

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

January 8, 2025

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Verandah West 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

December 30, 2024

Board of Supervisors
Verandah West Community Development District

<u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on January 8, 2025 at 2:00 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. Administration of Oath of Office to Elected Supervisors [Jeffrey Jordan - Seat 1 and Gerald Baldwin - Seat 5] *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
5. Consideration of Appointment of Qualified Elector to Fill Vacant Seat 3; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor
6. Acceptance of Resignation of Paul Zampiceni [Seat 4]; *Term Expired November 2026*
7. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4
 - A. Candidate: Norman Toback

8. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing an Effective Date
9. Discussion: Special Warranty Deed
10. Discussion: Lake Maintenance Plan
 - A. Consideration of MRI Construction Inc. C/O Proposal #498 for Lake H12 Bank Restoration
11. Discussion: Amended and Restated Grant of Easement - Shady Bend/Cypress Trail
12. Acceptance of Unaudited Financial Statements as of November 30, 2024
13. Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Discussion: Deed for Tract C-1
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - District Manager's Report
 - NEXT MEETING DATE: May 14, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JEFFREY JORDAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SUSIE MCINTYRE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	EDWARD FAYNOR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	GERALD BALDWIN	☐ IN PERSON	☐ PHONE	☐ NO

15. Supervisors' Requests
16. 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 WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

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

WHEREAS, the Verandah West 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 3 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 WEST COMMUNITY DEVELOPMENT DISTRICT:

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

Seat #3 (currently held by Edward Faynor)

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 8th day of January, 2025.

ATTEST:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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Cleo Adams

From: PAUL ZAMPICENI <pzampiceni@comcast.net>
Sent: Tuesday, August 13, 2024 4:10 PM
To: Cleo Adams; Chuck Adams
Subject: CDD Resignation

Good afternoon,

As of August 15, 2024 I tender my resignation as Assistant Secretary of the Verandah West Community Development District. It has been my sincere pleasure serving on the Board of Supervisors for the past 8 years. I will be leaving Verandah and Lee County in the very short future as we are building a home in Babcock Ranch.

Being on the Board has enriched my life being with such wonderful people and gathering the experience of how the CDD operates and I will certainly miss you all.

My new address will be

15269 Jadestone Drive
Punta Gorda, Florida 33982
239-233-0744

Please forward all future correspondence to above address

Regards,

Paul Zampiceni

Assistant Secretary

Verandah CDD

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7A

Norman P. Toback
3431 Shady Bend Way
Fort Myers, Florida 33905
239-693-2307
NTHOLM@AOL.COM

PROFESSIONAL EXPERIENCE

2010-Present	Adjunct Professor of Communications Studies Florida Southwestern State College
1984-2008	Dean of Student Services and Chair, The Department of Student Services Kingsborough Community College of the City University of New York
1982-1984	Account Representative Gestetner Corporation
1980-1982	Associate Dean of Students Bloomfield College
1971-1980	Associate Director of Student Life Kingsborough Community College of the City University of New York

COMMUNITY SERVICE

2018-Present	President, Shady Bend Neighborhood Association
2000-Present	Member, VCA Communications Committee
2002-Present	Member, VCA Special Projects Committee / Internet and Fiber Project
1987-2008	President, Holmdel District School Board Township of Holmdel, New Jersey

EDUCATION

1974	Master of Science Degree in Communication Studies Brooklyn College of the City University of New York
1969	Bachelor of Arts Degree in Psychology Herbert H. Lehman College of the City University of New York

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective January 8, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 8, 2025:

Paul Zampiceni Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Cleo Adams is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 8th day of January, 2025.

ATTEST:

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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Prepared by and return to:

Windels Marx Lane & Mittendorf, LLP
9990 Coconut Road Suite 101
Bonita Springs, FL 34135-8488
Ph: 239-947-7450

INSTR # 5930219
Official Records BK 04026 PG 2899
RECORDED 08/14/2003 11:18:40 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 82.50
DEED DOC 33,418.00
DEPUTY CLERK J Miller

Parcel I.D. No: _____

[Space Above This Line For Recording Data]

Special Warranty Deed

18 This Indenture, made this 25th day of July, 2003, between VERANDAH DEVELOPMENT LLC, a Florida limited liability company, f/k/a State Road 80 LLC, a Florida limited liability company, **Grantor**, whose address is: 9990 Coconut Road, Suite 200, Bonita Springs, FL 34135, and VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the State of Florida, **Grantee**, whose address is: c/o James P. Ward, 210 N. University Dr., Ste. 301, Coral Springs, FL 33071

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to wit:

Lake/Conservation Lee Tracts per Exhibit "A" attached hereto and made a part hereof by reference.

18 Grantor hereby reserves unto itself, its successors and/or assigns, an easement for water storage over all Lake Tracts described on Exhibit "A" attached hereto;

And further subject to:

1. Real property taxes for 2003 and subsequent years.
2. Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 3795, Page 2515, as amended, all in the Public Records of Lee County, Florida.
3. Zoning, subdivision, building and other ordinances and regulations of Lee County, Florida.
4. Easements of Record.
5. Reservations of oil, gas and mineral interests, if any.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

VERANDAH DEVELOPMENT LLC,
a Florida limited liability company,
f/k/a State Road 80 LLC, a Florida limited
liability company

By: RESOURCE CONSERVATION
PROPERTIES, INC., a Florida corporation,
Managing Member

Linda J. Antonaccio
Witness #1
Printed Name: Linda J. Antonaccio

By: David H. Graham
Its: VICE PRESIDENT

Marsha Stachler
Witness #2
Printed Name: MARSHA STACHLER

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25th day of July, 2003, by DAVID H. GRAHAM, VICE PRESIDENT of Resource Conservation Properties, Inc., a Florida corporation, Managing Member of Verandah Development LLC, a Florida limited liability company, f/k/a State Road 80, LLC, a Florida limited liability company, on behalf of the corporation and the company. He/she is personally known to me.

(Seal)

Marsha Stachler
Notary Public
Printed Name: _____



Marsha Stachler
MY COMMISSION # CC899536 EXPIRES
March 20, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A "

Those five unplatted parcels of land described on Schedules "1"- "5" attached hereto, consisting of 51.9307 acres, more or less, TOGETHER WITH the following described land located in Verandah Unit One, according to the Plat thereof recorded in Plat Book 74, Page 31, Public Records of Lee County, Florida:

1.	Tract C-1	1,675,689 s.f.	(38.39 ac.)
2.	Tract C-2	47,375 s.f.	(1.09 ac.)
3.	Tract C-3	237,865 s.f.	(5.45 ac.)
4.	Tract C-4	248,711 s.f.	(5.70 ac.)
5.	Tract LK-1	123,696 s.f.	(2.83 ac.)
6.	Tract LK-2	136,978 s.f.	(3.14 ac.)
7.	Tract LK-3	160,623 s.f.	(3.68 ac.)
8.	Tract LK-4	116,775 s.f.	(2.68 ac.)
9.	Tract LK-5	190,423 s.f.	(4.36 ac.)
10.	Tract LK-6	156,654 s.f.	(3.58 ac.)
11.	Tract LK-7	156,888 s.f.	(3.59 ac.)
12.	Tract LK-8	159,707 s.f.	(3.66 ac.)
13.	Tract LK-9	112,827 s.f.	(2.58 ac.)
14.	Tract LK-10	197,122 s.f.	(4.52 ac.)
15.	Tract LK-11	137,931 s.f.	(3.16 ac.)
16.	Tract LK-12	74,907 s.f.	(1.72 ac.)
17.	Tract LK-13	54,728 s.f.	(1.25 ac.)
18.	Tract LK-14	68,172 s.f.	(1.56 ac.)
19.	Tract LK-15	190,319 s.f.	(4.36 ac.)
20.	Tract LK-16	118,595 s.f.	(2.72 ac.)
21.	Tract LK-17	84,755 s.f.	(1.94 ac.)
22.	Tract LK-18	78,792 s.f.	(1.81 ac.)
23.	Tract LK-19	87,792 s.f.	(2.01 ac.)
24.	Tract LK-20	124,657 s.f.	(2.86 ac.)
25.	Tract LK-21	18,314 s.f.	(.42 ac.)
			109.06 ac.
Schedules 1 - 5			<u>51.93 ac</u>

TOTAL ACRES (INCLUDING UNPLATTED LAND): 160.99

#1

April 16, 2003

DESCRIPTION

**A CONSERVATION EASEMENT LYING IN
SECTIONS 29, 30, 31, AND 32,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 29, 30, 31, and 32, Township 43 South, Range 26 East, Lee County, Florida, being described as follows:

Commencing at the northeast corner of Section 31, Township 43 South, Range 26 East, Lee County, Florida run North 88° 20' 48" West along the north line of said Section 31 a distance of 25.33 feet to the Point of Beginning.

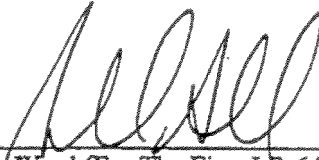
From said Point of Beginning run North 49° 46' 08" West for 71.77 feet to a point of curvature; thence run northerly along an arc of said curve to the right of radius 48.76 feet (chord bearing North 19° 10' 33" West) (chord 49.63 feet) (delta 61° 11' 10") for 52.07 feet to a point of reverse curvature; thence run northerly along an arc of said curve to the left having a radius of 129.49 feet (chord bearing North 08° 24' 33" West) (chord 87.84 feet) (delta 39° 39' 08") for 89.62 feet to a point of compound curvature; thence run northwesterly along an arc of said curve to the left of radius 139.48 feet (chord bearing North 46° 18' 38" West) (chord 86.55 feet) (delta 36° 09' 03") for 88.01 feet; thence run North 11° 19' 06" East for 29.52 feet; thence run North 11° 18' 40" East for 11.70 feet; thence run North 06° 47' 48" East for 23.86 feet; thence run North 02° 27' 01" West for 27.73 feet; thence run North 10° 35' 13" West for 17.67 feet; thence run North 17° 32' 20" West for 21.13 feet; thence run North 24° 54' 08" West for 19.97 feet; thence run North 31° 55' 41" West for 19.25 feet; thence run North 39° 31' 22" West for 18.84 feet; thence run North 01° 38' 39" West for 17.45 feet; thence run North 89° 02' 25" East for 455.33 feet; thence run South 00° 57' 35" East for 98.06 feet; thence run North 79° 59' 06" West for 37.36 feet; thence run South 78° 54' 13" West for 116.78 feet to the point on a non-tangent curve; thence run southerly along an arc of said curve to the left of radius 202.62 feet (chord bearing South 19° 39' 26" East) (chord 210.01 feet) (delta 62° 25' 39") for 220.77 feet; thence run South 39° 07' 44" West for 29.04 feet; thence run South 28° 31' 28" East for 13.92 feet; thence run South 10° 46' 00" East for 31.95 feet; thence run South 17° 58' 55" East for 88.96 feet; thence run South 15° 49' 54" East for 25.91 feet to a point of curvature; thence run southeasterly along an arc of said curve to the left of radius 75.00 feet (chord bearing South 28° 42' 53" East) (chord 33.44 feet) (delta 25° 45' 59") for 33.73 feet; thence run South 41° 35' 53" East for 48.12 feet to a point of curvature; thence run southerly along an arc of said curve to the right of radius 5.00 feet (chord bearing South 10° 58' 47" East) (chord 5.09 feet) (delta 61° 14' 13") for 5.34 feet; thence run South 19° 38' 20" West for 11.85 feet to a point of curvature; thence run southerly along an arc of said curve to the left of radius 75.00 feet (chord bearing South 08° 11' 28" East) (chord 70.03 feet) (delta 55° 39' 36") for 72.86 feet; thence run South 36° 01' 16" East for 39.62 feet to the point on a non-tangent curve; thence run southerly along an arc of said curve to the right of radius 223.22 feet (chord bearing South 09° 48' 21" East) (chord 134.53 feet) (delta 35° 04' 36") for 136.66 feet; thence run South 36° 43' 06" West for 21.57 feet to a point of curvature; thence run southerly along an arc of said curve to the left of radius 145.00

feet (chord bearing South 03° 34' 21" West) (chord 158.56 feet) (delta 66° 17' 30") for 167.77 feet; thence run South 29° 34' 24" East for 7.13 feet; thence run South 39° 04' 12" East for 70.36 feet to a point of curvature; thence run southerly along an arc of said curve to the right of radius 75.00 feet (chord bearing South 17° 43' 58" East) (chord 54.58 feet) (delta 42° 40' 27") for 55.86 feet; thence run South 03° 36' 16" West for 106.24 feet to a point of curvature; thence run southerly along an arc of said curve to the left of radius 75.00 feet (chord bearing South 08° 12' 10" East) (chord 30.69 feet) (delta 23° 36' 52") for 30.91 feet; thence run South 20° 00' 36" East for 5.05 feet to a point of curvature; thence run southeasterly along an arc of said curve to the left of radius 75.00 feet (chord bearing South 28° 12' 09" East) (chord 21.38 feet) (delta 16° 23' 07") for 21.45 feet; thence run South 36° 23' 42" East for 67.95 feet to a point of curvature; thence run southeasterly along an arc of said curve to the left of radius 75.00 feet (chord bearing South 44° 23' 28" East) (chord 20.87 feet) (delta 15° 59' 32") for 20.93 feet; thence run South 52° 23' 15" East for 86.54 feet; thence run North 30° 34' 08" East for 10.68 feet; thence run South 62° 09' 30" East for 128.63 feet to the point on a non-tangent curve; thence run southerly along an arc of said curve to the left of radius 325.00 feet (chord bearing South 08° 32' 43" West) (chord 195.82 feet) (delta 35° 03' 58") for 198.91 feet; thence run South 81° 00' 44" West for 128.00 feet to the point on a non-tangent curve; thence run southerly along an arc of said curve to the left of radius 453.00 feet (chord bearing South 10° 32' 18" East) (chord 24.51 feet) (delta 03° 06' 04") for 24.52 feet to the point on a non-tangent curve; thence run westerly along an arc of said curve to the left of radius 50.00 feet (chord bearing North 83° 21' 12" West) (chord 53.79 feet) (delta 65° 04' 29") for 56.79 feet; thence run South 64° 06' 33" West for 30.44 feet to a point of curvature; thence run southwestwardly along an arc of said curve to the left of radius 51.38 feet (chord bearing South 35° 00' 39" West) (chord 49.98 feet) (delta 58° 11' 49") for 52.19 feet to a point of compound curvature; thence run southerly along an arc of said curve to the left of radius 186.80 feet (chord bearing South 01° 53' 35" East) (chord 50.74 feet) (delta 15° 36' 39") for 50.90 feet; thence run North 90° 00' 00" West for 25.25 feet; thence run South 09° 26' 41" East for 18.07 feet; thence run South 26° 25' 16" West for 2.43 feet; thence run North 90° 00' 00" East for 27.93 feet to the point on a non-tangent curve; thence run southerly along an arc of said curve to the left of radius 186.80 feet (chord bearing South 21° 34' 48" East) (chord 36.37 feet) (delta 11° 10' 20") for 36.42 feet to a point of reverse curvature; thence run southerly along an arc of said curve to the right having a radius of 82.06 feet (chord bearing South 06° 42' 52" East) (chord 57.35 feet) (delta 40° 54' 11") for 58.58 feet to a point of reverse curvature; thence run southerly along an arc of said curve to the left having a radius of 70.33 feet (chord bearing South 03° 41' 35" East) (chord 42.13 feet) (delta 34° 51' 37") for 42.79 feet; thence run South 21° 45' 40" West for 11.52 feet; thence run South 75° 10' 12" West for 224.86 feet; thence run North 42° 30' 53" West for 6.70 feet; thence run North 74° 15' 10" East for 54.66 feet; thence run North 43° 18' 07" West for 34.40 feet; thence run North 52° 13' 58" West for 34.78 feet; thence run North 20° 51' 16" West for 27.18 feet to the point on a non-tangent curve; thence run northwesterly along an arc of said curve to the right of radius 340.00 feet (chord bearing North 43° 05' 52" West) (chord 148.56 feet) (delta 25° 14' 20") for 149.77 feet to the point on a non-tangent curve; thence run northeasterly along an arc of said curve to the right of radius 150.00 feet (chord bearing North 27° 00' 48" East) (chord 175.34 feet) (delta 71° 31' 46") for 187.26 feet to a point of reverse curvature; thence run northerly along an arc of said curve to the left having a radius of 209.50 feet (chord bearing North 01° 12' 11" West) (chord 376.53 feet) (delta 127° 57' 43") for 467.89 feet to the point on a non-tangent curve; thence run northeasterly along an arc of said curve to the left of radius 50.00 feet (chord bearing

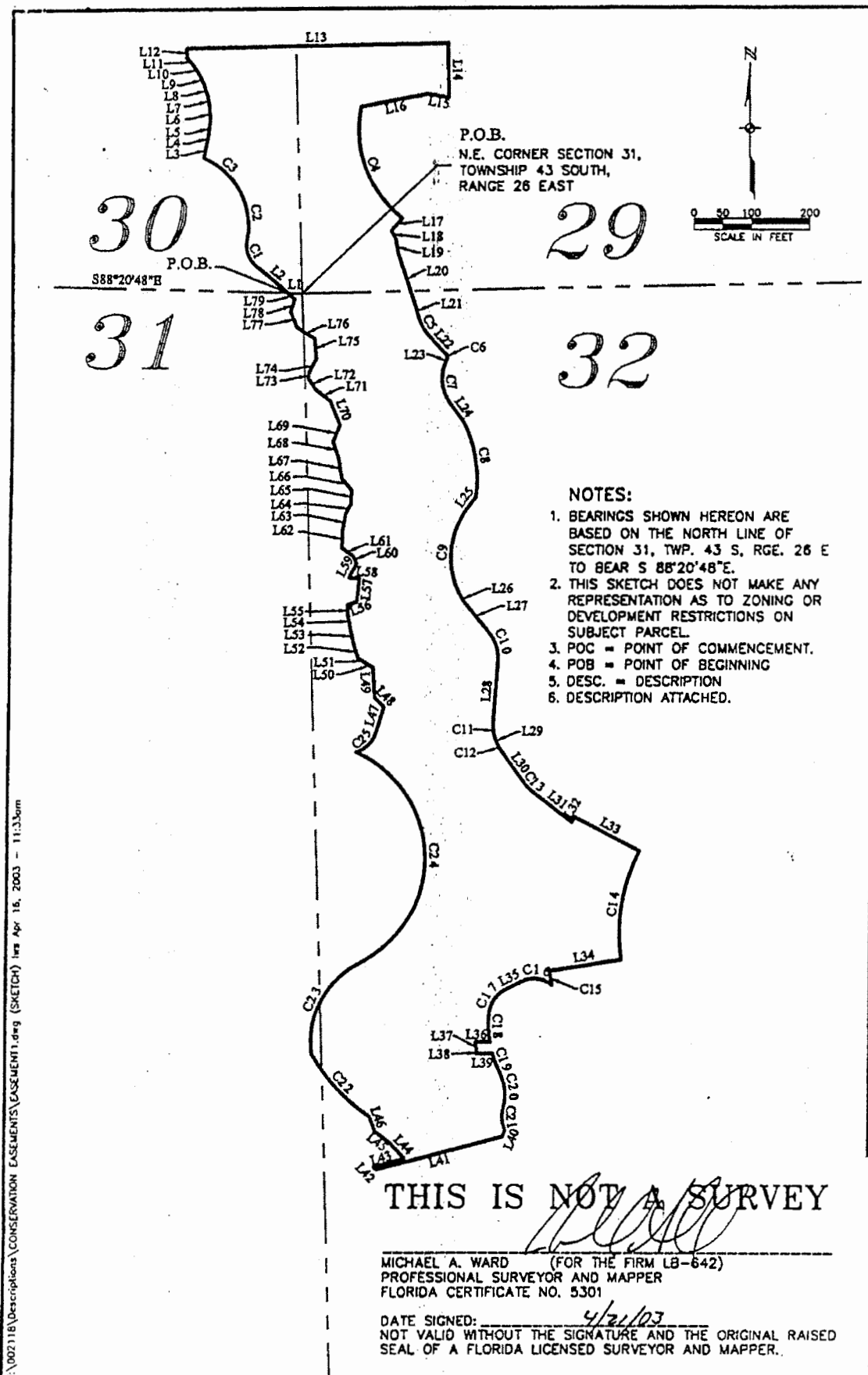
North 45° 10' 37" East) (chord 48.24 feet) (delta 57° 41' 10") for 50.34 feet ; thence run North 16° 20' 03" East for 46.99 feet; thence run North 44° 35' 06" West for 22.89 feet; thence run North 04° 00' 38" West for 52.30 feet; thence run North 60° 39' 47" West for 13.40 feet; thence run North 55° 25' 23" West for 17.35 feet; thence run North 18° 13' 00" West for 22.32 feet; thence run North 11° 48' 18" West for 35.05 feet; thence run North 10° 15' 58" West for 20.24 feet; thence run North 01° 06' 11" West for 18.49 feet; thence run North 67° 45' 30" East for 16.92 feet; thence run North 04° 57' 58" East for 41.09 feet; thence run North 85° 48' 43" West for 18.10 feet; thence run North 27° 46' 59" East for 27.96 feet; thence run North 28° 07' 37" West for 14.98 feet; thence run North 54° 34' 44" West for 23.06 feet; thence run North 00° 48' 54" East for 30.87 feet; thence run North 09° 44' 16" East for 28.18 feet; thence run North 26° 09' 03" East for 21.27 feet; thence run North 00° 36' 30" East for 23.45 feet; thence run North 39° 58' 58" West for 26.79 feet; thence run North 09° 19' 59" West for 35.32 feet; thence run North 19° 16' 20" West for 31.21 feet; thence run North 21° 17' 10" East for 32.04 feet; thence run North 22° 05' 21" West for 45.16 feet; thence run North 52° 34' 55" West for 32.38 feet; thence run North 33° 20' 06" West for 23.99 feet; thence run North 05° 37' 19" East for 10.48 feet; thence run North 26° 44' 12" East for 28.05 feet; thence run North 04° 28' 26" West for 35.13 feet; thence run North 57° 05' 49" West for 37.25 feet; thence run North 20° 57' 13" West for 30.14 feet; thence run North 17° 54' 23" East for 22.73 feet; thence run North 49° 46' 08" West for 15.93 feet to the Point of Beginning.

Parcel Contains: 11.83 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Section 31 to bear North 88° 20' 48" West.



Michael A. Ward (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate No 5301



JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3861
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/03	20033886	31-43-28	1" = 200'	4 0

Official Records BK 04026 PG 2905

#2

April 18, 2003

DESCRIPTION

A CONSERVATION EASEMENT LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northeast corner of Section 31, Township 43 South, Range 26 East run South 02° 00' 50" East along the east line of said Section 31 for 1,872.59 feet to the Point of Beginning.

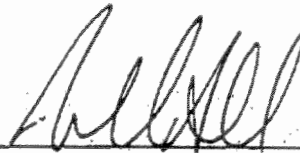
From said Point of Beginning run North 80° 30' 28" East for 4.91 feet; thence run South 00° 54' 23" West for 10.17 feet; thence run South 78° 41' 42" East for 40.68 feet; thence run South 56° 16' 43" East for 39.44 feet; thence run South 63° 28' 00" East for 43.73 feet; thence run North 88° 27' 15" East for 38.27 feet; thence run North 50° 11' 19" East for 68.64 feet; thence run North 11° 49' 57" East for 37.64 feet; thence run North 09° 43' 44" West for 33.20 feet; thence run North 22° 26' 03" East for 27.77 feet; thence run North 42° 11' 24" West for 33.95 feet; thence run North 14° 27' 54" East for 41.49 feet; thence run North 19° 20' 03" West for 38.59 feet; thence run North 04° 49' 58" West for 29.06 feet; thence run North 24° 57' 38" West for 43.96 feet; thence run North 02° 06' 31" West for 16.73 feet; thence run South 65° 49' 26" West for 22.40 feet; thence run North 53° 01' 33" West for 27.85 feet; thence run North 42° 30' 53" West for 37.94 feet; thence run North 75° 10' 12" East for 149.90 feet; thence run South 07° 55' 43" East for 33.11 feet; thence run South 48° 24' 39" East for 35.49 feet; thence run South 66° 24' 23" East for 96.07 feet; thence run South 38° 01' 20" East for 338.46 feet to a point of curvature; thence run southeasterly along an arc of said curve to the left of radius 325.00 feet (chord bearing South 50° 17' 03" East) (chord 138.05 feet) (delta 24° 31' 26") for 139.11 feet; thence run South 62° 32' 46" East for 181.18 feet to a point of curvature; thence run southeasterly along an arc of said curve to the right of radius 275.00 feet (chord bearing South 50° 10' 03" East) (chord 117.91 feet) (delta 24° 45' 27") for 118.83 feet; thence run South 37° 47' 19" East for 180.03 feet; thence run South 39° 03' 46" East for 72.99 feet; thence run South 22° 27' 30" East for 58.43 feet to the point on a non-tangent curve; thence run southwesterly along an arc of said curve to the left of radius 40.89 feet (chord bearing South 37° 41' 11" West) (chord 13.97 feet) (delta 19° 40' 21") for 14.04 feet to a point of reverse curvature; thence run southwesterly along an arc of said curve to the right having a radius of 160.90 feet (chord bearing South 54° 48' 22" West) (chord 145.87 feet) (delta 53° 54' 41") for 151.40 feet; thence run South 73° 47' 26" West for 91.98 feet to a point of curvature; thence run southwesterly along an arc of said curve to the left of radius 61.59 feet (chord bearing South 33° 52' 47" West) (chord 79.03 feet) (delta 79° 49' 17") for 85.81 feet; thence run North 69° 56' 29" West for 120.33 feet to a point of curvature; thence run westerly along an arc of said curve to the left of radius 149.05 feet (chord bearing North 87° 03' 00" West) (chord 87.70 feet) (delta 34° 13' 03") for 89.02 feet; thence run South 81° 52' 32" West for 67.88 feet to a point of curvature; thence run westerly along an arc of said curve to the right of radius 217.23 feet (chord bearing North 71° 41' 27" West) (chord 193.40 feet) (delta 52° 52' 03") for 200.44 feet; thence run North 39° 58' 38" West for 57.93 feet to a point of curvature; thence run northerly along an arc of said curve to the right of radius 43.99 feet (chord bearing

North 11° 33' 24" West) (chord 41.87 feet) (delta 56° 50' 27") for 43.64 feet; thence run North 17° 01' 54" East for 62.42 feet to a point of curvature; thence run northerly along an arc of said curve to the left of radius 95.08 feet (chord bearing North 13° 30' 59" East) (chord 11.66 feet) (delta 07° 01' 50") for 11.67 feet; thence run South 89° 00' 41" East for 35.54 feet; thence run North 15° 50' 18" East for 14.69 feet; thence run North 00° 39' 41" East for 5.80 feet; thence run North 89° 00' 41" West for 38.23 feet to the point on a non-tangent curve; thence run northerly along an arc of said curve to the left of radius 95.08 feet (chord bearing North 14° 33' 45" West) (chord 41.07 feet) (delta 24° 56' 42") for 41.39 feet; thence run North 27° 29' 27" West for 34.42 feet to a point of curvature; thence run westerly along an arc of said curve to the left of radius 74.03 feet (chord bearing North 74° 26' 44" West) (chord 108.20 feet) (delta 93° 54' 35") for 121.34 feet; thence run South 64° 01' 35" West for 215.98 feet to a point of curvature; thence run westerly along an arc of said curve to the right of radius 15.37 feet (chord bearing North 85° 26' 17" West) (chord 15.62 feet) (delta 61° 04' 15") for 16.38 feet; thence run North 67° 23' 39" West for 86.37 feet to a point of curvature; thence run westerly along an arc of said curve to the left of radius 156.02 feet (chord bearing North 86° 21' 06" West) (chord 101.37 feet) (delta 37° 54' 54") for 103.25 feet; thence run South 75° 43' 42" West for 52.60 feet to a point of curvature; thence run westerly along an arc of said curve to the right of radius 116.36 feet (chord bearing North 88° 57' 25" West) (chord 61.47 feet) (delta 30° 37' 45") for 62.20 feet; thence run North 81° 13' 51" West for 141.51 feet to a point of curvature; thence run westerly along an arc of said curve to the right of radius 41.39 feet (chord bearing North 80° 24' 37" West) (chord 1.19 feet) (delta 01° 38' 29") for 1.19 feet; thence run North 28° 47' 01" East for 28.09 feet; thence run South 89° 43' 49" West for 10.90 feet; thence run North 34° 27' 00" West for 11.73 feet; thence run South 28° 47' 01" West for 29.60 feet to the point on a non-tangent curve; thence run northwesterly along an arc of said curve to the right of radius 41.39 feet (chord bearing North 43° 12' 30" West) (chord 12.00 feet) (delta 16° 40' 14") for 12.04 feet; thence run North 43° 52' 27" West for 132.95 feet to a point of curvature; thence run northwesterly along an arc of said curve to the left of radius 148.87 feet (chord bearing North 53° 07' 38" West) (chord 47.88 feet) (delta 18° 30' 23") for 48.09 feet; thence run North 08° 09' 18" West for 36.15 feet; thence run North 04° 25' 29" West for 31.86 feet; thence run North 23° 32' 08" East for 48.95 feet; thence run North 67° 48' 14" East for 38.88 feet; thence run North 46° 33' 33" West for 69.58 feet; thence run North 04° 20' 26" East for 95.64 feet; thence run North 74° 17' 53" West for 45.69 feet; thence run South 84° 00' 12" West for 89.71 feet; thence run South 36° 53' 46" West for 160.80 feet; thence run South 68° 58' 02" West for 93.03 feet; thence run South 56° 59' 40" West for 234.66 feet; thence run South 81° 27' 15" West for 68.05 feet; thence run South 62° 45' 27" West for 326.17 feet; thence run North 82° 39' 39" West for 139.95 feet; thence run North 30° 58' 53" West for 67.23 feet; thence run North 06° 39' 14" West for 13.73 feet; thence run South 80° 57' 28" East for 5.22 feet; thence run North 50° 20' 46" East for 61.07 feet; thence run North 78° 51' 17" East for 49.98 feet; thence run North 51° 15' 45" East for 79.36 feet; thence run North 54° 18' 19" East for 74.51 feet; thence run North 63° 10' 20" East for 69.82 feet; thence run North 78° 43' 17" East for 113.97 feet; thence run North 42° 18' 12" East for 109.45 feet; thence run North 15° 00' 39" East for 98.78 feet; thence run North 16° 28' 08" East for 78.28 feet; thence run North 46° 29' 56" East for 30.85 feet; thence run North 27° 05' 59" East for 35.99 feet; thence run North 81° 30' 03" East for 80.37 feet; thence run North 29° 39' 48" East for 57.60 feet; thence run North 31° 01' 26" East for 94.66 feet; thence run North 62° 06' 58" East for 168.23 feet; thence run South 87° 40' 17" East for 193.29 feet; thence run South 76° 37' 44" East for 138.14 feet to the point on a non-tangent curve;

thence run southeasterly along an arc of said curve to the left of radius 209.50 feet (chord bearing South 35° 01' 16" East) (chord 228.64 feet) (delta 66° 08' 29") for 241.84 feet; thence run South 64° 27' 53" West for 141.00 feet; thence run South 51° 52' 33" West for 144.42 feet; thence run South 31° 22' 33" East for 103.30 feet; thence run South 05° 41' 56" East for 32.94 feet to a point of curvature; thence run southerly along an arc of said curve to the left of radius 48.00 feet (chord bearing South 10° 30' 55" East) (chord 8.06 feet) (delta 09° 37' 59") for 8.07 feet; thence run North 79° 29' 05" East for 10.22 feet; thence run South 48° 33' 58" East for 60.43 feet; thence run South 67° 23' 46" East for 31.89 feet; thence run South 56° 49' 08" East for 22.52 feet; thence run South 57° 46' 27" East for 45.74 feet; thence run North 86° 59' 47" East for 52.43 feet; thence run South 74° 09' 14" East for 36.88 feet; thence run North 83° 48' 51" East for 13.26 feet; thence run North 44° 03' 17" East for 34.14 feet; thence run North 70° 56' 30" East for 22.00 feet; thence run North 09° 34' 47" East for 41.08 feet; thence run North 04° 16' 31" East for 22.79 feet; thence run North 38° 28' 01" East for 59.01 feet; thence run North 62° 03' 50" East for 34.38 feet; thence run North 38° 09' 56" East for 39.57 feet; thence run North 80° 30' 28" East for 66.62 feet to the Point of Beginning.

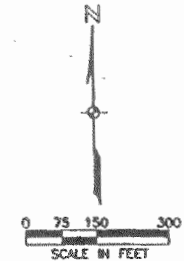
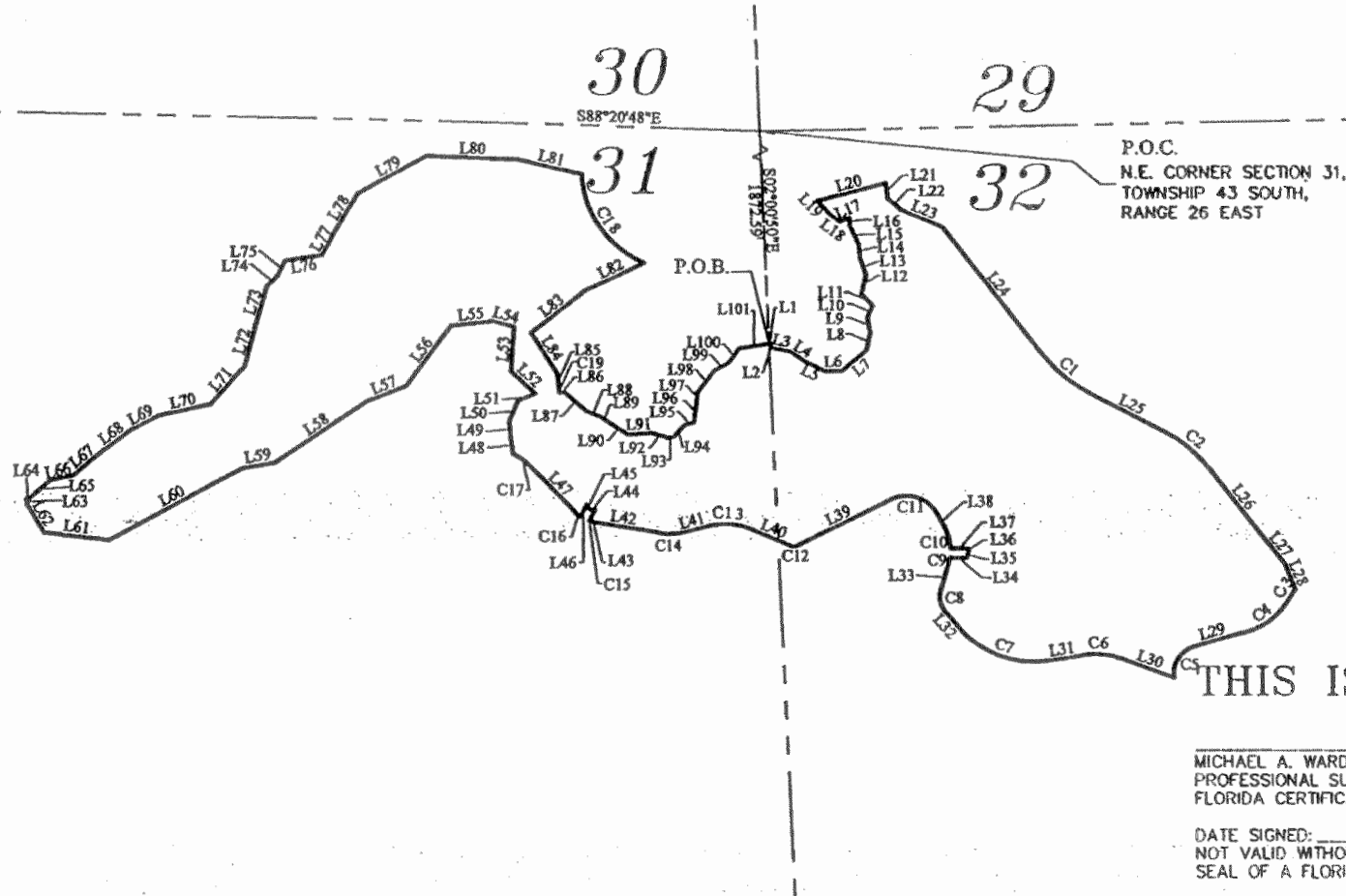
Containing 1,072,478.86 square feet or 24.6207 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Section 31 to bear North 88° 20' 48" West.



Michael A. Ward (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate No 5301

S:\002118\Descriptions\CONSERVATION EASEMENTS\EASEMENT2.dwg (SKETCH) was Apr 18, 2003 - 1:45pm



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31, TWP. 43 S, RGE. 26 E TO BEAR S 88°20'48\"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 9301

DATE SIGNED: 4/27/03
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/16/03	20033886	31-43-26	1" = 300'	4 OF 5

#3

April 18, 2003

DESCRIPTION**A CONSERVATION EASEMENT LYING IN
SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 30, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commencing at the southwest corner of Section 30, Township 43 South, Range 26 East, run North 00° 43' 19" West along the west line of said Section 30 for 245.49 feet to an intersection with the southerly right-of-way line of Palm Beach Boulevard (State Road 80); thence continue North 00° 43' 19" West along said right-of-way line a distance of 27.29 feet; thence run North 71° 36' 06" East along said right-of-way line for 313.06 feet; thence run South 18° 23' 54" East along said right-of-way line for 16.00 feet; thence run North 71° 36' 06" East along said right-of-way line for 463.01 feet to the Point of Beginning.

From said Point of Beginning continue North 71° 36' 06" East along said right-of-way line a distance of 198.54 feet to a point of curvature; thence run easterly along said right-of-way line along an arc of said curve to the right of radius 5,589.55 feet (chord bearing North 72° 10' 59" East) (chord 113.40 feet) (delta 01° 09' 45") for 113.41 feet; thence run South 04° 39' 38" East for 10.24 feet; thence run South 41° 53' 40" West for 18.12 feet; thence run South 28° 16' 12" West for 36.69 feet; thence run South 01° 53' 04" West for 31.72 feet; thence run South 12° 30' 08" West for 26.49 feet; thence run South 29° 59' 16" West for 23.46 feet; thence run South 36° 22' 18" West for 22.27 feet; thence run South 59° 47' 47" West for 14.35 feet; thence run South 59° 08' 46" West for 37.17 feet; thence run South 84° 19' 53" West for 35.26 feet; thence run South 73° 52' 23" West for 27.03 feet; thence run North 89° 22' 52" West for 30.74 feet; thence run South 09° 47' 48" East for 5.78 feet; thence run South 25° 41' 02" West for 9.45 feet; thence run South 30° 16' 40" West for 6.40 feet; thence run North 64° 58' 36" West for 40.29 feet; thence run North 54° 33' 25" West for 29.17 feet; thence run North 27° 01' 53" West for 29.67 feet; thence run North 26° 20' 42" West for 19.10 feet; thence run North 20° 11' 55" West for 26.67 feet; thence run North 13° 51' 31" West for 8.85 feet to the Point of Beginning.

Containing 32,433 square feet or 0.75 acres, more or less.

Bearings hereinabove mentioned are based on the West line of Section 30 to bear North 00° 43' 19" West.

20033886/Easement 3 041803

PALM BEACH BOULEVARD (STATE ROAD 80)

P.O.B.

N71°36'06"E
313.06'

R/W

N71°36'06"E
463.01'

N71°36'06"E
198.54'

L23

L22

L21

L20

L19

L18

L14

L15

L16

L17

L13

L12

C1

L3

L4

L5

L6

L7

L8

L9

L10

L11

P.O.C.

S.W. CORNER SECTION 30,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

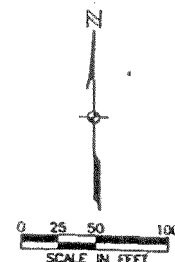
N00°43'19"E
245.49'

25

30

36

31



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 30, TWP. 43 S, RGE. 26 E TO BEAR N 00°43'19"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.
7. R/W = RIGHT OF WAY LINE

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 4/21/03
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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.O. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/16/03	20033886	31-43-26	1" = 100'	2 of 3

#4

April 18, 2003

DESCRIPTION

**A CONSERVATION EASEMENT LYING IN
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST
AND SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 31, Township 43 South, Range 26 East and Section 36, Township 43 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northwest corner of Section 31, Township 43 South, Range 26 East run South 00° 42' 04" East along the west line of said Section 31 for 654.23 feet to the Point of Beginning.

From said Point of Beginning run North 70° 11' 14" East for 0.25 feet; thence run North 00° 43' 19" West for 261.13 feet; thence run South 76° 24' 31" East for 180.35 feet; thence run North 72° 41' 10" East for 160.20 feet to the point on a non-tangent curve; thence run southeasterly along an arc of said curve to the left of radius 194.99 feet (chord bearing South 26° 53' 26" East) (chord 171.85 feet) (delta 52° 17' 30") for 177.96 feet; thence run South 06° 10' 44" East for 163.07 feet to a point of curvature; thence run southwesterly along an arc of said curve to the right of radius 289.13 feet (chord bearing South 54° 46' 31" West) (chord 505.53 feet) (delta 121° 54' 29") for 615.18 feet; thence run North 12° 00' 45" West for 7.04 feet; thence run South 39° 34' 16" West for 4.23 feet; thence run South 57° 01' 36" West for 1.49 feet to the point on a non-tangent curve; thence run northwesterly along an arc of said curve to the right of radius 100.00 feet (chord bearing North 29° 40' 18" West) (chord 103.33 feet) (delta 62° 12' 44") for 108.58 feet to a point of reverse curvature; thence run northerly along an arc of said curve to the left having a radius of 194.00 feet (chord bearing North 19° 48' 12" West) (chord 140.55 feet) (delta 42° 28' 32") for 143.82 feet; thence run South 68° 32' 04" West for 182.79 feet to a point of curvature; thence run southerly along an arc of said curve to the left of radius 65.00 feet (chord bearing South 17° 12' 54" West) (chord 101.48 feet) (delta 102° 38' 20") for 116.44 feet; thence run South 07° 17' 13" West for 26.84 feet; thence run South 61° 16' 09" West for 111.33 feet to the point on a non-tangent curve; thence run southeasterly along an arc of said curve to the left of radius 600.00 feet (chord bearing South 33° 30' 35" East) (chord 119.89 feet) (delta 11° 28' 04") for 120.09 feet; thence run South 04° 56' 32" East for 74.82 feet; thence run South 10° 22' 58" West for 50.15 feet; thence run South 03° 57' 46" West for 35.97 feet; thence run South 40° 44' 36" West for 25.24 feet; thence run South 09° 10' 09" West for 17.70 feet; thence run South 73° 56' 03" East for 15.11 feet; thence run South 22° 57' 46" West for 29.87 feet; thence run

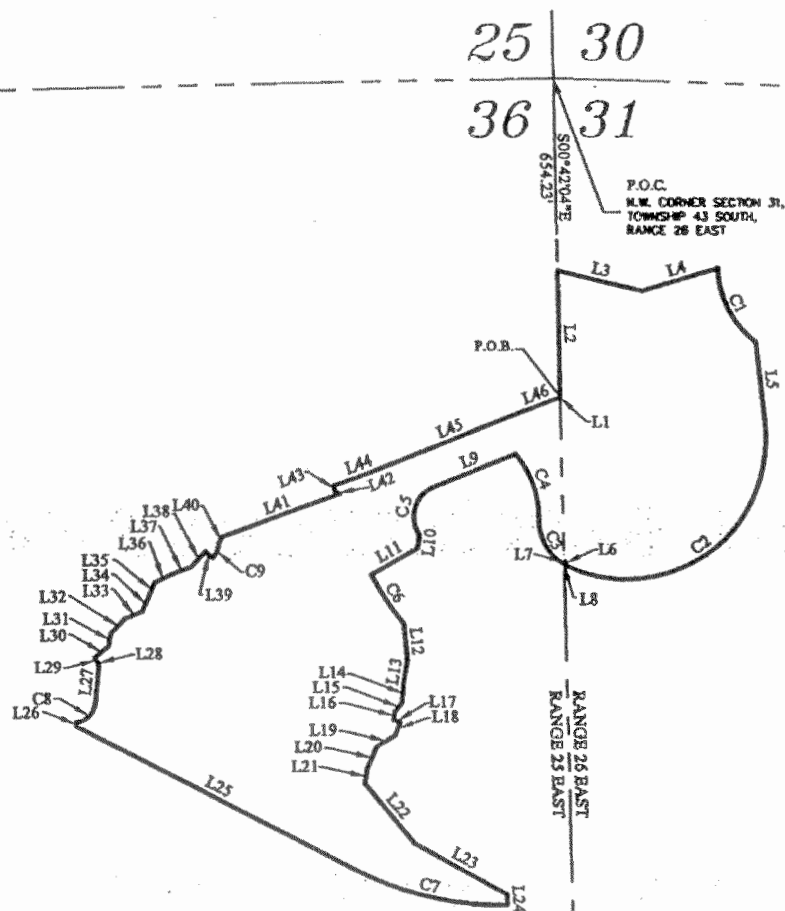
Official Records BK 04026 PG 2912

South 59° 44' 30" West for 43.53 feet; thence run South 24° 18' 07" West for 51.12 feet; thence run South 09° 58' 44" West for 30.91 feet; thence run South 39° 58' 13" East for 158.67 feet; thence run South 61° 30' 41" East for 215.20 feet; thence run South 01° 28' 28" East for 21.21 feet to the point on a non-tangent curve; thence run westerly along an arc of said curve to the right of radius 650.00 feet (chord bearing North 77° 04' 01" West) (chord 323.46 feet) (delta 28° 48' 54") for 326.90 feet; thence run North 62° 39' 34" West for 642.31 feet; thence run North 03° 18' 51" West for 8.32 feet to the point on a non-tangent curve; thence run northeasterly along an arc of said curve to the left of radius 45.00 feet (chord bearing North 46° 37' 16" East) (chord 58.19 feet) (delta 80° 33' 59") for 63.28 feet; thence run North 06° 20' 16" East for 80.52 feet; thence run North 60° 53' 46" West for 3.16 feet; thence run North 29° 24' 04" West for 12.13 feet; thence run North 52° 35' 54" East for 37.22 feet; thence run North 10° 44' 20" East for 26.82 feet; thence run North 44° 18' 52" East for 41.89 feet; thence run North 68° 28' 27" East for 38.43 feet; thence run North 23° 24' 42" East for 33.01 feet; thence run North 24° 56' 56" East for 30.59 feet; thence run North 63° 44' 23" East for 38.02 feet; thence run North 70° 11' 09" East for 45.57 feet; thence run North 43° 32' 30" East for 41.92 feet; thence run South 46° 14' 07" East for 20.00 feet to the point on a non-tangent curve; thence run northeasterly along an arc of said curve to the left of radius 55.00 feet (chord bearing North 25° 21' 34" East) (chord 35.14 feet) (delta 37° 15' 39") for 35.77 feet; thence run North 28° 30' 41" East for 12.99 feet; thence run North 70° 32' 04" East for 258.18 feet; thence run North 67° 02' 24" West for 11.14 feet; thence run North 15° 34' 40" West for 12.40 feet; thence run North 70° 11' 14" East for 127.29 feet; thence run North 68° 32' 04" East for 282.89 feet; thence run North 70° 11' 14" East for 95.00 feet to the Point of Beginning.

Containing 630,188 square feet or 14.47 acres, more or less.

Bearings hereinabove mentioned are based on the West line of Section 31 to bear South 00° 42' 04" East.

S:\002118\Descriptions\CONSERVATION EASEMENTS\EASEMENTS.dwg (SKETCH) lwa Apr 18, 2003 - 3:01pm



Official Records BK 04026 PG 2914

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 31, TWP. 43 S. RGE. 26 E TO BEAR S 00°42'04"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 4/21/03
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3681
E.O. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/03	20033886	31-45-26	1" = 300'	3 of 4

5

April 18, 2003

DESCRIPTION

**A CONSERVATION EASEMENT LYING IN
SECTION 30, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 30, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

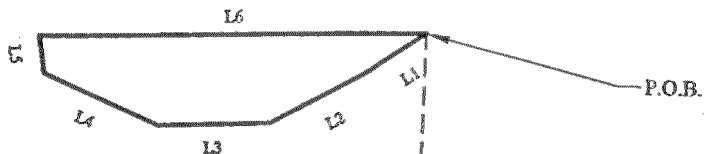
Commencing at the southeast corner of Section 30, Township 43 South, Range 26 East, run North 88° 20' 48" West along the south line of said Section 30 for 1,227.48 feet; thence run North 01° 39' 12" East perpendicular to the south line of said Section 30 for 384.17 feet to the Point of Beginning.

From said Point of Beginning run South 56° 14' 47" West for 48.01 feet; thence run South 62° 12' 51" West for 75.21 feet; thence run South 88° 15' 26" West for 76.25 feet; thence run North 66° 24' 42" West for 85.77 feet; thence run North 07° 36' 57" West for 25.53 feet; thence run North 89° 02' 25" East for 264.70 feet to the Point of Beginning.

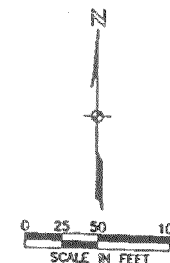
Containing 11,425 square feet or 0.26 acres, more or less.

Bearings hereinabove mentioned are based on the south line of Section 30 to bear North 88° 20' 48" West.

20033886/easement 5 041803



P.O.C.
S.E. CORNER SECTION 30,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 30, TWP. 43 S, RGE. 26 E TO BEAR N 88°20'48"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

N88°20'48"W
1227.48'

30 29
31 32

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 56°14'47" W	48.01
L2	S 62°12'51" W	75.21
L3	S 88°15'26" W	76.25
L4	N 66°24'42" W	85.77
L5	N 07°36'57" W	25.53
L6	N 89°02'25" E	264.70

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: 4/21/03
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. 1642 & L.B. 1642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
4/18/03	20033886	31-43-26	1" = 100'	2 of 2

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

10

THIS INSTRUMENT PREPARED BY:

Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33901

INSTR# 2024000027461, Pages 3
DocType: NOT, Recorded: 1/31/2024 at 9:57 AM
Kevin C. Karnes, Lee County Clerk of the Court & Comptroller
Rec Fees: \$27.00

Deputy Clerk CGRINER
#1

**Lake Maintenance Plan
For
Verandah West Community Development District**

This Lake Maintenance Plan, hereinafter referred to as the "Plan", is created this 11th day of October, 2023 by Verandah West Community Development District (hereafter referred to as "CDD"), a Florida Statute Chapter 190 government entity, whose address is c/o Chuck Adams, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. The CDD intends this Plan to provide guidelines and direction to the property owners, maintenance contractors and other persons conducting work on or in the lake bank slopes as follows:

Introduction

1. The County has duly adopted its Land Development Code (LDC), which, in Section 10-329, establishes the need to develop a Lake Maintenance Plan which will provide for the long term maintenance of the lake and lake-shoreline areas and provide for the public's health and safety, preservation of property and enhancement of water quality.
2. The CDD is the grantee of a Lake Maintenance Easement and is responsible for lake maintenance on the property commonly described as Verandah West, which is more specifically described as Verandah Unit One according to the plat thereof, recorded in Plat Book 74, pages 31-50, of the Public Records of Lee County, Florida, hereinafter referred to as the "Property"; and
3. The CDD has applied for a local Development Order #LDO-2022-00589 pertaining to the above-described Property to obtain approval for lake bank restoration on the Property; and
4. Pursuant to Lee County Land Development Code Chapter 10-329, the County has agreed to approve the CDD's development order request with the condition that the CDD develops a Lake Maintenance Plan so as to achieve reasonable continuing compliance with the County regulations pertaining to lake slopes and littoral planting requirements.

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LAKE BANK MAINTENANCE PLAN
LEE COUNTY DEVELOPMENT ORDER NO.: LDO-2022-00589
SFWMD PERMIT #36-04314-P

October 11, 2023

This Lake Maintenance Plan has been created to comply with the Lee County Land Development Code Sec. 10-329(d)(5) on behalf of Verandah West Community Development District, hereinafter referred to as "CDD". The purpose of the plan is to assure that noxious and exotic vegetation around the lake be controlled, that the lake bank slopes be maintained with desired littoral and upland vegetation to preserve the lake bank configuration in accordance with the Land Development Code.

- A. The CDD is the owner of the lake tract parcels within Verandah West, as shown in Verandah West Subdivision Plat PB 74 PG 31-50. The CDD is the responsible entity for the maintenance of the stormwater management system including the lake bank slopes as part of SFWMD Permit #36-04314-P. The lake maintenance is the responsibility of the CDD.
- B. The CDD employs various contract service providers for the purpose of maintaining the lake tracts free of nuisance and exotic vegetation. Methods employed include the lawful use of herbicides, and physical removal of nuisance and exotic vegetation by a qualified contractor.
- C. The CDD reviews the condition of the littoral vegetation and coordinates any needed corrective measures with lake maintenance contract service providers which are provided performance standards to ensure that the trimming and mowing of littoral plants does not occur. The use of herbicides is restricted to exotic and nuisance plants.
- D. The CDD development has been certified by Lee County and South Florida Water Management District. Surface water runoff is adequately controlled by the existing site grading and stormwater conveyance infrastructure as demonstrated by the lack of erosion on the uplands surrounding the lake. Some areas may use roof gutter systems with subsurface pipes to direct runoff into the stormwater lakes for additional upland and lake bank protection.
- E. Educational material to inform residents of all the functions and assessments required to maintain the stormwater facilities within the property are available to the residents on the CDD website. Residents are not responsible for the maintenance of the lake tracts as that is done by contract service providers through the CDD.

1. In consideration of the County's approval of the Verandah West aforementioned development order and in further consideration of the benefits contained in the recitals in the foregoing Introduction, incorporated as part of this Plan by reference thereto, the sufficiency of which is acknowledged, Verandah West Community Development District, hereby agrees to maintain the

lake(s) subject to the Lee County Development Order, No.: LDO 2022-00589 to the specific standards of that variance and as augmented herein.

2. This Lake Maintenance Plan is binding on Verandah West Community Development District and is intended to run with the land and as such, will be recorded in the Public Records of Lee County, Florida.

IN WITNESS WHEREOF, this Lake Maintenance Plan is executed this 11th day of October, 2023.

Signed, Sealed and Delivered in the presence of both Witnesses:

VERANDAH WEST CDD

[Signature]
1st Witness Signature

Carold S. Wilko
1st Witness - Print Name

[Signature]
2nd Witness Signature

2nd Witness - Print Name

By: [Signature]
Chairman of the Board

Jeffery Jordan
Print Officers Name

State of Florida
County of Lee

BEFORE me this 11th day of October, 2023, appeared Jeffery Jordan, as Chairman of the Board of Supervisors, who is personally known to me.



[Signature]
Notary Public State of Florida

Cleo Adams
Print, Typed or Stamped Name

My Commission Expires: 12/12/23

LAKE H-12 BANK REPAIRS

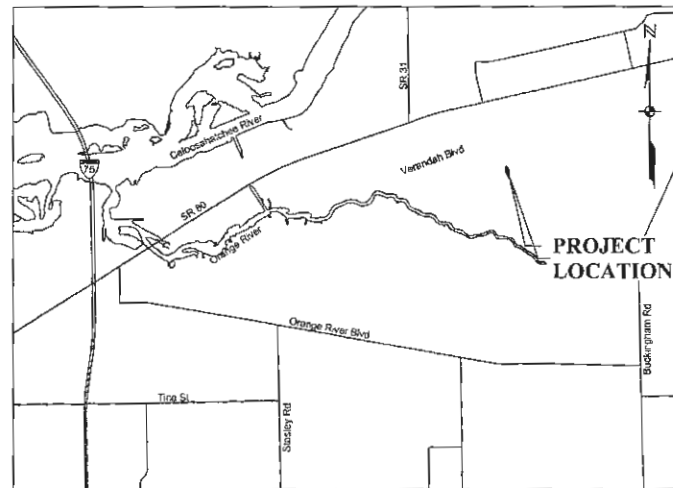
FOR

VERANDAH WEST

Community Development District

SECTION 31, TOWNSHIP 43 S., RANGE 26 E.

LEE COUNTY, FLORIDA



LOCATION MAP

0 1200 2400 4800
(INTENDED DISPLAY SCALE: 1"=2400')

JUNE 2023

NOTICE TO ALL
CONTRACTORS
BY THE LAW IN FLORIDA
A BUSINESS DAY BEFORE
YOU DO
CALL: 888-432-4779
1-888-432-4779
STATE, COUNTY & OTHER
AND 20% OF THE
ONE CALL FEE MUST BE PAID
BEFORE ANY
WORK BEGINS.



****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please
submit a Letter of Substantial Compliance to
schedule a Final inspection.

**REMOVAL OF EXCAVATED FILL
MATERIAL FROM THE SITE IS
NOT AUTHORIZED**

APPROVED
LDO2022-00589
John Mahlbacher, Dev Serv Plan Reviewer
Lee County Department of Community Development
7/24/2023

**JOHNSON
ENGINEERING**

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33502-1550
PHONE: (239) 334-0045
E.O. #542 & L.B. #642

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 93289

JOSEPH A. DeBono, PE

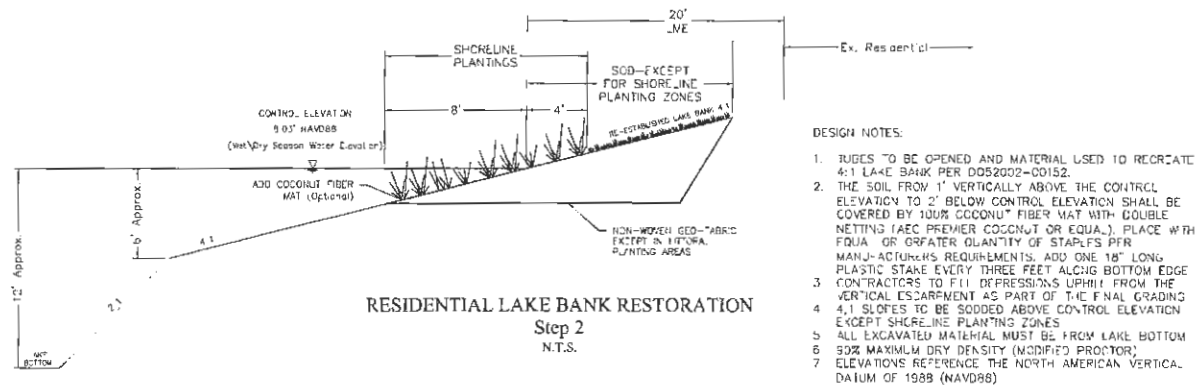
DATE

Joseph A.
DeBono P.E.
93289 State
of Florida

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33502-1550
PHONE: (239) 334-0045
E.O. #542 & L.B. #642

SHEET NUMBER
01





APPROVED
LDO2022-00559
John Mehlbacher, Dev Svcs Plan Reviewer
Lee County Department of Community Development
7/24/2023

REVISIONS		Verandah West CDD	Verandah West Community Development District Lake H-12 Bank Repair Lee County, Florida	 JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0045 E.B. #642 & L.B. #642	JOSEPH A. DIBONO PE P. License No. 92289				
					Sections				
					DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
					June 2023	20023311-010	31-43-28	As Shown	03



Writer's Direct Dial Number: 239-533-8892

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 24, 2023

Brent Burford
Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33902

RE: Verandah West CDD Lake H12
LDO2022-00589
Type D Limited Review

Dear Brent Burford:

Your plans for the above-referenced project have been reviewed and approved for a Development Order with stipulation(s). The Development Order is granted for the following:

Single-phase construction of repairs and stabilization of eroded lake banks, in conformance with the sufficient plans.

This approval does not relieve the development from the responsibility to obtain all other necessary Federal, State and local permits.

THIS DEVELOPMENT ORDER WILL BE VALID FOR A PERIOD OF SIX (6) YEARS AND IS SCHEDULED TO EXPIRE ON 7/24/2029.

Johnson Engineering, Inc.
Verandah West CDD Lake H12
LDO2022-00589
July 24, 2023

Page 2

Approval is subject to the following stipulation(s) and/or comment(s):

Development Services Comments:

Note: Stipulation numbering/lettering is for staff reference only and may not be sequential.

LC DOS General/Submittal Checklist

2) STIPULATION: Prior to issuance of a Certificate of Compliance for the project, or any phase of the project proposed herein, the property, with exception to improvements permitted under this development order, must be in compliance with DOS2002-00152, as the existing development orders relate to this subject property or additional development order or revision to this development order will be required per LCLDC Section 10-7(f), and 10-183.

26) STIPULATION: Prior to Final Inspection for a Certificate of Compliance and issuance of a Certificate of Compliance, respectively, for the project proposed herein, provide a list of all of local, state, and federal permits which must be obtained and demonstrate that all of local, state, and federal permits required to construct the site of this development have been obtained and finalized per LCLDC Section 10-114(2), 10-153(6), and 10-183.

32) STIPULATION: A dewater plan was not provided. Dewatering is not authorized by this development order. Prior to commencement of construction of any portion of the work covered by the development order associated with dewatering an amendment or modification to this development order must be secured, this amendment or modification must be approved prior to commencement of any portion of the work covered by the amendment or modification per LCLDC Section 10-329(c)(5).

LC DOS Stormwater Management Requirements Checklist

15c) STIPULATION: Prior to issuance of a Certificate of Compliance for the project, or any phase of the project proposed herein, subject to placement of fill to create lake bank slopes, a geotechnical report from a geotechnical engineer certifying that the embankment was placed and compacted to its full thickness to obtain a minimum of 95 percent of the maximum dry density (modified Proctor) for embankments that will support structures, and 90 percent of maximum dry density (modified Proctor) for other embankments in accord with ASTM D1557 per LCLDC Section 10-329(d)(4).

26) STIPULATION: Prior to issuance of a Certificate of Compliance for the project, or any phase of the project proposed herein, demonstrate that the approved Lake Maintenance Plan (LMP) has been recorded in the Lee County Land Records per LCLDC Section 10-329(d)(5).

Please contact John P Mahlbacher at JMahlbacher@leegov.com or by calling 239-533-8892 with any questions regarding the above review comments.

Environmental Comments:

STIPULATION: Prior to the issuance of a Certificate of Compliance (CC), lake H12 must have a total of 1,067 littoral plants in healthy and vigorous condition.

Please contact Abby B Henderson at AHenderson@leegov.com or by calling 239-533-8305 with any questions regarding the above review comments.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Electronically signed on 7/24/2023 by
Ohdet Kleinmann, Interim Development Services
Manager
Lee County Development Services



Writer's Direct Dial Number: 239-533-8892

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 24, 2023

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Johnson Engineering, Inc.
2122 Johnson Street
Fort Myers, FL 33902

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LDO2022-00589
Type D Limited Review

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Johnson Engineering, Inc.
Verandah West CDD Lake H12
LDO2022-00589
July 24, 2023

Page 2

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If you have any questions concerning this matter, please contact this office.

Sincerely,

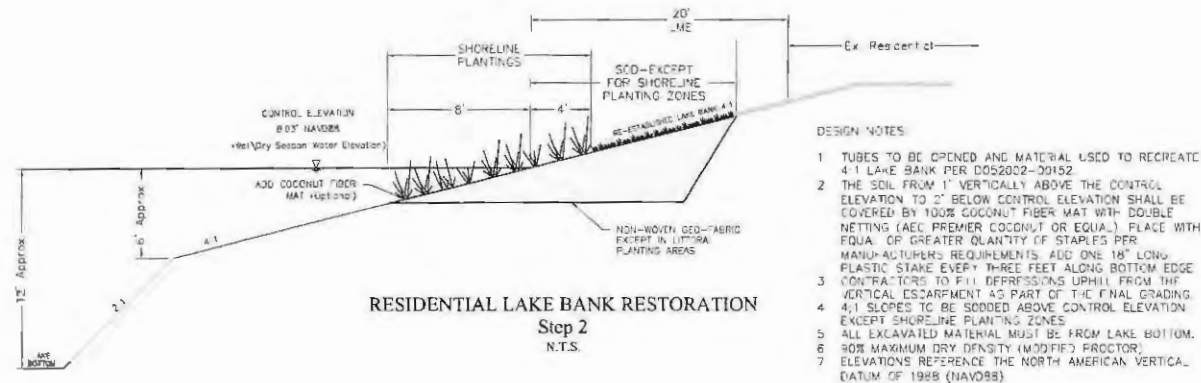
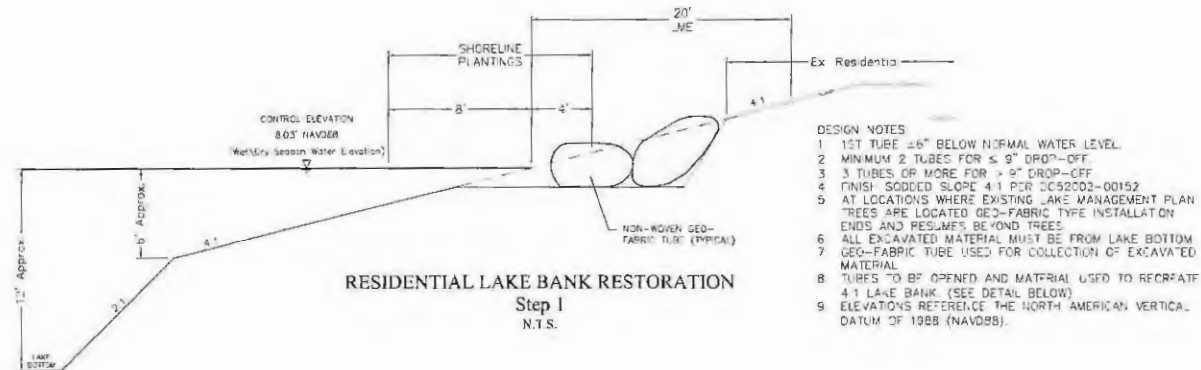
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Section

Electronically signed on 7/24/2023 by
Ohdet Kleinmann, Interim Development Services
Manager
Lee County Development Services



SHEET NUMBER
01





APPROVED
LDO2022-00559
John Mahlbacher, Dev Svcs Plan Reviewer
Lee County Department of Community Development
7/24/2023

\\smc1\work\proj\2002\30023311-010\Water\logos\Lake Bank Repair\Drawings\Lake Bank Repair.dwg [Section: 12 x 34 Mon Jun 12, 2023 11:25am]										Lee County Department of Community Development 7/8/2020	
REVISIONS		Verandah West CDD		Verandah West Community Development District Lake H-12 Bank Repair Lee County, Florida		 JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0048 E.B. #642 & L.B. #642		JOSEPH A. GEDNO, PE FL License No. 65209		Sections	



KEVIN C. KARNES
CLERK OF THE COURT
& COMPTROLLER
LEE COUNTY, FLORIDA

2115 Second St.
P. O. Box 2278
Fort Myers, FL 33902
(239) 533-5007
www.LeeClerk.org

Transaction # 104398293	Name: JOHNSON ENGINEERING INC
Receipt # 24021848	
Date: January 31, 2024 9:57 am	Address: PO BOX 1550 FORT MYERS, FL 33902
Cashier: CGRINER	
Department: Recording	
Source: Mail	Attention:
Returned: Mail	

NOTICE

CFN: 2024000027461

RECORDING FEE

\$27.00

MISC TRANSMITTAL

PAYMENT:	
CHECK 47364	AMOUNT: \$27.00
Total Payments: \$ 27.00	Total Fees: \$ 27.00
Escrow Deposit: \$ 0.00	Overage/Refund: \$0.00

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

10A



M.R.I Construction Inc.

5570 Zip Dr.
Fort Myers, FL. 33905
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com

CGC -1507963

Date

Proposal #

12/9/2024

498

Customer

Verandah West CDD
c/o Wrathell, Hunt & Assoc., LLC.
9220 Bonita Bch Rd., #214
Bonita Springs, FL 34135

Scope of Work

Lake - H12

Proposal

Description

Cost

Total proposed cost to rehabilitate approximately 465' perimeter of lake bank restoration at Lake #H12 in Verandah Lakes West. We will utilize our construction crew and heavy equipment to include the excavator and/or skidsteer to bring lake bank up to a 4 to 1 slope. This will include approximately 85 loads of fill dirt & 4' Enkamat & 4' Floratam Sod to control. This price includes all labor, material & equipment needed to complete this job. Any work completed outside the scope of this proposal will result in additional charges. ***Landscaping of any kind is excluded. MRI Construction, Inc., can not be held responsible for unseen situations or acts of mother nature.

138698.00

Propex Landlok 450 TRM has a design life up to 10-years in the exposed condition (unvegetated). We will provide a 10 year warranty on this product which is expected to last much longer as it will not be exposed.

Please Know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total Cost: \$138,698.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature

Mike Radford President

**ALL INVOICES ARE DUE WITHIN 30 DAYS IF NOT THERE IS A
10% LATE FEE ADDED TO ALL INVOICES**

Signature _____

Printed Name _____

Date of Acceptance _____

M.R.I Construction Inc. Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

11

From: [Cleo Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [shane willis](#); [Willson, Alyssa C.](#); [Jeff Jordan](#)
Subject: FW: Shady Bend/Cypress Trail: Verandah West Agenda item
Date: Thursday, January 2, 2025 8:24:51 AM
Attachments: [AMENDED EASMENT Boardwalks HC and Bike Paths amended \(1\).pdf](#)
Importance: High

Good Morning Daphne,
Please add the attached and the below email to the agenda for Board discussion at their meeting next week.

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: Jeff Jordan <jeff.jordan@kw.com>
Sent: Wednesday, December 4, 2024 8:22 AM
To: Cleo Adams <crismond@whhassociates.com>
Subject: Fwd: Shady Bend/Cypress Trail

I received the following correspondence from John Sample of the Verandah Community Association. Should I respond to this?



Jeff Jordan, J.D.

Broker Associate | REALTOR, [Keller Williams Elite Realty](#)

A 9696 Bonita Beach Rd, Bonita Springs, FL 34134
M (239) 287-8548 **E** jeff.jordan@kw.com **W** <http://jeffjordanrealtor.com>
Website2 <http://verandahhomesales.com>



P.S. If you or anyone you know is in the market to buy or sell real estate, including new construction, I'd love to help. Please feel free to call me for a free consultation.

Download my app



App Banner Image



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

From: **John Sample** <johns@vcalife.com>

Date: Tue, Dec 3, 2024 at 10:19 AM

Subject: Fwd: Shady Bend/Cypress Trail

To: jjordan@verandahcdds.net <jjordan@verandahcdds.net>

Jeff....so I did misspeak. The West CDD does have an agreement with Verandah Development LLC to maintain the property; however, based on our maintenance staff's visit after the storms previously mentioned; Verandah Development LLC is not maintaining it and/or clearing debris. In the absence of any further and/or future agreements, the VCA has provided notice to the West CDD that it will no longer maintain the referenced improvements.

Thank you.

John Sample

President

Verandah Community Association

From: John Sample <johns@vcalife.com>

Sent: Tuesday, December 3, 2024 9:08 AM

To: jjordan@verandahcdds.net <jjordan@verandahcdds.net>

Cc: Michele Boose <MicheleB@vcalife.com>; Wally Watson <WallyW@vcalife.com>

Subject: Shady Bend/Cypress Trail

Jeff,

I hope this finds you well and having enjoyed a great Thanksgiving holiday.

Listen, I believe we need to try and get some time to meet with you as the Chair of the Verandah West CDD. You are no doubt aware of the Reeves litigation, in which a resident ultimately passed away as a result of a fall, on at

that time or later, what was believed to be owned by the West CDD. Anyway, I know that is a very complicated case and there is still a lot of uncertainty with respect to ownership and responsibility. Regardless, another parcel has been identified by the VCA which may have the same characteristics....appears to be owned by the West CDD, the West CDD permitted the Developer to place part of the walking trail on the property and the VCA heretofore has been maintaining it. Several months ago the VCA sent a letter to both the CDD's stating that they would no longer take care of the trails not owned by the VCA. After Helene/Milton, it became obvious after the VCA cleared their trails that the West CDD was not maintaining or clearing storm debris from the trails on their owned property. Whether there is a maintenance agreement with Kolter or not, I don't believe we are aware of that fact. Regardless, the VCA has provided notice to Wrathell Hunt and we simply wanted you to also be aware of the "risk/exposure" to the West CDD.

I have copied in Michele Boose, as you know who is the VCA manager as well as Wally Watson, who heads the Property & Infrastructure Committee for the VCA. Thank you in advance.

John Sample
President
Verandah Community Association



September 3, 2024

Cleo Adams
Wrathell, Hunt and Associates. LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

James Harvey
Verandah Development LLC
105 NE 1st St. 9990 Coconut Rd
Delray Beach, FL 33444

Re: Property Management Responsibility

Dear Mrs. Adams and Mr. Harvey

In its review of official records, the Verandah Community Association ("VCA") located the attached Amended and Restated Grant of Easement that obligates Verandah Development, LLC to maintain bridges, boardwalks, paths and other property situated in Exhibit D of the Easement and Maintenance Agreement; a copy of the agreement is enclosed.

In the past, VCA has paid to maintain property in Exhibit D and routinely funded reserves in that regard. It will cease doing so on September 30, 2024. Please contact the undersigned if we can assist as you assume the maintenance obligations.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Ian Shaffer", is written over a horizontal line.

Ian Shaffer, MD
President, Verandah Community Association

Prepared by and return to:

David L. Cook, Esq.
WINDELS MARX LANE & MITTENDORF LLP
9990 Coconut Road, 101
Bonita Springs, FL 34135

Property Appraiser's Strap No.:

INSTR # 6006411

Official Records BK 04090 PG 1564

RECORDED 10/13/2003 10:39:17 AM

CHARLIE GREEN, CLERK OF COURT

LEE COUNTY

RECORDING FEE 244.50

DEED DOC 0.70

DEPUTY CLERK L Parent

AMENDED AND RESTATED GRANT OF EASEMENT

54
This Amended and Restated Grant of Easement is given this 7th day of October, 2003, from VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the State of Florida, hereinafter referred to as the "Grantor", to VERANDAH DEVELOPMENT LLC, its successors and assigns, hereinafter referred to as the "Grantee". This Easement is intended to Amend and Restate, and therefore replace, that certain Grant of Easement from Grantor to Grantee recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida. The Grantor hereby grants, sells, transfers, conveys and delivers to Grantee the following easements;

BOARDWALK AND OBSERVATION PLATFORM EASEMENTS

An easement over and across the property described in attached Composite Exhibit "A" and Exhibit "B", for purposes of construction, maintenance and use boardwalks and observation platforms. Provided, however, (a) the boardwalks and observation platforms shall be constructed in strict compliance with all applicable terms of Permit No. 36-04314-P dated October 18, 2002, (the "SFWMD Permit"), issued by the South Florida Water Management District, the Staff Report dated September 26, 2002, (the "SFWMD Staff Report"), issued prior to the SFWMD Permit, and the Army Corps of Engineers Permit No. 20000157(IP-DY) (the "COE Permit"), including (i) special condition 16 of the SFWMD Permit, (ii) paragraphs 3.a. and 3.b (i)-(v) of the SFWMD Staff Report, (iii) the second full paragraph of page 13 of the SFWMD Staff Report, (iv) the last paragraph of page 19 of the SFWMD Staff Report, extending over to page 20, and (v) Attachment H: Special Conditions of the COE Permit, and (b) the boardwalks and observation platforms shall be constructed in the general locations and the dimensions depicted in Attachment B, pages 1-11, 18-19, and 27 of the COE Permit. Those pages of the Permit, SFWMD Staff Report and COE Permit referenced herein are attached hereto as Composite Exhibit "C".

As to the easement descriptions in Composite Exhibit "A" herein, this Grant of Easement is intended to Grant easements which are appurtenant to and for the benefit of the adjacent platted lots described at the top of each separate legal description (the "Benefited Lots"). As to the easement description in Exhibit "B" herein, this Grant of Easement is intended to Grant an easement which is appurtenant to and for the benefit of the un-platted parcel of property which is adjacent to the property described in Exhibit "B" (the "Benefited Property"). The Benefited Property is not described in any exhibit, and such Benefited Property may later be platted by Grantee into lots. The easements granted herein may not be conveyed or assigned separately from the Benefited Lots or the Benefited Property, provided, however, as to Benefited Lots, Grantee may convey or assign separate easements to each Lot owner over those portions of the property described in each separate legal description in Composite Exhibit "A" which is located adjacent to each Lot, and as to the Benefited Property, when it is subsequently platted into lots, Grantee may convey or assign separate easements to each Lot owner over those portions of the property described in Exhibit "B" which are located adjacent to each Lot.

GOLF CART AND BIKE PATH EASEMENTS

An easement over and across the property described in attached Exhibit "D", for purposes of construction, maintenance and use of a golf cart crossing and bike path.

The Grantor, however, reserves the right and privilege to use the above-described lands for any and all other purposes, except as would interfere with the Grantee's use, occupation or enjoyment thereof.

This Grant of Easement shall run with the land and be binding on and inure to the benefit of the parties, their heirs,

successors and assigns.

Executed this 6TH day of October, 2003.

Signed, sealed and delivered

in the presence of:

VERANDAH WEST COMMUNITY DEVELOPMENT
DISTRICT

[Signature]
(Signature) **CAROL D. MOERMAN**
Printed Name: _____

By: [Signature]
Printed Name: William Wier

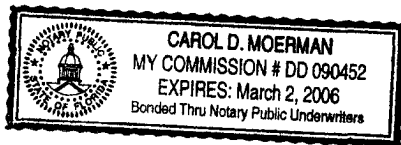
[Signature]
(Signature) **Kim Gratton**
Printed Name: Kim Gratton

Its: Chairperson of the Board of Supervisors
Address:
c/o James P. Ward
210 N. University Drive, Suite 301
Coral Springs, FL 33071

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 6TH day of October, 2003, by William Wier

(Seal)



[Signature]
Notary Public **CAROL D. MOERMAN**
Printed Name: _____
My Commission Expires: 3/2/2006

ACKNOWLEDGMENT AND CONSENT

Verandah Development, LLC, as the Grantee of the Grant of Easement recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida, hereby acknowledges and consents to this Amended and Restated Grant of Easement, and acknowledges that this Amended and Restated Grant of Easement replaces the Grant of Easement recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida.

Signed, sealed and delivered
in the presence of:

VERANDAH DEVELOPMENT LLC

By: Resource Conservation Properties, Inc.
Its: Managing Member

[Signature]
(Signature) **CAROL D. MOERMAN**
Printed Name: _____

By: [Signature]
Printed Name: Katherine C. Green

[Signature]
(Signature) **Kim Gratton**
Printed Name: Kim GRATTON

Its: vice president
Address:
9990 Coconut Road, Suite 200
Bonita Springs, FL 34135

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of October, 2003, by KATHERINE L. GREEN

(Seal)

Carol D. Moerman
Notary Public

Printed Name: CAROL D. MOERMAN

My Commission Expires: 3/2/06

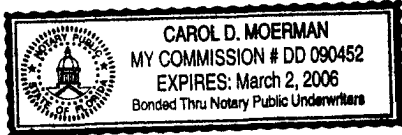


EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 16, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 16, Block F, over and across Tract C-1, Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Beginning at the northwest corner of said Lot 16, Block F, thence run the following courses and distances along the westerly line of said lot: South 04° 33' 06" East for 96.61 feet; thence run South 52° 54' 04" East for 36.20 feet; thence departing said lot line run South 63° 33' 36" West for 34.83 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 52° 18' 55" West for 87.69 feet; thence run North 74° 36' 15" West for 83.75 feet; thence run North 80° 01' 16" West for 22.48 feet; thence departing said Mean High Water Line, run North 72° 05' 57" East for 175.42 feet to the Point of Beginning.

Containing 10,179 square feet or 0.2 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Lot 16, Block F, to bear North 72° 05' 57" East.

20033886/Dock 16 052803

S:\002118\plat2\Verandah\DOCK EASEMENTS1.dwg (SHEET4) lws May 29, 2003 - 10:58am



0 50 100 200
SCALE IN FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 04°33'06" E	96.61
L2	S 52°54'04" E	36.20
L3	S 63°33'36" W	34.83
L4	N 52°18'55" W	87.69
L5	N 74°36'15" W	83.75
L6	N 80°01'16" W	22.48
L7	N 72°05'57" E	175.42

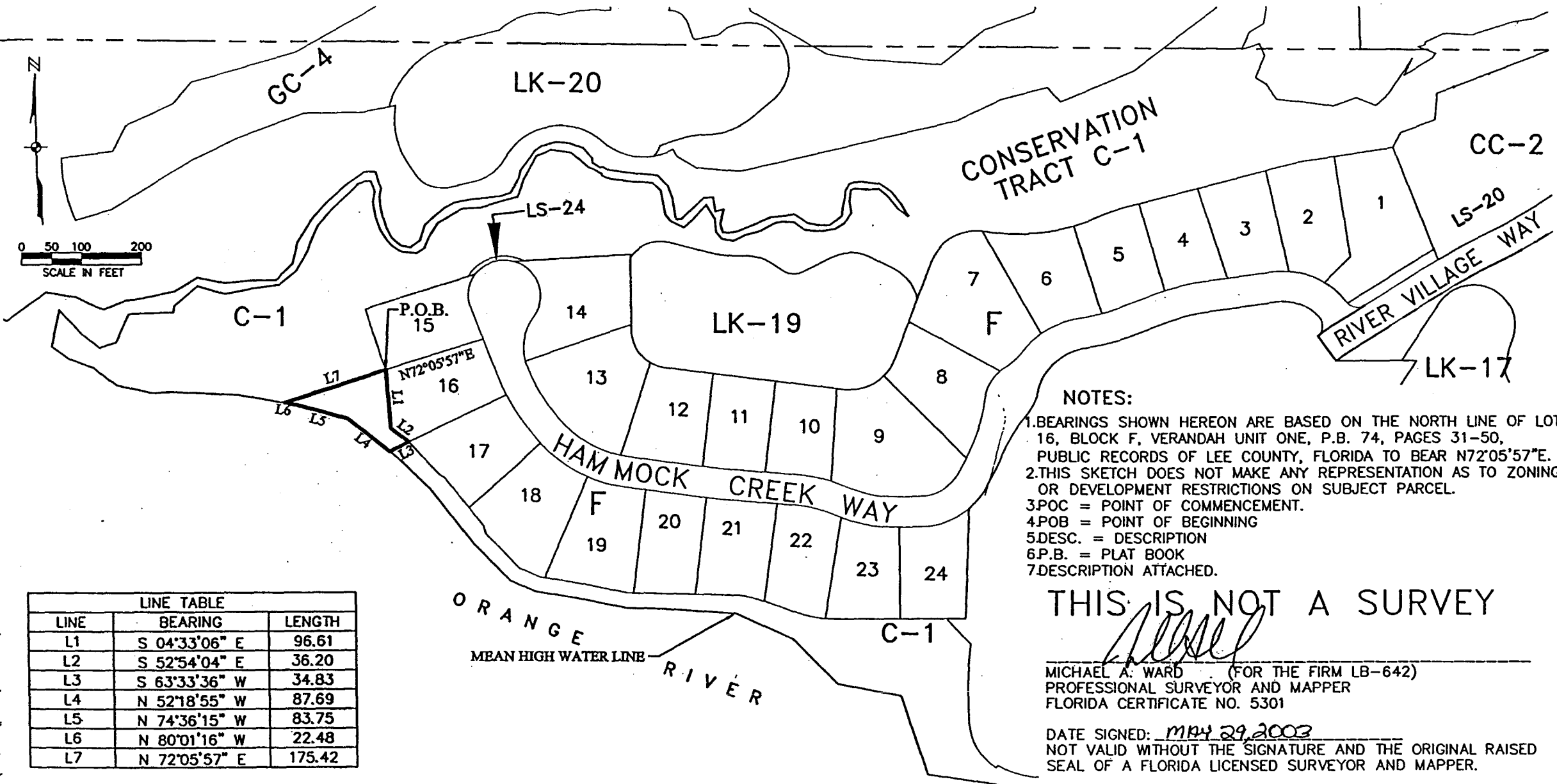
EASEMENT FOR LOT 16, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2



NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 16, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N72°05'57"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. P.B. = PLAT BOOK
7. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT
Official Records BK 04090 PG 1568

EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 17, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 17, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

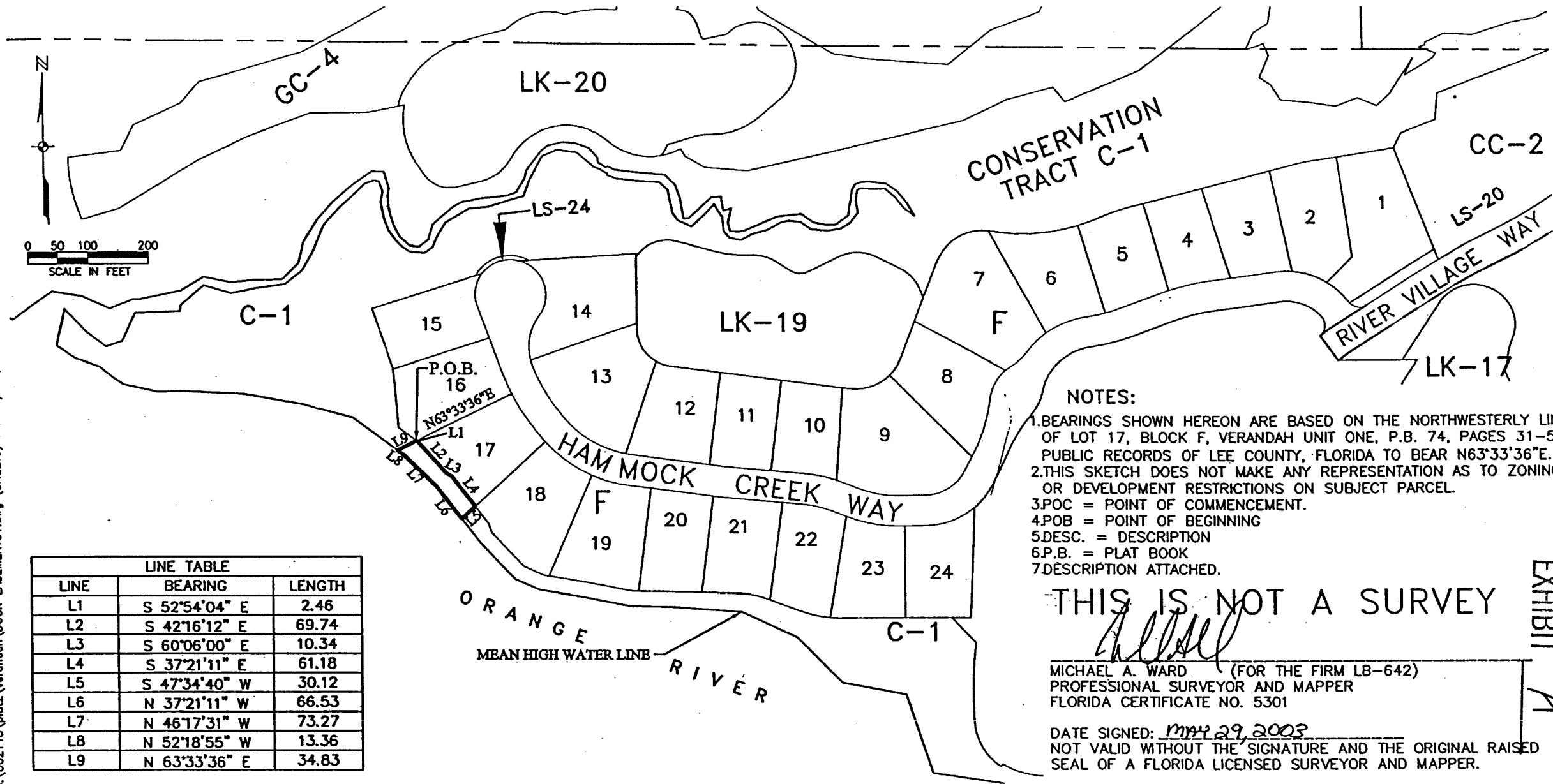
Beginning at the northwest corner of said Lot 17, Block F, thence run the following courses and distances along the westerly line of said lot: South 52° 54' 04" East for 2.46 feet; thence run South 42° 16' 12" East for 69.74 feet; thence run South 60° 06' 00" East for 10.34 feet; thence run South 37° 21' 11" East for 61.18 feet; thence departing said lot line run South 47° 34' 40" West for 30.12 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 37° 21' 11" West for 66.53 feet; thence run North 46° 17' 31" West for 73.27 feet; thence run North 52° 18' 55" West for 13.36 feet; thence departing said Mean High Water Line, run North 63° 33' 36" East for 34.83 feet to the Point of Beginning.

Containing 4,384 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the northerly line of Lot 17, Block F, to bear North 63° 33' 36" East.

20033886/Dock 17 052803

S:\002118\plat2\verandah\DOCK EASEMENTS1.dwg (SHEET1) lws May 29, 2003 - 10:59am



EASEMENT FOR LOT 17, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

Official Records BK 04090 PG 1570

EXHIBIT A

May 28, 2003

DESCRIPTION**EASEMENT FOR LOT 18, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 18, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

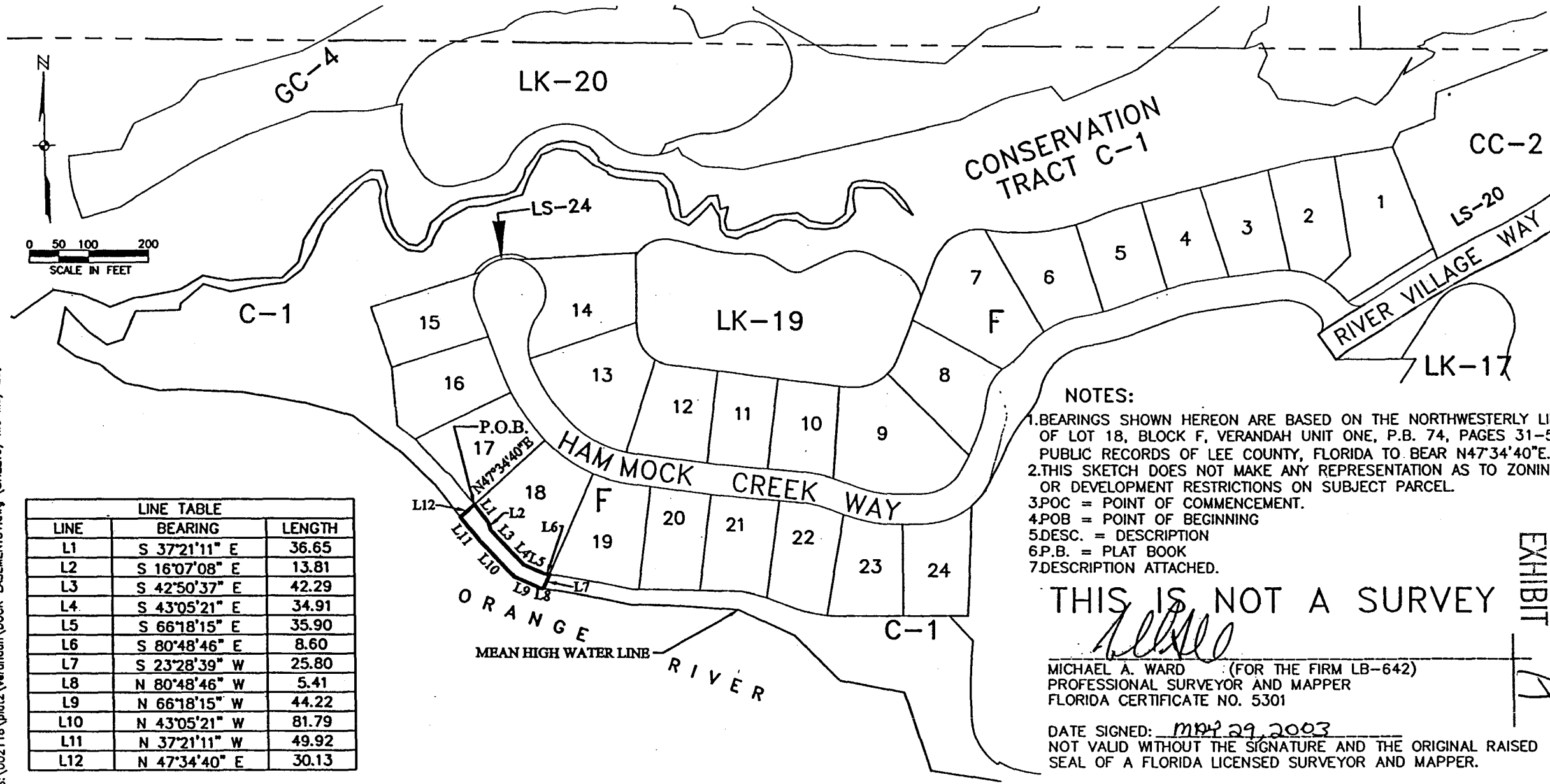
Beginning at the most westerly corner of said Lot 18, Block F, thence run along the southwesterly line of said lot the following courses and distances: South 37° 21' 11" East for 36.65 feet; thence run South 16° 07' 08" East for 13.81 feet; thence run South 42° 50' 37" East for 42.29 feet; thence run South 43° 05' 21" East for 34.91 feet; thence run South 66° 18' 15" East for 35.90 feet; thence run South 80° 48' 46" East for 8.60 feet; thence departing said lot line run South 23° 28' 39" West for 25.80 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 80° 48' 46" West for 5.41 feet; thence run North 66° 18' 15" West for 44.22 feet; thence run North 43° 05' 21" West for 81.79 feet; thence run North 37° 21' 11" West for 49.92 feet; thence departing said Mean High Water Line run North 47° 34' 40" East for 30.12 feet to the Point of Beginning.

Containing 4,620 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the northwesterly line of Lot 18, Block F, to bear North 47° 34' 40" East.

20033886/Dock 18 052803

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 37°21'11" E	36.65
L2	S 16°07'08" E	13.81
L3	S 42°50'37" E	42.29
L4	S 43°05'21" E	34.91
L5	S 66°18'15" E	35.90
L6	S 80°48'46" E	8.60
L7	S 23°28'39" W	25.80
L8	N 80°48'46" W	5.41
L9	N 66°18'15" W	44.22
L10	N 43°05'21" W	81.79
L11	N 37°21'11" W	49.92
L12	N 47°34'40" E	30.13

- NOTES:
- 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF LOT 18, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N47°34'40"E.
 - 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 - 3. POC = POINT OF COMMENCEMENT.
 - 4. POB = POINT OF BEGINNING
 - 5. DESC. = DESCRIPTION
 - 6. P.B. = PLAT BOOK
 - 7. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT A

EASEMENT FOR LOT 18, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT A

May 28, 2003

DESCRIPTION**EASEMENT FOR LOT 19, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 19, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 19, Block F, thence run the following courses and distances along the southerly line of said lot: South 80° 48' 46" East for 64.38 feet; thence run South 78° 30' 23" East for 72.86 feet; thence run South 89° 16' 51" East for 9.34 feet; thence departing said lot line run South 07° 07' 22" West for 25.21 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 88° 49' 57" West for 8.99 feet; thence run North 78° 30' 23" West for 74.62 feet; thence run North 80° 48' 46" West for 70.25 feet; thence departing said Mean High Water Line, run North 23° 28' 39" East for 25.80 feet to the Point of Beginning.

Containing 3,756 square feet or 0.09 acres, more or less.

Bearings hereinabove mentioned are based on the westerly line of Lot 19, Block F, to bear North 23° 28' 39" East.

20033886/Dock 19 052803

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0 50 100 200
SCALE IN FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 80°48'46" E	64.38
L2	S 78°30'23" E	72.86
L3	S 89°16'51" E	9.34
L4	S 07°07'22" W	25.21
L5	N 88°49'57" W	8.99
L6	N 78°30'23" W	74.62
L7	N 80°48'46" W	70.25
L8	N 23°28'39" E	25.80

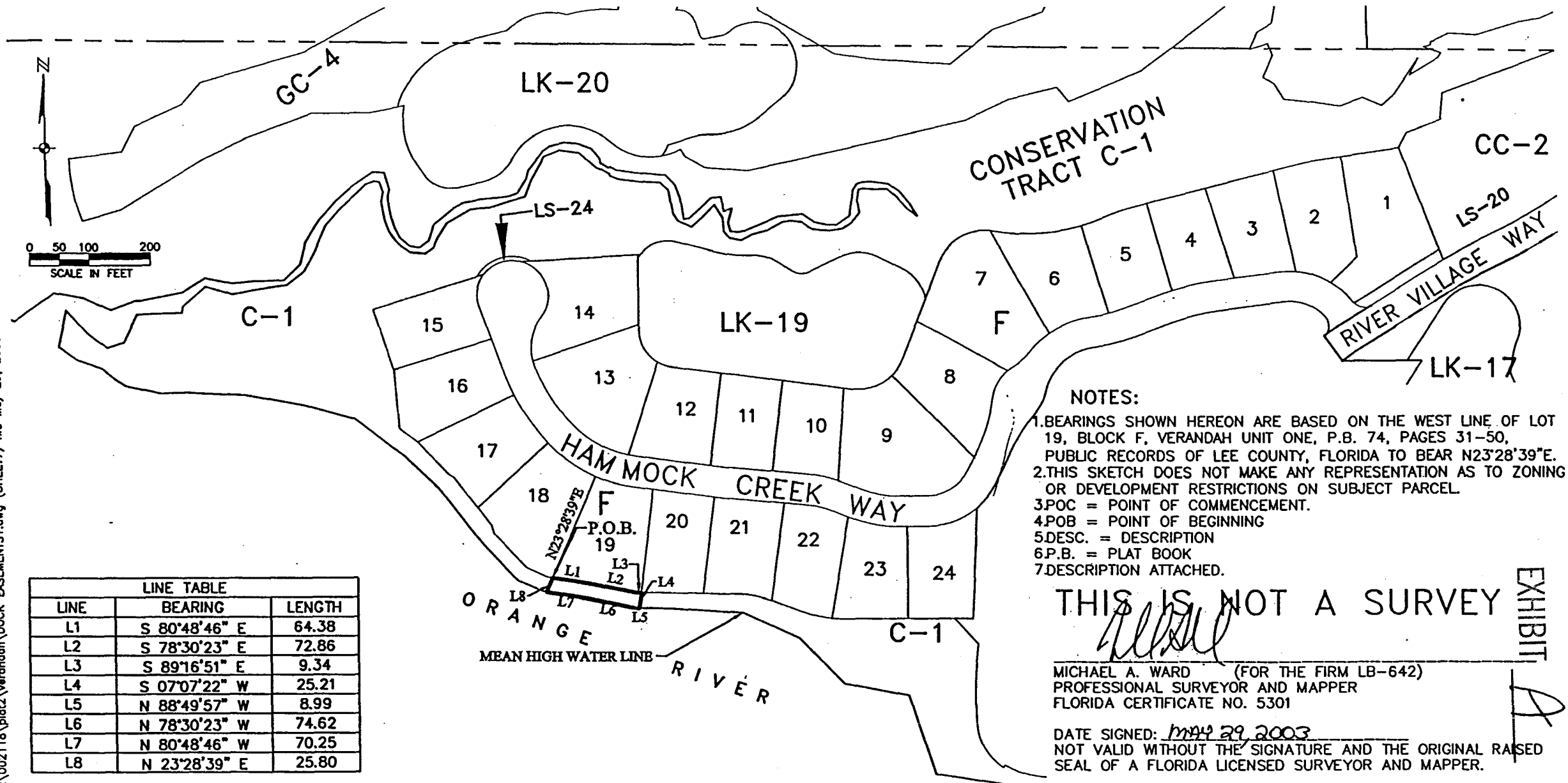
EASEMENT FOR LOT 19, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2



EXHIBIT

A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 20, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 – 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 20, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

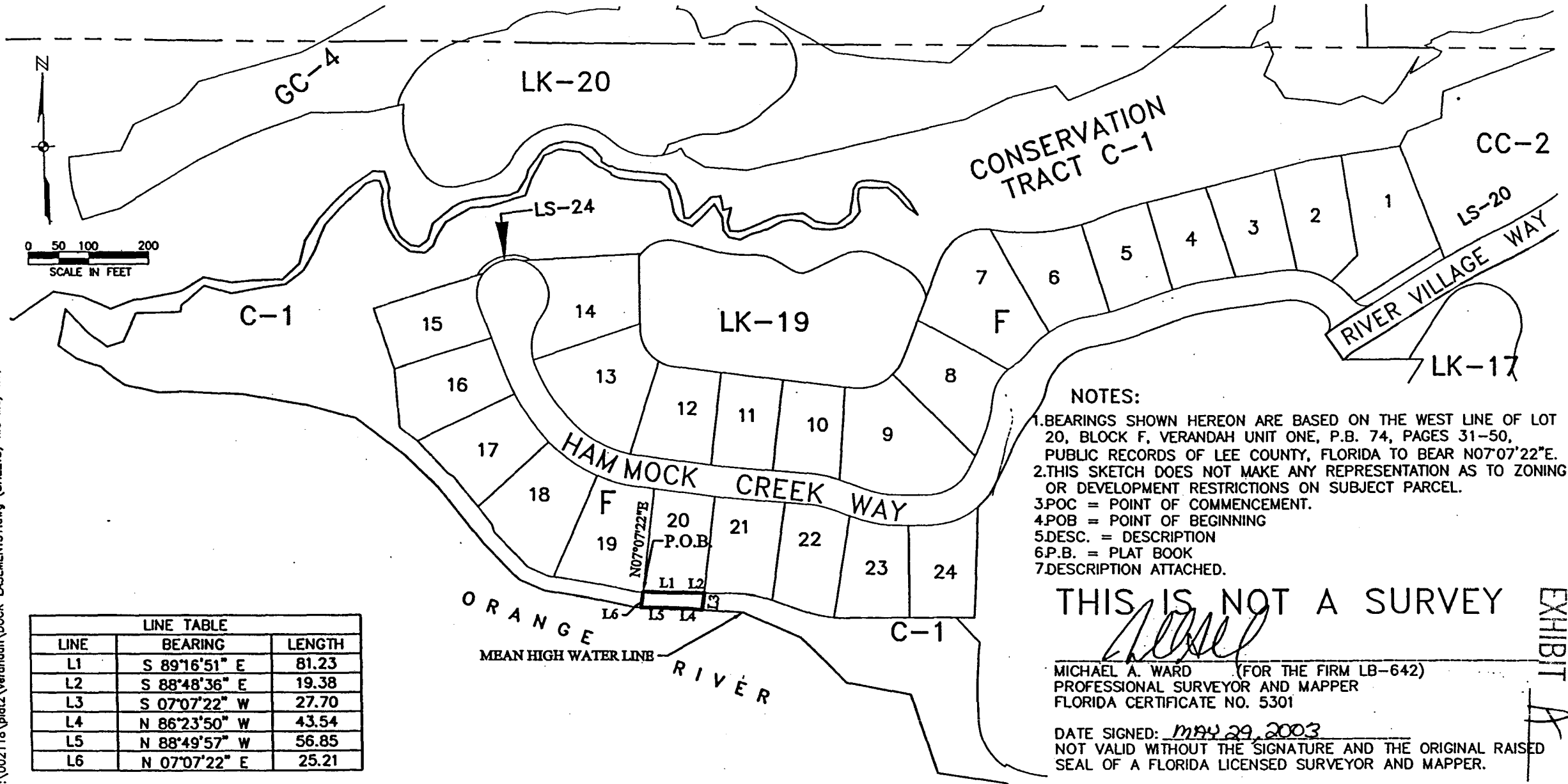
Beginning at the southwest corner of said Lot 20, Block F, thence run the following courses and distances along the south line of said lot: South 89° 16' 51" East for 81.23 feet; thence run South 88° 48' 36" East for 19.38 feet; thence departing said lot line run South 07° 07' 22" West for 27.70 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 86° 23' 50" West for 43.54 feet; thence run North 88° 49' 57" West for 56.85 feet; thence departing said Mean High Water Line, run North 07° 07' 22" East for 25.21 feet to the Point of Beginning.

Containing 2,599 square feet or 0.06 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 20, Block F, to bear North 07° 07' 22" East.

20033886/Dock 20 052803

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°16'51" E	81.23
L2	S 88°48'36" E	19.38
L3	S 07°07'22" W	27.70
L4	N 86°23'50" W	43.54
L5	N 88°49'57" W	56.85
L6	N 07°07'22" E	25.21

EASEMENT FOR LOT 20, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 21, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 21, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

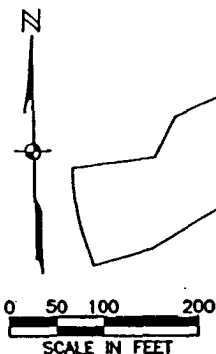
Beginning at the southwest corner of said Lot 21, Block F, thence run the following courses and distances along the south line of said lot: South 88° 48' 36" East for 67.97 feet to a point on a non-tangent curve; thence run easterly along an arc of said curve to the right of radius 200.00 feet (delta 12° 30' 29") (chord bearing South 76° 37' 24" East) (chord 43.57 feet) for 43.66 feet; thence departing said lot line run South 07° 52' 00" West for 39.47 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 65° 16' 53" West for 45.11 feet; thence run North 86° 23' 50" West for 67.54 feet; thence departing said Mean High Water Line, run North 07° 07' 22" East for 27.70 feet to the Point of Beginning.

Containing 3,516 square feet or 0.08 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 21, Block F, to bear North 07° 07' 22" East.

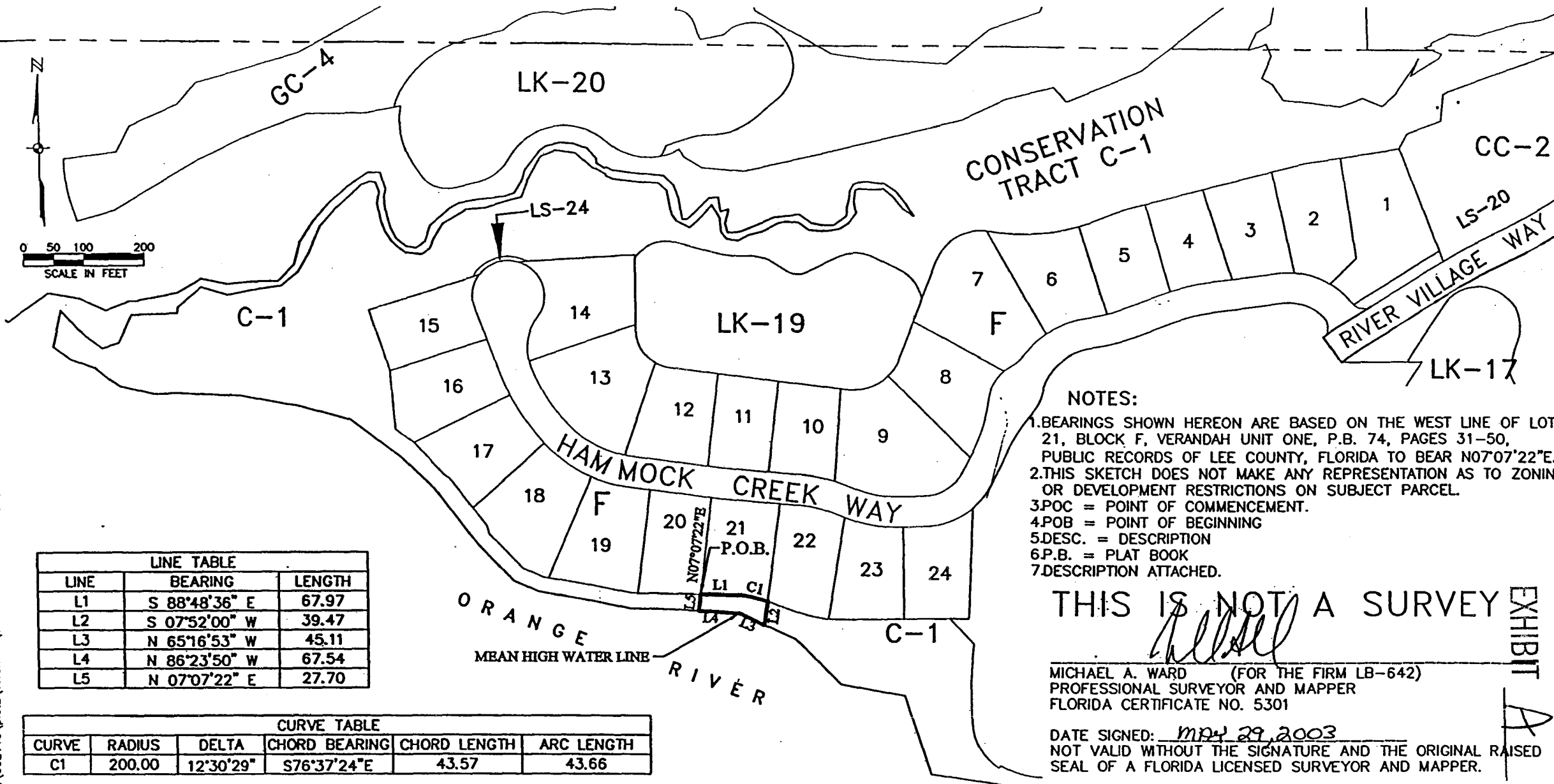
20033886/Dock 21 052803

S:\002118\pld12\verandah\DOCK EASEMENTS1.dwg (SHEETS) lws May 29, 2003 - 10:59am



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 88°48'36" E	67.97
L2	S 07°52'00" W	39.47
L3	N 65°16'53" W	45.11
L4	N 86°23'50" W	67.54
L5	N 07°07'22" E	27.70

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00	12°30'29"	S76°37'24"E	43.57	43.66



NOTES:

- 1.BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 21, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N07°07'22"E.
- 2.THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
- 3.POC = POINT OF COMMENCEMENT.
- 4.POB = POINT OF BEGINNING
- 5.DESC. = DESCRIPTION
- 6.P.B. = PLAT BOOK
- 7.DESCRPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: May 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EASEMENT FOR LOT 21, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2



EXHIBIT

A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 22, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 22, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

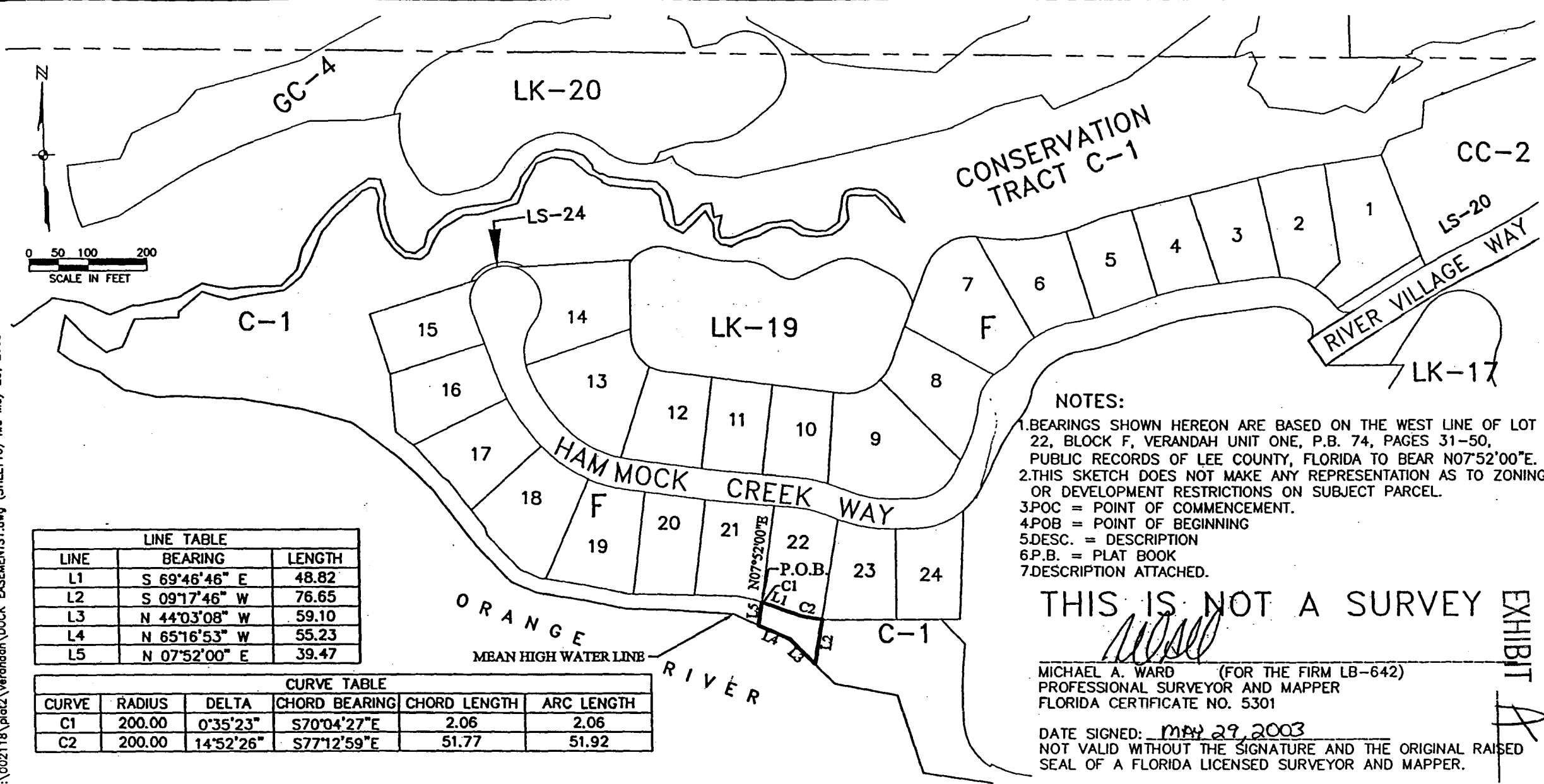
Beginning at the southwest corner of said Lot 22, Block F, thence run the following courses and distances along the south line of said lot: easterly along an arc of a curve to the right of radius 200.00 feet (delta 00° 35' 23") (chord bearing South 70° 04' 27" East) (chord 2.06 feet) for 2.06 feet; thence run South 69° 46' 46" East for 48.82 feet to a point of curvature; thence run easterly along an arc of said curve to the left of radius 200.00 feet (delta 14° 52' 26") (chord bearing South 77° 12' 59" East) (chord 51.77 feet) for 51.92 feet; thence departing said lot line run South 09° 17' 46" West for 76.65 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 44° 03' 08" West for 59.10 feet; thence run North 65° 16' 53" West for 55.23 feet; thence departing said Mean High Water Line, run North 07° 52' 00" East for 39.47 feet to the Point of Beginning.

Containing 5,038 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 22, Block F, to bear North 07° 52' 00" East.

20033886/Dock 22 052803

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 69°46'46" E	48.82
L2	S 09°17'46" W	76.65
L3	N 44°03'08" W	59.10
L4	N 65°16'53" W	55.23
L5	N 07°52'00" E	39.47

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00	0°35'23"	S70°04'27"E	2.06	2.06
C2	200.00	14°52'26"	S77°12'59"E	51.77	51.92

- NOTES:
- 1.BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 22, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N07°52'00"E.
 - 2.THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 - 3.POC = POINT OF COMMENCEMENT.
 - 4.POB = POINT OF BEGINNING
 - 5.DISC. = DESCRIPTION
 - 6.P.B. = PLAT BOOK
 - 7.DESCRPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT A

EASEMENT FOR LOT 22, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 23, BLOCK F,
BEING PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

An easement for Lot 23, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

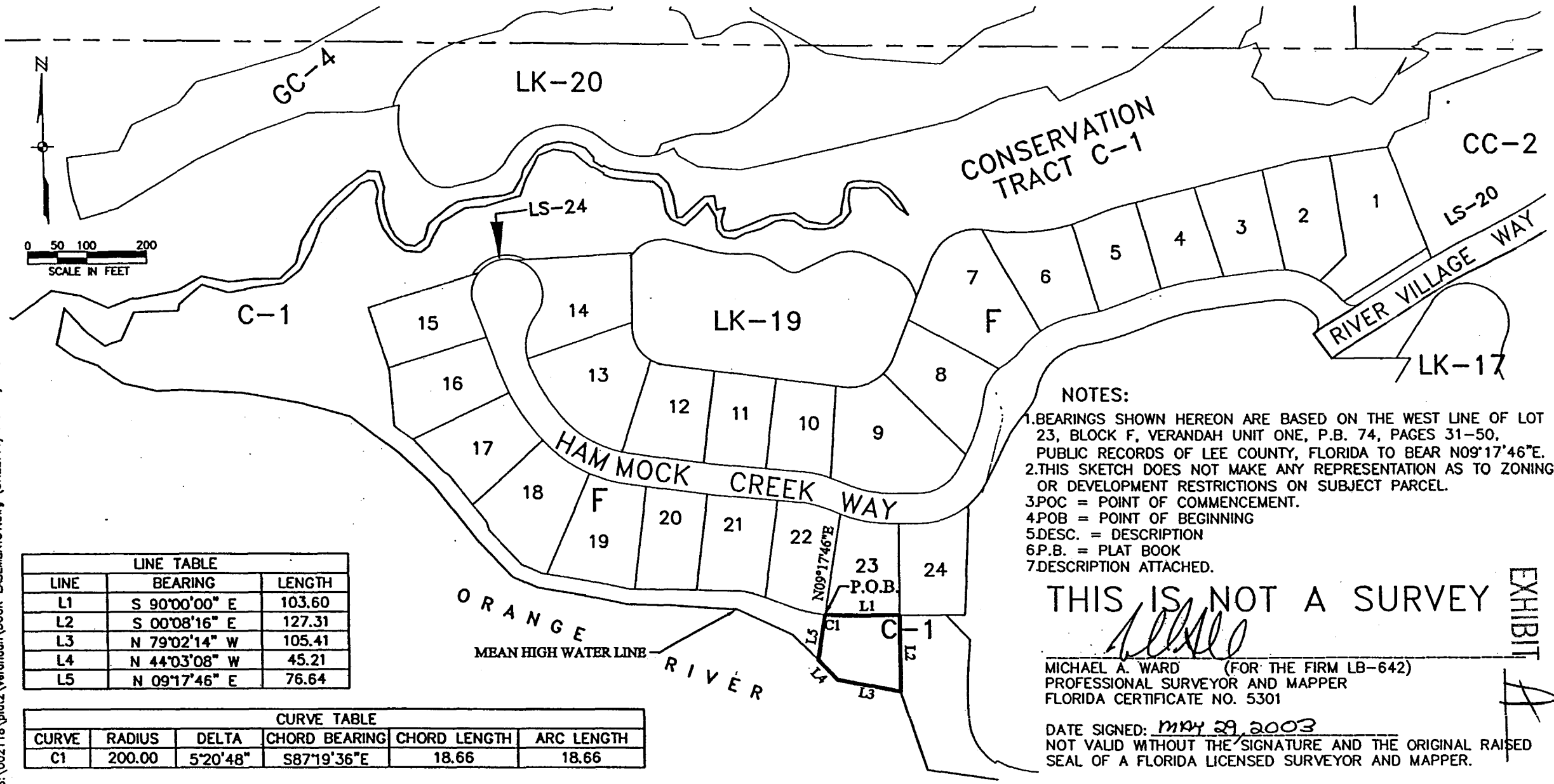
Beginning at the southwest corner of said Lot 23, Block F, thence run the following courses and distances along the south line of said lot: easterly along an arc of a curve to the left of radius 200.00 feet (delta 05° 20' 48") (chord bearing South 87° 19' 36" East) (chord 18.66 feet) for 18.66 feet; thence run east for 103.60 feet; thence departing said lot line run South 00° 08' 16" East for 127.31 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 79° 02' 14" West for 105.41 feet; thence run North 44° 03' 08" West for 45.21 feet; thence departing said Mean High Water Line, run North 09° 17' 46" East for 76.64 feet to the Point of Beginning.

Containing 14,527 square feet or 0.3 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 23, Block F, to bear North 09° 17' 46" East.

20033886/Dock 23 052803

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 90°00'00" E	103.60
L2	S 00°08'16" E	127.31
L3	N 79°02'14" W	105.41
L4	N 44°03'08" W	45.21
L5	N 09°17'46" E	76.64

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00	5°20'48"	S87°19'36"E	18.66	18.66

NOTES:
1.BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 23, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N09°17'46"E.
2.THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3.POC = POINT OF COMMENCEMENT.
4.POB = POINT OF BEGINNING
5.DESC. = DESCRIPTION
6.P.B. = PLAT BOOK
7.DESCRPTION ATTACHED.

THIS IS NOT A SURVEY
[Signature]
MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301
DATE SIGNED: MAY 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT
[Signature]

EASEMENT FOR LOT 23, BLOCK F

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

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

May 28, 2003

EXHIBIT BDESCRIPTION

**A BLANKET EASEMENT LYING IN
PART OF TRACT C-1
VERANDAH UNIT ONE
PLAT BOOK 74, PAGES 31 - 50
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

A blanket easement over and across part of Tract "C-1", Verandah Unit One, Plat Book 74 at Pages 31 through 50, Public Records of Lee County, Florida and lying in Section 36, Township 43 South, Range 25 East, and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter (SW ¼) of Section 31, Township 43 South, Range 26 East, Lee County, Florida thence run South 89° 32' 42" East along the north line of said Southwest Quarter for 196.25 feet to the Point of Beginning.

From said Point of Beginning thence run south for 137.10 feet; thence run South 59° 12' 38" West for 227.38 feet to an intersection with the Mean High Water Line of Orange River; thence run along said Mean High Water Line the following courses and distances; thence run North 23° 46' 42" West for 178.60 feet; thence run North 48° 04' 37" West for 51.68 feet; thence run North 55° 51' 39" West for 109.33 feet; thence run North 83° 18' 40" West for 100.20 feet; thence run North 86° 07' 27" West for 121.31 feet; thence run North 30° 37' 36" West for 114.37 feet; thence run North 69° 28' 19" West for 101.49 feet; thence run North 49° 27' 28" West for 48.79 feet; thence run North 67° 01' 19" West for 39.09 feet; thence run North 87° 58' 08" West for 100.02 feet; thence run South 82° 51' 42" West for 101.02 feet; thence run North 71° 27' 29" West for 52.15 feet; thence run North 85° 42' 38" West for 64.74 feet; thence run North 73° 39' 57" West for 53.59 feet; thence run North 62° 54' 06" West for 50.05 feet; thence run North 56° 56' 34" West for 69.88 feet; thence run North 68° 15' 54" West for 47.88 feet; thence run North 67° 42' 10" West for 42.23 feet; thence run North 81° 39' 25" West for 60.10 feet; thence run South 76° 46' 24" West for 57.11 feet; thence run South 56° 31' 23" West for 14.95 feet to an intersection with the west line of Southeast Quarter (SE-1/4) of Northeast Quarter (NE-1/4) of said Section 36; thence departing said Mean High Water Line run North 00° 46' 17" West along said west line for 94.38 feet; thence departing said west line run North 89° 13' 43" East for 50.00 feet; thence run South 00° 46' 17" East for 1.53 feet; thence run South 64° 40' 17" East for 283.01 feet to a point of curvature; thence run easterly along an arc of said curve to the left of radius 540.00 feet (delta 30° 02' 37") (chord bearing South 79° 41' 36" East) (chord 279.92 feet) for

EXHIBIT

B

283.16 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the right of radius 375.00 feet (delta $30^{\circ} 34' 31''$) (chord bearing South $79^{\circ} 25' 39''$ East) (chord 197.75 feet) for 200.12 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the left of radius 540.00 feet (delta $34^{\circ} 24' 31''$) (chord bearing South $81^{\circ} 20' 38''$ East) (chord 319.44 feet) for 324.29 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the right of radius 280.00 feet (delta $33^{\circ} 51' 51''$) (chord bearing South $81^{\circ} 36' 58''$ East) (chord 163.09 feet) for 165.49 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the left of radius 490.00 feet (delta $32^{\circ} 35' 04''$) (chord bearing South $80^{\circ} 58' 35''$ East) (chord 274.93 feet) for 278.67 feet; thence run south for 87.34 feet to the Point of Beginning.

Containing 172,351 square feet or 4.0 acres, more or less.

Bearings hereinabove mentioned are based on the north line of the Southwest Quarter (SW $\frac{1}{4}$) of Section 31, Township 43 South, Range 26 East, to bear South $89^{\circ} 32' 42''$ East.

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SCALE IN FEET

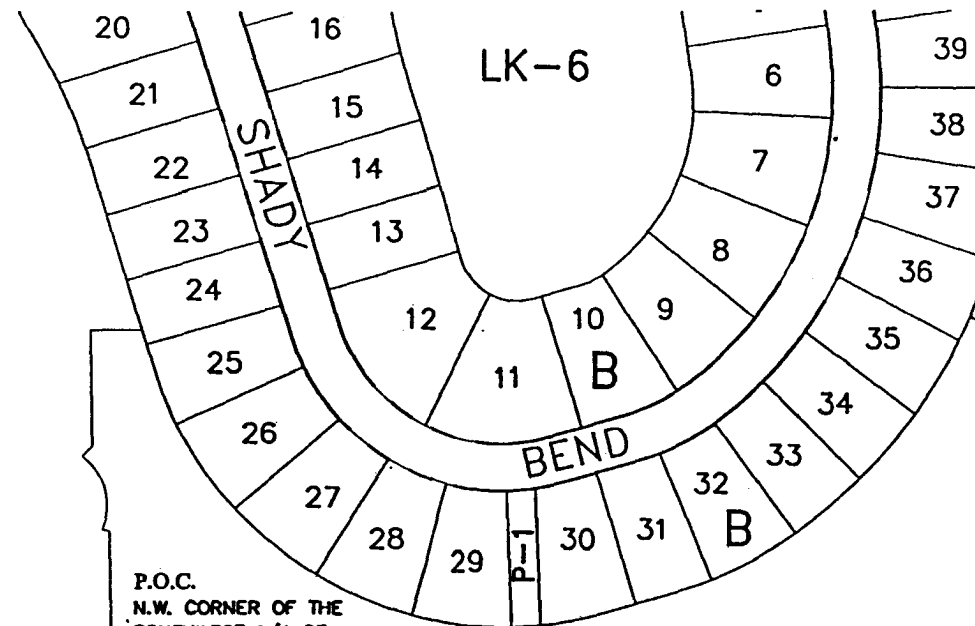
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 31, TWP. 43 S, RGE. 26 E TO BEAR S 89°32'42"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	540.00	30°02'37"	S79°41'36"E	279.92	283.16
C2	375.00	30°34'31"	S79°23'39"E	197.75	200.12
C3	540.00	34°24'31"	S81°20'38"E	319.44	324.29
C4	280.00	33°51'51"	S81°36'58"E	163.09	165.49
C5	490.00	32°35'04"	S80°58'35"E	274.93	278.67

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 00°00'00" W	137.10	L15	N 85°42'38" W	64.74
L2	S 59°12'38" W	227.38	L16	N 73°39'57" W	53.59
L3	N 23°46'42" W	178.60	L17	N 62°54'06" W	50.05
L4	N 48°04'37" W	51.68	L18	N 56°56'34" W	69.88
L5	N 55°51'39" W	109.33	L19	N 68°15'54" W	47.88
L6	N 83°18'40" W	100.20	L20	N 67°42'10" W	42.23
L7	N 86°07'27" W	121.31	L21	N 81°39'25" W	60.10
L8	N 30°37'36" W	114.37	L22	S 76°46'24" W	57.11
L9	N 69°28'19" W	101.49	L23	S 56°31'23" W	14.95
L10	N 49°27'28" W	48.79	L24	N 00°46'17" W	94.38
L11	N 67°01'19" W	39.09	L25	N 89°13'43" E	50.00
L12	N 87°58'08" W	100.02	L26	S 00°45'17" E	1.53
L13	S 82°51'42" W	101.02	L27	S 64°40'17" E	283.01
L14	N 71°27'29" W	52.15	L28	S 00°00'00" E	87.34

SECTION 36
RANGE 25 EAST
RANGE 26 EAST
SECTION 31



P.O.C.
N.W. CORNER OF THE
SOUTHWEST 1/4 OF
SECTION 31,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

CONSERVATION TRACT C-1
QUARTER SECTION LINE

P.O.B.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT

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

SKETCH AND DESCRIPTION
BLANKET EASEMENT

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT

C

PERMIT NO: 36-04314-P

PAGE 10 OF 16

fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Fencing shall remain in place until all adjacent construction activities are complete.

16. The observation pier and walkway pilings shall be constructed of plastic, concrete or greenheart, non-CCA treated wood or wood wrapped in 30 to 60 mil pvc.
17. Any docking facility proposed in the future shall require approval by the District through a modification to the existing Environmental Resource Permit. The permittee is hereby notified that due to very shallow water depths at the site, and based on current District environmental permitting criteria, any proposed docking facility may only be permitted in limited scope or may not be permissible. The permittee is also advised to notify potential unit owners that purchase of a unit does not imply that any onsite docking facilities will be available in the future.
18. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
19. No later than January 10, 2003, the permittee shall provide to the District the fully executed and recorded Conservation Easement documents depicted in Exhibits 34, 54A-54F and 56A-56G, to this staff report.
20. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
21. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
22. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
23. Minimum building floor elevation:

BASIN: A/CM -	8.30 feet NGVD.
BASIN: B -	8.00 feet NGVD.
BASIN: F -	9.00 feet NGVD.
BASIN: F1 -	9.00 feet NGVD.
BASIN: G -	9.60 feet NGVD.
BASIN: H -	9.50 feet NGVD.
BASIN: M Conceptual -	10.00 feet NGVD.
BASIN: O Conceptual -	10.00 feet NGVD.
BASIN: P Conceptual -	10.00 feet NGVD.
BASIN: Q Conceptual -	10.00 feet NGVD.
BASIN: R Conceptual -	11.40 feet NGVD.
BASIN: S Conceptual -	11.00 feet NGVD.
BASIN: T Conceptual -	10.10 feet NGVD.
BASIN: U Conceptual -	13.00 feet NGVD.
BASIN: W Conceptual -	12.20 feet NGVD.
BASIN: X Conceptual -	12.10 feet NGVD.
BASIN: Y Conceptual -	12.10 feet NGVD.
BASIN: Z Conceptual -	13.40 feet NGVD.
BASIN: AA Conceptual -	12.50 feet NGVD.
BASIN: BB Conceptual -	12.60 feet NGVD.
24. Minimum road crown elevation:

Basin: A/CM -	6.30 feet NGVD.
Basin: B -	5.60 feet NGVD.

Third Party Beneficiary Form - June 1998

EXHIBIT C

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. **Passive Recreational Facilities.** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this conservation easement may be permitted upon written approval by the District.

a. The Grantor may conduct limited land clearing for the purpose of constructing such previous facilities as docks, boardwalks, or mulched walking trails. Grantor shall submit plans for the construction of the proposed facilities to the District for review and written approval prior to construction.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

APPLICATION NUMBER

001027-4

ADDITIONAL/REVISED SUBMITTAL

JUN 06 2002

SCANNER'S MEMO
Best Image Available

Third Party Beneficiary form - June 1988

EXHIBITC

iv. This conservation easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.

v. The construction and use of single-family docks and any community docks will only be permitted in or on the Property if the Verandah Development, LLC, or its successors and assigns, receives modifications to the South Florida Water Management District Environmental Resource Permit and the Army Corps of Engineers Permit authorizing the construction and use of such docks.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Neither Grantee nor the District shall be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. The District shall have third party enforcement rights of the terms, provisions and restrictions of this conservation easement. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, or the District, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws. No assignment or conveyance of the conservation easement shall be made unless prior written approval is given by the District, to the Grantee.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

SCANNER'S MEMO
Best Image Available

EXHIBIT

C

which includes 12.63 acres of wetland impact. During the review of this project, the site plan was modified to reduce wetland impacts and maintain existing connections between wetlands. As a result, the Phase 1 impacts are located on the western half of the project site. The largest extent of wetland impacts occurs to wetland 2 which includes 8.27 acres of impacts associated with the residential and commercial development however the majority of these wetland impacts will occur in wetlands which contain greater than 75% coverage of exotic vegetation. The remainder of Phase 1 impacts will occur to the fringe of larger wetlands and within a few small, isolated wetlands including 0.62 acres of impacts to isolated wetlands less than one half acres in size.

The project also includes 7.02 acres of conceptual wetland impacts located within Phase 2 of the development. This phase of the development includes 0.26 acres of impacts associated with a golf hole which protrudes into the wetland preserve. Although this impact is small, it was reviewed in great detail. The applicant has shortened the length of this hole as much as possible so a connection between the preserved wetlands will remain. The wetland impacts that remain in this location are within a disturbed, hydric agricultural area. The location of both the Phase 1 and Phase 2 wetland impacts is shown on the wetland impact maps attached as Exhibit(s) 42-46.

Additionally, the project includes 29 observation piers and a canoe launch along the Orange River to be constructed in Phase 1. The observation piers will consist of 8" butt diameter piles, CCA treated and wrapped with a deck elevation 5' above mean high water. Handrails will also be incorporated around the perimeter of all observation piers along with signage indicating "Manatee Area". The canoe launch will consist of stacked 1' square railroad ties varying in length from 10' to 12'. The piers represent approximately 0.06 acres of structures over water. The project also includes 0.10 acres of fill along the Orange River at the canoe livery. This fill is located landward of the mean high water line and therefore does not require sovereign submerged lands authorization (See Exhibits 55A-55E Pier Details).

Pursuant to Section 4.2.7 of the Basis of Review, protective measures have been incorporated into the project design to prevent secondary and cumulative impacts to the water resources. Specifically, the site plan incorporates a minimum 15 foot, average 25 foot upland buffer around the majority of preserved wetlands. In locations where the upland buffer is void of native vegetation, such as pasture areas, the buffer will be planted with appropriate upland vegetation such as saw palmetto, coco plum, sand cordgrass and Fakahatchee grass. The golf course adjacent to the preserve areas has been designed so the runoff will be directed into the water management system prior to entering the wetlands. In locations where a minimum 15 foot upland buffer is present, the backslope of the golf course may be directed to the preserve in locations where the preserve is incorporated into the water management system.

In order to minimize secondary impacts to listed species, the applicant has coordinated with the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service. The FWC initially reviewed the project with the anticipated 29 single family docks. However objections to this proposal by Save the Manatee Club and the Districts concerns regarding adverse secondary and cumulative impacts to manatees has resulted in the docks being eliminated from the plan. In addition to the manatee issue, the applicant has coordinated with the wildlife agencies regarding the potential use of the site by large ranging mammals such as the Florida panther and black bear. In order to offset any potential impacts this project may have on such species, 320 acres of land within Hendry County has been purchased and will be enhanced and maintained in order to provide viable panther habitat and wildlife corridors (See Exhibit 53G, Labelle Ranch Location Map).

In addition to the potential secondary impacts to listed species, the applicant has coordinated with the Florida Division of Historical Resources regarding potential archaeological and historical sites identified on the property. A historical survey was performed on the site and two sites were identified which may be eligible for listing on the National Register. Both of these sites are located within the conceptual phase of development however the applicant has provided the Division of Historical Resources with a mitigation plan regarding these sites and they have agreed with the plan. Final details regarding the historical resources will be resolved at the time a construction and operation application is submitted for Phase 2.

Based upon the proposed project design, the District has determined that the project will not cause

SCANNER'S MEMO
Best Image Available

EXHIBIT C**RELATED CONCERNS:****Water Use Permit Status:**

Water Use Application No. 010110-15 for Irrigation and Application No. 010131-9 for dewatering are scheduled for the October 2002 Board with a recommendation for approval.

Potable Water Supplier:

Lee County Utilities

Waste Water System/Supplier:

Lee County Utilities

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

Upon completion of an archaeological and historical survey by the applicant, the District received correspondence from the Florida Department of State, Division of Historical Resources indicating that their agency had no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Community Affairs or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

The District received correspondence from several residents on the south side of the Orange River expressing concerns that the project would increase the flooding on the river. The District requested that the applicant address the concerns as part of the review process and the analysis of the 100 yr. flood elevation on the Orange River. Exhibit 2 shows no change in the pre-development and post-development flood stage line on the south side of the Orange River.

Another letter was received from a resident expressing concern about a bridge crossing over the Orange River. Original plans submitted by the applicant showed a crossing of a tributary of the river which is wholly within the development. This issue was clarified with the resident and due to other site plan changes, the applicant eliminated the crossing.

A letter of objection to the project was received from Mr. Steve Lang a owner of property between the project and Bird Road. Mr. Lang's property contains the portion of the slough where it divides and travels southwest to the Orange River and northwest to the project site. Mr. Lang's original concern was that the applicant proposed to use this portion of the slough to compensate for the reduction of the conveyance in the Orange River, thus restricting his use of his property. The applicant demonstrated that in the proposed condition, the 100 yr. flowway limits across Mr. Lang's property would be reduced, which will allow Mr. Lang to use his property as he intended(see Exhibit 3). Subsequently, Mr. Lang submitted a letter withdrawing his objection.

The District also received objections from Save the Manatee Club. Their concerns centered around the proposed 29 docks and the impacts on manatees in the Orange River. The applicant withdrew the

EXHIBIT

C

proposal to construct the docks and instead proposed observation decks. The decks contain railing on all sides to prevent the mooring of boats. As a result, the Save the Manatee Club has withdrawn its objection to the project as proposed.

All parties expressing concerns about this project have been added to the distribution list.

Enforcement:

There has been no enforcement activity associated with this application.

SCANNER'S MEMO
Best Image Available

EXHIBIT C

200001574(IP-DY)
Verandah

ATTACHMENT H:
SPECIAL CONDITIONS
Standard Manatee Construction Conditions
(5 Pages)

EXHIBIT C

STANDARD MANATEE CONSTRUCTION CONDITIONS

June 2001

The permittee shall comply with the following manatee protection construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water-related activities for the presence of manatee(s).
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972, The Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act.
- c. Siltation barriers shall be made of material in which manatees cannot become entangled, are properly secured, and are regularly monitored to avoid manatee entrapment. Barriers must not block manatee entry to or exist from essential habitat.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- e. If manatee(s) are seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure protection of the manatee. These precautions shall include the operation of all moving equipment no closer than 50 feet of a manatee. Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment. Activities will not resume until the manatee(s) has departed the project area of its own volition.
- f. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-232-2580) for north Florida or Vero Beach (1-561-562-3909) in south Florida.
- g. Temporary signs concerning manatees shall be posted prior to and during all construction/dredging activities. All signs are to be removed by the permittee upon completion of the project. A sign measuring at least 3 ft. by 4 ft. which reads *Caution: Manatee Area* will be posted in a location prominently visible to water related construction crews. A second sign should be posted if vessels are associated with the construction, and should be placed visible to the vessel operator. The second sign should be at least 8 1/2" by 11" which reads *Caution: Manatee Habitat. Idle speed is required if operating a vessel in the construction area. All equipment must be shutdown if a manatee comes within 50 feet of operation. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. The U.S. Fish and Wildlife Service should also be contacted in Jacksonville (1-904-232-2580) for north Florida or in Vero Beach (1-561-562-3909) for south Florida.*

CAUTION

MANATEE HABITAT

IDLE SPEED is required if operating a vessel
in the construction area.

All Equipment must be SHUT DOWN if a manatee
comes within 50 feet of operation.

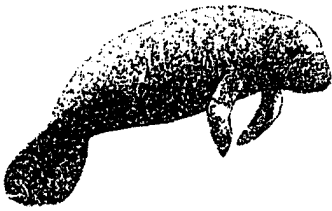
Any collision with and/or injury to a manatee shall be reported
immediately

to the **FWC** at:

1-888-404-FWCC
(1-888-404-3922)

EXHIBIT

2



Permanent Manatee Sign Information

(Revised June 2001)

There are two types of approved permanent manatee signs that may be required by permit or lease: educational signs and awareness signs (see page 2 for detailed descriptions). These educational signs are non-regulatory in nature.

The permit/lease holder should forward a project site plan to the Bureau of Protected Species Management (620 South Meridian Street, OES-BPS, Tallahassee, FL 32399-1600) with the type, number, and location of signs indicated on the site plan. The applicant should also include a location map of the facility in relation to waterways, a county location map, and the permit and/or lease number associated with the project. BPSM will review the sign placement proposed for the project and notify the applicant within 30 days of receiving the plan if the signs and locations are unacceptable. Correspondence may be sent to offer suggestions on the type, number, and location of the signs. If the applicant has not received a response within 30 days, the proposed signs and their locations should be considered approved. Letters indicating approval of a sign site plan are available upon request.

The educational signs must be placed in a prominent location for maximum visibility, such as near walkways, dockmaster offices, restrooms, or foot traffic access points to piers/docks. The awareness signs should be placed facing land on walkways or docks. Permanent manatee signs should not be installed on pilings in the water nor be attached to navigational markers. If a facility has multiple docks with separate walkways, signs should be installed near each walkway or dock. These signs should be oriented so that boaters using the facility will be reminded of the presence of manatees. The signs are not required to be in view of the general boating public. If approved signs and their locations are found to be out of accordance with these guidelines, the permit/lease holder will have to relocate or install additional signs.

The following specifications should only be considered guidelines for typical projects. Project locations near manatee important habitat, or involving other special circumstances may warrant additional signs.

Facility (wet, dry, temporary, or permanent)	Recommended Signs
Residential with less than 10 slips	• Site by site determination required
Boat ramps, charters or cruises, boat rental or restaurant facilities	• Educational Signs • Awareness Signs (may require multiple signs - site by site determination for quantity)
Facilities with greater than 10 slips	• Educational Signs (may require multiple signs - site by site determination for quantity) • Awareness Signs (may require multiple signs - site by site determination for quantity)

EXHIBIT C

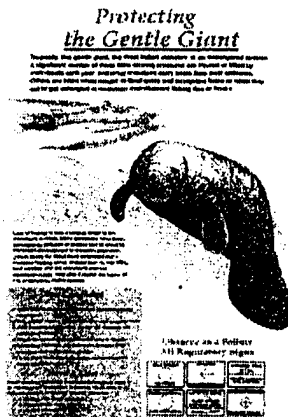
Manatee Awareness Sign

CAUTION

**MANATEE
AREA**

The "Caution: Manatee Area" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. These caution signs are intended to remind boaters using the facility of the presence of manatees while on the water. This sign will meet the manatee awareness display condition required by lease/permit.

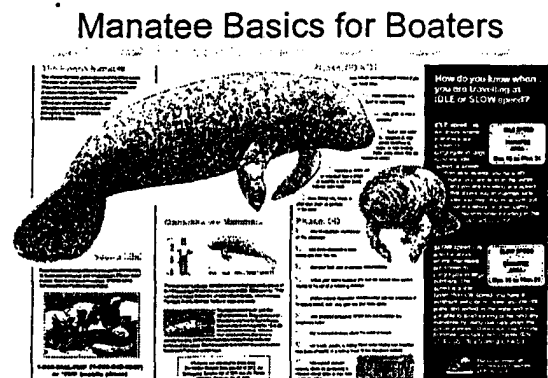
Manatee Educational Signs



These signs are 2' by 3' and are available only through Wilderness Graphics. "Protecting the Gentle Giant" lists the potential threats to manatees and what the public can do to help protect them. "The Florida Manatee" provides a general description of manatees and their behavior. These two signs must be displayed as a pair to meet the manatee educational display condition required by lease/permit.



The "Manatee Basics for Boaters" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. This educational sign provides information on the characteristics of manatees and the potential threat to this endangered species from boat operation. This sign will meet the manatee educational display condition required by lease/permit.



An 8 1/2x11 copy of each of the signs is available upon request

EXHIBIT C

Approved Sign Suppliers for Manatee Signs

Revised June 2001

Permanent manatee educational and awareness signs are available through the companies listed below or from other local suppliers throughout the state. Permit/lease holders, marinas, and boat docking/launching facilities should contact the sign companies directly to arrange for shipping and billing of the signs.

- | | |
|---|---|
| <ul style="list-style-type: none"> ▪ ASAP Signs & Designs
624-B Pinellas Street
Clearwater, FL 33756
Phone: (727) 443-4878
Fax: (727) 442-7573 ▪ Wilderness Graphics, Inc.
P. O. Box 1635
Tallahassee, FL 32302
Phone: (850) 224-6414
Fax: (850) 561-3943
www.wildernessgraphics.com ▪ Municipal Supply & Sign Co.
1095 Fifth Avenue, North
P. O. Box 1765
Naples, FL 33939-1765
Phone: (800) 329-5366 or
(941) 262-4639
Fax: (941) 262-4645
www.municipalsigns.com ▪ Universal Signs & Accessories
2912 Orange Avenue
Ft. Pierce, FL 34947
Phone: (800) 432-0331 or
(561) 461-0665
Fax: (561) 461-0669 | <ul style="list-style-type: none"> ▪ Cape Coral Signs & Designs
1311 Del Prado Boulevard
Cape Coral, FL 33990
Phone: (941) 772-9992
Fax: (941) 772-3848 ▪ United Rentals Highway Technologies
309 Angle Road
Ft. Pierce, FL 34947
Phone: (561) 489-8772
or (800) 489-8758 (FL only)
Fax: (561) 489-8757 ▪ New City Signs
1829 28th Street North
St. Petersburg, FL 33713
Phone: (727) 323-7897
Fax: (727) 323-1897 |
|---|---|

SCANNER'S MEMO
Best Image Available

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Verandah

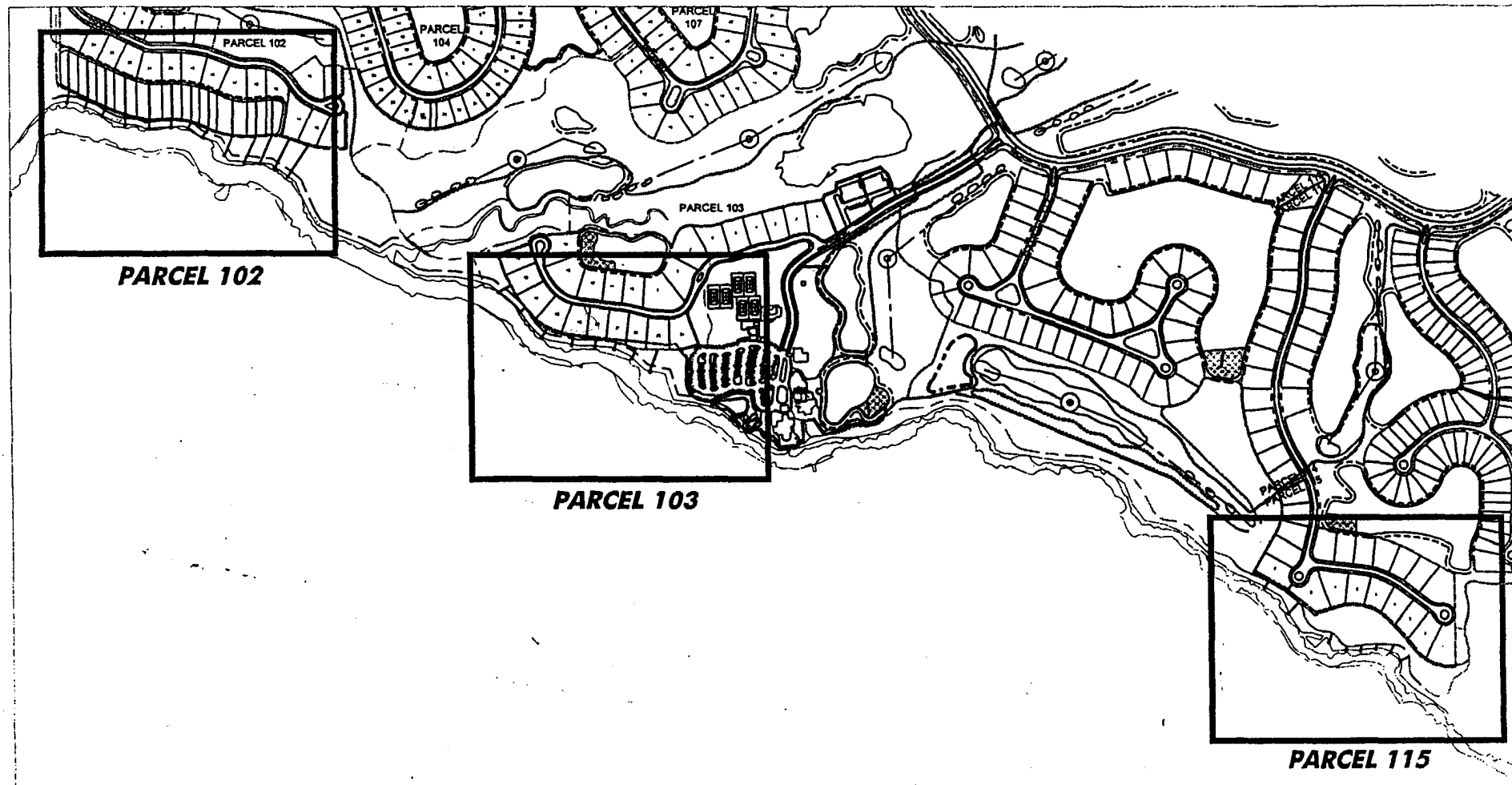
EXHIBIT C

**ATTACHMENT B:
PERMIT DRAWINGS FOR STRUCTURES
AND WORK ALONG THE ORANGE RIVER**

27 pages dated November 14, 2002

Verandah

0 400 800
SCALE FEET



Overall Site Plan

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 800'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE November 15, 2002 11:39:45 a
Drawing: 11-13-02VERANDAH COE_PLANS.DWG



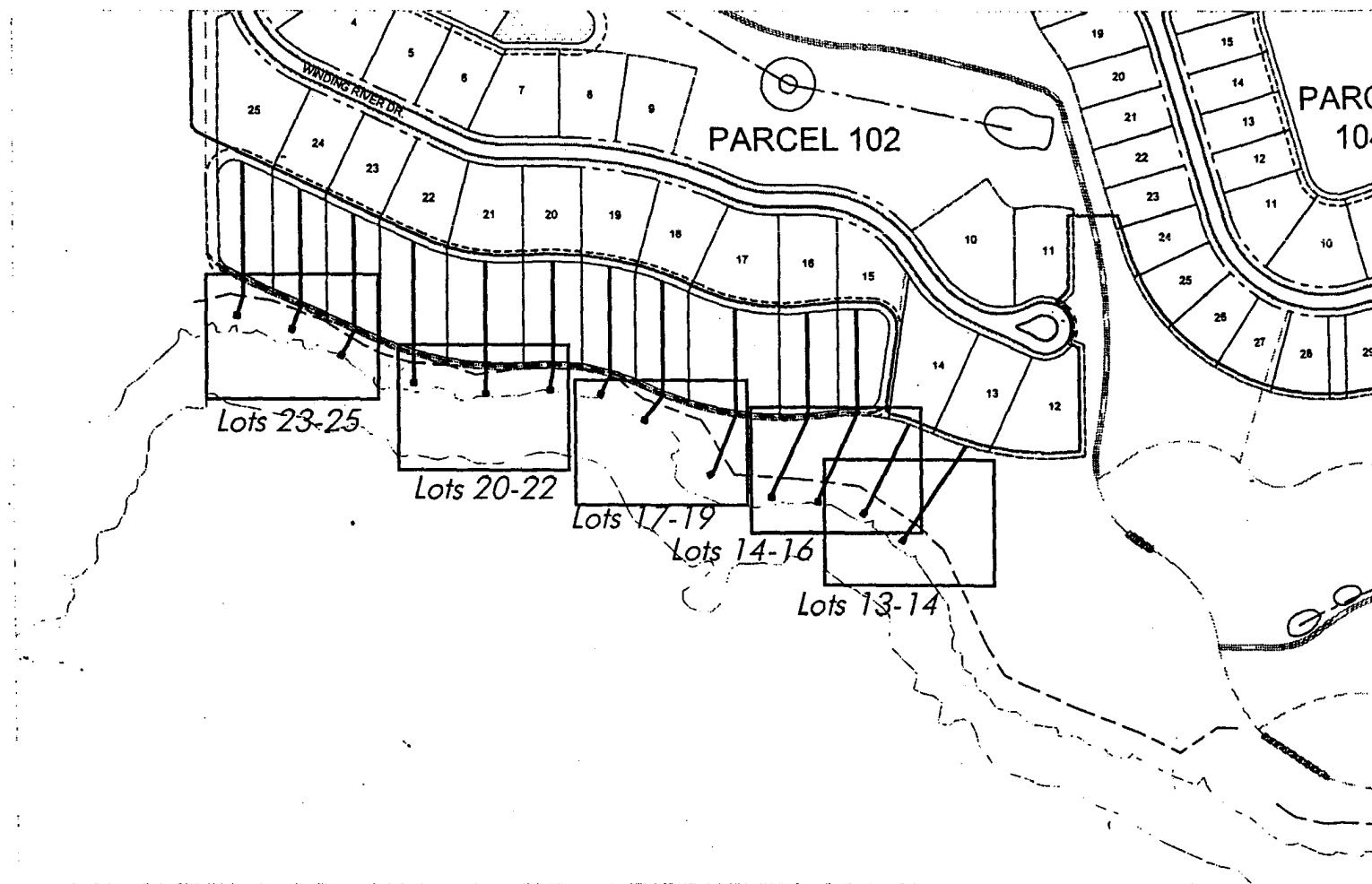
200001574(IP-DY) Attachment B
Verandah Nov 14, 2002
Sheet 1 of 27

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2
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11/14/02

STATE ROAD 80 LLC

SHEET
1



Parcel 102 - Location Map

SCALE: 1" = 300'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 396
 DATE: 11-13-02
 Drawing: 11-13-02 VERANDAH COE_PLANS.DWG



200001574(IP-DY) Attachment B
 Verandah Nov. 14, 2002
 Sheet 2 of 27

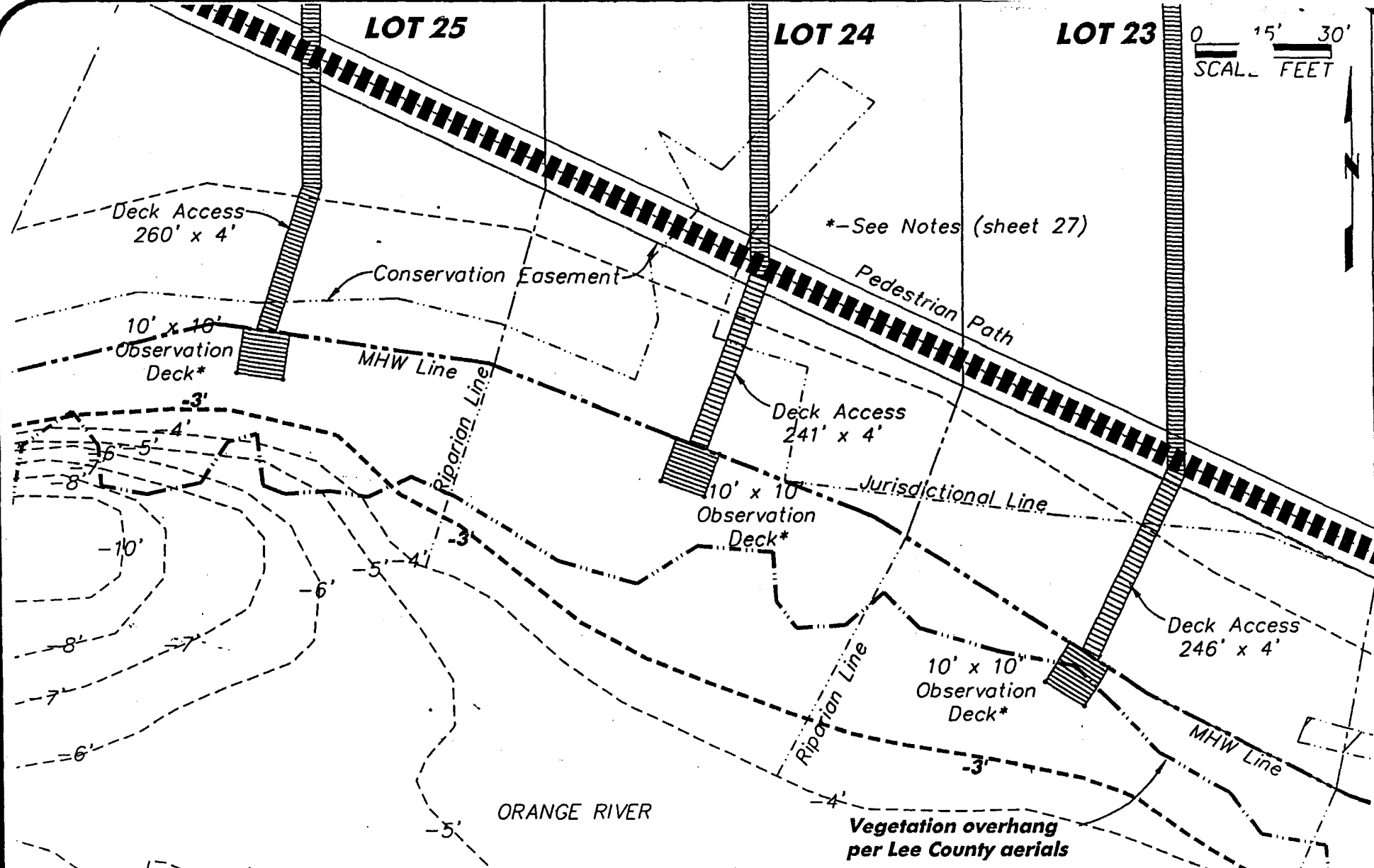
INC.

11/14/02

STATE ROAD 80 LLC

SHEET

2



Detail Lots 23-25

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 13, 2002 11:39:45
Drawing: 11-13-02VERANDAH COE_PLAN3.DWG



200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 3 of 27

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STATE ROAD 80 LLC

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3

LOT 22

LOT 21

LOT 20

0 15' 30'
 SCALE FEET

*--See Notes (sheet 27)

Pedestrian Path

Deck Access
 241' x 4'

Conservation Easement

Deck Access
 225' x 4'

Deck Access
 220' x 4'

10' x 10'
 Observation
 Deck*

MHW Line

10' x 10'
 Observation
 Deck*

Jurisdictional Line

MHW Line

10' x 10'
 Observation
 Deck*

Riparian Line

Riparian Line

Vegetation overhang
 per Lee County aeriels

ORANGE RIVER

Detail Lots 20-22

SCALE: 1" = 30'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 39680
 DATE: 11-13-02
 Drawing: 11-13-02VERANDAH COE_PLAN3.DWG



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 Verandah Nov. 14, 2002
 Sheet 4 of 27

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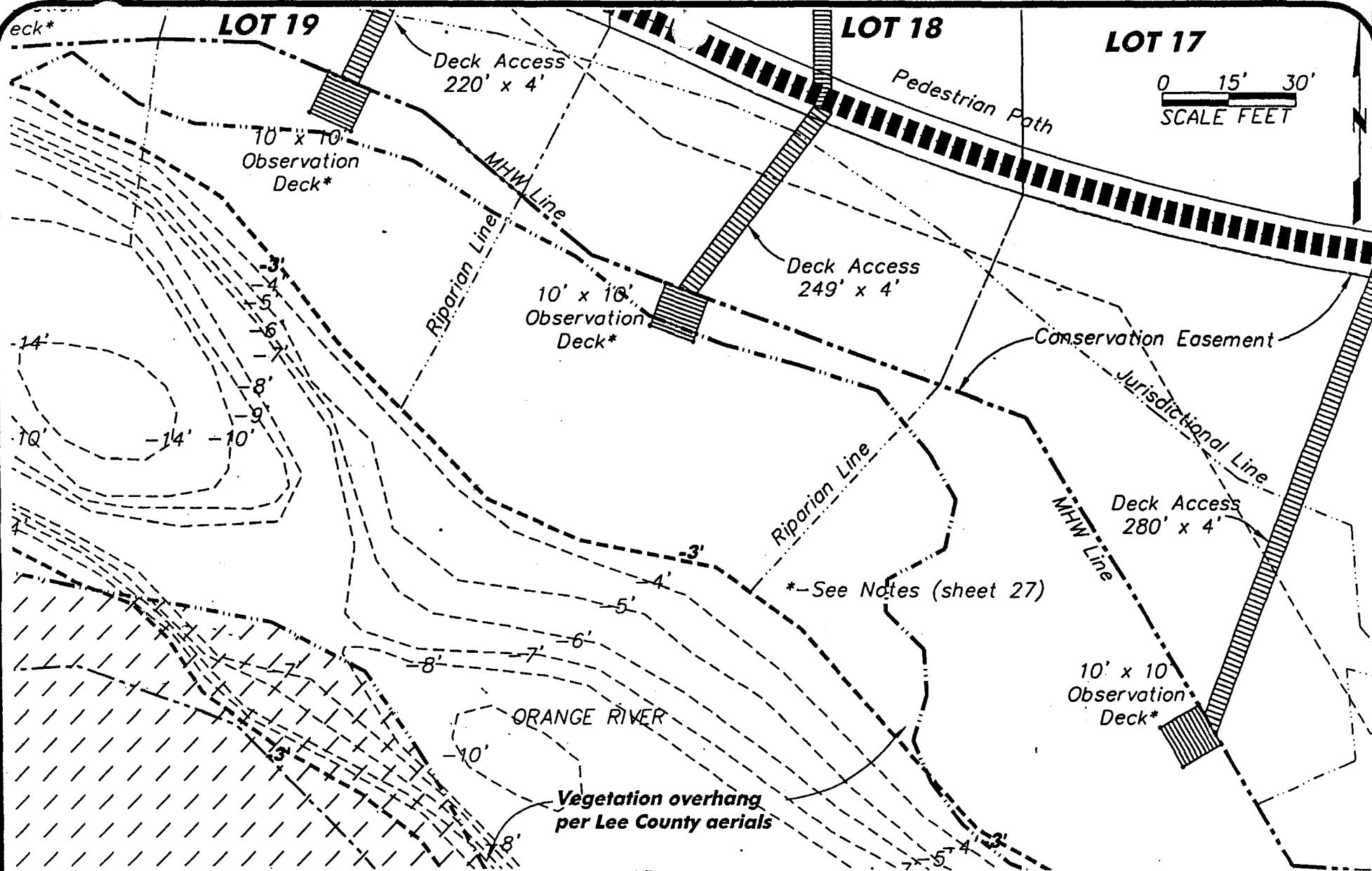
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STATE ROAD 80 LLC

SHEET

4

OFFICIAL RECORDS BK 04090 PG 1603



Detail Lots 17-19

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE November 13, 2002 11:39:48 p.m.
Drawing: 11-13-02VERANDAH COE_PLANS.DWG (PL)



200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 5 of 27

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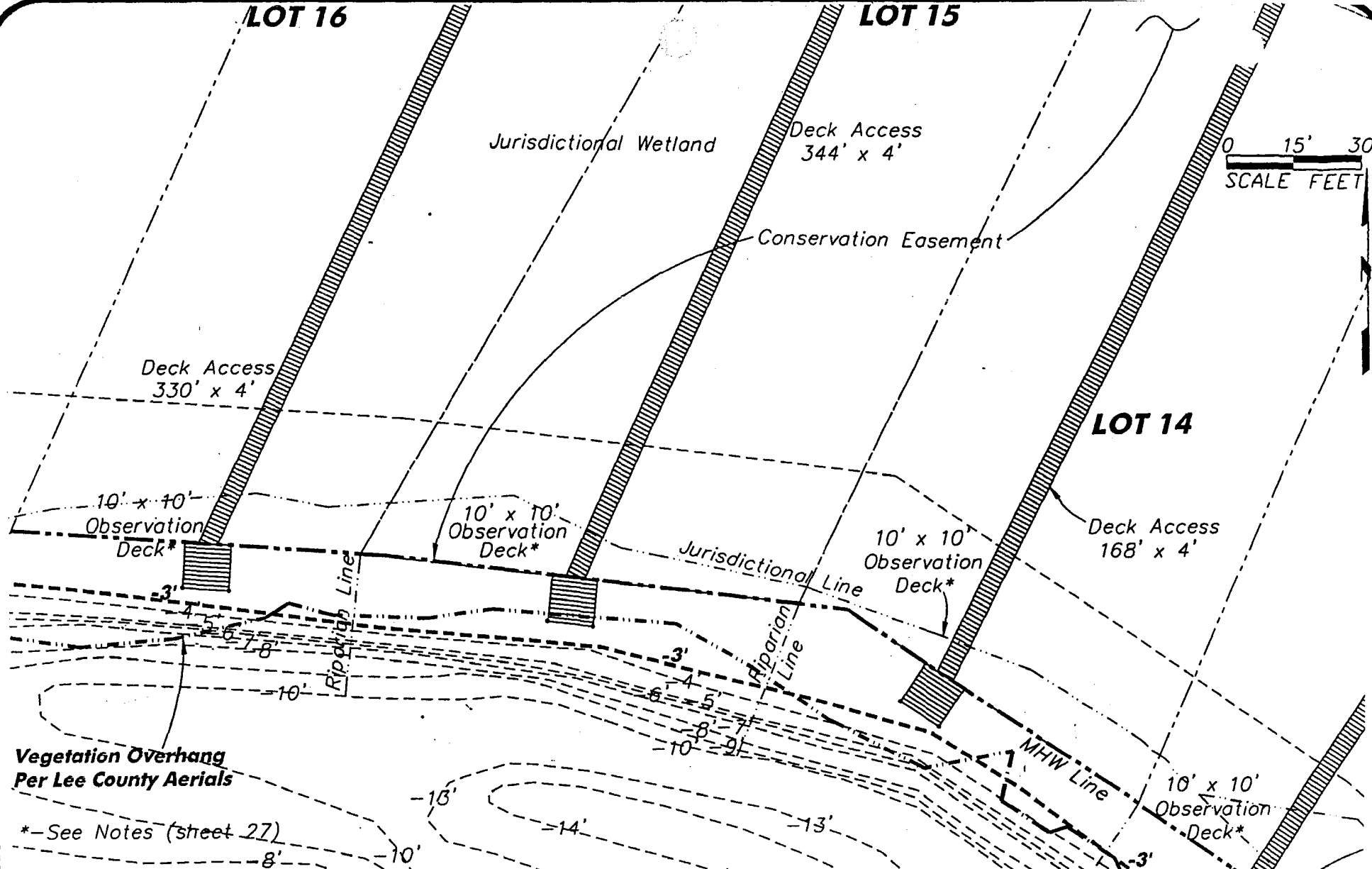
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STATE ROAD 80 LLC

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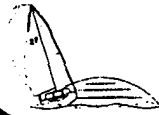


Detail Lots 14-16

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

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REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
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Verandah Nov. 14, 2002
Sheet 6 of 27

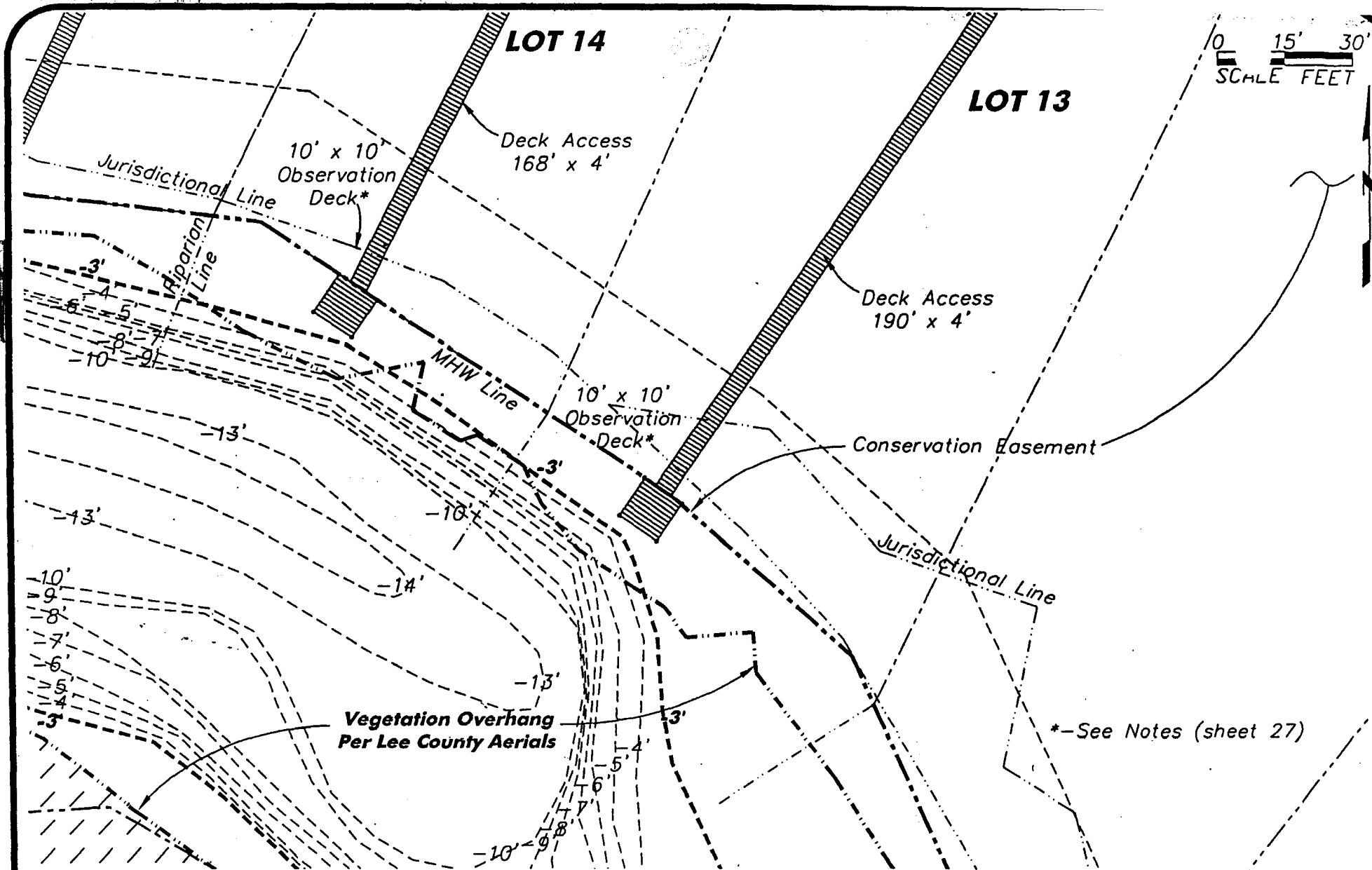
INC.

11/14/02

STATE ROAD 80 LLC

SHEET

6



Detail Lots 13-14

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 15, 2002 11:38:46
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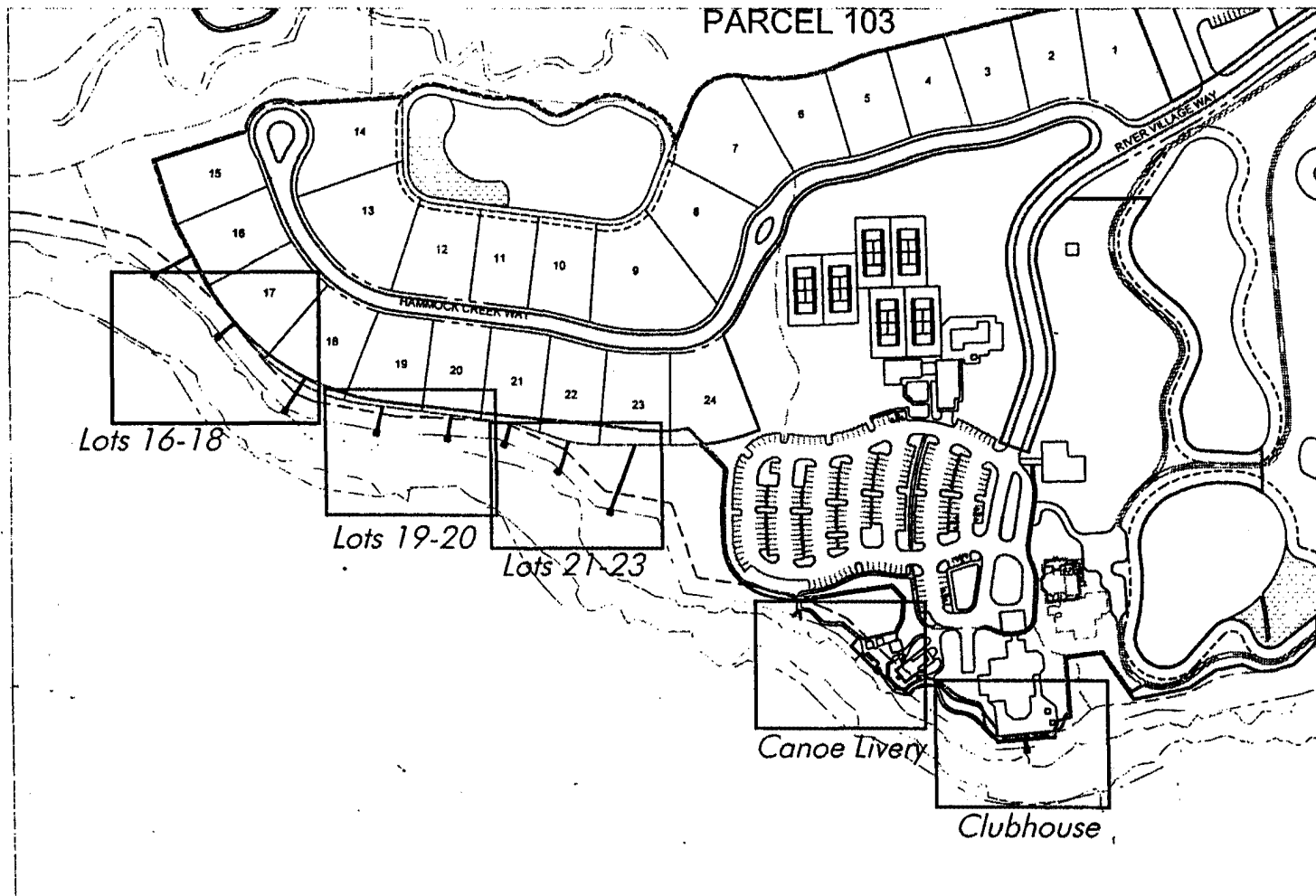
200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 7 of 27

NC.

11/14/02

STATE ROAD 80 LLC

SHEET
7



Parcel 103 - Location Map

SCALE: 1" = 300'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE November 15, 2002 11:38:48
Drawing: 11-13-02 VERANDAH COE_PLANS.DWG



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Verandah Nov. 14, 2002
Sheet 8 of 27

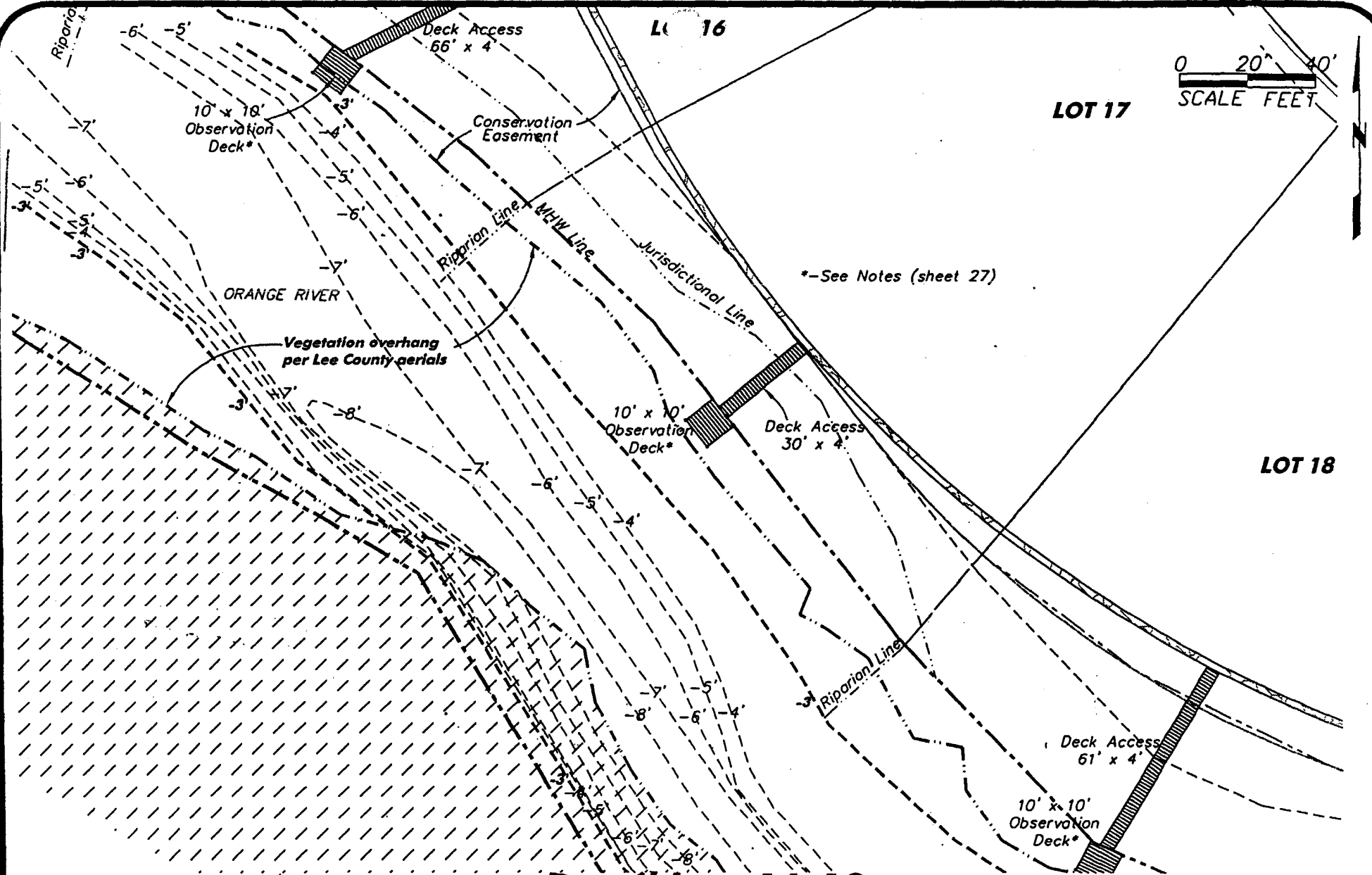
C.

11/14/02

STATE ROAD 80 LLC

SHEET

8



Detail Lots 16-18

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 40'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39580
DATE: November 15, 2002 11:38:46 a.m.
Drawing: 11-13-02VERANDAH COE_PLAN3.DWG (PL)



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200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 9 of 27

11/14/02

STATE ROAD 80 LLC

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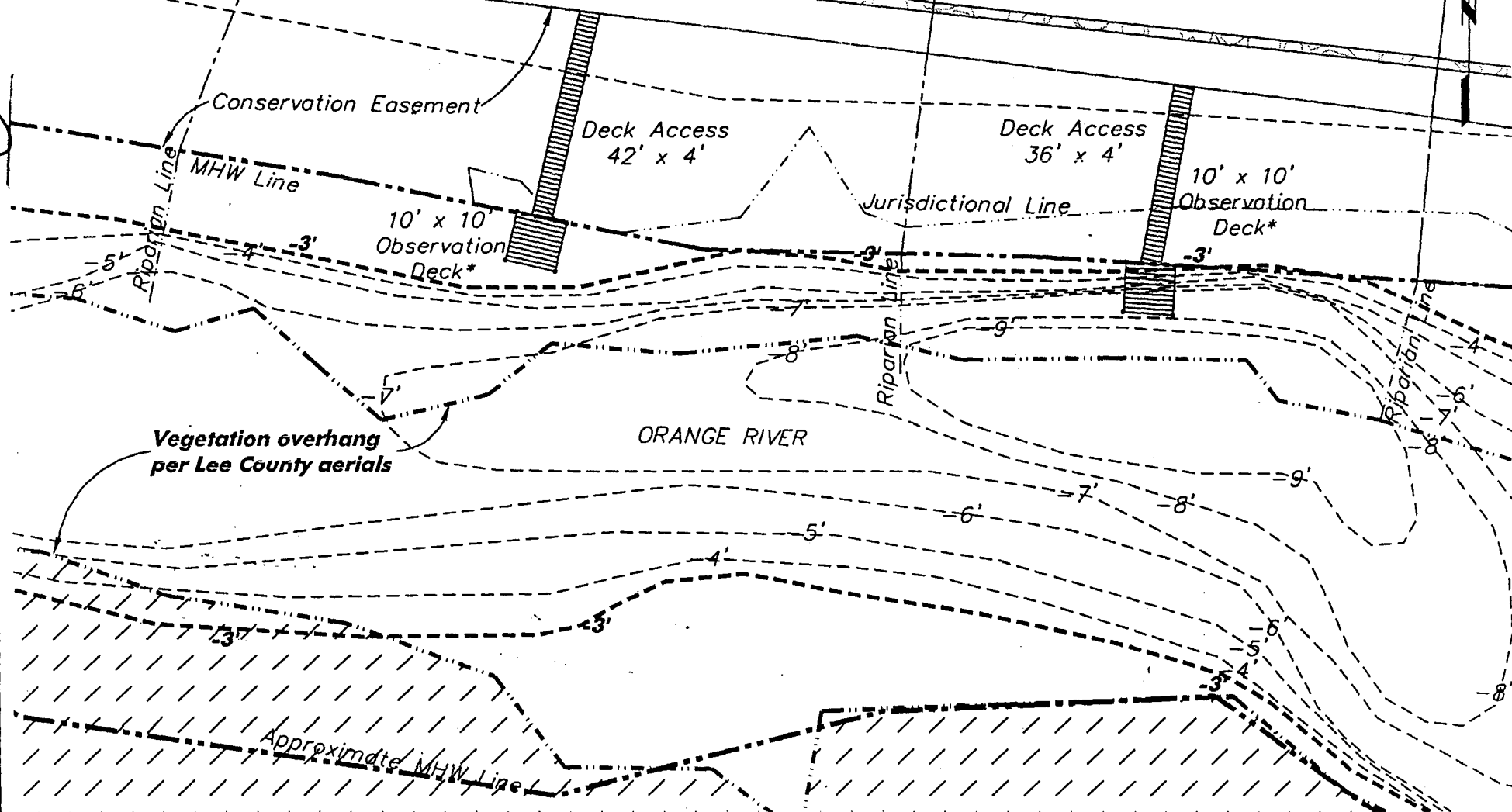
9

LOT 19

*-See Notes (sheet 27)

0 1 30'
SCALE FEET

LOT 20



Detail Lots 19-20

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 13, 2002 11:38:48 a.m.
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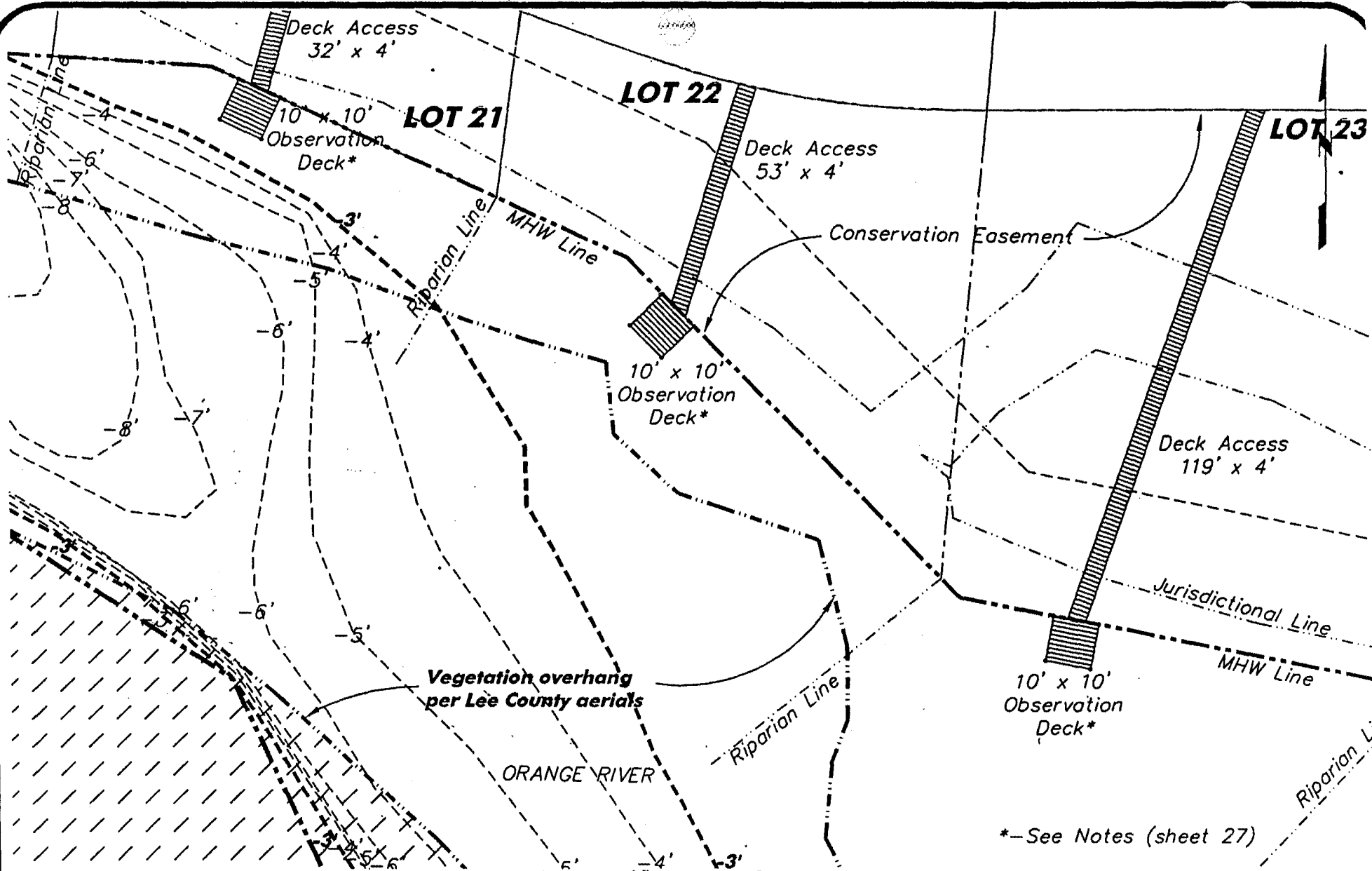
200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 10 of 27

NC.

11/14/02

STATE ROAD 80 LLC

SHEET
10



Detail Lots 21-23

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 13, 2002 11:39:48 a.m.
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200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 11 of 27

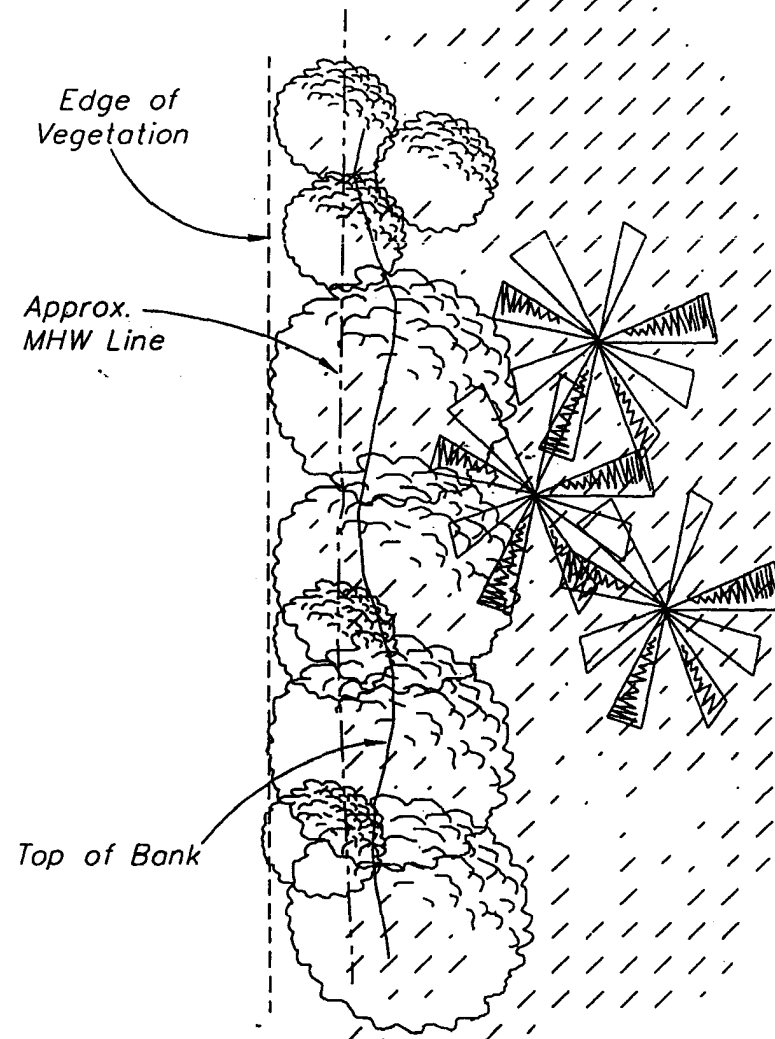
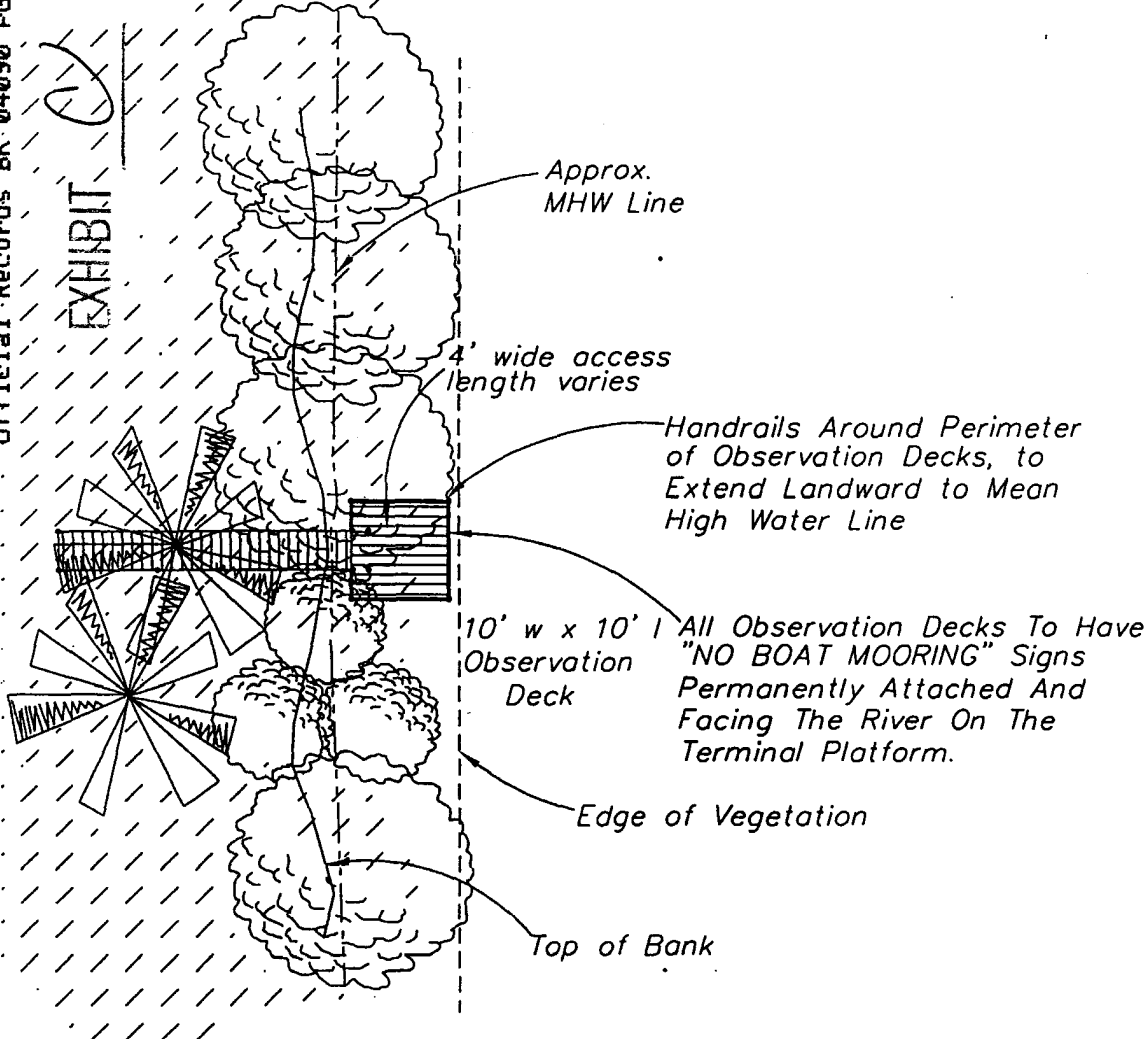
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STATE ROAD 80 LLC

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0 10 20
SCALE FEET



Typical Observation Deck Plan

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: November 15, 2002 11:19:06 a.m.
Drawing: 11-13-02VERANDAH COE_XS3.DWG (CY)



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A Sheet 18 of 27

11/15/02

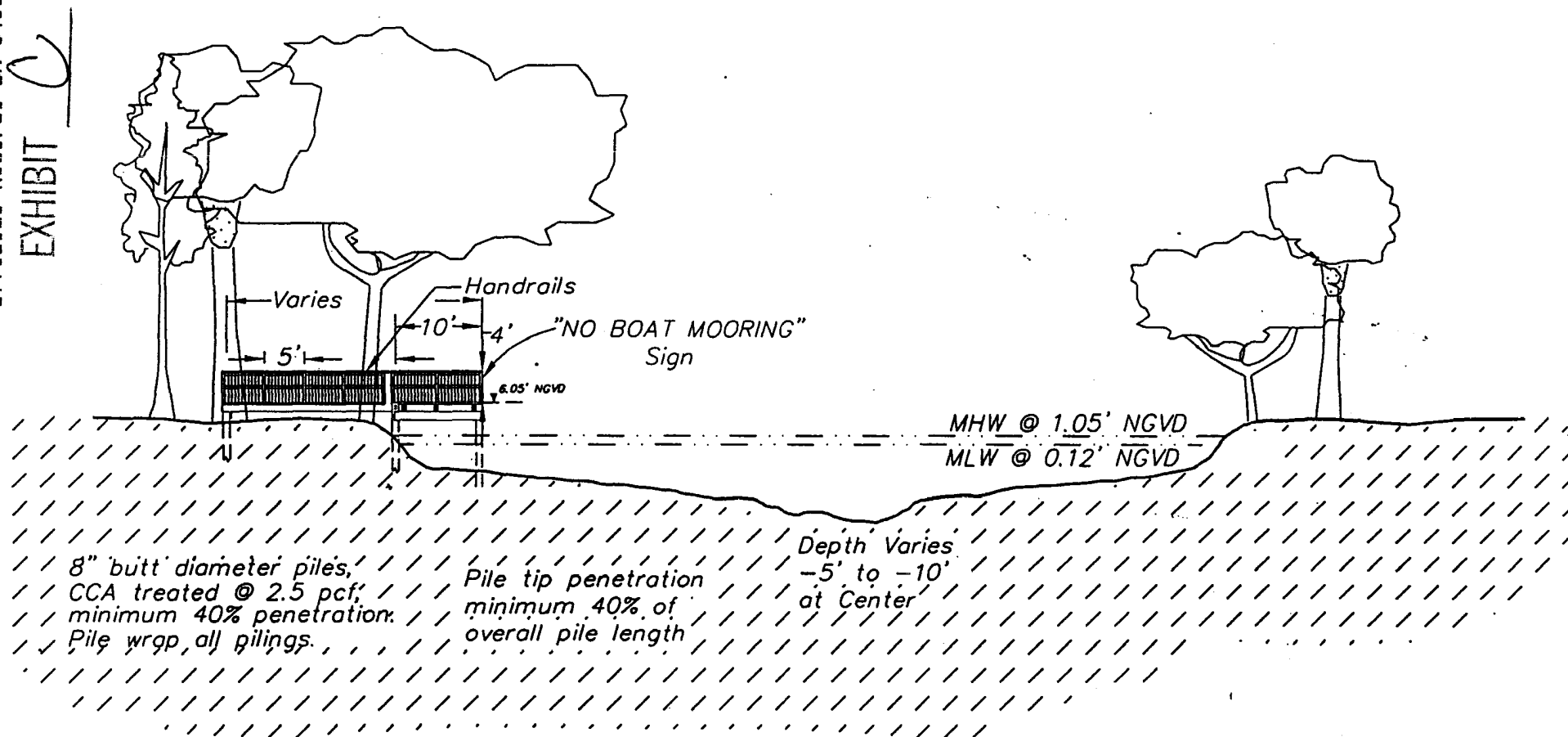
STATE ROAD 80 LLC

SHEET

18

EXHIBIT C

0 10 20
SCALE FEET



Typical Observation Deck Section

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON

REGISTERED PROFESSIONAL ENGINEER

FLORIDA REGISTRATION NO. 39680

DATE: November 15, 2002 11:19:08 a.m.

Drawing: 11-13-02VERANDAH COE_XS3.DWG (CY)



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200001574(IP-DY) Attachment B
Verandah Nov. 14, 2002
Sheet 19 of 27

VC.

11/15/02

STATE ROAD 80 LLC

SHEET

19

Notes

1. All observation decks to have permanent handrails installed per "typical observation deck plan" (See sheet 18)
2. All observation decks to have "No Boat Mooring" signs permanently attached to the terminal platform and facing the water. (See typical no boat mooring sign detail on this sheet.)
3. All observation decks to be built at 5' above MHW (6.05' NGVD).
4. Applicant agrees to comply with March 15, 1995 Standard Manatee Construction Conditions.
5. All depths reference NGVD.

EXHIBIT C



Typical No Boat Mooring Sign

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON

REGISTERED PROFESSIONAL ENGINEER

FLORIDA REGISTRATION NO. 39680

DATE November 15, 2002 11:39:48 a.m.

Drawing: 11-13-02VERANDAH COE_PLAN3.DWG (PL)



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200001574(IP-DY) Attachment B
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Sheet 27 of 27

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STATE ROAD 80 LLC

SHEET

27

EXHIBIT D

May 29, 2003

DESCRIPTION

**PEDESTRIAN/CART PATH EASEMENT
PART OF TRACT C-1,
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

A pedestrian/cart path easement over and across part of Tract C-1, Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 36, Township 43 South, Range 25 East and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

From the northwest corner of the Southwest Quarter (SW 1/4) of Section 31, Township 43 South, Range 26 East, run South 89° 32' 42" East for 298.00 feet to the Point of Beginning.

From said Point of Beginning run North 26° 44' 14" West for 54.76 feet; thence run North 02° 41' 34" West for 62.25 feet; thence run North 87° 18' 26" East for 2.50 feet; thence run North 02° 41' 34" West for 48.29 feet; thence run North 25° 18' 36" West for 35.52 feet; thence run North 35° 55' 02" West for 32.54 feet; thence run North 08° 55' 32" West for 64.29 feet; thence run North 04° 39' 04" West for 90.72 feet; thence run North 09° 50' 26" West for 124.81 feet to an intersection with the north line of said Tract C-1; thence run east along said north line for 20.30 feet; thence departing said line, run South 09° 50' 26" East for 122.25 feet; thence run South 04° 39' 04" East for 90.88 feet; thence run South 08° 55' 32" East for 58.74 feet; thence run South 35° 55' 02" East for 29.60 feet; thence run South 25° 18' 36" East for 41.38 feet; thence run South 02° 41' 34" East for 52.29 feet; thence run North 45° 57' 38" East for 35.40 feet; thence run South 76° 41' 22" East for 39.22 feet; thence run South 60° 58' 43" East for 35.29 feet; thence run South 81° 17' 43" East for 30.06 feet; thence run South 61° 30' 55" East for 63.11 feet; thence run South 45° 02' 10" East for 25.93 feet; thence run North 62° 48' 06" East for 45.33 feet; thence run South 80° 49' 37" East for 28.52 feet; thence run North 87° 12' 24" East for 57.52 feet; thence run North 01° 23' 34" West for 106.39 feet to the point on a non-tangent curve also being the south curved line of Tract P-1 of said plat; thence run easterly along an arc of said curve to the left of radius 368.00 feet (delta 03° 07' 00") (chord bearing North 86° 18' 19" East) (chord 20.02 feet) for 20.02 feet; thence departing said south curved line, run South 01° 23' 34" East for 104.25 feet; thence run North 78° 16' 39" East for 36.71 feet; thence run South 42° 03' 59" East for 26.91 feet; thence run South 79° 53' 18" East for 31.73 feet; thence run North 68° 41' 00" East for 29.71 feet; thence run North 88° 56' 29" East for 41.69 feet; thence run North 49° 51' 25" East for 59.74 feet; thence run North 10° 46' 26" East for 42.05 feet; thence run North 17° 53' 04" East for 80.61 feet; thence run North 60° 36' 53" East for 47.99 feet; thence run North 48° 38' 28" East for 112.83 feet; thence run North 85° 21' 06" East for 80.70 feet; thence run North 68° 34' 53" East for 106.96 feet; thence run North 27° 32' 54" East for 10.59 feet; thence run North 08° 47' 38" West for 24.20 feet; thence run North 00° 52' 27" West for 40.84 feet; thence run North 36° 57' 38" East for 42.63 feet; thence run North 38° 45' 26" East for 43.35 feet; thence run North 72° 08' 48" East for

EXHIBIT

D

66.01 feet; thence run North 81° 07' 43" East for 143.62 feet; thence run South 88° 53' 31" East for 36.73 feet; thence run South 77° 48' 38" East for 32.99 feet; thence run North 74° 03' 24" East for 15.61 feet; thence run North 37° 19' 40" East for 22.30 feet to an intersection with the southwesterly line of Tract P-2 of said plat; thence run along said southwesterly line, South 35° 30' 57" East for 21.25 feet; thence departing said southwesterly line, run South 37° 19' 52" West for 22.27 feet; thence run South 74° 03' 24" West for 27.76 feet; thence run North 77° 48' 38" West for 36.06 feet; thence run North 88° 53' 31" West for 33.04 feet; thence run South 81° 07' 43" West for 140.30 feet; thence run South 72° 08' 48" West for 58.44 feet; thence run South 38° 45' 26" West for 37.04 feet; thence run South 36° 57' 38" West for 35.46 feet; thence run South 00° 52' 27" East for 32.60 feet; thence run South 08° 47' 38" East for 29.38 feet; thence run South 27° 32' 54" West for 24.64 feet; thence run South 68° 34' 53" West for 117.39 feet; thence run South 85° 21' 06" West for 77.01 feet; thence run South 48° 38' 28" West for 108.29 feet; thence run South 60° 36' 53" West for 42.26 feet; thence run South 17° 53' 04" West for 71.55 feet; thence run South 10° 46' 26" West for 47.91 feet; thence run South 49° 51' 25" West for 73.94 feet; thence run South 88° 56' 29" West for 45.22 feet; thence run South 68° 41' 00" West for 31.76 feet; thence run North 79° 53' 18" West for 44.21 feet; thence run North 42° 03' 59" West for 22.29 feet; thence run South 78° 16' 39" West for 42.62 feet; thence run South 87° 12' 24" West for 65.62 feet; thence run North 80° 49' 37" West for 24.04 feet; thence run South 62° 48' 06" West for 53.33 feet; thence run North 45° 02' 10" West for 37.61 feet; thence run North 61° 30' 55" West for 56.73 feet; thence run North 81° 17' 43" West for 30.15 feet; thence run North 60° 58' 43" West for 36.11 feet; thence run North 76° 41' 22" West for 25.52 feet; thence run South 45° 57' 38" West for 38.74 feet; thence run South 02° 41' 34" East for 32.49 feet; thence run South 26° 44' 14" East for 52.76 feet; thence run South 12° 59' 49" East for 60.65 feet; thence run South 38° 12' 01" East for 138.81 feet; thence run South 33° 57' 32" East for 37.68 feet; thence run South 08° 11' 37" East for 47.57 feet; thence run North 81° 48' 23" East for 7.95 feet to the point on a non-tangent curve, also being the west curved line of Tract GC-4 of said plat; thence run southerly along an arc of said curve to the left of radius 265.00 feet (delta 04° 20' 24") (chord bearing South 12° 54' 22" East) (chord 20.07 feet) for 20.07 feet; thence departing said west curved line, run South 81° 48' 23" West for 12.10 feet; thence run South 08° 11' 37" East for 22.81 feet; thence run South 17° 12' 05" East for 61.05 feet; thence run South 24° 28' 17" East for 67.92 feet; thence run South 63° 40' 25" East for 116.17 feet; thence run South 45° 08' 48" East for 23.99 feet; thence run South 66° 36' 00" East for 25.88 feet; thence run North 67° 09' 25" East for 30.17 feet; thence run South 73° 19' 49" East for 34.21 feet; thence run North 73° 07' 32" East for 65.10 feet; thence run North 87° 02' 22" East for 38.04 feet; thence run North 80° 07' 06" East for 43.52 feet; thence run North 58° 50' 19" East for 61.84 feet; thence run North 60° 30' 12" East for 46.45 feet; thence run South 81° 23' 08" East for 24.24 feet; thence run North 64° 34' 24" East for 47.07 feet; thence run South 40° 44' 45" East for 7.83 feet; thence run North 79° 17' 08" East for 20.19 feet; thence run South 89° 43' 57" East for 14.21 feet; thence run North 84° 02' 07" East for 15.20 feet; thence run North 76° 32' 12" East for 18.35 feet; thence run North 65° 08' 49" East for 25.55 feet; thence run North 60° 28' 55" East for 28.78 feet; thence run North 67° 04' 10" East for 27.64 feet; thence run South 21° 01' 57" East for 35.77 feet to the point on a non-tangent curve, also being the curved right-of-way line of Hammock Creek Way (Tract R-9) of said plat; thence run along said curved right-of-way line, westerly along an arc of said curve to the left of radius 45.00 feet (delta 25° 41' 08") (chord bearing South 67° 41' 20" West) (chord 20.00 feet) for 20.17 feet; thence departing

EXHIBIT

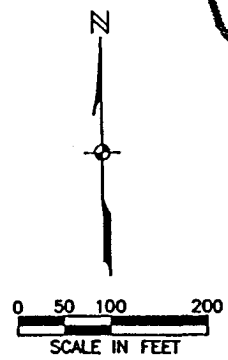
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said curved right-of-way line, run North 21° 01' 57" West for 15.54 feet; thence run South 67° 04' 10" West for 5.82 feet; thence run South 60° 28' 55" West for 28.44 feet; thence run South 65° 08' 49" West for 28.36 feet; thence run South 76° 32' 12" West for 21.65 feet; thence run South 84° 02' 07" West for 17.60 feet; thence run North 89° 43' 57" West for 13.38 feet; thence run South 79° 17' 08" West for 29.81 feet; thence run North 40° 44' 45" West for 4.11 feet; thence run South 64° 34' 24" West for 37.93 feet; thence run North 81° 23' 08" West for 23.46 feet; thence run South 60° 30' 12" West for 39.25 feet; thence run South 58° 50' 19" West for 65.31 feet; thence run South 80° 07' 06" West for 48.49 feet; thence run South 87° 02' 22" West for 36.81 feet; thence run South 73° 07' 32" West for 68.69 feet; thence run North 73° 19' 49" West for 33.05 feet; thence run South 67° 09' 25" West for 31.52 feet; thence run North 66° 36' 00" West for 38.20 feet; thence run North 45° 08' 48" West for 24.52 feet; thence run North 63° 40' 25" West for 120.03 feet; thence run North 24° 28' 17" West for 76.31 feet; thence run North 17° 12' 05" West for 63.89 feet; thence run North 08° 11' 37" West for 24.39 feet; thence run South 81° 48' 23" West for 2.50 feet; thence run North 08° 11' 37" West for 61.85 feet; thence run North 33° 57' 32" West for 31.03 feet; thence run North 38° 12' 01" West for 143.47 feet; thence run North 12° 59' 49" West for 63.23 feet; thence run North 26° 44' 14" West for 0.31 feet to the Point of Beginning.

Containing 69,816 square feet or 1.6 acres, more or less.

Bearings hereinabove mentioned are based on the north line of the Southwest Quarter (SW 1/4) of Section 31, Township 43 South, Range 26 East, to bear South 89° 32' 42" East.

S:\002118\CART-EASE.dwg (SKETCH) lws May 30, 2003 - 9:14am



SECTION 36
RANGE 25 EAST
RANGE 26 EAST
SECTION 31

ORANGE
RIVER
MEAN HIGH WATER LINE

P.O.C.
N.W. CORNER OF THE
SOUTHWEST 1/4 OF
SECTION 31,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

P.O.B.
S89°32'42"E
298.00'

SHADY
BEND

NORTH LINE OF THE SW 1/4 SECTION 31

LK-21

LK-20

MARSH
DR

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 31, TWP. 43 S, RGE. 26 E TO BEAR S 89°32'42"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

MICHAEL A. WARD (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: May 29, 2003
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SKETCH AND DESCRIPTION
PEDESTRIAN/CART PATH EASEMENT

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/28/03	20033886	36-43-25	1" = 200'	4 of 5

EXHIBIT D
OFFICIAL RECORDS BK 24090 PS 1616

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 26°44'14" W	54.76	L73	N 42°03'59" W	22.29
L2	N 02°41'34" W	62.25	L74	S 78°16'39" W	42.62
L3	N 87°18'26" E	2.50	L75	S 87°12'24" W	65.62
L4	N 02°41'34" W	48.29	L76	N 80°49'37" W	24.04
L5	N 25°18'36" W	35.52	L77	S 62°48'06" W	53.33
L6	N 35°55'02" W	32.54	L78	N 45°02'10" W	37.61
L7	N 08°55'32" W	64.29	L79	N 61°30'55" W	56.73
L8	N 04°39'04" W	90.72	L80	N 81°17'43" W	30.15
L9	N 09°30'26" W	124.81	L81	N 60°58'43" W	36.11
L10	N 90°00'00" E	20.30	L82	N 76°41'22" W	25.52
L11	S 09°30'26" E	122.25	L83	S 45°57'38" W	38.74
L12	S 04°39'04" E	90.88	L84	S 02°41'34" E	32.49
L13	S 08°55'32" E	58.74	L85	S 26°44'14" E	52.76
L14	S 35°55'02" E	29.60	L86	S 12°59'49" E	60.65
L15	S 25°18'36" E	41.38	L87	S 38°12'01" E	138.81
L16	S 02°41'34" E	52.29	L88	S 33°57'32" E	37.68
L17	N 45°57'38" E	35.40	L89	S 08°11'37" E	47.57
L18	S 76°41'22" E	39.22	L90	N 81°48'23" E	7.95
L19	S 60°58'43" E	35.29	L91	S 81°48'23" W	12.10
L20	S 81°17'43" E	30.06	L92	S 08°11'37" E	22.81
L21	S 61°30'55" E	63.11	L93	S 17°12'05" E	61.05
L22	S 45°02'10" E	25.93	L94	S 24°28'17" E	67.92
L23	N 62°48'06" E	45.33	L95	S 63°40'25" E	116.17
L24	S 80°49'37" E	28.52	L96	S 45°08'48" E	23.99
L25	N 87°12'24" E	57.52	L97	S 68°36'00" E	25.88
L26	N 01°23'34" W	106.39	L98	N 67°09'25" E	30.17
L27	S 01°23'34" E	104.25	L99	S 73°19'49" E	34.21
L28	N 78°16'39" E	36.71	L100	N 73°07'32" E	65.10
L29	S 42°03'59" E	26.91	L101	N 87°02'22" E	38.04
L30	S 79°53'18" E	31.73	L102	N 80°07'06" E	43.52
L31	N 68°41'00" E	29.71	L103	N 58°50'19" E	61.84
L32	N 88°56'29" E	41.69	L104	N 60°30'12" E	46.45
L33	N 49°51'25" E	59.74	L105	S 81°23'08" E	24.24
L34	N 10°46'26" E	42.05	L106	N 64°34'24" E	47.07
L35	N 17°53'04" E	80.61	L107	S 40°44'45" E	7.83
L36	N 60°36'53" E	47.99	L108	N 79°17'08" E	20.19
L37	N 48°38'28" E	112.83	L109	S 89°43'57" E	14.21
L38	N 85°21'06" E	80.70	L110	N 84°02'07" E	15.20
L39	N 68°34'53" E	106.96	L111	N 76°32'12" E	18.35
L40	N 27°32'54" E	10.59	L112	N 65°08'49" E	25.55
L41	N 08°47'38" W	24.20	L113	N 60°28'55" E	28.78
L42	N 00°52'27" W	40.84	L114	N 67°04'10" E	27.64
L43	N 36°57'38" E	42.63	L115	S 21°01'57" E	35.77
L44	N 38°45'26" E	43.35	L116	N 21°01'57" W	15.54
L45	N 72°08'48" E	66.01	L117	S 67°04'10" W	5.82
L46	N 81°07'43" E	143.62	L118	S 60°28'55" W	28.44
L47	S 88°53'31" E	36.73	L119	S 65°08'49" W	28.36
L48	S 77°48'38" E	32.99	L120	S 76°32'12" W	21.65
L49	N 74°03'24" E	15.61	L121	S 84°02'07" W	17.60
L50	N 37°19'40" E	22.30	L122	N 89°43'57" W	13.38
L51	S 35°30'57" E	21.25	L123	S 79°17'08" W	29.81
L52	S 37°19'52" W	22.27	L124	N 40°44'45" W	4.11
L53	S 74°03'24" W	27.76	L125	S 64°34'24" W	37.93
L54	N 77°48'38" W	36.06	L126	N 81°23'08" W	23.46
L55	N 88°53'31" W	33.04	L127	S 60°30'12" W	39.25
L56	S 81°07'43" W	140.30	L128	S 58°50'19" W	65.31
L57	S 72°08'48" W	58.44	L129	S 80°07'06" W	48.49
L58	S 38°45'26" W	37.04	L130	S 87°02'22" W	36.81
L59	S 36°57'38" W	35.46	L131	S 73°07'32" W	68.69
L60	S 00°52'27" E	32.60	L132	N 73°19'49" W	33.05
L61	S 08°47'38" E	29.38	L133	S 67°09'25" W	31.52
L62	S 27°32'54" W	24.64	L134	N 66°36'00" W	38.20
L63	S 68°34'53" W	117.39	L135	N 45°08'48" W	24.52
L64	S 85°21'06" W	77.01	L136	N 63°40'25" W	120.03
L65	S 48°38'28" W	108.29	L137	N 24°28'17" W	76.31
L66	S 60°36'53" W	42.26	L138	N 17°12'05" W	63.89
L67	S 17°53'04" W	71.55	L139	N 08°11'37" W	24.39
L68	S 10°46'26" W	47.91	L140	S 81°48'23" W	2.50
L69	S 49°51'25" W	73.94	L141	N 08°11'37" W	61.85
L70	S 88°56'29" W	45.22	L142	N 33°57'32" W	31.03
L71	S 68°41'00" W	31.76	L143	N 38°12'01" W	143.47
L72	N 79°53'18" W	44.21	L144	N 12°59'49" W	63.23
			L145	N 26°44'14" W	0.31

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	368.00	3°07'00"	N86°18'18"E	20.02	20.02
C2	265.00	4°20'24"	S12°54'23"E	20.07	20.07
C3	45.00	25°41'08"	S67°41'20"W	20.00	20.17

S:\002118\CART-EASE.dwg (TABLES) lws May 29, 2003 - 4:29pm

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LINE AND CURVE TABLES

DATE
05/28/03

PROJECT NO.
20033886

FILE NO.
36-43-25

SCALE
N/A

SHEET
5 of 5

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	Major Funds		
	General	Debt Service Series 2013	Total Governmental Funds
ASSETS			
Cash (SunTrust)	\$412,832	\$ -	\$ 412,832
Investments			
Revenue account	-	162,428	162,428
Reserve account	-	448,350	448,350
Due from general fund	-	225,530	225,530
Off-roll Assessments receivable	-	5,351	5,351
Due from Verandah East	40,052	-	40,052
Due from other	12,709	-	12,709
Deposits	57	-	57
Total assets	<u>\$ 465,650</u>	<u>\$ 841,659</u>	<u>\$ 1,307,309</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$110,896	\$ -	\$ 110,896
Due to debt service fund	225,530	-	225,530
Due to Verandah East	4,296	-	4,296
Total liabilities	<u>340,722</u>	<u>-</u>	<u>340,722</u>
DEFERRED INFLOWS OF RESOURCES			
Unearned revenue	29,942	-	29,942
Deferred revenue	12,709	5,351	18,060
Total deferred inflows of resources	<u>42,651</u>	<u>5,351</u>	<u>48,002</u>
Fund balances:			
Restricted for:			
Debt service	-	836,308	836,308
Unassigned	82,277	-	82,277
Total fund balances	<u>82,277</u>	<u>836,308</u>	<u>918,585</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$465,650</u>	<u>\$ 841,659</u>	<u>\$ 1,307,309</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 92,505	\$ 92,505	\$ 365,096	25%
Special assessment: off-roll	2,994	5,988	35,930	17%
Interest & miscellaneous	1	2	337	1%
Total revenue	<u>95,500</u>	<u>98,495</u>	<u>401,363</u>	25%
EXPENDITURE				
Professional & administrative				
Supervisor fees	-	-	4,042	0%
Management and accounting	5,846	11,693	70,155	17%
Audit	-	-	8,365	0%
Legal	-	-	5,614	0%
Field management	990	1,980	11,881	17%
Engineering	782	782	5,614	14%
Trustee	3,010	3,010	5,614	54%
Dissemination agent	387	775	4,649	17%
Arbitrage	-	-	1,684	0%
Assessment roll preparation	1,123	2,246	13,474	17%
Telephone	36	73	435	17%
Postage	13	38	281	14%
Insurance	-	8,766	9,296	94%
Printing & binding	76	151	906	17%
Legal advertising	32	32	842	4%
Office expenses and supplies	-	-	140	0%
Website	-	395	792	50%
Contingencies	68	137	842	16%
ADA website compliance	-	-	225	0%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>12,363</u>	<u>30,274</u>	<u>145,047</u>	21%
Water management				
Contractual services	11,411	11,411	69,055	17%
Aquascaping	49,000	49,000	54,065	91%
Utilities	44	89	730	12%
Contingencies	-	-	2,807	0%
Capital outlay - lake bank erosion	-	-	127,000	N/A
Total water management	<u>60,455</u>	<u>60,500</u>	<u>253,657</u>	24%

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	913	913	936	98%
Tax collector	1,617	1,617	1,723	94%
Total other fees & charges	2,530	2,530	2,659	95%
Total expenditures	75,348	93,304	401,363	23%
 Excess/(deficiency) of revenues over/(under) expenditures	 20,152	 5,191	 -	
 Fund balances - beginning	 62,125	 77,086	 73,349	
Fund balances - ending	<u>\$ 82,277</u>	<u>\$ 82,277</u>	<u>\$ 73,349</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 225,530	\$ 225,530	\$ 906,231	25%
Special assessment: off-roll	-	68,854	332,699	21%
Interest income	3,088	6,023	-	N/A
Total revenues	<u>228,618</u>	<u>300,407</u>	<u>1,238,930</u>	24%
EXPENDITURES				
Debt service				
Principal	-	-	795,000	0%
Interest	220,000	220,000	440,000	50%
Total debt service	<u>220,000</u>	<u>220,000</u>	<u>1,235,000</u>	18%
Excess/(deficiency) of revenues over/(under) expenditures	8,618	80,407	3,930	
Fund balances - beginning	827,690	755,901	792,312	
Fund balances - ending	<u>\$ 836,308</u>	<u>\$ 836,308</u>	<u>\$ 796,242</u>	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Verandah West Community Development District held Public Hearings and a Regular Meeting on August 14, 2024 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Edward Faynor	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	Grau & Associates
Ian Shaffer	Resident/VCA Board President
Susan Shields	Resident/VCA Board Member
Eileen Buchanan	Resident
Will Buchanan	Resident
George Reeves	Resident
Bill Roden	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:07 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

Resident and Verandah Community Association (VCA) President Ian Shaffer stated, with regard to the Ninth Order of Business, the VCA does not own the sidewalks, boardwalks or

bridges. He thinks any maintenance reference was directed by the Verandah Development and performed by the HOA under a Developer-controlled HOA Board. An email was sent to the CDD confirming that the items previously mentioned are not VCA property in any way.

Asked who is responsible for bridge repairs from Hammock Creek to Shady Bend, Mr. Shaffer stated that he is unsure; residents can contact the HOA for information.

Resident and VCA Board Member Susan Shields stated, as Mr. Shaffer previously indicated, all major bridge repairs in the past were performed at the direction of the Developer-controlled HOA Board.

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 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal controls or instances of non-compliance; it was a clean audit.

Mr. Baldwin asked if the "Due from the Developer" amount of \$64,726, on Page 7, is pending or if it was paid. Mr. Steets stated that the \$64,726 reflects assessments that are due to make the November 1, 2023 debt service payment.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

Mrs. Adams presented Resolution 2024-06.

**On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor,
Resolution 2024-06, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2023, was adopted.**

FIFTH ORDER OF BUSINESS

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

Mrs. Adams presented the Johnson Engineering, Inc., History of Rate Increases spreadsheet, as an informational item.

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 2024-07, Relating to the Annual Appropriations and Adopting the Budgets 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 2024-07. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, the Public Hearings on Adoption of Fiscal Year 2024/2025 Budget and Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, were opened.

Resident Eileen Buchanan asked if there is a plan to establish consistent reserves for capital repairs and replacement, if there is a capital budget for the next three to five years and if the evaluation of the stormwater system is completed and, if so, if a report will be available.

Mrs. Adams explained that the CDD does not keep reserves and can easily borrow funds for emergency repairs. It is not necessary to have a capital budget. The stormwater system was completed and a report is available online on the CDD website.

Resident George Reeves asked for clarification of the Operation and Maintenance (O&M) assessment. Mrs. Adams pointed out the projected assessment information on the back of the proposed Fiscal Year 2025 budget and noted that property owners can pay off the full

debt assessment portion of the overall assessment early, if they wish, but the O&M assessments must be paid annually.

Resident Bill Roden asked for an explanation of a one-time \$400 assessment on the mailed notice. Mrs. Adams called attention to Pages 7 and 8 of the proposed Fiscal Year 2025 budget and discussed the “Aquascaping/pipe cleanout” and the “Lake bank restoration” projects, and the resulting on-roll assessment increase to \$431.37 from \$231.06. She stated there will always be O&M assessments but the debt assessments related to the bond will be only be collected until the bond is paid off.

On MOTION by Mr. Moore and seconded by Mr. Zampiceni, with all in favor, the Public Hearings on Adoption of Fiscal Year 2024/2025 Budget and Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, were closed.

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budgets 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 2024-08, 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 2024-08 and read the title. The Public Hearing was held during the Sixth Order of Business.

On MOTION by Mr. Moore and seconded by Mr. Baldwin, with all in favor, Resolution 2024-08, 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 annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals. The report will be due on December 1, 2025.

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, 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 this item was requested by the Chair of the Verandah East CDD Board. She recapped the discussion at the Verandah East CDD meeting. Management was

directed to review all the minutes, at the expense of the Verandah East CDD, and, if it wishes, this Board can request the same service and share the cost.

Discussion ensued regarding land ownership, assignment agreements, the VCA, the Developer, repair responsibility for the bridge from Hammock Park to Shady Bend and how neighboring communities handle similar issues.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, authorizing Management to provide a quote to research the minutes for information related to this topic, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

Mrs. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 8, 2024 Regular Meeting Minutes

On MOTION by Mr. Jordan and seconded by Mr. Baldwin, 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

Ms. Willson reported the following:

➤ All Supervisors who were in office prior to March 15, 2024 must complete the required four hours of ethics training by December 31, 2024.

➤ The CDD was dismissed from a complaint from one year ago and is no longer a party to the action.

➤ Regarding subpoenas involving pending litigation that were previously distributed to the Board, she feels it is appropriate for the CDD to contact its insurance carrier to inquire about

coverage and, if there is no coverage, authorize District Counsel and its litigation partners to work on this item on behalf of the Supervisors.

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, authorizing District Counsel to work on a pending litigation, on behalf of the Supervisors, was approved.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **District Manager's Report**

There was no report.

- **NEXT MEETING DATE: October 9, 2024 at 2:00 PM**

- **QUORUM CHECK**

The October 9, meeting will be canceled. The next meeting will be held on January 8, 2025.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Zampiceni stated that he is resigning from the Board.

Discussion ensued regarding conservation area maintenance and ownership of the golf bridge.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor, the meeting adjourned at 2:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



FIELD REPORT - Lake Bank Weeds Concern

Complete

District	Verandah East & West
Site conducted	3201 Orangetree Bend Fort Myers FL 33905 United States (26.699567479715796, - 81.75272585632966)
Conducted on	December 6, 2024
Prepared by	Shane Willis
FINDINGS	
REASON FOR VISIT:	Resident called in with a concern about the littorals behind his home
DESCRIPTION OF FINDINGS:	The littorals are in compliance with the Permit, however there is some minor pennywort and weeds on the Lake Bank. A work order was placed with Crosscreek.
IS THERE A POSSIBLE SFWMD PERMIT ISSUE?	No

Media summary



Photo 1



Photo 2



Photo 3

VERANDAH WEST 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 CANCELED	Regular Meeting	2:00 PM
January 8, 2025	Regular Meeting	2:00 PM
May 14, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	2:00 PM
August 13, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Proposed Budget</i>	2:00 PM