

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, Development Services Director 954-797-1101  
Prepared by: Marcie Oppenheimer Nolan, Planning Supervisor

**SUBJECT:** Resolution for a waiver to the scenic corridor requirements

**AFFECTED DISTRICT:** Mayor and District 3

**TITLE OF AGENDA ITEM:**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A WAIVER REQUEST TO THE SCENIC CORRIDOR REQUIREMENTS OF SECTION 12-282 OF THE LAND DEVELOPMENT CODE FOR THE SHERIDAN HOUSE PROJECT LOCATED AT 1700 FLAMINGO ROAD, PURSUANT TO SECTION 12-282 OF THE LAND DEVELOPMENT CODE OF THE TOWN OF DAVIE, FLORIDA, CONTAINING AN EFFECTIVE DATE.

**REPORT IN BRIEF:** Upon adoption, the Rural Lifestyle Initiative allowed for waiver relief from the requirements of the scenic corridor landscape buffer upon showing by a property owner that the regulations imposed upon the property by another governmental agency will cause there to be a hardship upon the owner.

The Sheridan House Ministries located at 1700 Flamingo Road contains a 4.7 acre wetland, and due to the location of the wetland mitigation site, they have requested a waiver pursuant to Section 12-282. The Broward County Department of Planning and Environmental Protection Biological Resources Division has issued a license to permit the filling of the wetland and provide for 6.0 acres of wetland creation, 0.6 acres of transitional buffer, and 0.5 acres of open water buffer for a total mitigation area of 7.1 acres of conservation easement.

Based upon the scenic corridor requirements, the project would have been required to provide approximately 47 feet of open landscaped area along the frontage road adjacent to Flamingo Road. A landscape buffer of 10 feet, as required by Section 12-107, can still be accommodated, although based upon the site design, as submitted, the full 47 foot buffer can not be provided.

The attached Exhibit "A" clearly indicates the location of the wetland mitigation area and the impact upon the scenic corridor requirement of a 47 foot buffer.

**PREVIOUS ACTIONS:** N/A

**CONCURRENCES:** N/A

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Motion to approve.

**Attachment(s):** Resolution, Waiver request, Conceptual Site Plan, Wetland Permit

**RESOLUTION NO:\_\_\_\_\_**

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A WAIVER REQUEST TO THE SCENIC CORRIDOR REQUIREMENTS OF SECTION 12-282 OF THE LAND DEVELOPMENT CODE FOR THE SHERIDAN HOUSE PROJECT LOCATED AT 1700 FLAMINGO ROAD, PURSUANT TO SECTION 12-282 OF THE LAND DEVELOPMENT CODE OF THE TOWN OF DAVIE, FLORIDA, CONTAINING AN EFFECTIVE DATE.

**WHEREAS**, Section 12-282 of the Land Development Code of the Town of Davie provides for relief of the scenic corridor buffer requirements upon showing by a property owner that the regulations imposed upon the property by another governmental agency will cause there to be a hardship upon owner; and

**WHEREAS**, such a waiver request shall be approved by the Town Council upon demonstration that such hardship exists; and

**WHEREAS**, the Sheridan House Ministries have requested a waiver pursuant to Section 12-282; and

**WHEREAS**, the subject site located at 1700 Flamingo Road contains a 4.7 acre wetland; and

**WHEREAS**, the Broward County Department of Planning and Environmental Protection Biological Resources Division has issued a license to permit the filling of the wetland and provide for 6.0 acres of wetland creation, 0.6 acres of transitional buffer, and 0.5 acres of open water buffer for a total mitigation area of 7.1 acres of conservation easement; and

**WHEREAS**, the attached Exhibit "A" clearly demonstrates the located of the wetland mitigation area and the impact upon the scenic corridor requirement of a 47 foot buffer; and

**WHEREAS**, the Town Council recognizes that the creation of the 7.1 acre wetland mitigation site is in keeping with the intent of the Rural Lifestyle Initiative;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The above WHEREAS clauses are true and correct and made a part hereof as if fully set forth herein.

**SECTION 2.** The Town Council of the Town of Davie hereby confirms that the Sheridan House project, located at 1700 Flamingo Road shall be exempt from the requirements of the scenic corridor buffer, although pursuant to Section 12-107 a ten (10) foot landscape buffer shall be provided.

**SECTION 3.** This resolution shall take effect as of the date of this resolution.

**PASSED AND ADOPTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2003**

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

Approved this \_\_\_ day of \_\_\_\_\_, 2003.





October 24, 2002

Mr. Mark Kutney, AICP  
Director  
Development Services Department  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314-3399

Re: Sheridan House Plat Property – Waiver of Scenic Corridor  
MLA Project No. 173104

Dear Mark:

I understand that a provision was included in the motion to approve the Scenic Corridor Overlay District to allow a waiver of the requirements for properties that contain jurisdictional wetlands in the affected corridor area.

The 57 acres owned by Sheridan House Family Ministries, Inc. contains jurisdictional wetlands. This property is currently in permit review for clearing and wetland mitigation. The application was submitted in September 2001 to the South Florida Water Management District and the Department of Planning and Environmental Protection. We have established the conservation easement for the wetland mitigation area and we anticipate issuance of the permit within the next two months.

Please allow this letter to serve as our formal request for the waiver, on behalf of Sheridan House Family Ministries, Inc. as their agent.

We would now like to continue with our plat that has been on hold due to the "Zoning In Progress". The plat was reviewed by DRC in March of this year. We have addressed the DRC comments and would like to resubmit, along with a Special Permit application, as Bob Legg and I had discussed with you in previous meetings on this project.

Please let me know if we need to schedule a meeting with you before we proceed, or if we can coordinate directly with the Planning Staff to proceed with the plat and special permit applications.

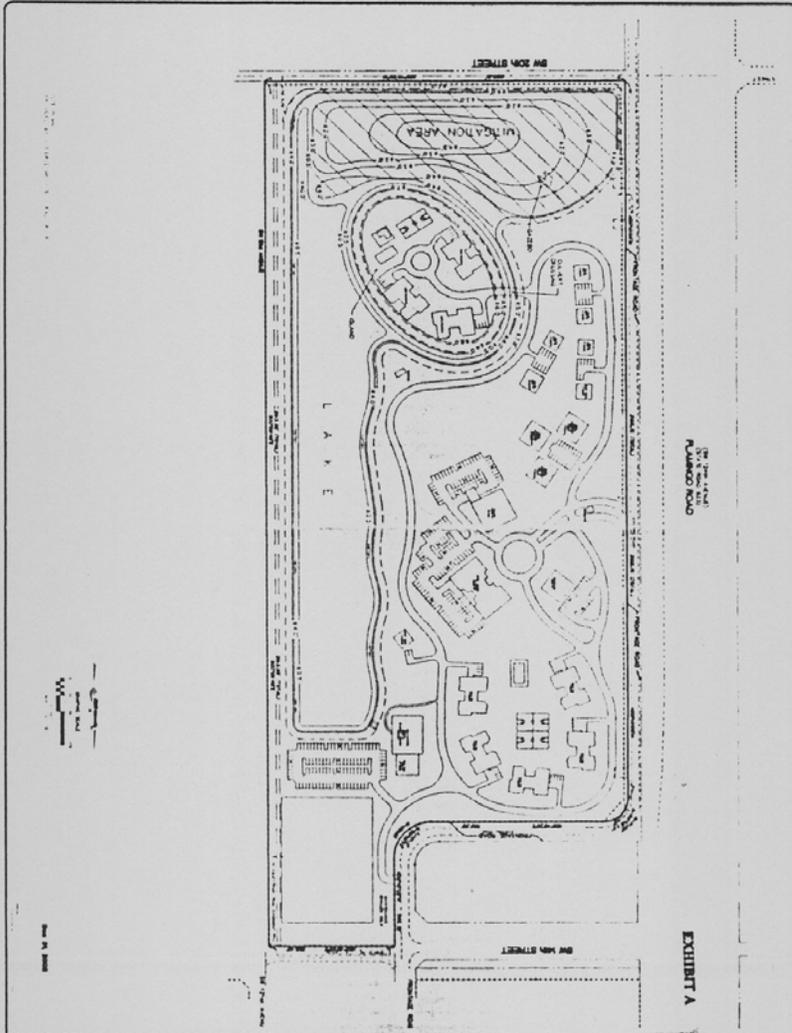
Sincerely,

Dawn C. Sonneborn, AICP  
Assist. Dir. of Planning & Platting



DCS/db

V:\Twp-Rng-Sec\50-40-13\173104\DOCS\CORRESLETTERS\1PNkutneywaiver1023.doc



CONCEPTUAL SITE PLAN (SCHEME B)


**MILLER**  
 ARCHITECTS  
 1000 ...  
 ...

**SHERIDAN HOUSE FAMILY MINISTRIES**  
 DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

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## ENVIRONMENTAL RESOURCE LICENSE

**LICENSEE:**

**Sheridan House, Inc.**  
4200 SW 54<sup>th</sup> Court  
Fort Lauderdale, FL 33314-6700

**LICENSE NO.: DF02-1128**

**PROJECT: Wetland Fill &  
Mitigation/Sheridan House**

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

**Description of Work:** This project consists of filling 4.7 acres of brazilian pepper and paragrass dominated wetlands and excavating 27,500 cubic yards of material to create an 8.20 acre lake with a maximum depth of -40 feet NGVD, for the development of a residential family resource center.

Compensation for unavoidable impacts to 4.7 acres of wetlands shall be the on-site enhancement of 6.0 acres of wetlands and the creation of 0.6 acres of transitional buffer and 0.5 acres of open water buffer for a total mitigation area of 7.1 acres under conservation easement.

**Location of Work:** This project is located on the east side of Flamingo Road just south of SW 13<sup>th</sup> Place, Section 13, Township 50S, and Range 40E, in the Town of Davie.

Construction shall be in accordance with the SFWMD Form 0971 and the DPEP Addendum both dated 9/24/01 and associated information, all of which is designated as DPEP File No. ER0110-002 plans stamped by the Department on 1/7/03 (attached), and all General and Specific Conditions of this license.

## ENVIRONMENTAL RESOURCE LICENSE

### GENERAL CONDITIONS

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted and must be completed by the licensee and enforceable by the Department of Planning and Environmental Protection (DPEP) pursuant to Chapter 27 of the Broward County Code of Ordinances. The DPEP will review this license periodically and may revoke or suspend the license, and initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives.
2. This license is valid only for the specific uses set forth in the license application and any deviation from the approved uses may constitute grounds for revocation, suspension and/or enforcement action by the DPEP.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license or with the Code, the licensee shall notify the DPEP within eight (8) hours or as stated in the specific section of the Code. Within three (3) working days of the event, the licensee shall submit a written report to the DPEP that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, or does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this licensed facility or activity that are submitted to the County, may be used by the County as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by Section 403.111, Florida Statutes.
7. The licensee agrees to comply and shall comply with all provisions of the most current version of the Code.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after the sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted a transfer of license. The transferee shall be liable for any violation of the Code that results from the transferee's activities. The transferee shall comply with the transferor's original license conditions when the transferee has failed to obtain its own license.
9. The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the license source at reasonable times by DPEP personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27, Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license, approval or regulatory requirement by this or any other governmental agency that may be required.
11. If the licensee wishes to renew the license or extend its term, the licensee shall make application sixty (60) days prior to its expiration including payment of all appropriate fees. Expired licenses are not renewable.

License No. DF02-1128  
LICENSEE: Sheridan House, Inc.

SPECIFIC CONDITIONS:

A. Standard

1. **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion. Failure to comply with this condition will result in enforcement action.**
2. Any project caused environmental problem(s) shall be reported immediately to the DPEP Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner at an upland location.
4. Turbidity screens or equivalent shall be properly employed and maintained as necessary during construction activities so that turbidity levels do not exceed 29 NTU's above natural background 50 feet downstream of project. If turbidity levels exceed these limits, project activities shall immediately cease, and work shall not resume until turbidity levels drop to within these limits [62-302.530(70) FAC].
5. Any water bodies or wetlands to be filled pursuant to this license must be filled only with rock, soil, or muck, as appropriate and depicted on the attached drawings dated 1/7/03 by the Department. Fill material which includes clean debris as defined in Section 27-214 is not authorized by this license. Use as fill of any materials other than rock, soil, or muck shall constitute a violation of this license

B. Compensatory Mitigation (Area)

1. Construction and installation of the Areas shall be in accordance with plans dated 1/7/03 by the Department (attached) and associated information. The Areas shall be installed concurrently with licensed construction.
2. Upon completion of the Areas, the following documentation shall be submitted to the Department: (a) certification of elevations in relation to design, (b) verification of actual acreage, and (c) the time-zero monitoring report. This documentation is required within 30 days of completion of the Area and prior to any Certificate of Occupancy being received for any structure on the site.
3. The Areas shall be protected from construction-related runoff and development activities through the use of orange construction fence and siltation screening or haybales around the perimeter of the Areas adjacent to the proposed development. The erosion protection devices shall be placed before the initiation of ground-disturbing activities and shall remain in place until all ground-disturbing activities adjacent to the Areas have concluded, at which time the screening or bales shall be removed completely from the site.
4. Introduction (direct or indirect) of Grass Carp, *Ctenopharyngodon idella*, is strictly prohibited. The Licensee shall properly employ and maintain Grass Carp exclusion devices as necessary to prevent entry to the Areas.
5. A viable wetland system shall be established that replicates a natural reference wetland in basic structure and function. In order to assure that the Areas become self-sustaining, the following criteria shall be met:
  - a) A minimum of 80% coverage by desirable wetland species after a two (2) year period and demonstration of persistence for three (3) additional years.
  - b) Less than 2% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any particular area. Exotic and undesirable species include, but are not limited to, melaleuca, Australian pine, Brazilian pepper, bischofia, torpedo grass, primrose-willow, and cattail. Treatment efforts must be tailored to prevent these species from becoming reproductively mature.

License No. DF02-1128  
LICENSEE: Sheridan House, Inc.

- c) A minimum of 80% survival of each planted species. This rate shall be maintained each quarter except where species composition, density of planted and recruitment species and overall wetland condition, growth rates and viability of the Area are of higher quality, as determined by the Department.
- d) Hydrologic conditions and soil characteristics are in general conformity to those specified in plans. Data from the permanent surveyed staff gauges must be collected every two weeks and submitted with the quarterly monitoring reports.
- e) Any preserved or planted species shall be maintained as to exhibit new growth and/or propagation, viability, and overall health.

The Areas shall be monitored and reports submitted quarterly for five (5) years describing in detail the condition of the Areas relative to the reference wetland and the criteria listed above ( B5.a-e).

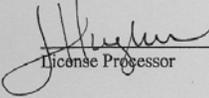
- 6. Should the Department determine that any Area is not achieving the listed criteria during some portion of the monitoring period, the licensee shall prepare plans that demonstrate clearly how the problem(s) will be corrected and submit such plans immediately to the Department for approval. Those plans shall then be implemented within thirty (30) days of the Department's written approval.
- 7. A Conservation Easement and a Letter of Credit (LOC) for \$165,880.00 has been submitted by the applicant. Should either of these documents be unacceptable to the County Attorney's Office or the County Commission, a replacement document shall be submitted in a form acceptable to the Department, the County Attorney's Office and the Commission within thirty (30) days of the Department's written notification that the document was unacceptable.
- 8. The LOC includes construction, planting, monitoring and maintenance costs. Upon DPEP review and approval of all information required in Specific Condition B. 2, the licensee may request the release of the construction and planting portion of the LOC, which totals \$100,980.00. After the five year maintenance and monitoring period has elapsed and upon demonstration that the licensee has met the intent and all information requested in Specific Conditions B.3 and 5 and if necessary B.6, the licensee may request the release of the remaining LOC amount, which totals \$64,900.00. All requests shall be made in writing to the Wetlands Resources Section of DPEP.

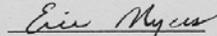
C. A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

License No. DF02-1128  
LICENSEE: Sheridan House, Inc.

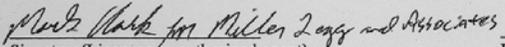
Recommended for approval by

Reviewed by

  
\_\_\_\_\_  
License Processor

  
\_\_\_\_\_  
Licensing/Section Manager

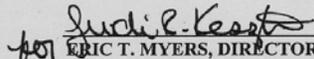
I have read the terms, conditions, requirements, limitations and restrictions set forth herein. I accept and agree to abide by all such provisions.

  
\_\_\_\_\_  
Signature(Licensee/or authorized agent)      1/27/2003  
Date

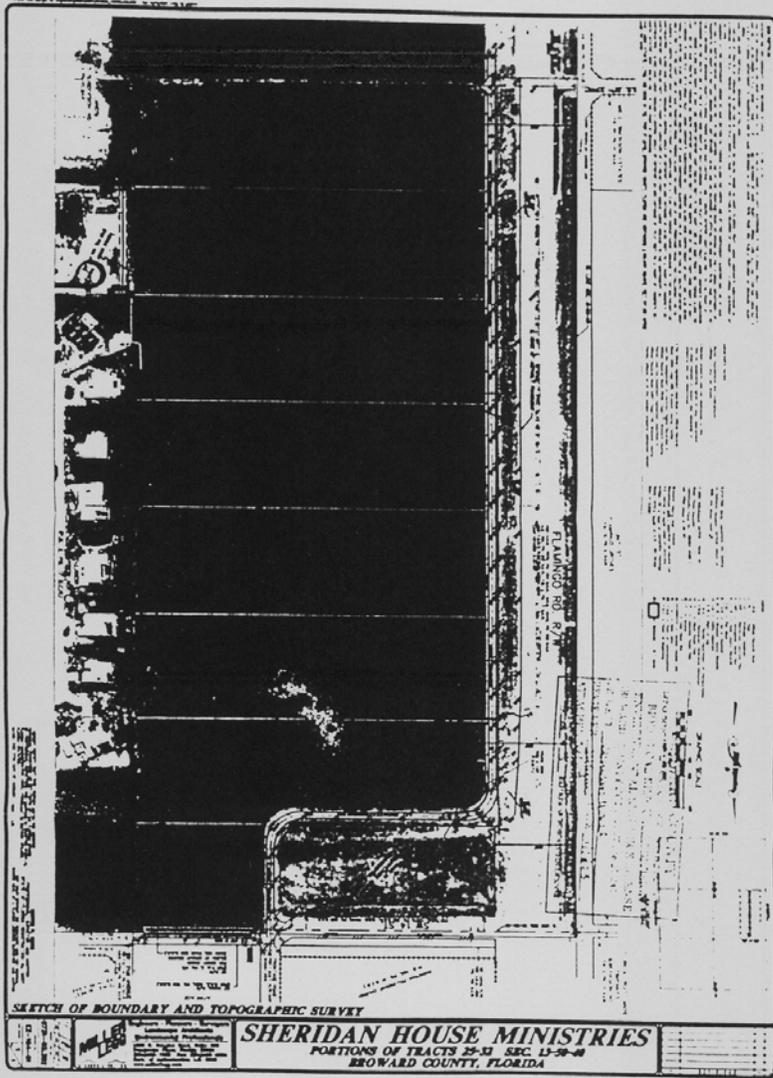
Issued this 27 day of January, 2003

Expiration Date: January 27, 2008

**BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION**

  
\_\_\_\_\_  
ERIC T. MYERS, DIRECTOR  
BIOLOGICAL RESOURCES DIVISION

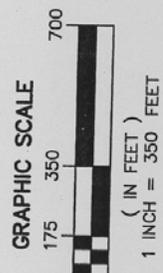
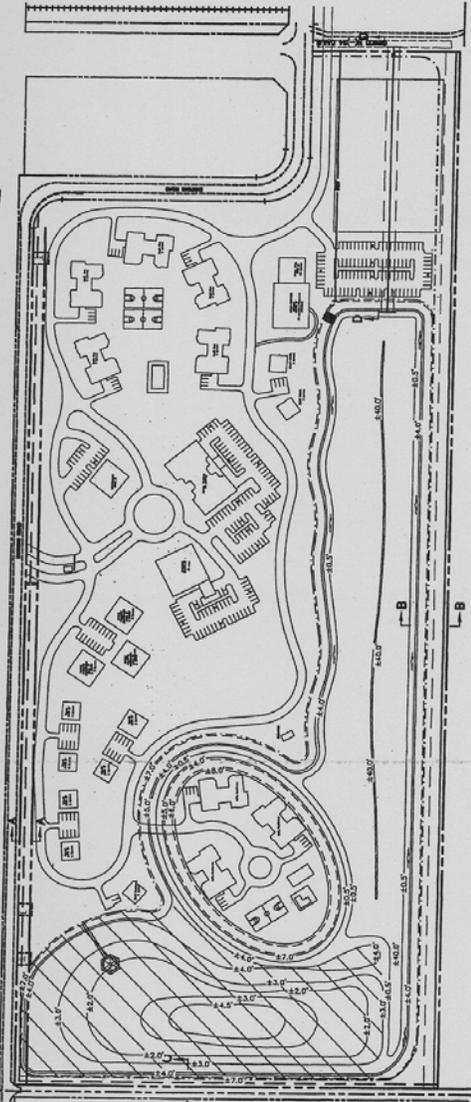




SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

**SHERIDAN HOUSE MINISTRIES**  
 PORTIONS OF TRACTS 25-31 SEC. 13-20-48  
 BROWARD COUNTY, FLORIDA

**BROWARD COUNTY**  
 DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
 BIOLOGICAL RESOURCES DIVISION  
 ENVIRONMENTAL RESOURCE LICENSE  
 BROWARD COUNTY CODE 27-361 to 27-341  
 PROJECT *Sheridan House*  
 REVIEWER *Sherridan Hall*  
 ATTACHED TO LICENSE NO. *DF02-1128*  
 DATE *1/7/03*  
 DRAWING *3* OF *6* EXPIRES AS INDICATED IN LICENSE  
 FLAMINGO ROAD



*Van Turner*  
 GARY PIERCE, P.E.  
 FLORIDA REG. NO. 40000  
 1116/02

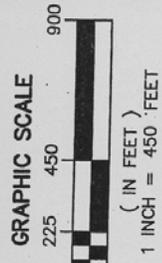
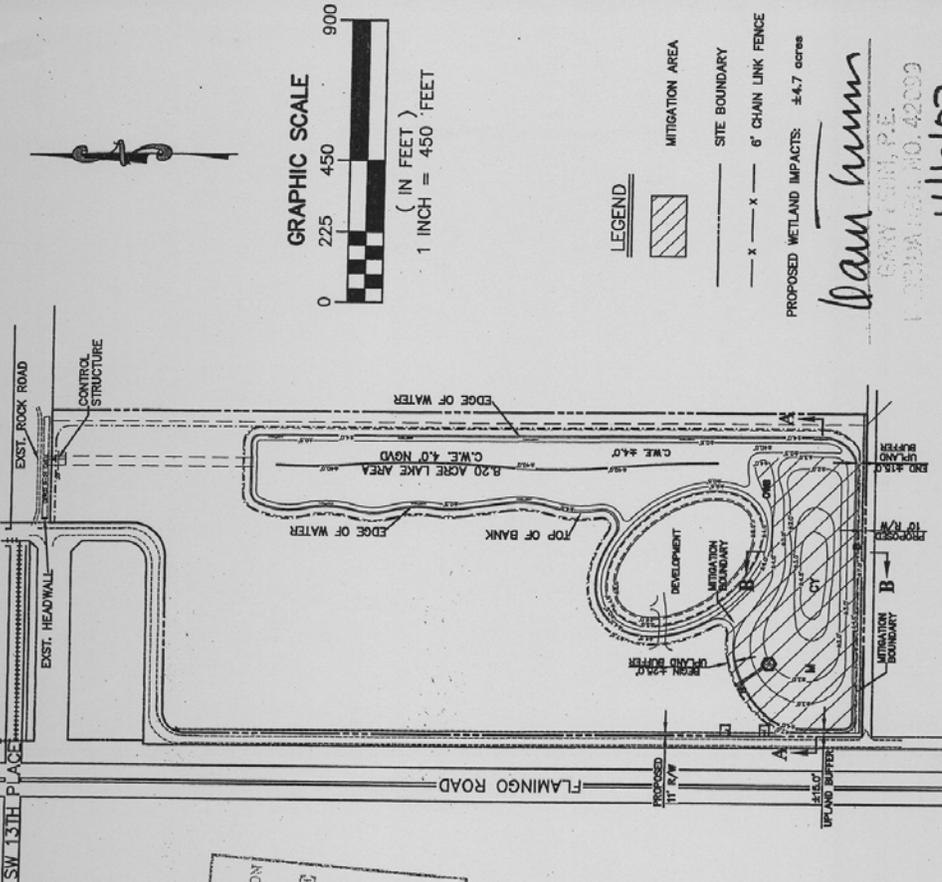
SITE PLAN PROVIDED BY - PIERCE ARCHITECTURAL GROUP

**SHERIDAN HOUSE**  
 TOWN OF DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

**MILLER**  
 Engineers • Planners • Surveyors  
 Landscape Architects  
 Environmental Professionals  
 173104  
 CP-1  
 11-20-0003 3 11

CONCEPTUAL PLAN

V:\Twp-Rng-Sec\50-40-13\173104\DWG\Env\73103MPV-3.dwg Tue 11/05/2002 3:16p By gdlplero



- LEGEND**
- MITIGATION AREA
  - SITE BOUNDARY
  - 6' CHAIN LINK FENCE

PROPOSED WETLAND IMPACTS: ±4.7 acres

*Don Hum*  
 DON HUM, P.E.  
 LICENSE NO. MO. 42009  
 1116102

**MILLER**  
 Engineers • Planners • Surveyors  
 Landscape Architects  
 175104  
 175104  
 MPV-1  
 11-28-02

**BROWARD COUNTY**  
 DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
 BIOLOGICAL RESOURCES DIVISION  
 ENVIRONMENTAL RESOURCE LICENSE  
 BROWARD COUNTY CODE 27-881 to 27-341  
 PROJECT *Sheridan House*  
 REVIEWERS *Hyuk DATE 1/27/08*  
 ATTACHED TO LICENSE NO. *0702-1128*  
 DRAWING *4* of *15* EXPENSES AS INDICATED IN FEE SCHEDULE

**MITIGATION SUMMARY TABLE**

FRESHWATER MARSH (M):	5.5 acres ±5%
CYPRESS TREE ISLAND (CTI):	0.5 acres ±5%
TOTAL WETLANDS AREA:	6.0 acres ±5%
TRANSITIONAL BUFFER (TB):	0.8 acres ±5%
OPEN WATER BUFFER (OWB):	0.5 acres ±5%
TOTAL AREA UNDER CONSERVATION EASEMENT:	±7.1 acres

- NOTES:**
- HABITAT ZONE DISTANCES MAY VARY
  - PERMIT SET - REVIEW CONSTRUCTION LEVEL SPECIFICATIONS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY
  - NOT FOR CONSTRUCTION

**SHERIDAN HOUSE**  
 TOWN OF DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

NO.	REVISIONS

# MITIGATION PROGRAM

## I. MITIGATION PLAN

- A. A MITIGATION PLAN IS ENCLOSED THAT SHOWS THE MITIGATION AREA AND CROSS-SECTIONS.
- B. VEGETATION TRANSECTS, LOCATION OF THE STAFF GAUGE, AND PHOTO STATIONS ARE SHOWN ON THE PLANS.

## II. GOALS

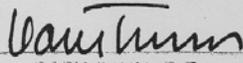
- A. ESTABLISH AND ENHANCE A LARGE, UNIFIED MITIGATION AREA THAT IS A FUNCTIONAL AND DIVERSE WETLAND SYSTEM OF HIGH QUALITY THAT CAN BE USED BY BIRDS, FISH, AMPHIBIANS, REPTILES, AND MAMMALS.
- B. REMOVE EXOTIC AND INVASIVE SPECIES AND RECRUIT DESIRABLE FLORA TO PROVIDE VALUABLE HABITAT FOR WILDLIFE.

## III. PLANTING SCHEDULE

- A. TRANSITIONAL AREA/UPLAND BUFFER (±0.6 ACRES)

**BIA**  
 DEPARTMENT OF PUBLIC SAFETY  
**BIOLOGICAL RESOURCES DIVISION**  
**ENVIRONMENTAL RESOURCE LICENSE**  
 ENVIRONMENTAL CODE 27-331 to 27-341  
 PROJECT Sheridan House  
 REVIEWER [Signature] DATE 1/7/03  
 ATTACHED LICENSE NO. DF02-1128  
 DRAWING 5 of 15 PLANTS AS INDICATED IN LICENSE

QUANTITY	SPECIES	SPACING	SIZE	APPROXIMATE ELEVATION (NGVD)
<b>CANOPY</b>				
53±5%	SABAL PALMETTO (CABBAGE PALM)	10' O.C.	7 GAL.	6'-7.0'
53±5%	QUERCUS LAURIFOLIA (LAUREL OAK)	10' O.C.	7 GAL.	6'-7.0'
53±5%	SWIETENIA MAHAGONI (MAHOGANY)	10' O.C.	7 GAL.	6'-7.0'
53±5%	ILEX CASSINE (DAHOON HOLLY)	10' O.C.	7 GAL.	5'-6.0'
53±5%	ANNONA GLABRA (POND APPLE)	10' O.C.	3 GAL.	4'-5.0'
<b>318±5%</b>	<b>TOTAL</b>			
<b>SHRUB</b>				
327 ±5%	CHRYSOBALANUS ICACO (COCOPLUM)	4' O.C.	3 GAL.	5'-7.0'
327 ±5%	RAPANEA PUNCTATA (MYRSINE)	4' O.C.	3 GAL.	5'-7.0'
327 ±5%	HAMELIA PATENS (FIREBUSH)	4' O.C.	3 GAL.	6'-7.0'
327 ±5%	MYRCIANTHES FRAGRANS (SIMPSON'S STOPPER)	4' O.C.	3 GAL.	6'-7.0'
327 ±5%	MYRICA CERIFERA (WAX MYRTLE)	4' O.C.	3 GAL.	5'-7.0'
<b>1,835 ±5%</b>	<b>TOTAL</b>			
<b>HERBACEOUS</b>				
726 ±5%	MUHLENBERGIA CAPILLARIS (MUHLY GRASS)	3' O.C.	1 GAL.	5'-7.0'
726 ±5%	SPARTINA BAKERI (CORDGRASS)	3' O.C.	1 GAL.	5'-7.0'
726 ±5%	TRIPSACUM DACTYLOIDES (FAKAHATCHEE GRASS)	3' O.C.	1 GAL.	5'-7.0'
726 ±5%	ACROSTICHUM DANAEIFOLIUM (LEATHER FERN)	3' O.C.	1 GAL.	4'-5.0'
<b>2,904 ±5%</b>	<b>TOTAL</b>			

  
 GARY DILL, P.E.  
 FLORIDA REG. NO. 42000  
 1116102

**MITIGATION PROGRAM**

	<p> <b>SHERIDAN HOUSE</b>            TOWN OF DAVIE, FLORIDA            FOR: SHERIDAN HOUSE FAMILY MINISTRIES         </p>	<p>           Engineers • Planners • Surveyors            Landscape Architects            Environmental Professionals            1800 N. Douglas Road, Suite 200            Jacksonville, Florida 32204            (904) 722-7000 FAX (904) 722-2854            Cert. of Registration L.S. 9890         </p>
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# PRESERVE BOUNDARY LINE

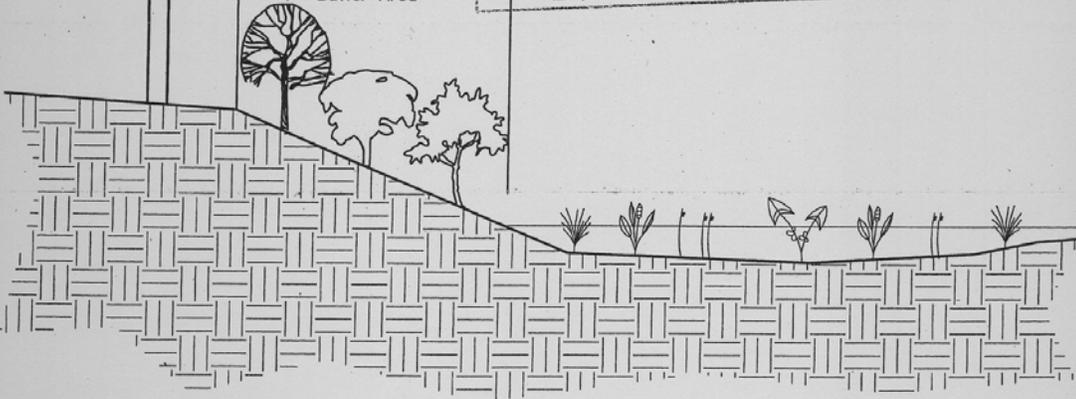
No alterations permitted  
to soil, vegetation or water.

Environmentally  
Sensitive Area

DECEMBER 15, 2003  
DAVIE COUNTY  
DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
BIOLOGICAL RESOURCES DIVISION  
ENVIRONMENTAL RESOURCE LICENSE  
DAVIE COUNTY CODE 27-231 to 27-241  
PROJECT Sheridan House  
REVIEWER Heggen DATE 1/7/03  
ATTACHED TO LICENSE NO. DFP 1128  
DRAWING 7 of 15 WETLAND  
EXPIRES AS INDICATED IN LICENSE

PRESERVE  
BOUNDARY  
LINE

UPLAND  
Buffer Area



TYPICAL SIGN DETAIL AND LOCATION

*Leam Tamm*

11/6/02

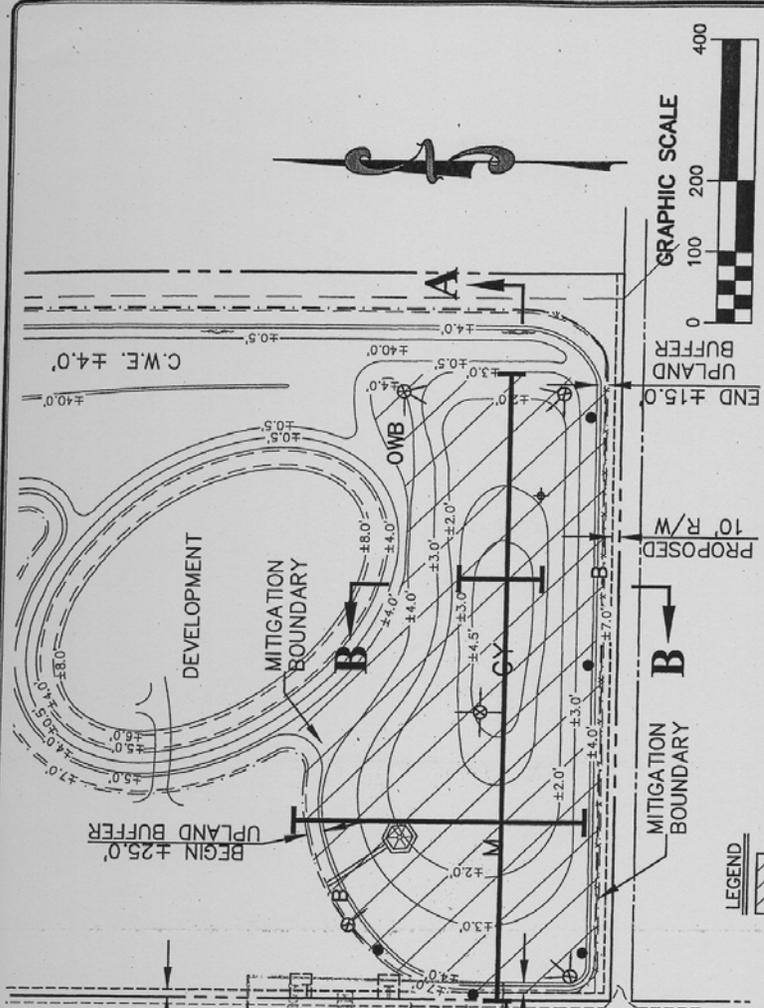
ADOPTED FROM SFWMD BASIS OF REVIEW

173104 1/1/03		Engineers • Planners • Surveyors	<b>SHERIDAN HOUSE</b>	REVISIONS
		Landscape Architects Environmental Professionals		
1800 N. Douglas Road, Suite 200 Fayetteville, North Carolina 28404 (910) 432-1000 Fax (910) 432-2004 Cert. of Authorization L.S. 2889		FOR: SHERIDAN HOUSE FAMILY MINISTRIES		

V:\Twp-Rng-Sec\50-40-13\173104\DWG\ENV\73103MPV-3.dwg 11/05/2002 3:15p By gdiplero

PROPOSED  
11' R/W

BROWARD COUNTY  
PLANNING AND ENVIRONMENTAL PROTECTION  
BIOLOGICAL RESOURCES DIVISION  
ENVIRONMENTAL RESOURCE LICENSE  
BROWARD COUNTY CODE 24.33 TO 24.34  
PROJECT: *Meadow House*  
REVIEWER: *Hayden* DATE: *11/13/02*  
ATTACHED TO LICENSE NO. *DF02-1128*  
DRAWING *8* OF *15* EXPIRES AS INDICATED IN LICENSE

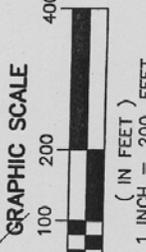


MITIGATION SUMMARY TABLE

FRESHWATER MARSH (M):	5.5 acres ±5%
CYPRESS TREE ISLAND (CY):	0.5 acres ±5%
TOTAL WETLANDS AREA:	6.0 acres ±5%
TRANSITIONAL BUFFER (B):	0.6 acres ±5%
OPEN WATER BUFFER (OWB):	0.5 acres ±5%
TOTAL AREA UNDER CONSERVATION EASEMENT:	±7.1 acres

*Lawtunn*  
GARY L. LAW, P.E.  
FLORIDA REG. NO. 42099  
11/6/02

- NOTES:
- HABITAT ZONE DISTANCES MAY VARY
  - PERMIT SET - REVIEW CONSTRUCTION LEVEL SPECIFICATIONS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY
  - NOT FOR CONSTRUCTION



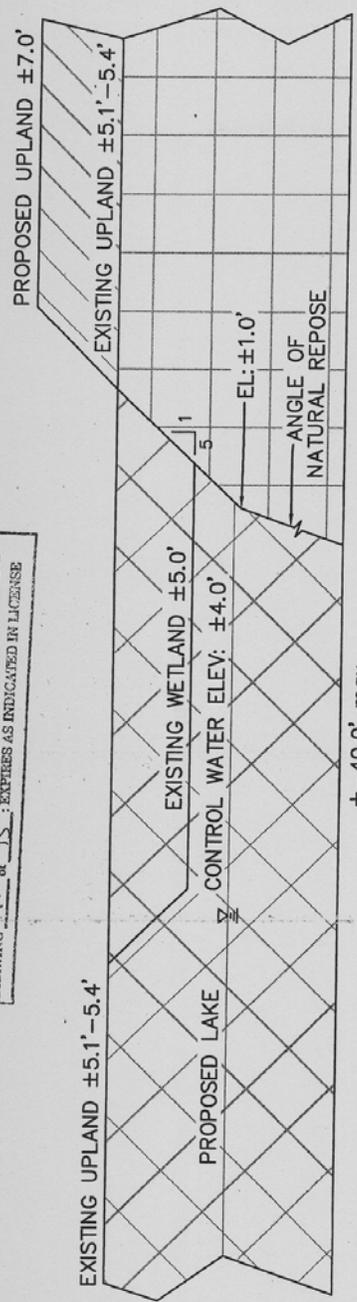
**MILLER**  
Engineers - Planners & Scientists  
Landscape Architects  
Environmental Professionals  
173104  
11/17/02  
11/17/02  
11/17/02

**SHERIDAN HOUSE**  
TOWN OF DADE, FLORIDA  
FOR: SHERIDAN HOUSE FAMILY MINISTRIES



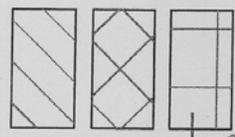


**BROWARD COUNTY**  
 DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
 BIOLOGICAL RESOURCES DIVISION  
 ENVIRONMENTAL RESOURCE LICENSE  
 BROWARD COUNTY CODE 27-331 to 27-341  
 PROJECT Sherridan House  
 REVIEWER Sherridan House  
 ATTACHED TO LICENSE NO. DFZ-1126  
 DATE 1/13/03  
 DRAWING 11 of 15; EXPIRES AS INDICATED IN LICENSE



WETLAND 4: ±0.04 acres  
 PROPOSED UPLAND: ±7.0'  
 EXISTING UPLAND: ±5.1' - 5.4'  
 EXISTING WETLAND: ±5.0'

**LEGEND:**



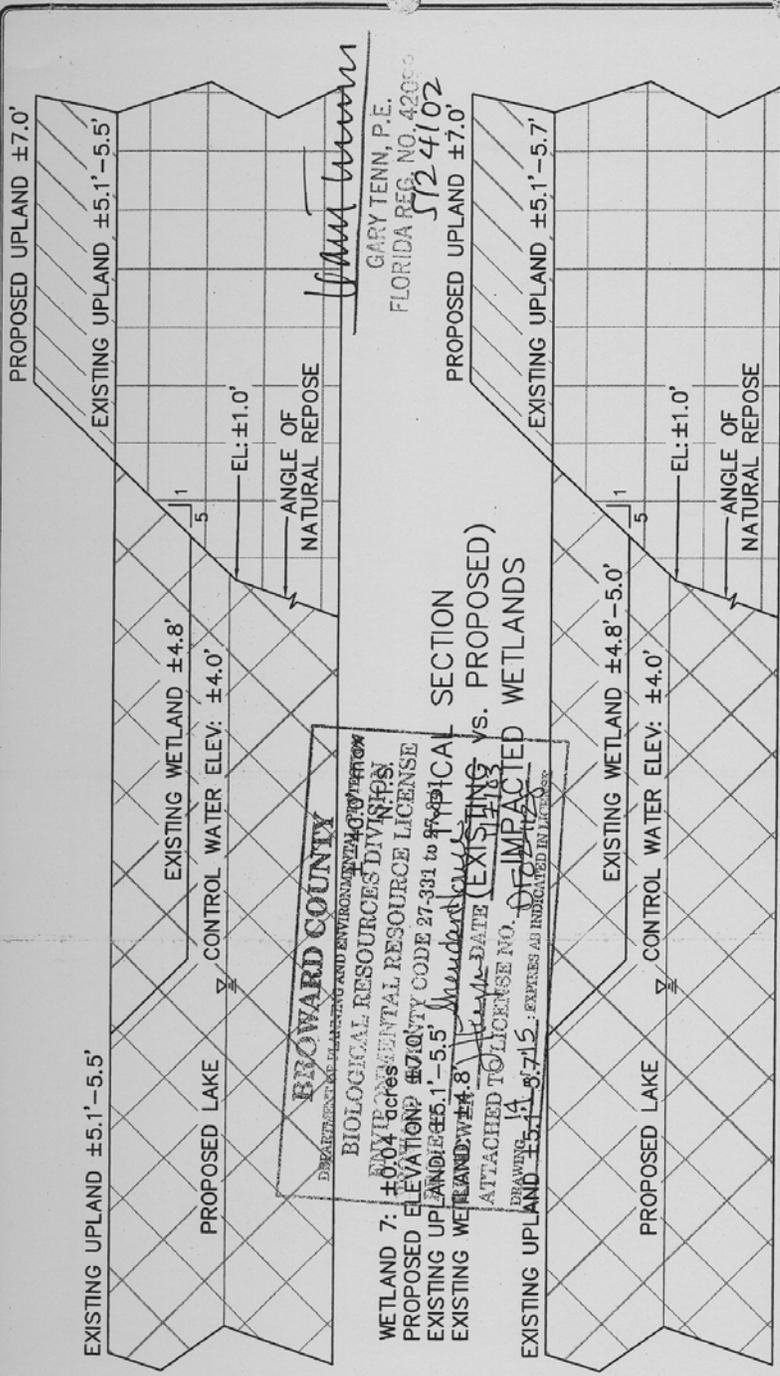
**TYPICAL SECTION**  
 (EXISTING vs. PROPOSED)  
 IMPACTED WETLANDS

*Gary Tenn*  
 GARY TENN, P.E.  
 FLORIDA REG. NO. 42009  
 5/24/02

WETLAND FILL AREAS - CROSS-SECTION

**SHERIDAN HOUSE**  
 TOWN OF DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

**MILLER**  
 Engineers, Planners, Surveyors  
 Landscape Architects  
 Environmental Professionals  
 073104  
 XS-2  
 1-15-15 5



LEGEND:

- FILL (UPLAND ONLY)
- NATURAL SOIL
- EXCAVATION

WETLAND 8: ±0.07 acres  
 PROPOSED ELEVATION: ±7.0'  
 EXISTING UPLAND: ±5.1'-5.7'  
 EXISTING WETLAND: ±4.8'-5.0'

±-40.0' max  
 N.T.S.  
 TYPICAL SECTION  
 (EXISTING vs. PROPOSED)  
 IMPACTED WETLANDS

**BROWARD COUNTY**  
 DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
 BIOLOGICAL RESOURCES DIVISIONS  
 WETLAND 7: ±0.07 acres  
 PROPOSED ELEVATION: ±7.0'  
 EXISTING UPLAND: ±5.1'-5.5'  
 EXISTING WETLAND: ±4.8'

GARY TENN, P.E.  
 FLORIDA REG. NO. 42000  
 5/24/02

SECTION  
 vs. PROPOSED)  
 IMPACTED WETLANDS  
 ATTACHED TO LICENSE NO. 07-14-13715  
 EXPIRES AS INDICATED IN LICENSE

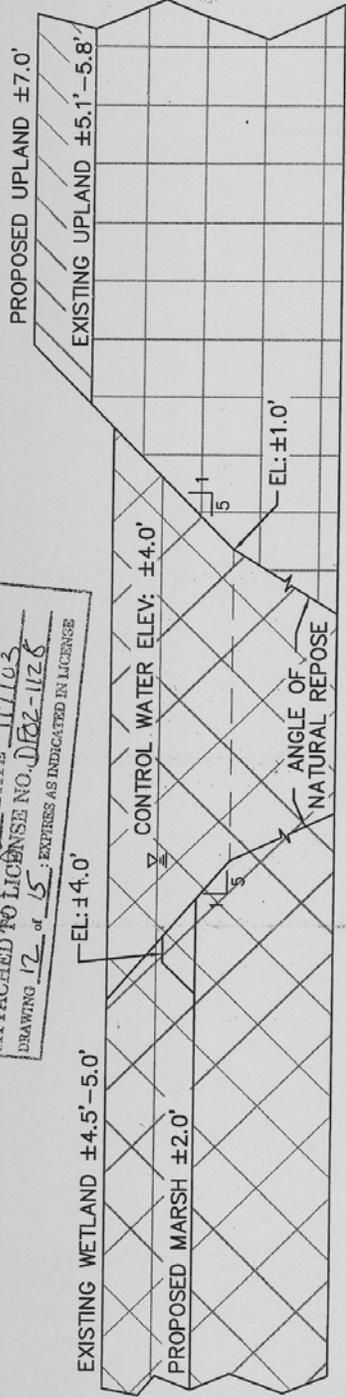
WETLAND FILL AREAS - CROSS-SECTION

**SHERIDAN HOUSE**  
 TOWN OF DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

**MILLER**  
 Engineers • Planners • Surveyors  
 Environmental Professionals  
 1000 N. Orange Ave., Suite 200  
 Fort Lauderdale, FL 33304  
 Phone: 754-561-1111  
 Fax: 754-561-1112  
 Website: www.millereng.com



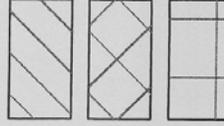
**BROWARD COUNTY**  
 DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION  
 BIOLOGICAL RESOURCES DIVISION  
 ENVIRONMENTAL RESOURCE LICENSE  
 BROWARD COUNTY CODE 27-331 to 27-341  
 PROJECT Sheridan House  
 REVIEWER Gary Tenn  
 ATTACHED TO LICENSE NO. 0182-1128  
 DRAWING 17 of 15; EXPRESSES AS INDICATED IN LICENSE



TYPICAL SECTION  
 (EXISTING vs. PROPOSED)  
 IMPACTED WETLANDS

WETLAND 3: ±0.7 acres (IMPACT AREA ONLY)  
 PROPOSED ELEVATION: ±-40.0'  
 EXISTING UPLAND: ±4.5'-5.0'  
 EXISTING WETLAND: ±5.1'-5.8'

LEGEND:



*Gary Tenn*  
 GARY TENN, P.E.  
 FLORIDA REG. NO. 42099  
 5/24/02

WETLAND FILL AREAS - CROSS-SECTION

NO.	REVISIONS	DATE

**SHERIDAN HOUSE**  
 TOWN OF DAVIE, FLORIDA  
 FOR: SHERIDAN HOUSE FAMILY MINISTRIES

**MILLER**  
 Engineers • Planners • Surveyors  
 Environmental Professionals  
 075104  
 KS-2  
 1000 N. Douglas Blvd., Suite 200  
 Fort Lauderdale, FL 33304  
 PHONE: (954) 572-1100  
 FAX: (954) 572-1101  
 WWW: WWW.MILLERINC.COM