

Sunil physically handed these documents to CBWCD Legal Counsel/ Board of Commissioners on November 30<sup>th</sup> at their Special Meeting during the resident speaking opportunity

SIENNA, COOPER CITY  
(CBWCD as-built approval on Nov 8, 2023)

“As-built does not match field conditions”

SIERRA RANCHES, DAVIE  
(CBWCD As-built approved Aug 9, 2023)

“As-built does not match field conditions”

Confirmed now by Cooper City Engineer independently on 11/28/2023 and thereafter by Developer’s EOR, District Engineer on 11/29/2023

Confirmed in September 2023 by independent survey from Pillar Consultants, Davie, who designs projects in the area. Detailed report transmitted to CBWCD on October 19<sup>th</sup>

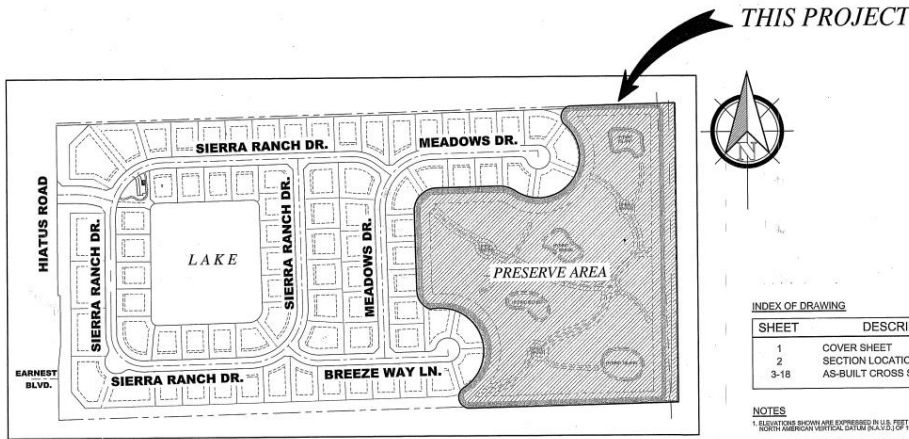
As built presented to CBWCD Commissioners stamped with a date of July 2023 was actually from field work concluded in December 2021 clearly revealed by notes in the survey

Open records request from October 31<sup>st</sup> to get detailed transmittal of as-builts per CBWCD regulations not yet fulfilled

As-built sent to Sunil on Aug 16<sup>th</sup> by SFWMD

# SIERRA RANCH PRESERVE AREA AS-BUILT TOWN OF DAVIE, FL.

SECTION 18, TWP. 50S, RGE. 41E



LOCATION MAP SCALE 1"=200'

SHEET	DESCRIPTION
1	COVER SHEET
2	SECTION LOCATION PLAN
3-18	AS-BUILT CROSS SECTIONS

**NOTES**

1. ELEVATIONS SHOWN ARE EXPRESSED IN U.S. FEET AND REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.D.) OF 1988.
2. BROWARD COUNTY BENCH MARK #2086 ELEVATION 7.160 FEET. DESCRIPTION: BRASS DISC IN CONCRETE, NORTHEAST CORNER OF SECTION 18-46-41, 175' S. OR. SOUTH OF CENTERLINE OF SOUTHWEST 1/4 PLACE, 764' WEST OF WEST EDGE OF PAVEMENT OF HIATUS ROAD. I.B. FOUND 8-8-2008.

3. THIS DRAWING REFLECTS OUR FINDINGS AS PER A FIELD SURVEY PERFORMED ON: 12/01/2021

4. COUNTY-WIDE LAND SURVEYORS, INC. CARRIES PROFESSIONAL LIABILITY INSURANCE FOR SURVEYING AND MAPPING SERVICES.

5. AS-BUILT PLAN MUST NOT BE USED WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED "AS-BUILT SURVEY" WAS PREPARED UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-150, F.S. (FAC 11-150.1) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.01, FLORIDA STATUTES. COUNTY-WIDE LAND SURVEYORS, INC. LB-4680

**CERTIFICATE:**

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS FOR THE FACILITY HAVE BEEN REVIEWED BY ME OR BY INDIVIDUALS WHOSE NAMES ARE LISTED HEREIN AND WHOSE KNOWLEDGE AND BELIEF, THE SAID DRAWINGS OR THE SAID AS-BUILT DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-150, F.S. (FAC 11-150.1) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.01, FLORIDA STATUTES. COUNTY-WIDE LAND SURVEYORS, INC. LB-4680

DATE: 12/10/2021

**Joseph L Martin**



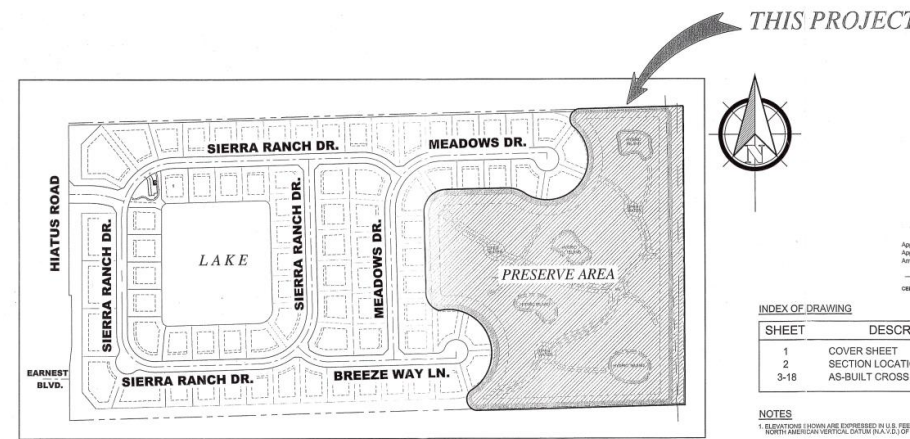
DATE	REVISION COMMENTS	BY	APP.
06-18-21	REVISED PER ENGINEERS COMMENTS	L.A.	J.M.
11-8-21	REVISED TO ADD SECTIONS FROM 18 TO 36	L.A.	J.M.
12-8-21	REVISED TO ADD SECTIONS FROM 37 TO 125	L.A.	G.E.
12-14-21	REVISED PER ENGINEERS COMMENTS	L.A.	G.E.

1. Both are identical in contents confirmed by Pillar Consultants
2. Joseph Martin Surveyor signed the SFWMD version on 12/10/2021 and the CBWCD version on 07/25/2023
3. Chad Edwards PE signed the SFWMD version on 10/27/2022 and the CBWCD version on 08/16/2023 after the as built approval by the CBWCD on 08/09/2023

As-built approved by CBWCD on Aug 9<sup>th</sup>

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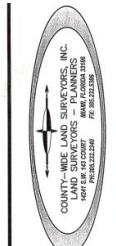
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DATE: 7/25/23

**Joseph L Martin**



DATE	REVISION COMMENTS	BY	APP.
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11-8-21	REVISED TO ADD SECTIONS FROM 18 TO 36	L.A.	J.M.
12-8-21	REVISED TO ADD SECTIONS FROM 37 TO 125	L.A.	G.E.
12-14-21	REVISED PER ENGINEERS COMMENTS	L.A.	G.E.

**CENTRAL BROWARD WATER CONTROL DISTRICT CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURFACE WATER MANAGEMENT FACILITIES FOR ABOVE REFERENCED PROJECT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE DESIGN APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT, AND HEREBY APPROVE BY SEAL.

DATE: 7/25/23

**Joseph L Martin**

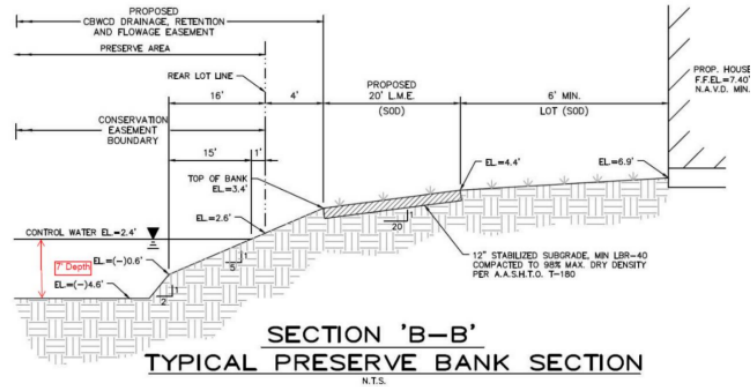
1 of 18

Not valid without signature and original raised seal of surveyor! Where is the raised seal on the CBWCD version?

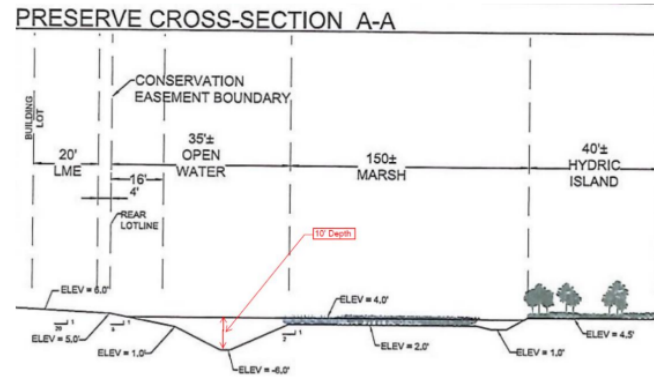
This drawing reflects our findings as per a field survey performed on 12/01/2021

# Can SFWMD Permit (2017 application 141223-14) ever be closed as the 10 feet depth was never achieved per the environmental plan and there is no variance to explain the discrepancy?

The new design incorporated a larger wetland preserve, consolidated on the eastern side of the property (see above: Current Wetland Preserve Plan View). This new design, although an overall larger area, reduced the width of the open water channel/buffer (from 75' to 35'), provided conflicting details of the depth of the open water channel (10' and a reduced 7' depth) and removed the hydric berm altogether. See below for the conflicting cross-sections utilized in the current design permitted plans:



Current Cross-Section from Paving Grading and Drainage Plans (showing 7' Channel)  
(Elevations shown are in NAVD = NGVD-1.6')



Current Cross-Section from Wetland design plans (showing 10' Channel)  
(Elevations shown are in NGVD = NAVD+1.6')

Excerpt from Independent Engineer (Pillar Consultants) report dated October 16<sup>th</sup> that contains data from SFWMD Permitting System

# TIMELINE OF EVENTS in SIERRA RANCHES PRESERVE CASE – Part #1

July 13  
Sunil and another neighbor ask about the 35 ft open water channel at the Sierra Ranches HOA meeting; an HOA board member says it's between Lennar and Town of Davie and do not seem inclined to take it up

July 17  
Sunil writes to SFWMD that the preserve is not compliant from a build perspective and maintenance perspective. Darryl Stoddard is assigned to case by a responsive SFWMD.

July 26  
Gary Tenn, District Engineer CBWCD, from Craven Thompson confirms plan depth numbers of channel around residential lots to Sunil via Commissioner Pulcini but also alerts the CBWCD District manager, Jace Selby (who has since resigned) that Hans Murzi is the reviewer

Aug 16  
Chad Edwards from Craven Thompson puts his fresh time stamp on the old survey after as-built approval date

Aug 22  
Sunil shows up to his first CBWCD meeting and flags the Sierra Ranches Preserve problem in the resident speaking opportunity. Chris Fardelmann advises that there a pending bond release coming up, and asks Jace to get with Sunil

Sep 27  
Sunil and 20+ residents from Sierra Ranches show up to get bond release extended for 30 days pending due diligence, corrective action and maintenance standard clarification  
  
Separately earlier that day, SFWMD (Darryl+1), Broward County (Michelle Decker), Lennar (Marlon and Ken) and HOA Board member (Tamir Ness) tour the preserve. Sunil is alerted by another neighbor and walks with them for half the preserve informing them that the channels around the residential lots have shallowed out.

Sep 12  
Sunil writes his first bond release opposition letter to CBWCD and Davie in personal capacity

July 14  
Sunil physically goes into Town of Davie Planning and Zoning, Building, Code Enforcement asking about the open water channel. P&Z gives him the SFWMD permit information.

July 25  
Joseph Martin, Surveyor puts new signature on old survey from 2021?  
  
But from the notes it says the document is not valid without a raised seal. No raised seal visible in the CBWCD version.

Aug 9  
CBWCD approves as-builts that are old and marked fresh with new dates to confirm to CBWCD rules but old data from 2021  
  
District Engineer incorrectly approves this as-built that does not match field condition, and has other irregularities.

Aug 15  
SFWMD employees (Darryl Stoddard and Natalie Cole) get on a phone call with Sunil to address his issues after he inquires about the status of the July 17<sup>th</sup> inquiry. They convey that the as-built has been approved. Sunil asks for a copy which he gets on Aug 16.

Aug 24  
Sunil starts documentation process with CBWCD and SFWMD and researching with experts.  
  
Sunil sends detailed email to CBWCD District Manager, Jace, on Aug 24 and September 5 but does not get a response.  
  
SFWMD and Sunil start exchanging questions and answers over the next several weeks.

Sep 22  
Sunil sends CBWCD bond release opposition letter to CBWCD and forwards it to Davie. The signatures are from residents of Sierra Ranches (148 adults representing households with 90 children and over 85% of homes)  
  
Independent survey is done by Pillar Consultants on Sep 22 and 25 in channels around residential lots covering >50% of lots. Survey shows substantial shallowing and Sunil sees the surveyors walk the channel outside his home without being submerged.

Oct 13  
SFWMD sends a notice of non-compliance to Lennar and copies everybody who walked the preserve on September 27<sup>th</sup> including Sunil.

# TIMELINE OF EVENTS in SIERRA RANCHES PRESERVE CASE – Part #2

