

Sunil physically handed these documents to CBWCD Legal Counsel/ Board of Commissioners on November 30th 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”

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

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

“As-built does not match field conditions”

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

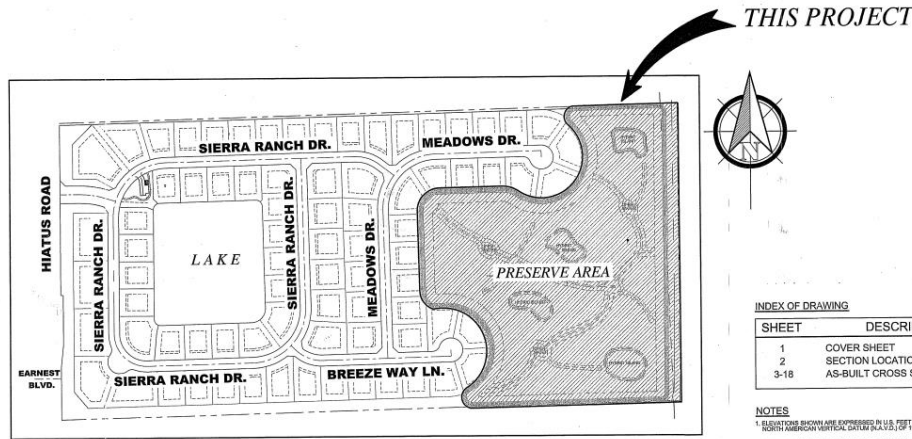
As built presented to CBWCD Commissioners stamped with a date of July 2023 was actually from field work concluded in December 2021 clearly revealed by notes in the survey

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

As-built sent to Sunil on Aug 16th by SFWMD

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

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



LOCATION MAP SCALE 1"=200'

THIS PROJECT



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.V.D.) OF 1988.
 2. BROWARD COUNTY BENCH MARK #2086 ELEVATION 7.160 FEET. DESCRIPTION: BRASS DISC IN CONCRETE, NORTHEAST CORNER OF SECTION 18-04-01, 175' E OR SOUTH OF CENTERLINE OF SOUTHWEST 1/4 PLACE, 764' WEST OF WEST EDGE OF PAVEMENT OF HIATUS ROAD, 434' POB AND 8-6-2008.
 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 MAPPER.

CERTIFICATE:

I HEREBY CERTIFY THAT THESE RECORD DRAWINGS FOR THE FACILITY HAVE BEEN REVIEWED BY ME OR BY INDIVIDUALS DESIGNATED BY ME AS QUALIFIED FOR SUCH PURPOSES AND THAT THEY ACCURATELY REPRESENT THE FIELD SURVEY AND THE KNOWLEDGE AND BELIEF OF THE SURVEYOR AND MAPPER AS OF THE DATE OF THIS CERTIFICATE. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION HEREON.

DATE: 12/01/2021

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "AS-BUILT SURVEY" WAS PREPARED UNDER MY SUPERVISION AND THAT THIS AS-BUILT SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMERS IN CHAPTER 11-150, F.S. (EFFECTIVE 04-11-12) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.01, FLORIDA STATUTES. COUNTY-WIDE LAND SURVEYORS, INC. LB-4680

Joseph L Martin



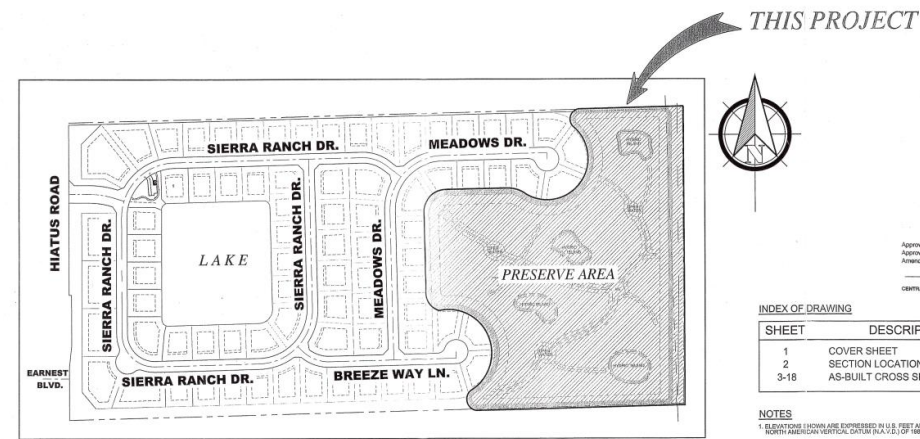
SIERRA RANCH DAVIE, FL.

DATE	REVISION COMMENTS	BY	APP.
06-19-21	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.

As-built approved by CBWCD on Aug 9th

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DATE: 7/25/23

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "AS-BUILT SURVEY" WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMERS IN CHAPTER 11-150, F.S. (EFFECTIVE 04-11-12) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.01, FLORIDA STATUTES. COUNTY-WIDE LAND SURVEYORS, INC. LB-4680

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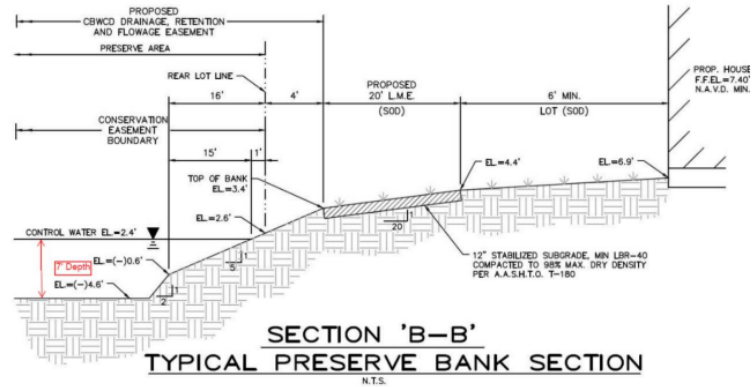
1. Both are identical in contents confirmed by Pillar Consultants
2. Joseph Martin Surveyor signed the SFWMD version on 12/10/2021 and the CBWCD version on 07/25/2023
3. Chad Edwards PE signed the SFWMD version on 10/27/2022 and the CBWCD version on 08/16/2023 after the as built approval by the CBWCD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

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

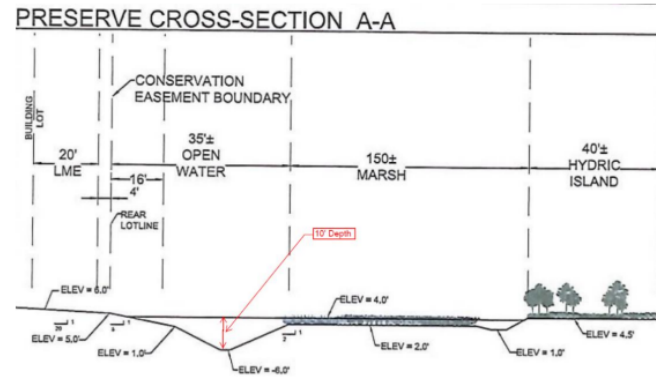
This drawing reflects our findings as per a field survey performed on 12/01/2021

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 16th 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 the HOA does 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 12
Sunil writes his first bond release opposition letter to CBWCD and Davie in personal capacity

Sep 20
Chad Edwards (EOR), Hans Murzi (Reviewer), Ashley Foster (Acting District Manager who has since resigned) walk with Sunil, Jason (Pillar Consultants) and Michael (Pillar Consultants) around the preserve. The EOR and reviewer inform that the shorelines and open water buffer should not contain wetland plants. Sunil informs Chad, Hans and Ashley of the 10 ft min depth regulation which makes them concerned.

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.

July 22
Sunil asks M. Pulcini if max depth in 35ft open water channel is 7ft, and he promptly sends it to Jace who forwards it to Gary Tenn from CTA

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 17th inquiry. They convey that the as-built has been approved. Sunil asks for a copy which he gets on Aug 16. Sunil disagrees with explanations from Darryl, who ultimately dismisses his concern as an individual's opinion. They part ways agreeing to disagree.

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 27th including Sunil.

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

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

