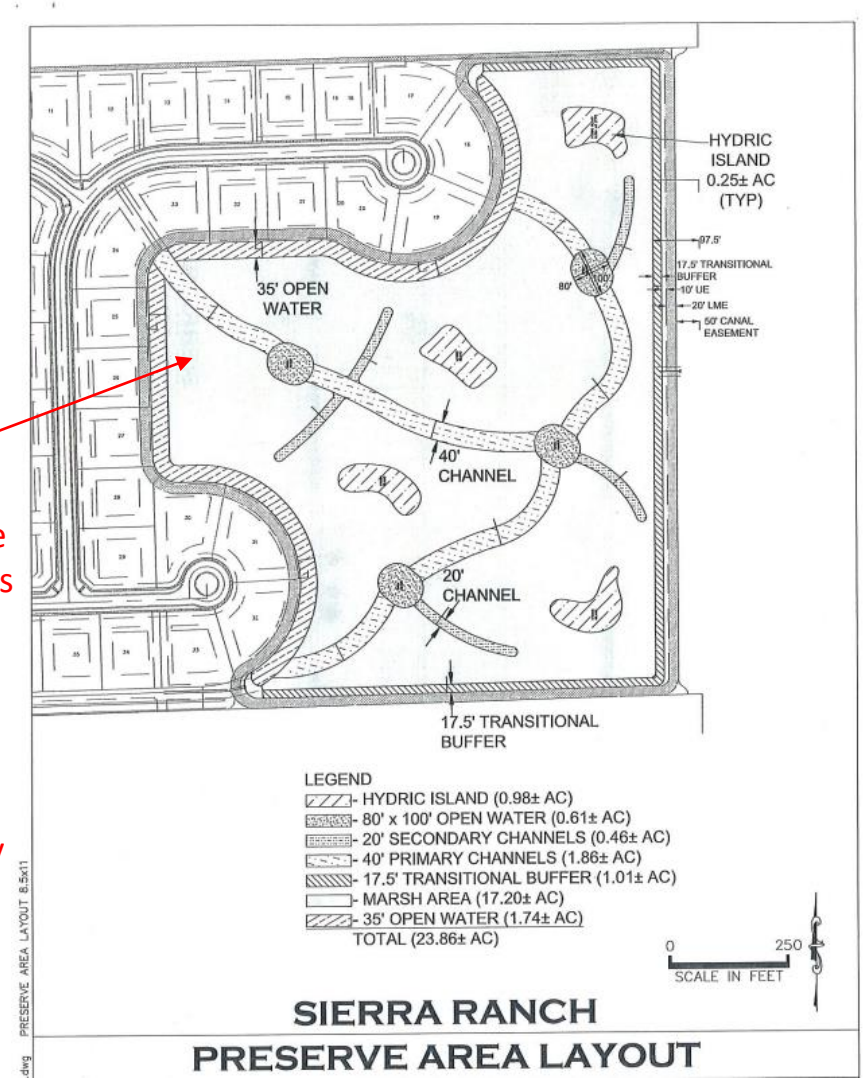
Sierra Ranches Preserve Maintenance Questions from Residents

This will get redesigned once the open water channels around residential lots are brought to CBWCD depth code and redesigned for long-term engineering stability



Planting Plan:

Common Name	Species	Size	Density	Quantity
Marsh (elevation 1.0 to 2.0 NGVD) 17.4 acres				
Pickerelweed	*Pontedaria cordata*	bare-root	3' oc	6,500
Duck potato	*Sagittaria latifolia*	bare-root	3' oc	6,000
Knotted spikerush	*Eleocharis interstincta*	bare-root	3' oc	12,000
Alligator flag	*Thalia geniculata*	bare-root	3' oc	6,000
Blue flag iris	*Iris virginica*	bare-root	3' oc	6,000
Beak rush	*Rhynchospora microcarpa*	bare-root	3' oc	6,000
Maidencane	*Panicum hemitomon*	bare-root	3' oc	8,000
Soft rush	*Juncus effuses*	bare-root	3' oc	12,000
Sawgrass	*Cladium jamaicense*	bare-root	3' oc	15,000
Soft stem bulrush	*Scirpus validus*	bare-root	3' oc	10,000
Giant bulrush	*Scirpus* spp.	bare-root	3' oc	10,000
Hydric Tree Islands (elevation 2.5 to 4.5 NGVD) 1.0 acre				
Dahoon holly	*Ilex cassine*	10 gallon	10'oc	126
Red maple	*Acer rubrum*	10 gallon	10' oc	126
Red bay	*Persea borbonia*	7 gallon	10' oc	126
Pond apple	*Annona glabra*	7 gallon	10' oc	126
Wax myrtle	*Myrica cerifera*	3 gallon	5' oc	1,010
Coco plum	*Chrysobalanus icaco*	3 gallon	5' oc	1,010
Sand cordgrass	*Spartina bakeri*	1 gallon	3' oc	2,800
Fakahatchee grass	*Tripsacum floridanum*	1 gallon	3' oc	2,800
Transitional Buffer (elevation 3.5 to 7.0 NGVD) 1.0 acre				
Slash pine	*Pinus elliottii*	10 gallon	10'oc	450
Cabbage palm	*Sabal palmetto*	10-12'	10'oc	160
Firebush	*Hamelia patens*	7 gallon	5'oc	815
Coco plum	*Chrysobalanus icaco*	3 gallon	5' oc	815
Wax myrtle	*Myrica cerifera*	3 gallon	5' oc	815
Sand cordgrass	*Spartina bakeri*	1 gallon	3' oc	3,390
Fakahatchee grass	*Tripsacum floridanum*	1 gallon	3' oc	3,390

Original plan. Some substitutions have been approved that are not reflected in this plan.

How much of the Preserve is planted or covered now vs planned full growth state?

Inspection photo from South Florida Water Management District (SFWMD), Sep 15, 2023

Answer choices:

a. One third?
b. Half?
c. Something else?

Today you charge $43,200 for wetland and upland maintenance annually
Each home's share is $546.83 annually

When the acreage of the preserve grows to full planned value and the plants become mature, will the maintenance cost go up proportional to acreage?

For example, if the answer on the previous slide was that only one-third of the planned acreage exists now, can we expect that in today's prices each family's share of preserve maintenance will be $1640.50 when it is fully grown?

What do you expect the inflation rate to be on your per acre maintenance cost? 3%, 5%, 7%, something else?

The preserve facing residential shorelines and the 34 foot open water buffer do not have any planned plantings, and anything that grows naturally must be killed with herbicide frequently and eliminated as nuisance species

Why are these not being maintained per CBWCD regulations on nuisance species in their flow channels and honor the maintenance contract that Lennar (and now by inheritance the HOA) has signed with the CBWCD?

CBWCD can do the work and charge us 18% annual interest rate.

Does your existing annual contract cover maintenance of residential shorelines on the preserve and the open water buffer?

Or you are only concerned with the Marsh (wetland), Hydric Islands (upland) and Transition Buffers (upland)?

Resident Sunil Menon has already exchanged notes with the SFWMD/ Broward County that no conservation function was planned in the residential shorelines and the open water buffer. The CBWCD regs would prevail even though the SFWMD conservation easement "conflicts" with CBWCD's flowage, drainage and retention easement as no conservation function was planned for the residential shorelines or the open water buffer and flowage in the arterial channels is the key function of the open water.

Would we have to create a new contract addendum for you to maintain the residential shorelines and the open water buffer?

If answer to above question is yes, how much extra will that cost us annually?

Some data for you: Residential shoreline length facing preserve 2190 linear feet. The west lake perimeter is slightly smaller but you can use the same number from there to give us estimates since your invoices reveal that you do shoreline weed maintenance, aquatic weed maintenance and algae control there.

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Your maintenance report today is deficient – where are the details of what was done? I have an example of a preserve maintenance report from another community in CBWCD/ SFWMD's jurisdiction which is very detailed.

Service Report

SOLITUDE LAKE MANAGEMENT

		Account	Sierra Ranches
Work Order		Contact	Raisa Krause
Work Order Number	00150995	Address	1950 Hiatus Road Davie, FL 33324
Created Date	3/31/2023		

Work Details

Specialist Comments to Customer	Treated for invasive weeds. Removed invasive weeds	Prepared By	MICHAEL ROBINSON

Work Order Assets

Asset	Status	Product Work Type
Wetland /Upland	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Wetland /Upland	INVASIVES CONTROL	
Wetland /Upland		

What is your plan to meet the 3% cap on exotic and nuisance species between maintenance activities?

Are you going to manually check this? Are you going to use satellite images? Are you going to use other tools?

An easy place to achieve this goal is at the residential shorelines and the open water buffer

X. MAINTENANCE AND MONITORING

The enhanced and restored wetland will be maintained in perpetuity and monitored for a period of five years. Quarterly and annual monitoring reports will include vegetation analysis along established transects, panoramic photographs and water level data.

Monitoring of the on-site mitigation area will ensure success of the mitigation activities. The survival rate of planted vegetation is expected to be maintained at least 80 percent. The vegetative coverage is expected to reach at least 80 percent areal coverage by the end of the second year monitoring period, with at least 40 percent coverage achieved in the first year. Maintenance will be conducted in perpetuity to ensure that the wetland is free of exotic vegetation (as currently defined by the Florida Exotic Pest Plan Council) immediately following a maintenance activity and that total coverage of exotic and nuisance plant species should constitute no more than 3 percent of the total preserve area between maintenance activities.

How often do you maintain the wetlands?

Monthly?

The marsh in front of Lot #26 &27 is full of spatterdocks, which is not an approved species in the marsh. It must be eliminated monthly since it is nuisance species even though it is native (read article “Native Species Gone Rogue”.

Residents have never ever seen that portion of the wetland maintained

Marsh in front of Lot #26-27 dominated by nuisance/non-approved species- spatterdocks

34’ Waterbuffer full of nuisance species. View from the boatramp looking south.

Did you give these work instructions to the workers who planted the marsh on March 30th, 2023? Why such shoddy instructions? Where was the precision to maintain the 34 ft. water buffer? The V-shaped open water channel outside residential lots likely collapsed till then and it would have been impossible for your workers to know the marsh from the open water channel as depth measurements were not intact due to sloughing and channel collapse.

What does a good well maintained preserve look like?
Well-maintained residential shorelines, clear open water buffer with no wetland plantings and regularly maintained.

Picture 4: Current neighbor's old home in Estancia Pembroke Pines showing well-maintained shorelines and water buffer in a preserve with marsh visually similar to the Sierra Ranches Preserve

Same norm for residential shoreline and water buffer maintenance exists in five other communities resident, Sunil Menon visited.

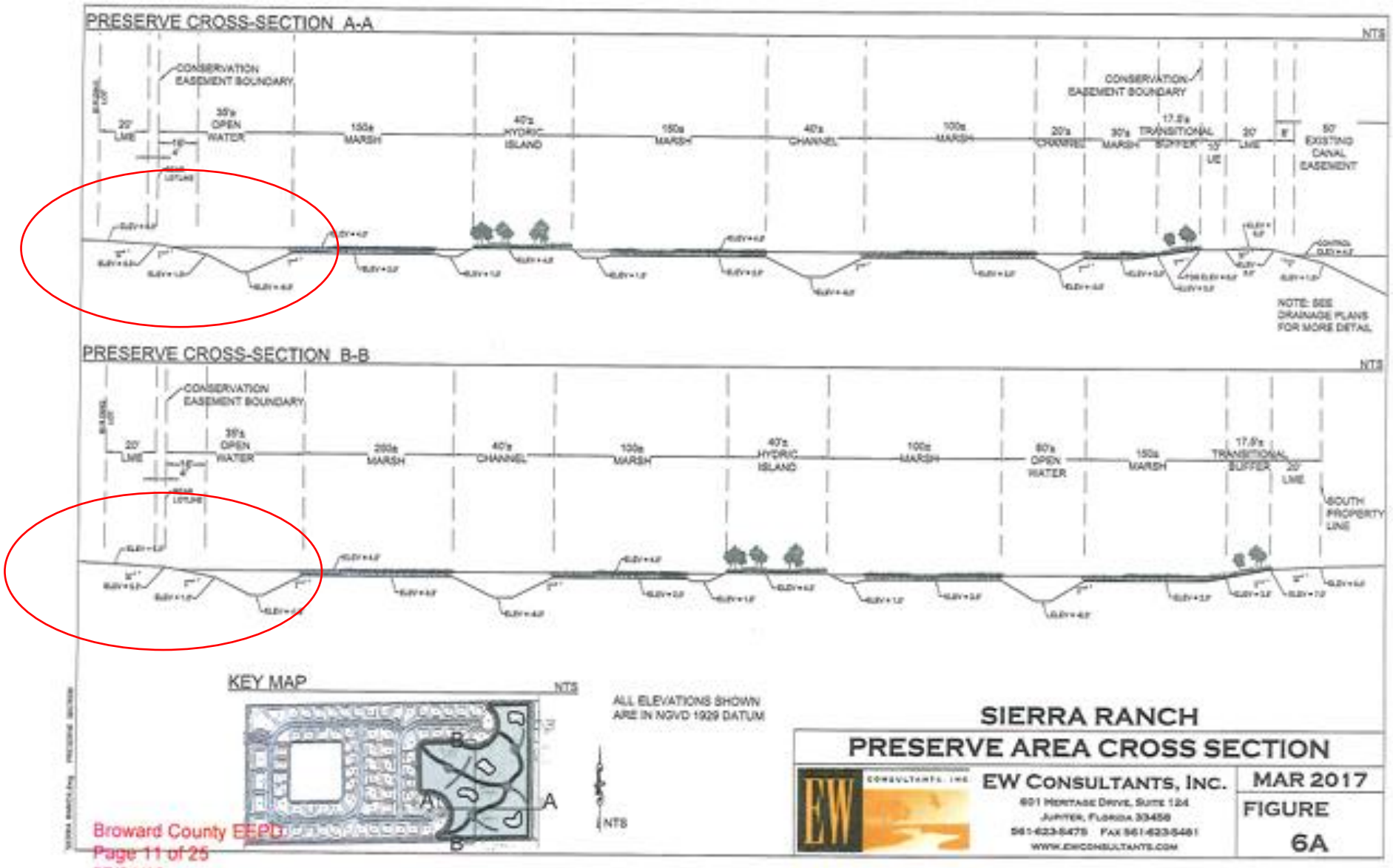
Hydric Berm exists in this project in CBWCD/ SFWMD's jurisdiction and keeps wetland plantings in its area where they flourish. Look at the cleanliness of the open water buffer!

Back up Slides

Conservation plan does not call for any plantings on residential shorelines or the open water buffer

No plantings

No plantings



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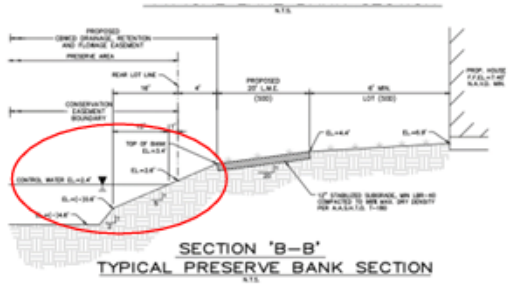
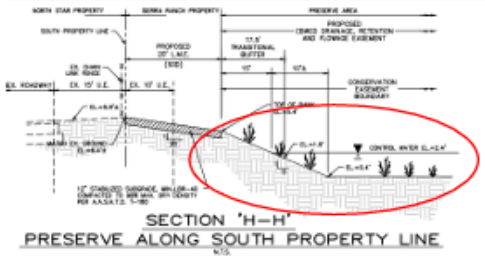
Picture 6: Snippets from the Engineering Plan

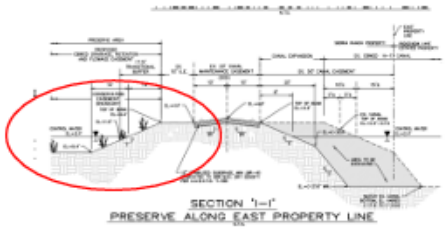
Filed as the Sierra Ranches Master Plan with the town of Davie showing the preserve bank close residential lots and transition buffers on the East, North and South Ends

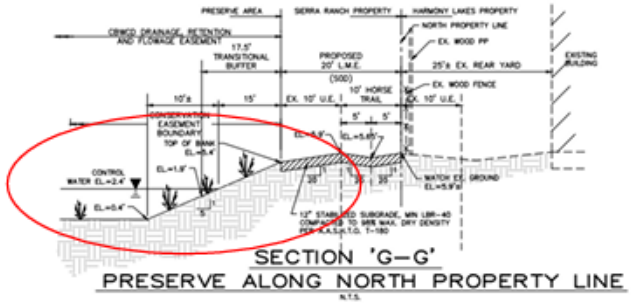
BELOW is the cross section of preserve bank close to residential plots (**no planting is shown here**)



The next three cross sections are the **North, South and East ends of the preserve** away from residential lots and close to the neighboring plats (they show plantings consistent with the Environmental plans)



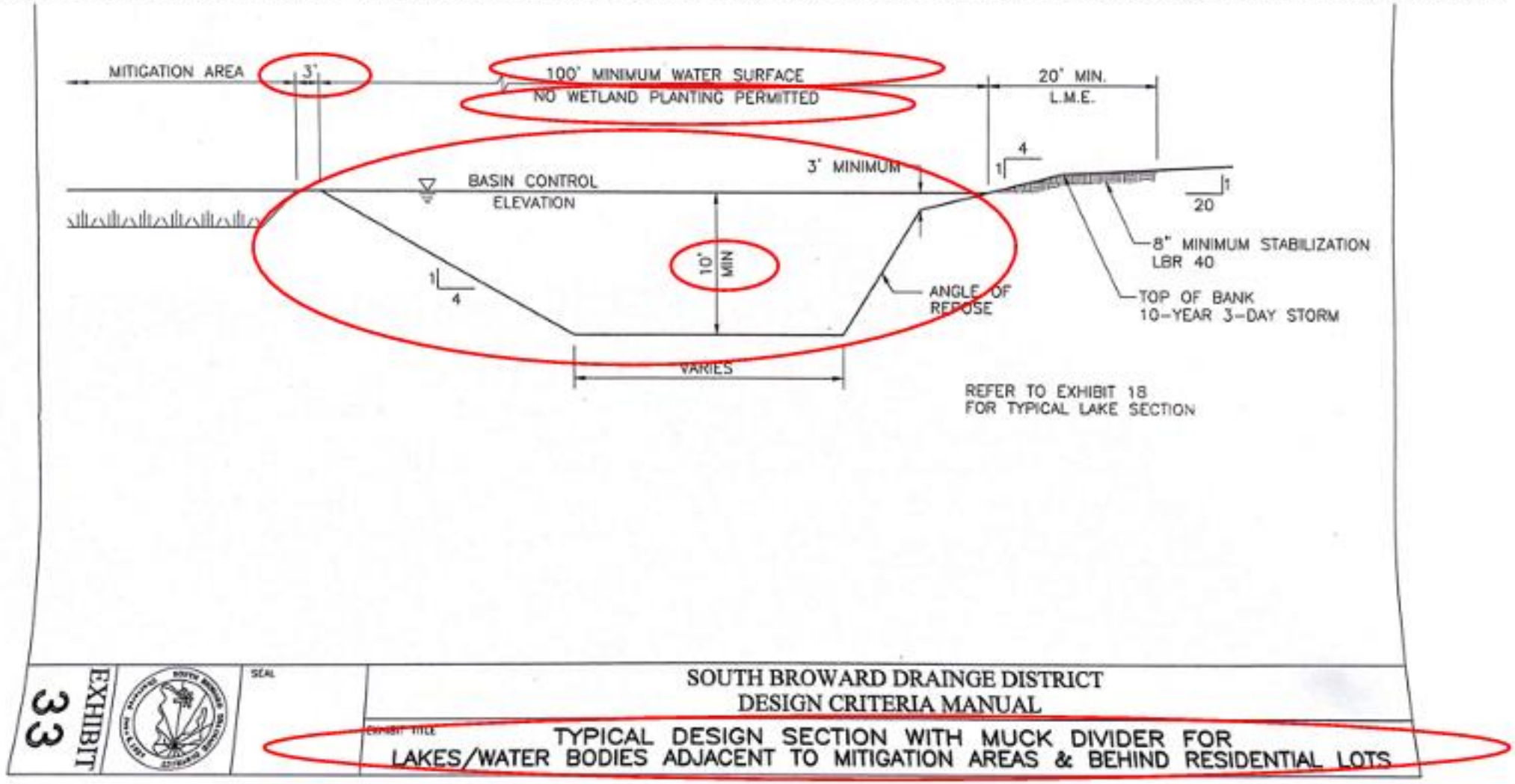




Standards from adjacent district show no wetland plantings in residential shoreline or open water

They also show a divider/ hydric berm

Picture 1: Exhibit 33 and 34 from the South Broward Drainage District Stormwater management design manual



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