



**DEPARTMENT OF THE ARMY**  
**JACKSONVILLE DISTRICT CORPS OF ENGINEERS**  
4400 PGA Boulevard, Suite 500  
Palm Beach Gardens, Florida 33410

**May 10, 2005**

Regulatory Division  
South Permits Branch  
Regional General Permit SAJ-87

**DEPARTMENT OF THE ARMY PERMIT**

**ISSUANCE OF REGIONAL GENERAL PERMIT SAJ-87 FOR:**

**Residential/Commercial/Institutional Fill in  
Plantation Acres  
Broward County, Florida**

Upon recommendation of the Chief of Engineers, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), general authority is given to the City of Plantation to administer this permit for residential and commercial development on jurisdictional lots in the community of Plantation Acres in accordance with the following special conditions:

SPECIAL CONDITIONS:

1. This permit applies to residential, commercial, and institutional construction, including their appurtenant structures and driveways, on the 28 lots (including the two city-owned properties) identified to have wetlands in Plantation Acres (see attached table and map). This includes specified portions of the following Sections: Section 25, Township 49 South, Range 40 East (east of Flamingo Road and south of NW 28th Court); Section 36, Township 49 South, Range 40 East (east of Flamingo Road and south of Sunrise Boulevard); Section 01, Township 50 South, Range 40 East (east of Flamingo Road and south of NW 8th Street); and Section 12, Township 50 South, Range 40 East (east of Flamingo Road and North of Interstate 595). All other properties in Plantation Acres, with the exception of the one city-owned parcel (Volunteer Park (North and South)), are either developed, previously permitted or exempted, or found not to be jurisdictional to the Corps.

2. This permit is issued contingent upon the successful implementation of mitigation at Volunteer Park and the associated terms and conditions of Department of the Army permits SAJ-2002-7767 and SAJ-2001-7029.

3. There is no maximum or minimum size limit per lot on this permit.

4. Fill material used with this project shall be limited to suitable, clean fill material, which excludes material such as trash, debris, car bodies, asphalt, construction materials, concrete block with exposed reinforcement bars, and any soils contaminated with any toxic substance in toxic amounts (see Section 307 of the Clean Water Act).

5. Reduction and/or elimination of turbid water conditions and the erosion of disturbed or filled areas in adjacent waterbodies and wetlands are to be achieved through the use of silt curtains or screens, between the construction area and wetlands or surface waters, during periods of fill placement. Such devices shall be properly maintained until such time as those disturbed areas become sufficiently stabilized by natural recruitment of vegetation or other measures.

6. Prior to any construction activities, the applicant will provide mitigation for wetland impacts through the purchase, restoration and long-term management of wetlands at an offsite mitigation area referred to as the Volunteer Park (North and South) Project. The required mitigation fee will be made payable to the City of Plantation. Proof of the transfer of funds shall be submitted by the City to the Jacksonville District, Regulatory Division, Enforcement Branch, Post Office Box 4970, Jacksonville, Florida 32232-0019 within 30 days of each lot owner utilizing credits at Volunteer Park.

7. No discharge will be authorized under this general permit that would adversely affect federally listed threatened or endangered species.

8. This general permit is valid for 5 years unless suspended or revoked by issuance of a public notice by the District Engineer. Reviews will be conducted to determine if continuation of this general permit is in the interest of the public.

9. The District Engineer reserves the right to require that any request for authorization under this general permit be processed as an individual permit.

10. The attached General Conditions are made a part of this permit.

11. Within 60 days of the authorized work and mitigation, the attached Self-Certification Statement of Compliance must be completed and submitted to the Corps. Mail the completed form to the Jacksonville District, Enforcement Branch, Post Office 4970, Jacksonville, Florida 32232-0019.



Marie G. Burns  
Chief, Regulatory Division

**GENERAL CONDITIONS FOR DEPARTMENT OF THE ARMY GENERAL PERMITS**

**General Conditions**

1. The time limit for completing the work authorized ends on May 10, 2010.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature and mailing address of the new owner in the space provided below and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Further Information:**

1. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances

warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

**DEPARTMENT OF THE ARMY PERMIT**

**Attachments to Department of the Army  
Regional General Permit SAJ-87**

1. General location map of Plantation Acres
2. Verified wetland acreage and fee for lots within Plantation Acres
3. Self-certification Statement of Compliance

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 3000 FEET



SANGLASS EXPRESSWAY

N.W. 28 COURT

N.W. 21 COURT

N.W. 8 STREET

HIATUS ROAD

I-595

I-75

NORTH NEW RIVER CANAL

PLANTATION ACRES IMPROVEMENT DISTRICT BOUNDARY



EXHIBIT A

TWP. 49  
RNG. 40  
SEC. 25,36

LOCATION MAP

103408	LOC-1
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**PLANTATION**  
 Engineers • Planners • Surveyors  
 Landscape Architects  
 Environmental Professionals  
 1000 N. University Road, Suite 200  
 Pompano Beach, Florida 33069  
 Phone: 954-781-1000  
 Fax: 954-781-1001  
 City of Administration, FL 0000

# PLANTATION ACRES BOUNDARY

CITY OF PLANTATION, FLORIDA  
 FOR: CITY OF PLANTATION

NO.	REVISIONS	DATE

REGIONAL GENERAL PERMIT SAJ-87

VERIFIED WETLAND ACREAGE AND FEE FOR LOTS WITHIN PLANTATION ACRES

Lot No.	Plantation Acres Address	Folio #	Owner's First Name	Owner's Last Name	Owner's Street Address	Owner's City, State, Zip	Site Acreage	Wetland Acreage	Mitigation Fee*
1	2161 NW 123th Avenue	49402567010	Paul & Denise	Ambruster	1959 Thomas Street	Hollywood, FL 33020-2130	0.50	0.45	\$13,500
2	1460 NW 114th Avenue	49403601112	Murata	Bocchus	1260 SW 98th Avenue	Pembroke Pines, FL 33025	0.90	0.40	\$12,000
3	11901 NW 27th Street	49402501400	George	Campbell	5569 NW 107th Avenue	Parkland, FL 33076	0.43	0.43	\$12,900
4	11961 NW 27th Street	49402501401	George	Campbell	5569 NW 107th Avenue	Parkland, FL 33076	0.43	0.43	\$12,900
5	12251 NW 23rd Court	4940251V001	Cecil & Paula S.	D'Aguliar	4849 NW 9th Street	Plantation, FL 33317-1421	1.14	0.20	\$6,000
6	11301 NW 23rd Court	4940251V002	Vincent & Ruby	Edman	8090 NW 20th Ct	Plantation, FL 33322-9910	1.14	0.03	\$900
7	11301 NW 23rd Court	49402567015	Bary & Starr L.	Fisher	11351 NW 26th Street	Fort Lauderdale, FL 33323-1939	0.90	0.10	\$12,000
8	11301 NW 23rd Court	49402567015	Bary & Starr L.	Gregorsch	11351 NW 26th Street	Fort Lauderdale, FL 33323-1939	0.90	0.10	\$12,000
9	1840 NW 124th Avenue	49402567015	Flaz A. & Marcia M.	Hassan	2106 NE 15th Avenue	Wilton Manors, FL 33305	0.51	0.40	\$11,400
10	2170 NW 124th Avenue	49402567015	Cherubin	Hassan	4630 NW 46th Avenue	Pembroke Beach, FL 33064	0.67	0.38	\$11,400
11	Sunrise Blvd	49402504244	Harry B. & Katherine E.	Jones	15290 Wshire Way	Pembroke Pines, FL 33027	0.61	0.40	\$12,000
12	Sunrise Blvd	49402504244	Harry B. & Katherine E.	Jones	11840 NW 12th Street	Fort Lauderdale, FL 33323-2409	2.00	0.04	\$1,200
13	Sunrise Blvd	49402504243	Harry B. & Katherine E.	Jones	11840 NW 12th Street	Fort Lauderdale, FL 33323-2409	2.10	1.90	\$45,000
14	Sunrise Blvd	49402504242	Harry B. & Katherine E.	Jones	11840 NW 12th Street	Fort Lauderdale, FL 33323-2409	2.10	1.90	\$45,000
15	12101 NW 27th Court	49402504241	Ronald T. & Susana M.	Linares	1000 NW 190th Avenue	Fort Lauderdale, FL 33323-2409	2.10	1.70	\$51,000
16	11230 NW 18th Street	4940251V002	Allan & Lona L.	McDougal	127-14 102nd Road	Pembroke Pines, FL 33029	0.84	0.28	\$9,400
17	11650 NW 18th Street	4940251V008	Rudolph & Sharon A.	McLannon	9731 North Oak Knoll Circle	Queens, NY 11419-2208	1.06	0.60	\$18,000
18	NW 19th Street	494025030990	Christian D. & Sherry N.	Reath	510 Cameron Street	Dave, FL 33324	0.84	0.48	\$14,400
19	SE Corner 118th Avenue & Sunrise Blvd	49403601042	Scott Berre	VPE Estates, LLC	8360 West Oakland Park Blvd., Suite 20	Atlanta, GA 30136	3.10	2.86	\$84,000
20	NW 124th Avenue	494036020170	Scott Berre	KESY Holdings, LLC	8360 West Oakland Park Blvd., Suite 20	Atlanta, GA 30136	4.44	2.53	\$75,900
21	12240 NW 26th Court	4940251P0040	Keith & Celia	Talman	10270 NW 24th Street	Sunrise, FL 33322	0.90	0.51	\$15,300
22	12061 NW 27th Street	494025202061	Fred W.	Troxell, Jr.	3681 SW 3rd Street	Fort Lauderdale, FL 33312-1859	0.43	0.25	\$7,500
23	NW 19th Street	494025030940	Paul K. & Ana M.	Wheeler	PO box 1645	Houston, TX 77251	0.87	0.44	\$13,200
24	11300 NW 26th Street	49402501111	Helene M.	Zegreille	7521 NW 16th Street, Apt 4207	Plantation, FL 33317-5192	0.29	0.10	\$3,900
25	11510 NW 26th Street	494025860020	Sawgrass Custom Homes	N/A	11860 W. State Road 84, Suite B15	Dave, FL 33325	0.28	0.16	\$4,900
26	E. side of 1500 block of NW 118 Ave., just S. of Sunrise	49403601043	Algodha	Dabyleen	8796 NW 44 Ct	Coral Springs, FL 33067	0.58	0.58	\$17,400
27	NW corner of NW 118 Ave. and NW 21 Ct	49402502181	City of Plantation - North Acres Park Site		400 NW 73rd Avenue	Plantation, FL 33317	14.60	4.30	N/A
28	NE corner of NW 118 Ave and NW 8 St	49403604025	City of Plantation - Middle Acres Park Site		400 NW 73rd Avenue	Plantation, FL 33317	5.80	5.70	N/A
TOTALS:							49.93	27.61	\$528,300

Note: Mitigation Fee based on \$30,000 per wetland impact acre



US Army Corps of Engineers  
Jacksonville District

DA # SAJ-2004-7279  
Name: RGP-87  
Date: 7/7/04  
Wetland Jurisdictional Limits Were Verified  
By Tracy Hunt