **DOES** offer advice on landscaping to avoid a violation later when the plantings mature. However, the City does have some permit requirements for landscaping, tree removal, etc. Generally, work on an existing permitted structure or within that structure itself, only requires permits from the City of Plantation. More information on that process and related forms can be found on the Building and Permits page of the City of Plantation website: <http://www.plantation.org/Building/permit-requirements.html>

Those embarking on a new project requiring a permit to keep their property legal for future sale, should look at the process as a marathon rather than a sprint!