

VERANDAH EAST

COMMUNITY DEVELOPMENT

DISTRICT

October 9, 2024

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Verandah East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

October 2, 2024

Board of Supervisors
Verandah East Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on October 9, 2024 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per person)
3. Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
4. Acceptance of Unaudited Financial Statements as of August 31, 2024
5. Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - District Manager's Report
 - NEXT MEETING DATE: January 8, 2025 at 1:00 PM

○ QUORUM CHECK

SEAT 1	RICHARD DENIS SHIELDS, JR.	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOHN SAMPLE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JACQUELINE VOILES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	CHRISTINE JAROSS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	DAVID MOORE	☐ IN PERSON	☐ PHONE	☐ NO

7. Supervisors' Requests

- Discussion: General Littoral Plant Growth Discussion

8. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2025-01

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT
DECLARING A VACANCY IN SEAT 4 OF THE BOARD OF
SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA
STATUTES; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Verandah East Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, three (3) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, two (2) Qualified Electors are qualified to run for the three (3) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 4 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following seat is declared vacant effective as of November 19, 2024:

Seat #4 (currently held by Christine Jaross)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of October, 2024.

ATTEST:

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2024**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2016	
<u>ASSETS</u>			
Cash (SunTrust)	\$ 88,783	\$ -	\$ 88,783
Investments			
Revenue account	-	548,803	548,803
Reserve account	-	375,000	375,000
Prepayment account	-	19	19
Principal account	-	314	314
Redemption	-	2	2
Due from other governments	560		560
Deposits	45	-	45
Total assets	<u>\$ 89,388</u>	<u>\$ 924,138</u>	<u>\$ 1,013,526</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,607	\$ -	\$ 6,607
Due to Verandah West	440	-	440
Total liabilities	<u>7,047</u>	<u>-</u>	<u>7,047</u>
Fund balances:			
Restricted for:			
Debt service	-	924,138	924,138
Unassigned	82,341	-	82,341
Total fund balances	<u>82,341</u>	<u>924,138</u>	<u>1,006,479</u>
 Total liabilities and fund balances	 <u>\$ 89,388</u>	 <u>\$ 924,138</u>	 <u>\$ 1,013,526</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ -	\$ 200,629	\$ 198,560	101%
Interest & miscellaneous	1	24	263	9%
Total revenue	1	200,653	198,823	101%
EXPENDITURE				
Professional and administrative				
Supervisors	880	3,344	3,070	109%
Management and accounting	4,567	50,238	54,805	92%
Audit	-	6,556	6,535	100%
Legal	834	4,642	4,386	106%
Field management	774	8,509	9,282	92%
Engineering	39	5,918	4,386	135%
Trustee	-	4,533	4,386	103%
Dissemination agent	303	3,328	3,631	92%
Arbitrage	220	440	1,316	33%
Assessment roll preparation	877	9,649	10,526	92%
Telephone	28	312	340	92%
Postage	18	332	219	152%
Insurance	-	6,623	6,666	99%
Printing & binding	59	649	708	92%
Legal advertising	2,424	2,568	658	390%
Office expenses and supplies	-	-	110	0%
Website	-	310	618	50%
Contingencies	76	704	658	107%
ADA website compliance	92	92	175	53%
Annual district filing fee	-	154	154	100%
Total professional & admin expenses	11,191	108,901	112,629	97%
Water management				
Contractual services	9,116	42,069	53,945	78%
Aquascaping - pipe cleanout	2,640	6,512	2,193	297%
Perimeter fence - wall ongoing RM not shared	-	-	1,800	0%
Utilities	34	381	570	67%
Contingencies	-	220	2,193	10%
Total water management	11,790	49,182	60,701	81%

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	718	804	89%
Tax collector	-	1,384	1,479	94%
Total other fees & charges	-	2,102	2,283	92%
Total expenditures	22,981	160,185	175,613	91%
 Excess/(deficiency) of revenues over/(under) expenditures	 (22,980)	 40,468	 23,210	
 Fund balances - beginning	 105,321	 41,873	 28,480	
Fund balances - ending	<u>\$ 82,341</u>	<u>\$ 82,341</u>	<u>\$ 51,690</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 201 - SERIES 2016
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,450,138	\$ 1,445,557	100%
Interest	3,762	52,885	-	N/A
Total revenues	<u>3,762</u>	<u>1,503,023</u>	<u>1,445,557</u>	104%
EXPENDITURES				
Debt service				
Principal	-	840,000	845,000	99%
Principal prepayments	-	5,000	-	N/A
Interest	-	624,363	624,456	100%
Total expenditures	<u>-</u>	<u>1,469,363</u>	<u>1,469,456</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3,762	33,660	(23,899)	
Fund balances - beginning	920,376	890,478	857,100	
Fund balances - ending	<u>\$ 924,138</u>	<u>\$ 924,138</u>	<u>\$ 833,201</u>	

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Verandah East Community Development District held Public Hearings and a Regular Meeting on August 14, 2024 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

David Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
Christine Jaross	Assistant Secretary
John Sample	Assistant Secretary
Jacqueline Voiles	Assistant Secretary

Also present:

Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan (via telephone)	District Engineer
Ben Steets (via telephone)	Grau & Associates
Ian Shaffer	Resident/VCA Board President
Dennis Gayle	Resident
Dale Steiner	Resident
Adam Scale	Resident
Mike Lipinski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

Resident and VCA Board President Ian Shaffer stated that the Verandah Community Association (VCA) does not own any bridges, boardwalks or sidewalks on CDD property and there are no agreements in place, wherein the VCA would be maintaining any of that property.

He noted that there is one maintenance agreement in place, which is to take care of the perimeter fencing.

Resident Dennis Gayle voiced concern about concrete trucks dumping construction waste and other debris in the preserves, near his home, and that Brazilian pepper, an invasive species, started growing there. Mrs. Adams stated the conservation area is maintained twice per year, as required by the South Florida Water Management District. (SFWMD). Staff will follow up on the construction debris.

Resident Dale Steiner asked about the current bond expiration date, the assessment increase, the public notice and Florida Statute. Mr. Moore stated, under the Florida Law that created CDDs, special assessments can be levied and the required public notice was mailed to announce the assessment increase. The special assessments facilitate bond payments and the operations and maintenance (O&M) on an ongoing basis. Mrs. Adams stated the bond will eventually be paid off in full but homeowners can pay off their share of the bond assessment anytime they want.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Steets highlighted the pertinent information in the Audit, including the Independent Auditor's Report, Management Discussion and Analysis, Financial Statements, Notes to the Financial Statements, Schedule of Revenues, data elements required by Florida Statutes and the Management Letter.

Mr. Sample asked if it is possible, going forward, to receive the audit sooner. Mrs. Adams stated that can be accomplished; she will advise Grau & Associates to ensure it is received earlier than the August Board meeting next year.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial

Report for the Fiscal Year Ended
September 30, 2023

Mrs. Adams presented Resolution 2024-05.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor,
Resolution 2024-05, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2023, was approved.

FIFTH ORDER OF BUSINESS

**Presentation: Johnson Engineering, Inc.,
History of Rate Increases**

Mrs. Adams presented the Johnson Engineering, Inc., (JEI) History of Rate Increases that was requested at the last meeting. Mr. Moore stated the current rate increase probably brings JEI up to the going rate, after many years of no rate increases. He does not expect to see this continuing, especially as the inflation rate is dropping.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mrs. Adams presented Resolution 2024-04.

A Board Member suggested adding a footnote to the Fiscal Year 2025 budget explaining the meaning of shared expenses and unshared costs, to help homeowners better understand.

Mrs. Adams reviewed the proposed Fiscal Year 2025 budget and responded to questions regarding the insurance payment.

Mr. Sample commented that, as the community draws closer to completion, the infrastructure is aging; he thinks the condition of the storm drains and roads needs to be addressed. Mrs. Adams stated the CDD is responsible for all the interconnecting pipes and has

yet to establish a maintenance schedule for them because, thus far, the Board's goal was to not increase assessments. The Board realizes that the pipes must be maintained and the question is whether to maintain them on an annual basis or not.

Discussion ensued regarding lake maintenance, the easement, shared expenses with Verandah West CDD (VWCDD) and maintenance fees.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, the Public Hearing was opened.

A resident asked about the dividing line between the Verandah East CDD (VECDD) and VWCDD. Mr. Willis referenced the GIS map and pointed to the dividing line.

Asked for an example of shared versus unshared expenses between the VECDD and the VWCDD, Mrs. Adams stated the only items not shared with the VWCDD are the ongoing maintenance for the perimeter fence wall, as well as lake bank restoration.

Resident Mike Lipinski reported that some people are littering the road side storm drains and asked if the CDD is responsible for that maintenance. Mrs. Adams stated the VCA is responsible.

Resident Adam Scale asked if a reserve study was done to determine the life span of the pipes. Mrs. Adams stated a reserve study has not been done; however, the pipes are certified for at least 100 years.

Regarding the reserves, Mr. Moore stated the CDD is a governmental authority, so it only keeps a small unassigned fund balance for emergencies but the CDD has avenues to acquire funds quickly, unlike the HOA.

On MOTION by Mr. Sample and seconded by Mr. Moore, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2024-07, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mrs. Adams presented Resolution 2024-07 and read the title.

On MOTION by Mr. Moore and seconded by Ms. Jaross, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Sample and seconded by Ms. Voiles, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Sample and seconded by Ms. Voiles, with all in favor, Resolution 2024-07, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts

**Performance Measures and Standards
Reporting]**

Mrs. Adams presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Sample and seconded by Mr. Shields, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

NINTH ORDER OF BUSINESS

**Discussion: Maintenance of VCA Owned
Paths, Boardwalks and Bridges**

Mrs. Adams stated the title should not state "VCA Owned" because Mr. Shaffer previously confirmed that the VCA does not own these items.

Referencing a handout, Mr. Moore stated the VCA assumed ownership and management of the HOA and the VCA is in the process of closing that business cycle with the Developer. They requested documents regarding known maintenance agreements and the Board directed Management to search its records for the documents and submit them to the HOA.

Discussion ensued regarding land ownership, researching the files for the maintenance agreements, reviewing past meeting minutes and deeds, charging the HOA for the public record request research, non-maintenance items and the Developer.

Mrs. Adams will confer with District Management's office about how much it would charge to review past meeting minutes and report her findings at the next meeting.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of May 8, 2024 Regular Meeting
Minutes**

Mrs. Adams presented the May 8, 2024 Regular Meeting Minutes.

On MOTION by Mr. Sample and seconded by Mr. Moore, with all in favor, the May 8, 2024 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Regarding the ethics training requirement, Ms. Willson stated any Supervisor that was in office prior to March 15, 2024 must complete the ethics training requirement by December 31, 2024.

B. District Engineer: Johnson Engineering, Inc.

C. District Manager: Wrathell, Hunt & Associates, LLC

- **District Manager's Report**

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: October 9, 2024 at 1:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 9, 2024 meeting.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member voiced concern about the growth of littoral plants in the lakes, which seem to be denser than ever before. He asked for feedback on the littorals at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, the meeting adjourned at 2:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS



Wrathell, Hunt and Associates, LLC

TO: Verandah East CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: October 9, 2024

SUBJECT: Status Report – Field Operations

Field Interactions:

- August 20, 2024 – Met with Dan Hawkins (VCA Landscape Maintenance Manager) to discuss the maintenance of over hanging tree limbs from conservation/wetland areas. Also reviewed two areas with Brazilian pepper trees. Work Order was placed to remove the pepper and explained the General Common law rule in Florida is as follows: (A) possessor of land is not liable to persons outside the land for a nuisance resulting from trees and natural vegetation growing on the land. The adjoining property owner to such a nuisance, however, is privileged to trim back, at the adjoining owner's own expense, any encroaching tree roots or branches and other vegetation which has grown onto his property.
- September 18, 2024 – Met with Supervisor Shields in regard to questions about littoral management on lakes L-R1A & L-AA1 (to include required littoral shelves). This is an agenda item for Board discussion.
- September 18, 2024 - Due to inclement weather I was unable to review the concrete washout reported in Conservation Area CE-4. I will review and provide a verbal report at the next meeting.

Interconnecting Pipe Cleaning Project: As previously approved by both VE and VW Boards, this project commenced in mid September and is scheduled to be completed the end of October weather permitting.

GIS Updates: Concerns brought up during the 8/7/2024 Zoom Meeting with the VCA have been addressed. There were a couple of interconnecting pipes that were labeled as VCA but have been relabeled as CDD. The other pipes identified were correctly labeled as VCA.

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024	Regular Meeting	1:00 PM
January 8, 2025	Regular Meeting	1:00 PM
May 14, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	1:00 PM
August 13, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Proposed Budget</i>	1:00 PM

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

7

Brendha Silva

From: Cleo Adams
Sent: Monday, September 30, 2024 1:37 PM
To: Denny Shields; Gianna Denofrio; Daphne Gillyard
Cc: shane willis; Mark A. Zordan; Willson, Alyssa C.; Chuck Adams
Subject: Verandah East Agenda Items
Attachments: Approved LDO Plan Sheets L-1 thru L-3.pdf

Good Afternoon Gianna,
Please add the attached/below for discussion purposes, and place under Supervisor Request.

Denny,
See attached approved LDO for each lake. I've highlighted the two lakes you are inquiring. As previously discussed, removal of littorals from a required shelf would be extremely limited, if allowed at all. I've been managing Districts for nearly twenty years, and have never done this.

Mark,
Please be prepared to discuss during our October meeting.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Denny Shields <denny.shields@outlook.com>
Sent: Monday, September 30, 2024 1:26 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: shane willis <willis@whhassociates.com>
Subject: RE: Verandah West GIS

Hi, Cleo-

RE: Lake L-R1A

Shane and I met at the lake (L-R1A). As you might recall, the potential issue was brought to our attention by a constituent. The lake has some unusual topography, with two large "peninsulas" of littoral shelf plants. The peninsulas appear to be growing (or have the potential of growing) into the shore. Shane explained that the growth could happen if the situation wasn't controlled. That said, he further explained that our ability to influence the

situation might be limited because of the way the lake was originally approved by SFWWMD/developer. He was going to check on the situation. I'd like to put "L-R1A littoral shelves discussion" on the agenda for our October 9th board meeting so that Shane can explain the situation and that supervisors can discuss potential courses of action.

On a related issue, Shane and I also visited lake L-AA1, where constituents have voiced concerns about the perceived growth of littoral shelf plants. L-AA1 is only being used as an example, as similar situations exist in other District lakes. He explained that our contractor can control the growth, but the level of that control requires a policy decision from the board. I would also like to add "general littoral plant growth discussion" as an agenda item for our upcoming meeting so that Shane can explain the situation to the board supervisors.

Thanks,

Denny

Denny Shields

612.839.3416

denny.shields@outlook.com

From: Denny Shields <denny.shields@outlook.com>

Sent: Tuesday, August 20, 2024 3:53 PM

To: Cleo Adams <crismond@whhassociates.com>

Cc: rshields@verandahcdds.net; shane willis <willis@whhassociates.com>

Subject: RE: Verandah West GIS

Cleo-

Thanks for sending the message chain with Jake and the wetland contractor.

Apologies for using the words "vertical" and "horizontal." When I said the littoral plants had grown vertically, I meant they had grown "up" or "taller." When I said they had grown horizontally, I meant they had grown "further into the lakes from the shore."

I have attached photos of Lake L-AA1. I don't have any "before/after" images, so perhaps the easiest thing to do is to meet an expert on site (including Lake L-R1A). I am not a botanist, so I don't know if the apparent growth is good or bad. I just want to be able to respond to the observations/questions being raised by our constituents.

Thanks!

Denny

Denny Shields

612.839.3416

denny.shields@outlook.com

From: Cleo Adams <crismond@whhassociates.com>
Sent: Monday, August 19, 2024 2:41 PM
To: Denny Shields <denny.shields@outlook.com>
Cc: rshields@verandahcdds.net; shane willis <willis@whhassociates.com>
Subject: RE: Verandah West GIS

Hi Denny,
Please see attached conversation I had with Jake as well as our Lake/Wetland contractor. I'm not understanding your comment about the littorals growing vertically and horizontally. Can you send me a photo along with an address location so that I can see what you are seeing?

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Denny Shields <denny.shields@outlook.com>
Sent: Monday, August 19, 2024 1:50 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: rshields@verandahcdds.net; shane willis <willis@whhassociates.com>
Subject: Re: Verandah West GIS

Thanks, Cleo. That's good information, but doesn't completely answer the concerns of our constituents. The littoral plants seem to be growing more - both vertically and horizontally. Is the new management firm doing something differently? It's OK if they are; people just want to know. On a related note, the Verandah Club sent a communications piece to members this morning. Among other things, it talked about the growth of aquatic plants in the wetland area of hole #1 on the Whispering Oaks course. It said that the "wetland company" will be controlling the situation. Is that the company that we use? Should they be doing the same thing in our lakes? In any event, our constituents just want to know what's going on.

Thanks in advance!

Denny

Denny Shields
612.839.3416
denny.shields@outlook.com

From: Cleo Adams <crismond@whhassociates.com>
Sent: Monday, August 19, 2024 9:52:01 AM
To: Denny Shields <denny.shields@outlook.com>
Cc: rshields@verandahcdds.net <rshields@verandahcdds.net>; shane willis <willis@whhassociates.com>
Subject: RE: Verandah West GIS

Hi Denny,
The Spike Rush can only go out into the lake so far, and then it drowns out on the outer edges. Your lakes are anywhere from 12 to 20 feet deep.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Denny Shields <denny.shields@outlook.com>
Sent: Thursday, August 15, 2024 11:21 AM
To: Felipe Lemus <FelipeL@flgis.com>; Cleo Adams <crismond@whhassociates.com>
Cc: rshields@verandahcdds.net; shane willis <willis@whhassociates.com>
Subject: RE: Verandah West GIS

Cleo-

Thanks for the quick response, but it really doesn't answer my question from yesterday's meeting.

The question that I asked was about the apparent growth of the plants on the littoral shelf of at least two lakes in the CDD-East area of responsibility. In lakes L-R1A and L-AA1, it appears that the littoral plants have grown (both horizontally and vertically) significantly more than in past years. I know that we have changed contractors for the management of the shelves. Is this apparent growth normal? Can we expect these plants to encroach further into the lakes? I'm particularly concerned about L-R1A – will the potential encroachment cut off the lake? I'm happy to meet anyone on site.

Thanks,

Denny

Denny Shields
612.839.3416
denny.shields@outlook.com

From: Felipe Lemus <FelipeL@flgis.com>
Sent: Thursday, August 15, 2024 10:16 AM
To: Cleo Adams <crismond@whhassociates.com>
Cc: rshields@verandahcdds.net; shane willis <willis@whhassociates.com>
Subject: Re: Verandah West GIS

Hi Cleo,

No problem. I will take care of it. Thank you

Thanks
Felipe

On Aug 15, 2024, at 9:35 AM, Cleo Adams <crismond@whhassociates.com> wrote:

Good Morning Felipe

We had some discussion surrounding Lake- R1A yesterday. Did some research this morning. See attached and please add to the GIS map.

Richard,

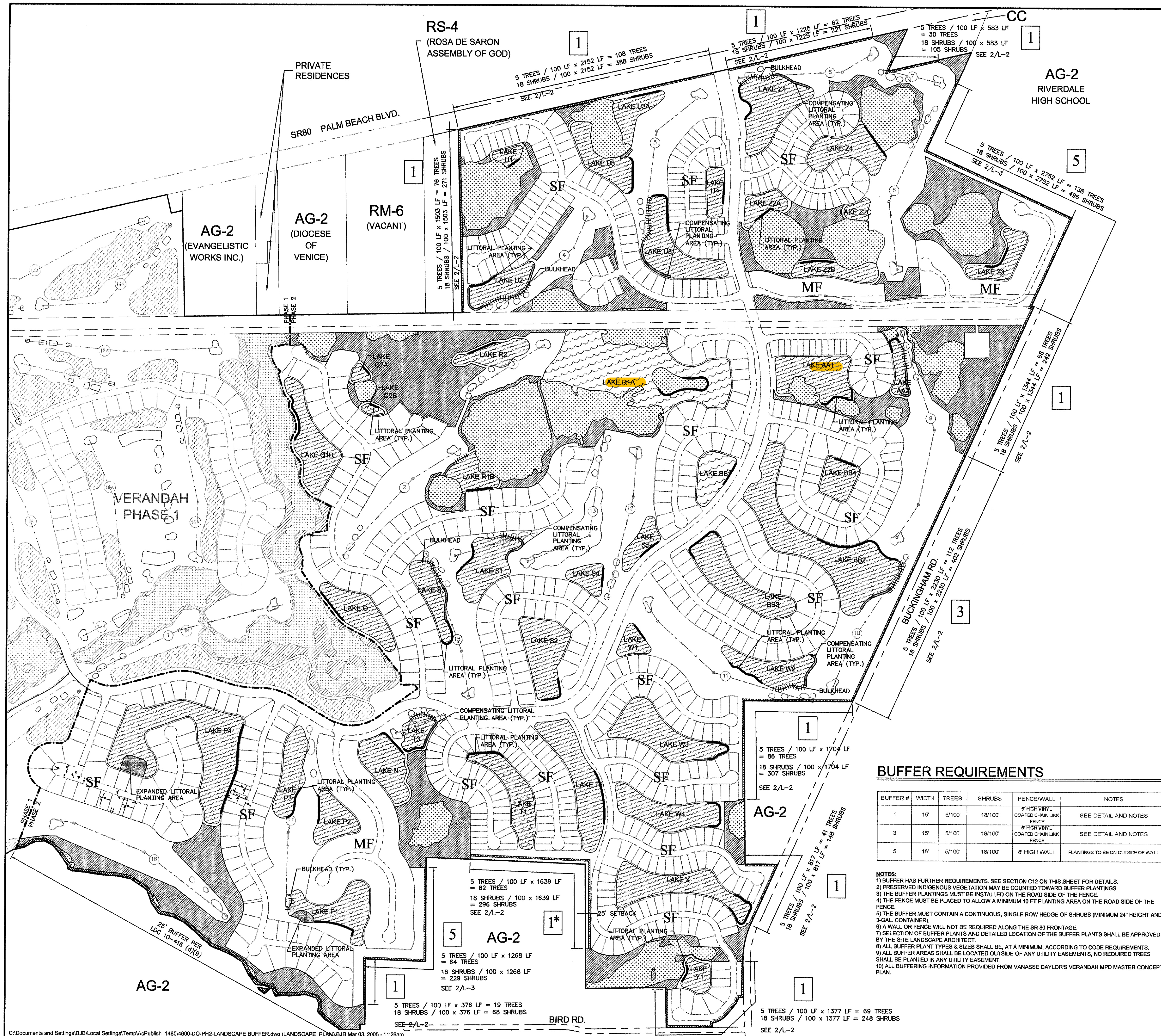
Please see attached. Let me know if you need any further discussion/clarification. And if so, Shane can arrange to meet with you to discuss on site.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

<Aerial with Wetlands and Lakes.2.2023.pdf>
<VE. WR1A Westland.pdf>



OPEN SPACE SUMMARY					
LAND USE	PERMITTED USE	MAX UNITS	EST. ACRES	REQ'D OPEN SPACE (ACRES)	INDIGENOUS REQMT (ACRES)
PARCEL 2-A	SINGLE FAMILY	29	17.1	N/A	6.5 ACRES
PARCEL 2-B	SINGLE FAMILY	47	19.9	N/A	
PARCEL 2-C	SINGLE FAMILY	58	26.0	N/A	
PARCEL 2-D	SINGLE FAMILY	77	19.8	N/A	
PARCEL 2-E	SINGLE FAMILY	24	10.0	N/A	
PARCEL 2-F	MULTI FAMILY	132	16.6	6.6	
PARCEL 2-G	SINGLE FAMILY	28	9.7	N/A	
PARCEL 2-H1	SINGLE FAMILY	37	9.7	N/A	
PARCEL 2-H2	SINGLE FAMILY	112	36.9	N/A	
PARCEL 2-I	SINGLE FAMILY	32	17.8	N/A	
PARCEL 2-J	SINGLE FAMILY	69	23.9	N/A	
PARCEL 2-K	SINGLE FAMILY	72	20.6	N/A	
PARCEL 2-L	SINGLE FAMILY	42	15.8	N/A	
PARCEL 2-M	SINGLE FAMILY	30	6.5	N/A	
PARCEL 2-N	SINGLE FAMILY	64	13.0	N/A	
PARCEL 2O1	MULTI-FAMILY	31	4.9	2.0	
PARCEL 2-O2	MULTI-FAMILY	84	10.2	4.1	
PARCEL 2-P1	SINGLE FAMILY	29	9.0	N/A	
PARCEL 2-P2	SINGLE FAMILY	44	12.6	N/A	
PARCEL 2-Q	SINGLE FAMILY	45	9.7	N/A	

NOTES:
1) TOTAL OPEN SPACE REQUIREMENT MUST EQUAL A MINIMUM OF 30% OF THE TOTAL DEVELOPED SITE.
2) LAKES NOT INCLUDED IN TOTAL OPEN SPACE CALCULATIONS.
3) NO EXISTING INDIGENOUS AREA ON SITE TO PRESERVE.

REQUIRED DEVELOPMENT CALCULATIONS

OPEN SPACE REQUIREMENT

TOTAL SITE AREA: = 836.1 ACRES +/-
OPEN SPACE REQUIRED (40% OF TOTAL SITE AREA) = 334.4 ACRES +/-

REQUIRED INDIGENOUS (50% OF REQ'D OPEN SPACE) = 167.2 ACRES +/-
INDIGENOUS PROVIDED (72% OF REQ'D OPEN SPACE) = 239.5 ACRES +/-

TOTAL LAKES = 136.2 ACRES +/-
LAKE CREDIT (25% APPLIES TO OPEN SPACE REQMT) = 34 ACRES +/-

TOTAL GOLF AREA PROVIDED = 146.1 ACRES +/-

TOTAL OPEN SPACE PROVIDED (125%) = 419.6 ACRES +/-

NOTES:
1) TOTAL OPEN SPACE REQUIREMENT MUST EQUAL A MINIMUM OF 30% OF THE TOTAL DEVELOPED SITE.
2) LAKES NOT INCLUDED IN TOTAL OPEN SPACE CALCULATIONS.
3) NO EXISTING INDIGENOUS AREA ON SITE TO PRESERVE.

GENERAL LANDSCAPING TREE REQUIREMENT

36,420,501 SF @ 1 TREE PER 3,000 SF REQUIRED = 12,141 TREES
TREE CREDITS PROVIDED = 2,429 CREDITS

TOTAL GENERAL TREES PROVIDED = 12,145 TREES

NOTES:
1) ONE (1) TREE MUST BE PLANTED OR RETAINED PER 3,000 SF OF DEVELOPMENT AREA.
2) NO MORE THAN 50% OF THE REQUIRED TREES MAY BE LOCATED IN THE REAR OF THE LOT.
3) ALL TREE CREDITS THAT ARE NOT MET SHALL BE REPLACED AT A 5:1 RATION.
4) ALL TREES THAT QUALIFY FOR TREE CREDITS MUST BE 4" CAL. MINIMUM.

LITTORAL PLANTINGS CALCULATIONS

LITTORAL AREAS REQUIRED @ 1 PER LAKE = 45 LITTORAL AREAS (SEE SHEET L-2)

79,400 PROPOSED LF @ 1 PLANT PER LF REQ'D AT CONTROL = 79,400 LITTORAL PLANTS REQUIRED

EXPANDED LITTORAL PLANTING SHELF:
LAKE P1 @ 12, 095 SF = 2,177 ADD'L PLANTS PROVIDED
LAKE P4 @ 26, 058 SF = 4,691 ADD'L PLANTS PROVIDED

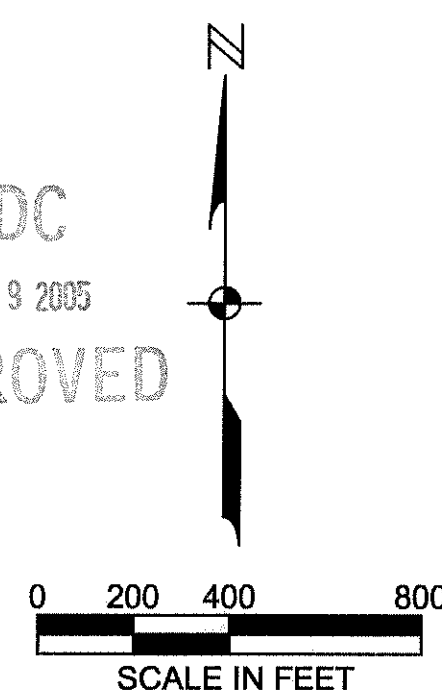
TOTAL LITTORAL PLANTS PROVIDED = 86,268 LITTORAL PLANTS PROVIDED

NOTE:
1) THE NUMBERS ABOVE REPRESENT THE TOTAL LITTORAL PLANTS REQUIRED TO MEET LEE CO. DEVELOPMENT CODE.
2) THE MINIMUM REQUIRED NUMBER OF NATIVE WETLAND HERBACEOUS PLANTS IS ONE PLANT PER LINEAR FOOT OF LAKE SHORELINE AT THE CONTROL ELEVATION.
3) CLUSTERS MUST CONTAIN A MINIMUM OF 25 PLANTS WITHIN 50 SF AREA.
4) AT LEAST FOUR DIFFERENT SPECIES MUST BE PLACED.
5) A MINIMUM REQUIRED HERBACEOUS PLANT SIZE IS A TWO-INCH CONTAINER, REFERRED TO AS A LINER. TREES AND SHRUBS MUST MEET THE MINIMUM STANDARDS IN SEC. 10-420.

LEGEND

MF/SF
X
PROPOSED USE : MULTI-FAMILY, SINGLE FAMILY
BUFFER TYPE

WETLAND CONSERVATION
UPLAND CONSERVATION
NATURAL AREA
LAKE
EXPANDED AND COMPENSATING LITTORAL PLANTING AREAS
LITTORAL PLANTING AREAS
BUFFER AREAS
BULKHEAD



BUFFER REQUIREMENTS

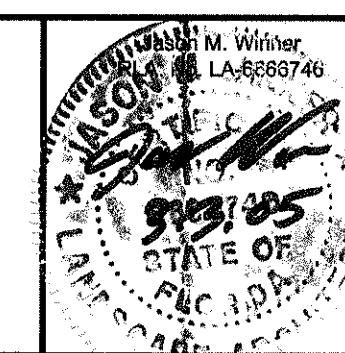
BUFFER #	WIDTH	TREES	SHRUBS	FENCE/WALL	NOTES
1	15'	5/100'	18/100'	6" HIGH VINYL COATED CHAIN LINK FENCE	SEE DETAIL AND NOTES
3	15'	5/100'	18/100'	6" HIGH VINYL COATED CHAIN LINK FENCE	SEE DETAIL AND NOTES
5	15'	5/100'	18/100'	8" HIGH WALL	PLANTINGS TO BE ON OUTSIDE OF WALL

NOTES:
1) BUFFER HAS FURTHER REQUIREMENTS. SEE SECTION C12 ON THIS SHEET FOR DETAILS.
2) PRESERVED INDIGENOUS VEGETATION MAY BE COUNTED TOWARD BUFFER PLANTINGS.
3) THE BUFFER PLANTINGS MUST BE INSTALLED ON THE ROAD SIDE OF THE FENCE.
4) THE FENCE MUST BE PLACED TO ALLOW A MINIMUM 10 FT PLANTING AREA ON THE ROAD SIDE OF THE FENCE.
5) THE BUFFER MUST CONTAIN A CONTINUOUS, SINGLE ROW HEDGE OF SHRUBS (MINIMUM 24" HEIGHT AND 5 GAL. CONTAINER).
6) A WALL OR FENCE WILL NOT BE REQUIRED ALONG THE SR 80 FRONTAGE.
7) SELECTION OF BUFFER PLANTS AND DETAILED LOCATION OF THE BUFFER PLANTS SHALL BE APPROVED BY THE SITE LANDSCAPE ARCHITECT.
8) ALL BUFFER PLANT TYPES & SIZES SHALL BE, AT A MINIMUM, ACCORDING TO CODE REQUIREMENTS.
9) ALL BUFFER AREAS SHALL BE LOCATED OUTSIDE OF ANY UTILITY EASEMENTS, NO REQUIRED TREES SHALL BE PLANTED IN ANY UTILITY EASEMENT.
10) ALL BUFFERING INFORMATION PROVIDED FROM VANASSE DAYLOR'S VERANDAH MPD MASTER CONCEPT PLAN.

REVISIONS		
REVISIONS PER LEE COUNTY REVIEW		12/2004
REVISIONS PER LEE COUNTY REVIEW 2/17/05	BJB	



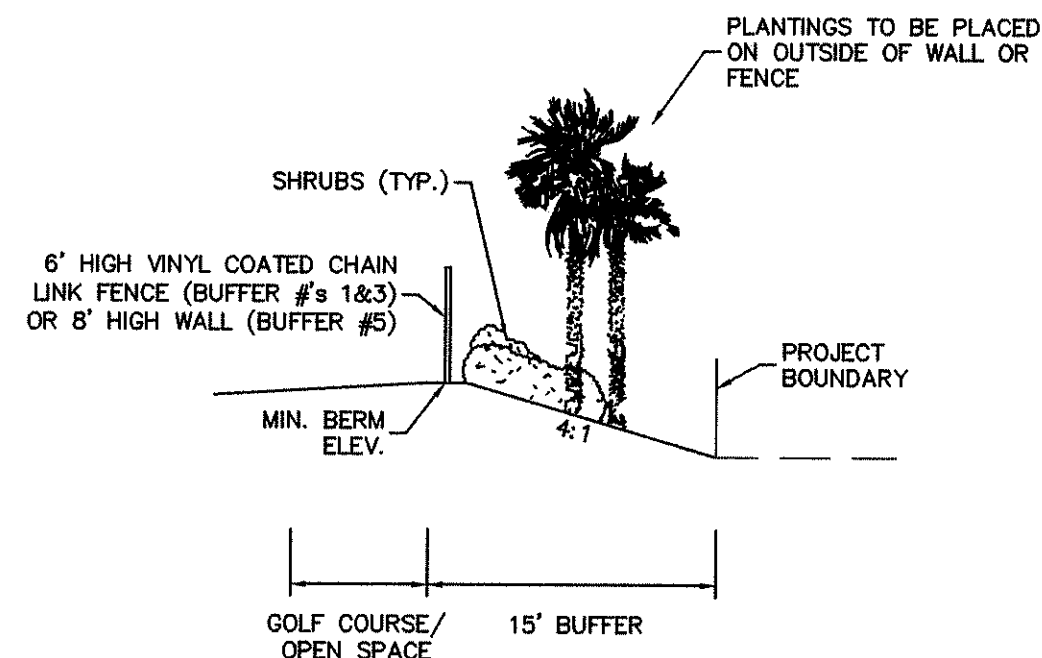
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642



VERANDAH PHASE 2 LITTORAL PLANTINGS & BUFFERING PLAN

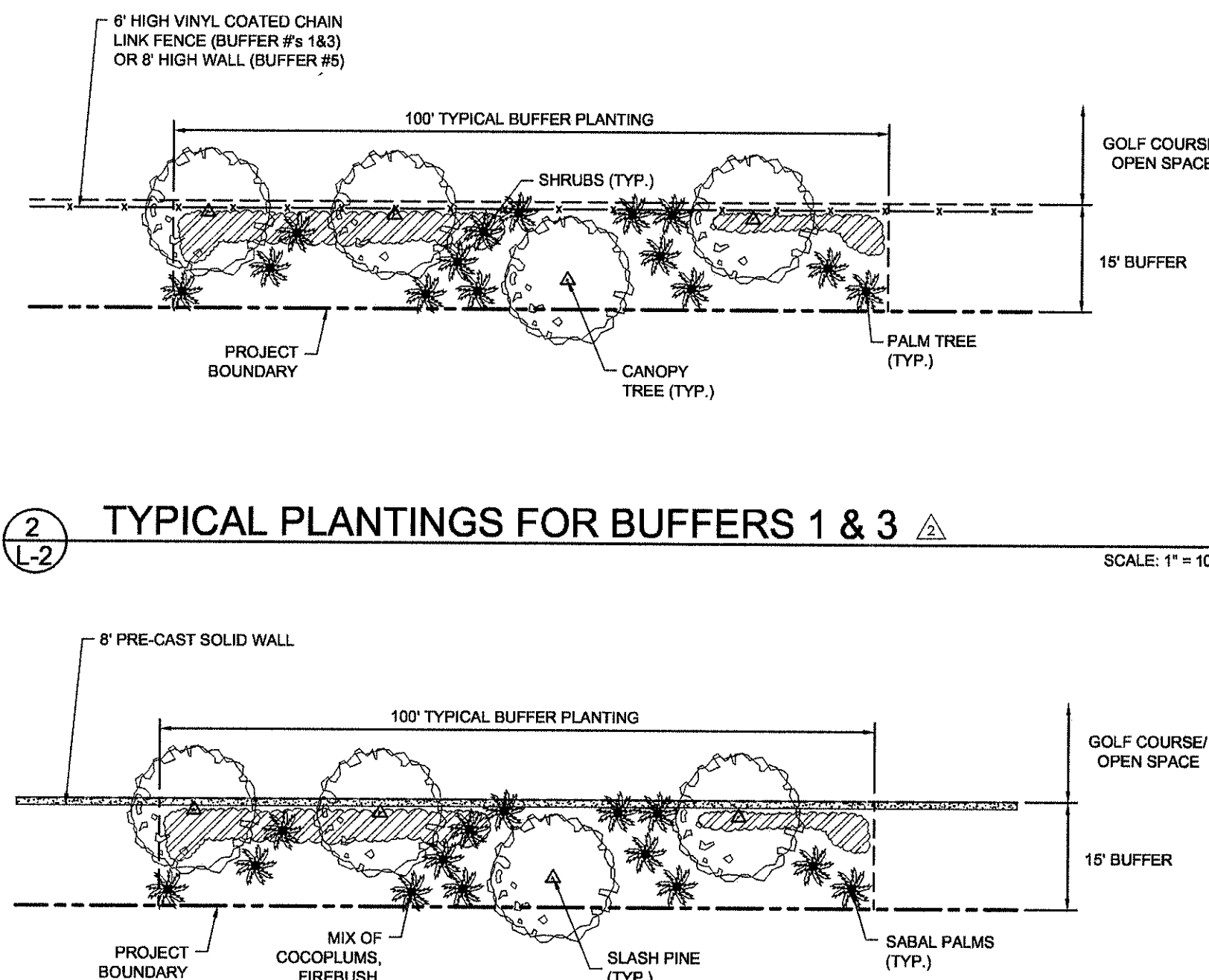
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2004	20044600	32-43-26	1" = 400'	L-1

LAKE BULKHEAD, SHELF & LITTORAL PLANTINGS



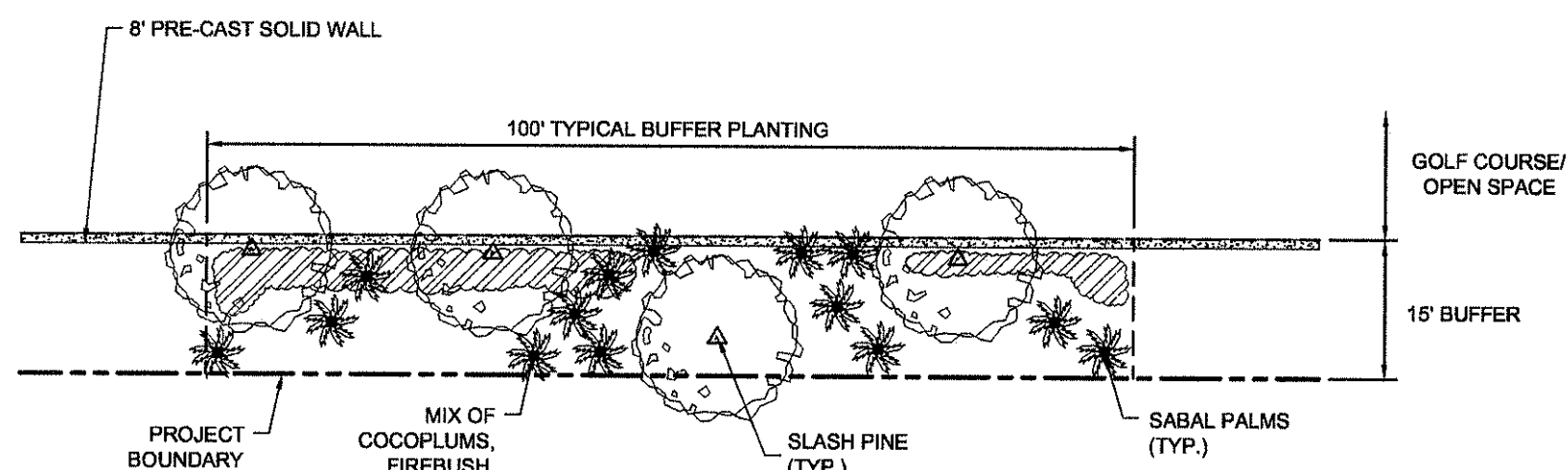
SECTION: BUFFERS 1, 3, & 5

SCALE: 1" = 10'



TYPICAL PLANTINGS FOR BUFFERS 1 & 3

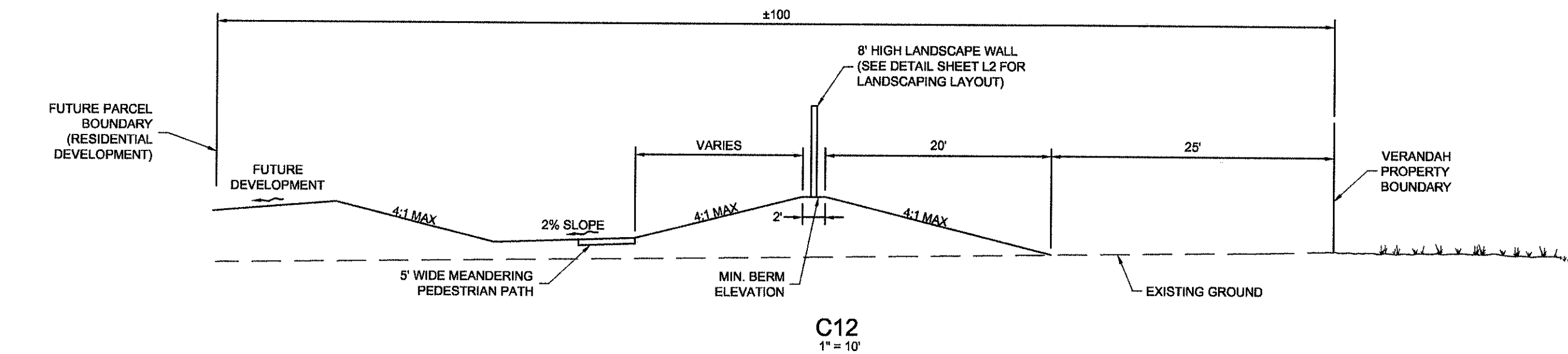
SCALE: 1" = 10'



TYPICAL PLANTINGS FOR BUFFER 5

SCALE: 1" = 10'

NOTES:
1) ALL LANDSCAPE MATERIALS FOR ALL BUFFERS SHALL BE FROM THE VERANDAH APPROVED LANDSCAPE MATERIALS LIST ABOVE. D AT THE CONTROL ELEVATION.
2) BUFFERS ADJACENT TO RIVERSIDE HIGH SCHOOL SHALL CONTAIN AN 8' OPAQUE WALL. THE DEVELOPER SHALL PAINT THE WALL ON THE RIVERDALE H.S. SIDE AND PLANT NATIVE VEGETATION TO FURTHER SOFTEN THE EFFECT OF THE WALL.
3) THE DEVELOPER SHALL MAINTAIN THE WALL AND VEGETATION ON AN ON-GOING BASIS, BUT ARE NOT REQUIRED TO REPAIR SCHOOL-GENERATED DAMAGE AS AGREED UPON BETWEEN THE SCHOOL DISTRICT AND THE DEVELOPER.



FUTURE DEVELOPMENT: PEDESTRIAN PATH

SCALE: 1" = 10'

INDIGENOUS VEGETATION AREA CALCS.

Table 1. (Continued)

Indigenous Preserve	Area	Indigenous Credit	Indigenous Area
AREA 10 (Cont.)	Upland 10F	0.62	110%
	Wetland 10G	3.95	N/A
	Wetland 10H	9.36	N/A
AREA 11	Upland 11A	1.29	125%
	Upland 11B	0.17	N/A
	Wetland 11C	8.18	N/A
AREA 12	Upland 12A	0.97	N/A
	Wetland 12B	0.60	110%
	Wetland 12C	0.42	N/A
Phase 2 Total		166.80	
AREA 13	Upland 13A	0.62	110%
	Upland 13B	7.82	160%
	Upland 13C	0.02	N/A
	Wetland 13D	0.07	N/A
	Wetland 13E	0.53	N/A
	Wetland 13F	0.02	N/A
	Wetland 13G	0.23	N/A
	Wetland 13H	0.17	N/A
	Wetland 13I	0.15	N/A
AREA 14	Upland 14A	1.06	125%
	Upland 14B	0.65	110%
	Wetland 14C	1.08	125%
	Wetland 14D	2.05	N/A
AREA 15	Upland 15A	10.21	150%
	Wetland 15B	1.59	N/A
	Wetland 15C	0.56	N/A
	Wetland 15D	0.87	N/A
AREA 16	Wetland 16A	1.32	N/A
	Upland 16B	0.14	N/A
	Upland 16C	0.56	110%
	Upland 16D	0.19	N/A
	Wetland 16E	9.99	N/A
	Wetland 16F	6.72	N/A
AREA 18	Upland 18A	0.04	N/A
	Upland 18B	0.09	N/A
	Upland 18C	1.66	110%
	Wetland 18D	5.48	N/A
AREA 19	Upland 19A	0.34	110%
	Upland 19B	0.19	N/A
AREA 20	Upland 20A	1.95	125%
	Wetland 20C	1.80	N/A
AREA 21	Upland 21A	1.13	125%

Pasarella and Associates, Inc.
#99084602 Revised 2/22/05

2 of 3

Table 1. (Continued)

Indigenous Preserve	Area	Indigenous Credit	Indigenous Area
AREA 22	Upland 22A	0.41	N/A
	Upland 22B	0.07	N/A
	Wetland 22C	2.79	N/A
AREA 23	Upland 23A	0.06	N/A
	Wetland 23B	2.37	N/A
AREA 24	Upland 24A	0.82	110%
	Upland 24B	0.07	N/A
	Upland 24C	2.41	125%
	Wetland 24D	4.20	N/A
	Wetland 24E	3.54	N/A
AREA 25	Upland 25A	1.14	N/A
AREA 26	Upland 26A	0.84	110%
AREA 27	Upland 27A	1.46	110%
	Wetland 27B	4.32	N/A
AREA 28	Upland 28A	0.62	110%
AREA 29	Upland 29A	1.56	125%
AREA 30	Upland 30A	5.61	150%
	Wetland 30B	5.31	N/A
AREA 31	Upland 31A	0.10	N/A
	Upland 31B	1.29	110%
AREA 32	Upland 32A	5.00	150%
	Wetland 32C	3.29	N/A
	Wetland 32D	0.59	N/A
AREA 33	Wetland 33A	0.86	N/A
AREA 34	Upland 34A	0.48	N/A
	Wetland 34B	0.80	125%
	Upland 35A	1.49	125%
	Upland 35B	0.06	N/A
	Upland 35C	0.65	N/A
	Upland 35D	0.08	N/A
	Upland 35E	0.15	N/A
	Wetland 35F	4.88	N/A
AREA 36	Upland 36A	0.67	110%
AREA 37	Upland 37A	0.59	110%
AREA 38	Wetland 38A	0.67	N/A
AREA 39	Wetland 39A	0.37	N/A
Phase 2 Total		119.55	
TOTAL		299.79	239.58

Pasarella and Associates, Inc.
#99084602 Revised 2/22/05

3 of 3

NOTES:
1) DATA PROVIDED BY PASARELLA AND ASSOCIATES, INC.
2) NO INDIGENOUS TREE MEASURING FOUR OR MORE INCHES IN DIAMETER AT A POINT TWO FEET ABOVE GROUND LEVEL, NOR ANY SPECIES OF OAK, REGARDLESS OF SIZE MAY BE REMOVED, UNLESS SUCH TREE IS LOCATED WITHIN FIVE FEET OF A STRUCTURE OR DRIVEWAY APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC). RESIDENTIAL POOLS THAT CONTAIN INDIGENOUS TREES MUST BE ADDRESSED BY THE ARC PRIOR TO CLEARING AND FILLING THE RESIDENTIAL POOLS.
3) PRIOR TO ISSUANCE OF A VEGETATION REMOVAL PERMIT, ON SITE MEETING WITH ES STAFF MUST BE HELD TO DISCUSS SABAL PALM RELOCATION INTO THE OPEN SPACE AREAS WITHIN THE DEVELOPMENT.

VERANDAH APPROVED LANDSCAPE MATERIALS

VERANDAH APPROVED PALMS	VERANDAH APPROVED TREES
ACOELORRHAPHE WRIGHTII	PAUROTIS PALM
CARPENTARIA ACUMINATA	CARPENTARIA PALM
CHAMAEROPS HUMILIS	EUROPEAN FAN PALM
PHOENIX DACTYLIFERA	ZAHIDI DATE PALM
PHOENIX RECLINATA	SENEGAL DATE PALM
PHOENIX ROEBELII	PYGMY DATE PALM
RAPHIS EXCELSA	LADY PALM
RAVENEA RIVULARIS	MAJESTY PALM
RHAPIDOPHYLLUM HYSTRIX	NEEDLE PALM
ROYALSTONEA ELATA	ROYAL PALM
SABAL PALMETTO	SABAL PALM
SERENOA REPENS	SAW PALMETTO
THRINAX MORRISII	KEY THATCH PALM
THRINAX RADIATA	THATCH PALM
WASHINGTONIA ROBUSTA	WASHINGTON PALM
WODYETIA BIFURCATA	FOXTAIL PALM

MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
MYRICA CERIFERA	SOUTHERN WAX MYRTLE
PERSEA BORBONIA	RED BAY
PINUS ELLIOTTII 'DENSE'	SOUTHERN SLASH PINE
PISCIDIA PISCIPULA	JACARANDA
PSIDIUM LITTORALE	STRAWBERRY GUAVA
QUERCUS LAURIFOLIA	LAUREL OAK
QUERCUS VIRGINIANA	LIVE OAK
SWIETENIA MAHAGONI	MAHOGANY

VERANDAH APPROVED SHRUBS AND GROUNDCOVERS

BOUGAINVILLEA SPP.	DWARF BOUGAINVILLEA
CARISSA MACROCARPA	NATAL PLUM
CHRYSOBALANUS ICACO	COCO PLUM
CONOCARPUS ERECTUS	GREEN BUTTWOOD
CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD
CRINUM AMERICANUM	STRING LILY
CYCAS REVOLUTA	KING SAGO
GALPHIMIA GRACILIS	THYRALLIS
HAMELIA PATENS	FIRE BUSH
HIBISCUS ROSA SINENSIS	HIBISCUS
HYMENOCAPHIS LATIFOLIA	SPIDER LILY
ILEX VOMITORIA	DWARF YAUPOH HOLLY
'NANA SCHILLINGS'	
IXORA 'NORA GRANT'	NORA GRANT IXORA
JASMINUM MULTIFLORUM	DOWNY JASMINE
JUNIPERUS C. PARSONII	PARSONS JUNIPER
LIRIOPE 'EVERGREEN GIANT'	EVERGREEN GIANT LIRIOPE
MURRAYA PANICULATA	ORANGE JASMINE
MYRICA CERIFERA	WAX MYRTLE
MURSINE FLORIBUNDA	RAPANEA
MYRSINE GUIANENSIS	MYRSINE
PHILODENDRON 'XANADU'	XANADU PHILODENDRON
PITTOSPORUM TOBIARA	GREEN PITTOSPORUM
PITTOSPORUM T. VARIEGATA	VARIEGATED PITTOSPORUM
PODOCARPUS SPP.	PODOCARPUS
PSYCHOTRIA NERVOSA	WILD COFFEE
RAPHIOLEPIS INDICA 'DWARF'	DWARF INDIAN HAWTHORN
SCHIEFFELERA ARBORICOLA	DWARF SCHIEFFELERA
SPARTINA BAKERI	CORDGRASS
TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS
VIBURNUM 'AWABUKI'	AWABUKY VIBURNUM
VIBURNUM OBOVATUM	WALTERS VIBURNUM
VIBURNUM ODORATISSIMUM	SWEET VIBURNUM
VIBURNUM SPENSUM	SWEET VIBURNUM
YUCCA ALOFOLIA	SANDANKWA VIBURNUM
ZAMIA FURFURACEA	SPANISH BAYONET
ZAMIA PUMILA	CARDBOARD PLANT

VERANDAH PROHIBITED SPECIES LIST

ACACIA AURICULIFORMIS	EARLEAF ACACIA
ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE
CASURINA SPP.	AUSTRALIAN PINE
CAPANIOPSIS ANACARDIOPSIS	MAJESTY PALM
FICUS SPP.	FICUS TREE/SHRUB
MELELEUCA SPP.	PUNK TREE
RHODOMYRTUS TOMENTOSUS	DOWNY ROSEMYRTLE
SCHINUS TEREBINTHIFOLIUS	BRAZILIAN PEPPER

NOTE:
TREE AND SHRUB SPECIES AND LOCATIONS TO BE DELINEATED IN CONSTRUCTION DRAWINGS BY THE LANDSCAPE ARCHITECT TO ENSURE CONTINUITY OF PLANTING THROUGHOUT THE SITE.

LDC
MAR 2 9 2005

APPROVED

C:\Documents and Settings\BJB\Local Settings\Temp\AcPublish_14804600-DO-PH2-LANDSCAPE BUFFER.dwg (NOTES) BJB Mar 03, 2005 - 11:41am

REVISIONS	REVISIONS PER LEE COUNTY REVIEW	12/2004
1	REVISIONS PER LEE COUNTY REVIEW 2/17/05	BJB

The Bonita Bay Group™

Verandah™

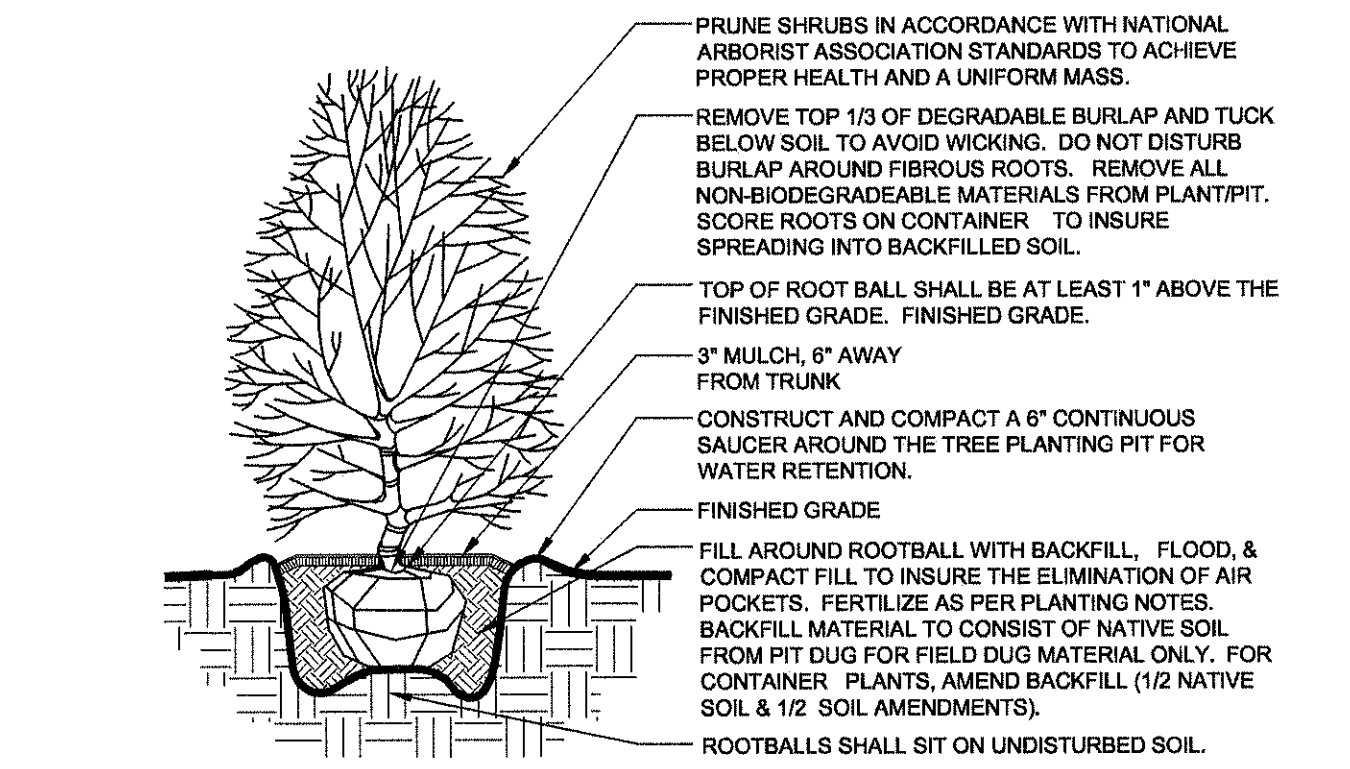
JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

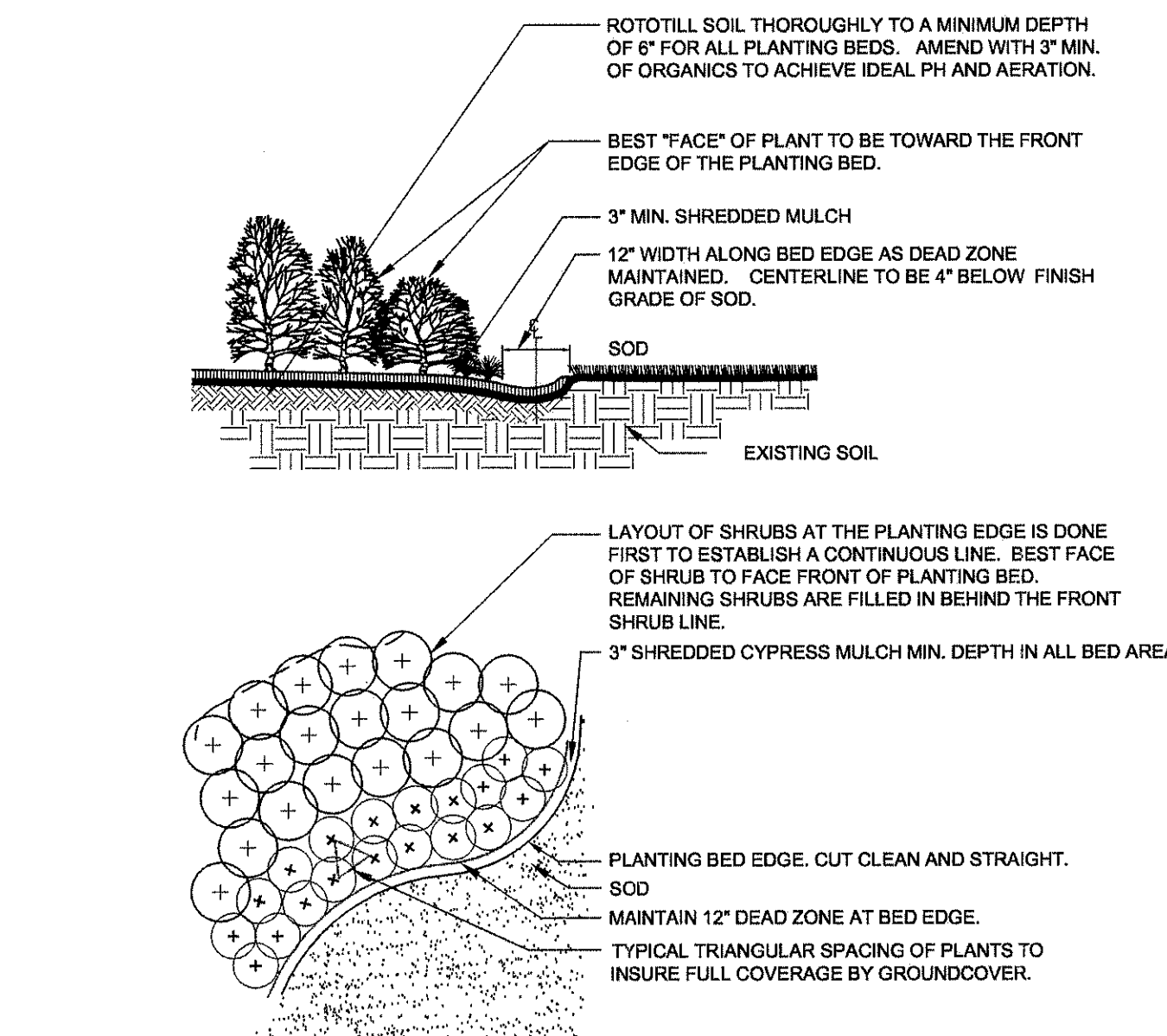
Jason M. Wilmer
R.L.A. No. LA-9866746
3.3.05

VERANDAH PHASE 2 DETAILS & NOTES

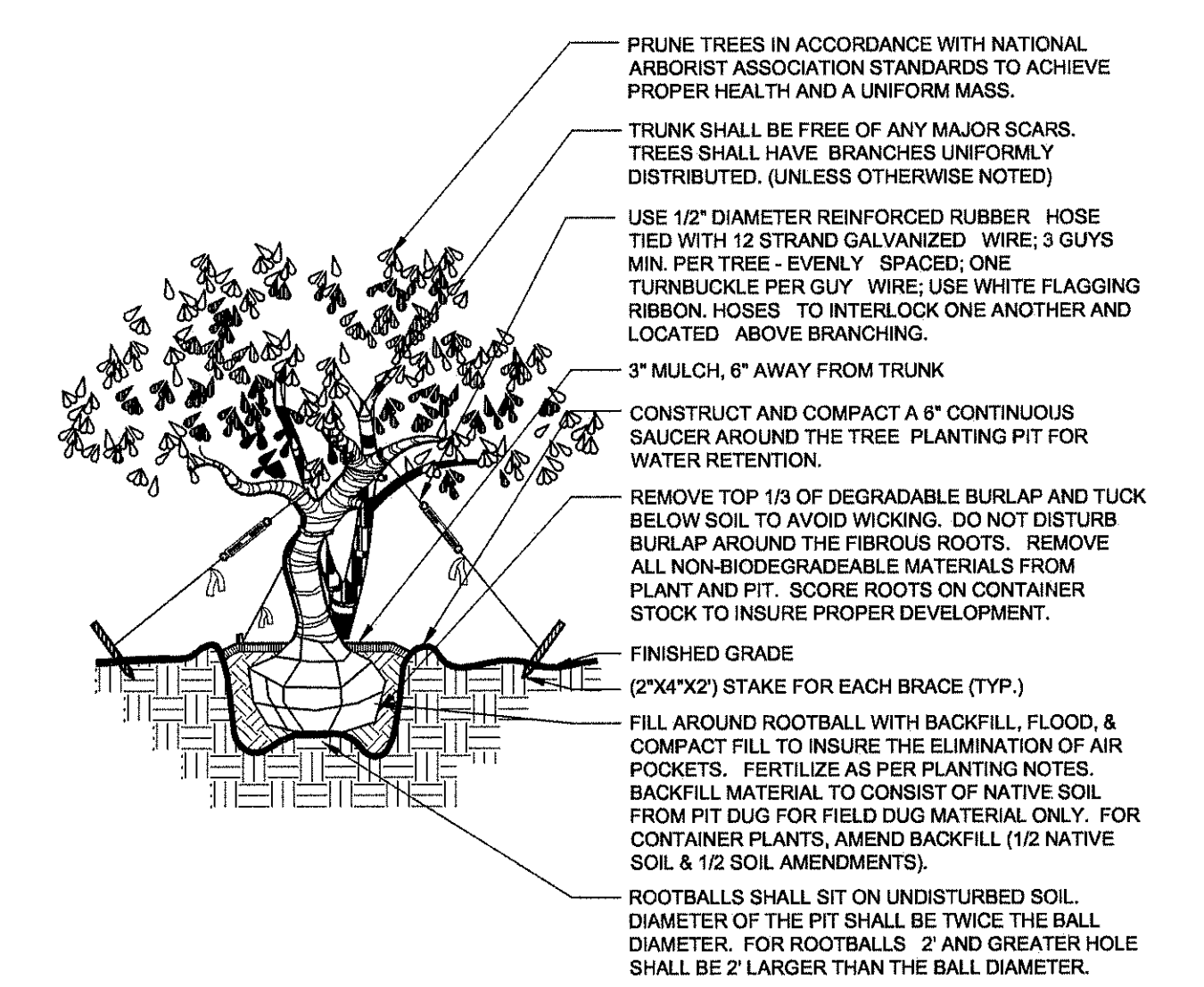
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2004	20044600	32-43-26	As Shown	L-2



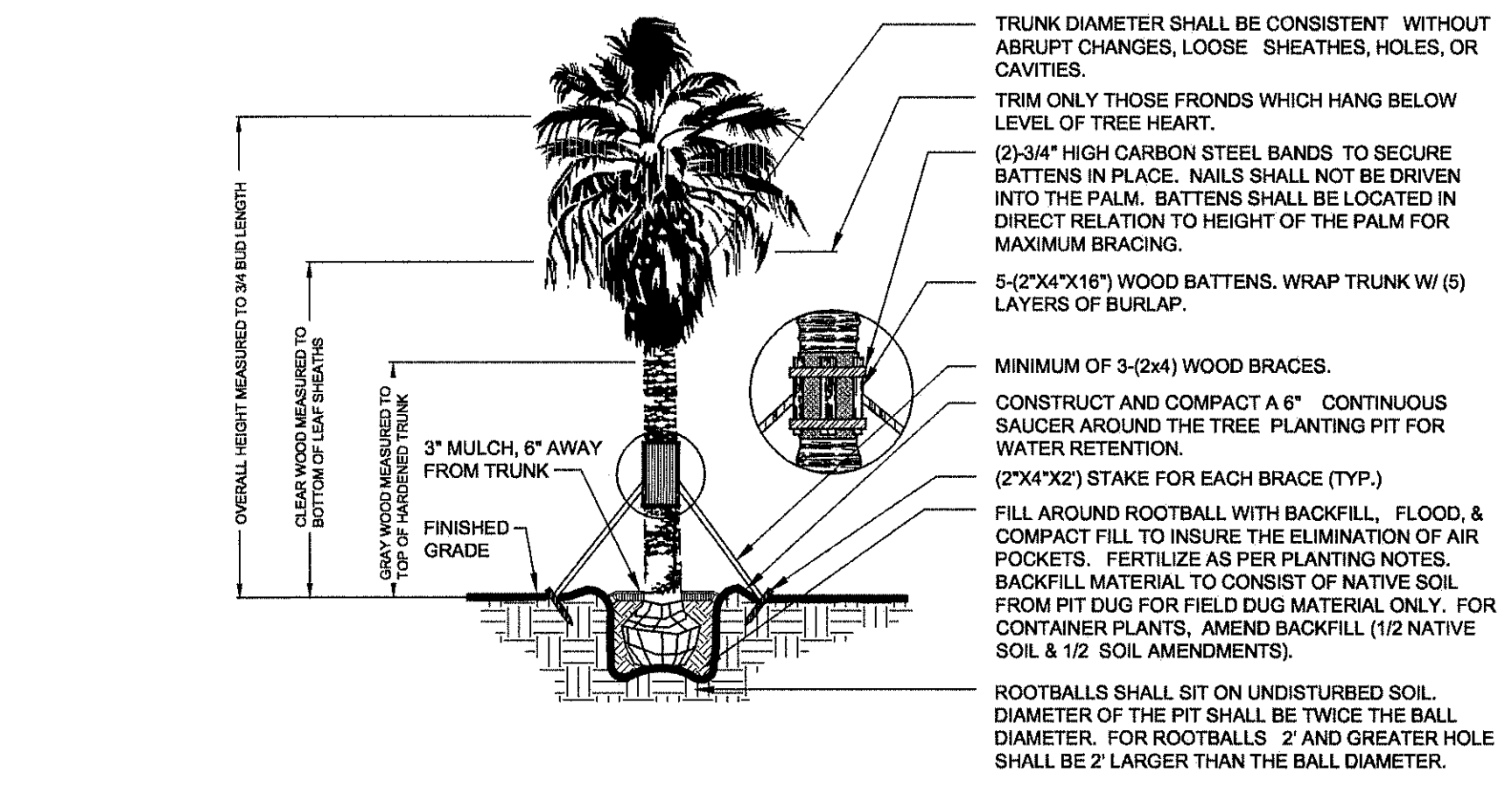
1
L-3
TYPICAL SHRUB PIT PLANTING
N.T.S.



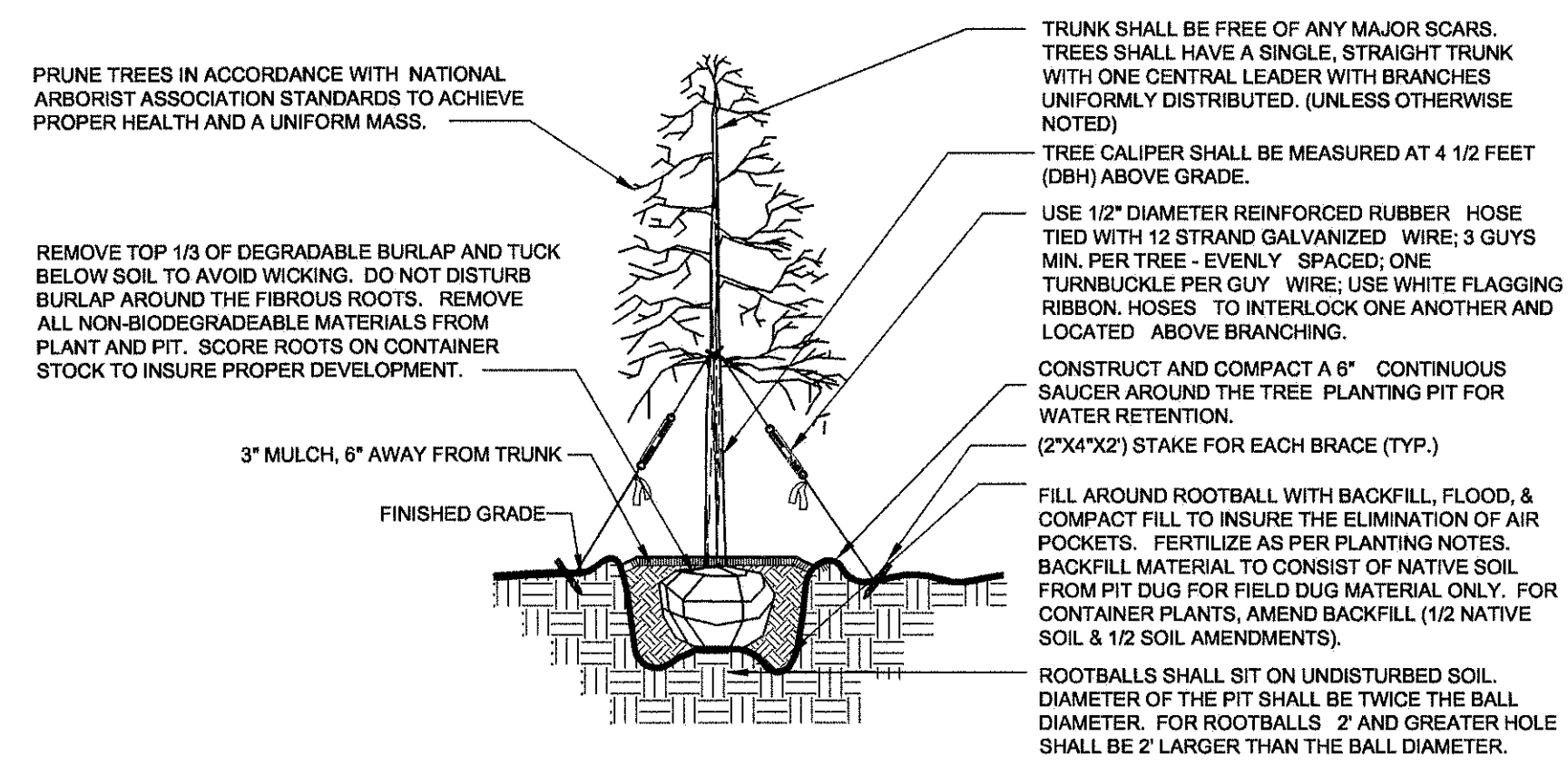
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L-3
TYPICAL SHRUB BED PLANTING
N.T.S.



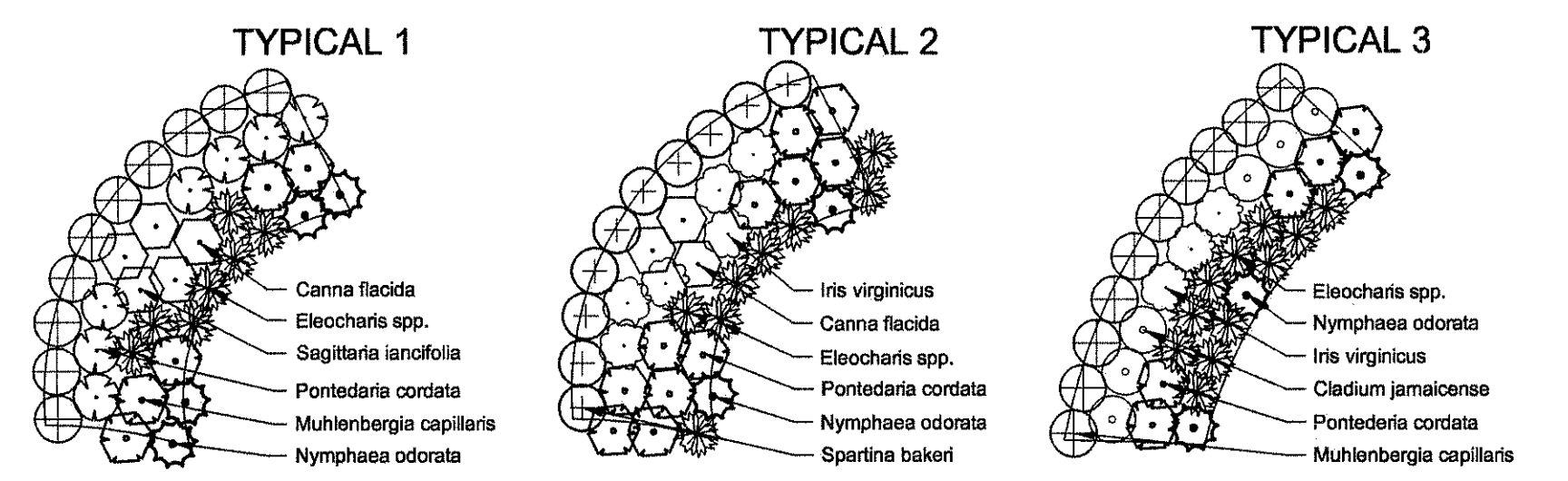
5
L-3
TYPICAL MULTI-TRUNK TREE PLANTING
N.T.S.



2
L-3
TYPICAL PALM TREE PLANTING
N.T.S.



3
L-3
TYPICAL SINGLE TRUNK TREE PLANTING
N.T.S.



6
L-3
TYPICAL LITTORAL ZONE PLANTINGS
N.T.S.

ACCEPTABLE LITTORAL ZONE PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE/HEIGHT ZONE
CORD GRASS	Spartina bakeri	2\"/>

SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO JOHNSON ENGINEERING INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS, SECURE IN THE ROOTBALL, AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WICKING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK, WHEN IMMEDIATELY PLANTED, SHALL BE HEALED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND), AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES' HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS' HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE FROM HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSTRATE MATERIALS. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3\"/>

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL EXPOSED SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3 FORM BASE TO DRIPLINE) OR PER MANUFACTURER'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING TURF. FERTILIZER SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF SHALL BE FERTILIZED AT A RATE OF 1 LB OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURER'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS.) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2\"/>

MULCH: MULCH MATERIAL SHALL BE SHREDDDED EUCALYPTUS MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3\"/>

SOD: ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOD INSTALLATION. THE SOD SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND JOHNSON ENGINEERING, INC. ANY DEAD, UNHEALTHY, NON-CONFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

LANDSCAPE IRRIGATION NOTES:

- SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURE'S RECOMMENDATIONS.
- GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTUSIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
- HEAD SPACINGS, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
- USE BUBBLERS, DRIP, ROTORS, AND SPRAY HEADS WHEN APPROPRIATE. HEADS SHALL BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE OR RAIN SENSOR SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.
- HEADS SHALL BE INSTALLED TO MINIMIZE OVER SPRAY TO ALL IMPERVIOUS AREAS INCLUDING: SIDEWALKS, ROADS, DRIVES AND OTHER VEHICLE USE AREAS. NO OVER SPRAY ON WALLS, COLUMNS OR OTHER VERTICAL ARCHITECTURAL FEATURES SHALL BE ALLOWED.
- ALL LITTORAL PLANTING AREAS SHALL HAVE INDEPENDENT ZONES TO ENSURE THE FLEXIBILITY OF REDUCING IRRIGATION APPLICATIONS DURING EXTENDED PERIODS OF RAINFALL. CUSTOMIZATION OF THE WATERING SCHEDULING SHALL INCLUDE DAILY, WEEKLY, AND MONTHLY OPTIONS.
- GROUP PLANT MATERIALS ACCORDING TO SFWMOD XERISCAPE PRINCIPLES WHEN PRACTICAL.
- TURF GRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.

STATUTORY LANDSCAPE NOTES: A

- SEE ENGINEERING PLANS FOR ALL OTHER REQUIRED CALCULATIONS. THIS VEGETATION PLAN MEETS AND/OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE LANDSCAPING SECTION OF THE LEE COUNTY LANDSCAPING CODE.
- SEVENTY-FIVE PERCENT (75%) OF THE TOTAL NUMBER OF REQUIRED TREES AND FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF REQUIRED SHRUBS USED IN BUFFERS AND LANDSCAPE SHALL BE OF INDIGENOUS NATIVE VARIETIES.
- ONE HUNDRED PERCENT (100%) OF ALL REQUIRED TREES AT THE TIME OF INSTALLATION MUST:
 - BE A MINIMUM OF 10\"/>
- PALMS MUST HAVE A MINIMUM OF 10\"/>
- ALL TREES NOT HAVING A MATURE CANOPY OF A TWENTY FEET (20') MINIMUM SHALL BE MASSES TO CREATE AN EQUIVALENT TWENTY FEET (20') OF CANOPY.
- ALL TREES ADJACENT TO WALKS, BIKE PATHS, AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FOOT OF CLEAR TRUNK.
- REQUIRED SHRUBS AND HEDGES MUST BE A MINIMUM OF 24\"/>
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS 1 AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS INTERNAL CANOPY TREES SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 3:1 BASIS AND CLUSTERED WITH CONSENT OF LANDSCAPE ARCHITECT.
- PLANTINGS IN EASEMENTS: UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENOUS PLANT MATERIALS BEING CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 RATIO FOR PALMS.
- PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTH, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE) PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITIONS) ISSUED BY THE NATIONAL ARBORIST ASSOCIATIONS'. SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED "HAT-RACKING" PRACTICES ARE PROHIBITED.
- THE FOLLOWING EXOTIC SPECIES OF PLANTS SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY: A. MELALEUCA SPP. (PUNK, CAJUPUT, PAPERBACK TREE) B. CASUARINA SPP. (AUSTRALIAN PINE) C. SCHINUS SPP. (BRAZILIAN PEPPER, FLORIDA HOLLY) D. ACACIA AUROCUITIFORMIS (EARLEAF ACACIA) E. RHODODENDRYTUS TOMENTOSUS (DOWNY ROSE MYRTLE) F. SOLANUM VIARUM, (TROPICAL SODA APPLE)
- AN AUTOMATIC IRRIGATION SYSTEM COMBINING DRIP, SPRAY HEADS AND ROTORS AS APPROPRIATE WILL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS, THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE USE AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE AND NEW VERTICAL ARCHITECTURAL FEATURES.
- A 2\"/>
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF FDOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX (36) INCHES AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.
- VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENT SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK. A

LANDSCAPE CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
- ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIES ON THE DRAWINGS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE/ REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE LANDSCAPE ARCHITECT.
- INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2940, COMPACTED TO 95% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 86% FOR HEAVY VEHICULAR TRAFFIC. PROVIDE PITCH FOR DRAINAGE. ONE INCH PER TEN FEET OF PAVING SURFACE, TO BE DONE DURING SUB-GRADE PREPARATION. BEDDING SAND SHOULD BE 1\"/>
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY WHEEL STOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.

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REVISIONS		
A	REVISIONS PER LEE COUNTY REVIEW	12/2004
A	REVISIONS PER LEE COUNTY REVIEW 2/17/05	BJB



2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

John M. Winters
RLA No. LA-9666748
3.3.05

VERANDAH PHASE 2 LANDSCAPE DETAILS & NOTES				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 2004	20044800	32-43-26	As Shown	L-3