



Sunil Menon <think.sunilmenon@gmail.com>

Mortgage company sent notice about flood zone remapping to AH

Sunil Menon <>

Sat, Mar 29, 2025 at 12:30 PM

To: "Brown, Jennifer" <jennbrown@broward.org>

Cc: "Brian R. Kopelowitz" <>

FYI

----- Forwarded message -----

From: **Sunil Menon** <>

Date: Sat, Mar 29, 2025 at 8:33 AM

Subject: Fwd: Mortgage company sent notice about flood zone remapping to AH

To: Phillip Holste <pholste@davie-fl.gov>, <richard_lemack@davie-fl.gov>

CC: Brian R. Kopelowitz <kopelowitz@kolawyers.com>

Thank you Phil for following up and sending me the LOMR based on fill information and lot elevation information you transmitted to FEMA.

I believe you may have the contact information of the HOA Property Manager as he has indicated that he is working on irrigation consumptive water rights in the community with the town of Davie along with other agencies such as the CBWCD, SFWMD, and Broward EEPD. His name is Richard Lengel (rlengel@miamimanagement.com).

I am very concerned that the LOMR the Town of Davie has secured may be invalidated due to the SURVEY FRAUD and Construction Defect of the certified 24-acre stormwater flowage, drainage and retention lake (primary function) with engineered lake/flow channels with constructed wetlands in the middle of them (secondary function) a.k.a. the Sierra Ranches Preserve. Judicial determination of fraud via declarative or injunctive mechanisms is imminent. A missing 40 foot wide 10 feet deep water channel that is in the plans and on the as-built survey does not exist in real life. This binary fact- channel exists or does not exist is understood by a jury without much technicality. There are of course other grave issues and construction defects, original permit errors, data falsification in other parts of the survey, and date and signature tampering that I have already brought to the attention of the Town of Davie several times before.

https://emilms.fema.gov/is_1120/groups/142.html#:~:text=The%20LOMR%20or%20LOMR%2DF,the%20new%20panel%20is%20published

- *There are actions you can take that can cause a LOMR to become invalid:*
 - o *Changing the landscape in a manner that increases flood risk, such as excavating an area that was a path for floodwaters (LOMR-F)*
 - o *Removing certified protections from floodwaters (LOMR)*

As a taxpayer, and Davie resident, I would advise the Town of Davie to immediately investigate the survey fraud and advise FEMA to avoid legal issues for the Town of Davie and potential personal liability for administrative staff.

On the separate topic of water irrigation I referenced that the HOA is working with the Town of Davie, here is some more information. The Town of Davie is very familiar with the water irrigation issue in Sierra Ranches as Davie Police Code Enforcement went around issuing citations in June 2023 to Sierra Ranches residents for drawing water for lawn irrigation from water bodies at the direction of the HOA (probably abuse of power) on a HOA governance item. Prohibition against water use for irrigation was slipped in by Lennar in the governing documents. I know for a fact that SFWMD and CBWCD do not have these restrictions as my other home in Cooper City which is in CBWCD's jurisdiction has had irrigation on individual lots from community water bodies for 15+ years. When I was falsely accused of drawing water from the preserve and dumping rainwater into the preserve on a courtesy violation notice with the Town of Davie seal, I had called the issuing officer on site to get

an explanation after escalating to a supervisor, and we formally set up a formal communication chain clarifying issues and the Town of Davie's error in issuing a "cease and desist" citation.

Thank you in advance for your kind attention to the additional information I have furnished.

Best regards,
Sunil Menon
xxx-xxx-xxxx

----- Forwarded message -----

From: **Phillip Holste** <pholste@davie-fl.gov>
Date: Thu, Mar 27, 2025 at 1:42 PM
Subject: RE: Mortgage company sent notice about flood zone remapping to AH
To: Sunil Menon <>, Richard J. Lemack <rlemack@davie-fl.gov>

Good afternoon Mr. Menon,

Good news! We were able to get your LOMR reissued. Please see the reissued LOMR attached (25-04-2616A). We were also able to get it reissued for the other portion of Sierra Ranches previously excluded (25-04-2615A).

Please feel free to share these documents with your numbers. I can also send it to your HOA if you can provide their contact info.

Thank you,
Phil

From: Phillip Holste
Sent: Wednesday, October 2, 2024 9:15 AM
To: Sunil Menon <>; Richard J. Lemack <rlemack@davie-fl.gov>
Subject: RE: Mortgage company sent notice about flood zone remapping to AH

Good morning Sunil,

The new flood zone supersedes currently as FEMA did not revalidate your LOMC. They revalidated two of the four LOMCs covering Sierra Estates. We will be requesting that they review the two LOMCs that were not revalidated.

Thank you,
Phil



Phillip R. Holste, ICMA-CM, FRA-RA

Assistant Town Administrator/CRA Director

Town of Davie

8800 SW 36th Street

Davie, FL 33328

t: 954-797-1041

c: 954-461-0123



NOTICE: The Town of Davie's hours of operation are Mon-Thurs, 7:30 a.m. - 5:30 p.m. Municipal offices are closed Fri-Sun. 911 and emergency utility services are unimpacted.

Please note: The Town of Davie is a public agency. The law provides that any records made or received by any public agency during its official business are available for inspection, unless specifically exempted by the Legislature (Chapter 119 of the Florida Statutes). E-mail messages are covered under such laws and thus subject to disclosure.

From: Sunil Menon <>

Sent: Tuesday, October 1, 2024 10:05 AM

To: Phillip Holste <pholste@davie-fl.gov>; Richard J. Lemack <rlemack@davie-fl.gov>

Subject: Mortgage company sent notice about flood zone remapping to AH

▶ **CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Phil, Richard:

My mortgage company sent information that my address in Sierra Ranches is now remapped to flood zone AH.

I know you had sent me and others a LOMR showing that the addresses in Sierra Ranches was X due to landfill to raise base elevations of homes. Is that LOMR still valid?

Or does the new flood zone supersede?

Please advise as the flood premiums are quite expensive.

Best regards,

Sunil

2 attachments



25-04-2616A-120035 (Sierra Ranches).pdf

109K



25-04-2615A-120035 (Sierra Ranches).pdf

104K