

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

March 16, 2026

BOARD OF SUPERVISORS

SPECIAL 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

<https://verandahcdds.net/>

March 9, 2026

Board of Supervisors
Verandah West Community Development District

Dear Board Members:

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

NOTE: Meeting Time

The Board of Supervisors of the Verandah West Community Development District will hold a Special Meeting on March 16, 2026 at 10:00 a.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. Discussion: State of Florida Department of Transportation vs. Regions Bank, Et Al Summons to Show Cause
4. Consider Engagement of Special Counsel Related to an Action in Eminent Domain to Condemn Certain Property
5. NEXT MEETING DATE: May 13, 2026 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JEFFREY JORDAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	SUSIE MCINTYRE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	EDWARD FAYNOR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	NORMAN TOBACK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GERALD BALDWIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

6. Supervisors' Requests
7. 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

3

AR# 3083
2:05PM
2/20/26

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

CIVIL ACTION NO.: 2026-CA-000727

PARCEL NO.: 103

vs.

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; ET AL

_____ /

SUMMONS TO SHOW CAUSE

THE STATE OF FLORIDA:
TO ALL AND SINGULAR SHERIFFS OF FLORIDA:

You are hereby commanded to serve this Summons to Show Cause, together with a copy of the Petition, Lis Pendens, Declaration of Taking, Notice of Filing Right of Way Maps, Notice of Hearing and Notice of Designation of Email in this cause upon the following Defendant:

Verandah West Community Development District
SERVE: Jeffrey Jordan, Chairman of the Board of Supervisors
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

TO ALL WHOM IT MAY CONCERN:

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable James R. Shenko, one of the Judges of this Court, on the 20th day of April, 2026, at 9:00 o'clock, A.M., via Zoom **Meeting Zoom Zoom ID: 309 868 7244**
Zoom Link: <http://zoom.us/j/3098687244> for an Order of Taking in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND

The defendants, and any other persons claiming any interest in the property described, are hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

ANDREW J. DENERING
Florida Bar No. 975117
SENIOR ATTORNEY
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
Andrew.denering@dot.state.fl.us

within thirty (30) days after service of this Summons upon you, exclusive of the day of service, and to file the original of your written defenses and request for hearing with the Clerk of this Court either before service on Petitioner's Attorney or immediately thereafter, to show what right, title, interest or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes as set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

WITNESS MY HAND AND SEAL of said Court on the _____ day of
02/13/2026, 2026.



Kevin C. Karnes
CLERK OF THE CIRCUIT COURT

BY: Dee
Deputy Clerk

(SEAL)

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

For complete ADA information, please visit <https://www.ca.cjis20.org/Services/ADA/>.

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,
vs.

CIVIL ACTION NO.:
PARCEL NO.: 103

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; FRANK R.
LEGGIO, AS TRUSTEE OF THE FRANK R. LEGGIO FAMILY
TRUST, DATED APRIL 27, 2001; MDC COAST 5, LLC, A
DELAWARE LIMITED LIABILITY COMPANY; REAL SUB,
LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE
SHOPS AT VERANDAH OWNER'S ASSOCIATION, A
FLORIDA NOT FOR PROFIT CORPORATION; VERANDAH
DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY
COMPANY; VERANDAH WEST COMMUNITY DEVELOPMENT
DISTRICT, NOELLE BRANNING, LEE COUNTY TAX COLLECTOR

Defendants.

_____ /

PETITION

Petitioner, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the
State of Florida, sues each of the Defendants named herein and alleges:

1. This is an action in eminent domain to condemn certain property in the State of
Florida, County of LEE.
2. The Petitioner is exercising the right of eminent domain by virtue of the authority
granted to it by Chapters 334 through 341 and Section 479.15, Florida Statutes, known as the
Florida Transportation Code, and Chapters 73 and 74, Florida Statutes, and by resolutions duly
and regularly adopted by the Chief Administrative Officer of the District, true copies of which
are attached as Exhibits "A" and "B", to acquire by the exercise of the power of eminent domain

as provided by law, all property or property rights, whether public or private, which are necessary to the performance of its duties and the execution of its powers.

3. The property hereinafter described is being sought for public use as a state transportation facility to be used by the public in general. The property and property rights described in the legal description(s) attached hereto as Exhibit "C" and incorporated herein are necessary for the public use and purpose described in the resolutions attached hereto as Exhibits "A" and "B" and are incorporated herein.

4. A description identifying each property sought to be acquired is attached as Exhibit "C".

5. The estate or interest sought to be acquired is set forth in the foregoing legal description(s) attached as Exhibit "C".

6. The Petitioner has made a diligent search and inquiry to discover the names, residences, legal disabilities, and interests in the property of all known and unknown owners, lessees, executors, administrators, trustees, mortgagees, judgment creditors, lien holders or persons in possession, and all persons, estates, heirs, successors or assigns having or claiming any right, title or interest in the property. Attached hereto as Exhibit "D" and incorporated herein is a statement of ownerships and encumbrances as to the property. Petitioner has no knowledge of any other persons having any interest in the property.

7. There exists or may exist outstanding real property taxes or other liens due and owing to any governmental entity identified in Exhibit "D".

8. The Petitioner has surveyed and located its line or area of construction and intends in good faith to construct the transportation project on or over the property described in this Petition.

9. The Petitioner has complied with all conditions precedent to Petitioner's right to proceed with the condemnation of the described property.

10. There are no mobile homes located on the property sought to be acquired which need to be removed.

Wherefore, Petitioner demands:

(A) That the property described in this Petition be condemned and taken by the Petitioner for the uses and purposes set forth in this Petition, and that the interest sought by this Petitioner in each property, as set forth in the Petition, be vested in the Petitioner.

(B) That there be a jury trial, by a jury of 12 persons, of all issues so triable.

(C) That the jury be required to view the property.

(D) That Petitioner be granted possession and title in advance of final judgment.



ANDREW J. DENERING
Florida Bar No. 975117
Special Counsel
Attorney for Petitioner
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
andrew.denering@dot.state.fl.us
d1.litigation@dot.state.fl.us

Deputy Clerk SSTILIS
#1

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PROJECT RESOLUTION
FOR STATE HIGHWAY SYSTEM PROJECTS**

WHEREAS, pursuant to Chapters 334 through 339 and Chapters 73 and 74, Florida Statutes, as amended, the State of Florida, Department of Transportation ("Department") has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the Department; and

WHEREAS, pursuant to Section 337.27, Florida Statutes, the Secretary of Transportation has delegated the authority to execute eminent domain resolutions to the Chief Administrative Officer of the District in which the property is located; and

WHEREAS, the property to be acquired hereunder is located in District One of the Department; and

WHEREAS, L. K. Nandam, P.E., is the District Secretary and Chief Administrative Officer of said District; and

WHEREAS, the Department has bifurcated its eminent domain resolutions into two types of resolutions; the Project Resolution, authorizing acquisition of property and property rights for the transportation facility, and the Parcel Resolution, authorizing the parcel acquisition and identifying the specific property and property rights to be acquired for the transportation facility; and

WHEREAS, the Department has prepared Right of Way maps showing the two geographic points (beginning and ending points of the transportation corridor) for Item/Segment Number 441942-3 together with the projected area within said corridor; and

WHEREAS, the Department anticipates revising the Right of Way maps to reflect changes that may occur within the area between the two geographic points of the transportation corridor. The two geographic points will remain the same unless changed by a Supplemental Project Resolution.

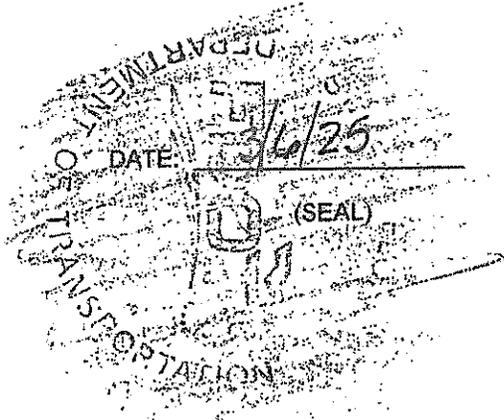
NOW, THEREFORE, BE IT RESOLVED by the District Secretary that the part of State Road 31 From S.R. 80 (Palm Beach Blvd.) To S.R. 78 (Bayshore Road) Lying in Sections 24, 25 & 36, Township 43 South, Range 25 East & Sections 19, 30, & 31, Township 43 South, Range 26 East in Lee County, Florida is hereby located and designated as Item/Segment Number 441942-3 and the line and location of said part of said facility, as reflected in the Right of Way maps, are hereby designated as a part of the State Highway System; and

BE IT FURTHER RESOLVED, that it is the judgment of the Department that the construction of said portion of said Item/Segment Number is necessary, practical and in the best interest of the State; and that the acquisition of such property and property rights as are needed for said construction is necessary for the performance of its duties and for the construction, reconstruction, and maintenance of said state facility for the use of the general public; and that the Department is authorized to make such acquisition by gift, purchase, or condemnation.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

SDT By: [Signature]
District Secretary

ATTEST: [Signature]
Executive Secretary





Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

DELEGATION OF AUTHORITY

I, Jared W. Perdue, P.E., Secretary of the Florida Department of Transportation, pursuant to Sections 20.23, 337.26, and 337.27, Florida Statutes, delegate to L.K. Nandam, P.E. as the District Secretary and chief administrative officer of the Department's District One, all authority pursuant thereto, including, but not limited to, the authority to approve, execute, and sign all necessary Department resolutions in order to initiate eminent domain proceedings, to acquire real property rights, and to execute resolutions for engineer witnesses in Circuit Court to bind the Department of Transportation on those issues regarding design and construction for transportation facilities in District One.

All other delegations of authority made by my predecessors are hereby revoked and are of no further effect. This Delegation shall remain in place and is effective until it is superseded or rescinded.



Jared W. Perdue, P.E., Secretary
Florida Department of Transportation
9/15/23

Date

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 13th day of September, 2023, by Jared W. Perdue, who is personally known to me, as Secretary of the Florida Department of Transportation.



NOTARY PUBLIC
My Commission Expires:



JENNIFER L. PARFITT
Commission # HH 140368
Expires August 4, 2025
Bonded thru Budget Notary Services

CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and correct copy of a certain Resolution signed by the District Secretary of Transportation in his official capacity on the 6th day of March, 2025, the original of which has the authentic seal of the Department of Transportation affixed thereto and which is of record in the office of the State of Florida Department of Transportation.

DATED this 16th day of December, 2025, at Bartow, Florida.

(SEAL)

Suzalynne M. Williams
Executive Secretary
State of Florida
Department of Transportation

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
EMINENT DOMAIN PARCEL RESOLUTION**

WHEREAS, pursuant to Florida Statutes Chapters 334 through 339, and Chapters 73 and 74, Florida Statutes, as amended, the Department of Transportation has authority to locate and designate certain transportation facilities as a part of the State Highway System and construct and maintain the same with funds which are now or which may hereafter become available to the Department; and

WHEREAS, pursuant to Florida Statutes Section 337.27, the Secretary of Transportation has delegated the authority to execute eminent domain resolutions to the chief administrative officer of the district in which the property is located; and

WHEREAS, the property to be acquired hereunder is located in District One of the State of Florida Department of Transportation; and

WHEREAS, James M. Driggers, Jr., P.E. is the Interim District Secretary and the chief administrative officer of said district; and

WHEREAS, the District Secretary of Transportation by Resolution dated March 6, 2025 did locate and designate Section 12090-000 (FP Number 4419423); and

WHEREAS, it is the finding of the Interim District Secretary of Transportation that the acquisition of the properties and property rights as described in the parcel descriptions under the Department of Transportation Parcel Numbers:

103

copies of which descriptions are attached hereto and by reference made a part hereof, is necessary, to the extent of the estate or interest set forth in the respective parcel descriptions, for the performance of the duties of the Department and for the construction, reconstruction and maintenance of said state facility.

NOW, THEREFORE, BE IT RESOLVED, by the State of Florida Department of Transportation, that said property descriptions are ratified and confirmed; and

BE IT FURTHER RESOLVED, by the State of Florida Department of Transportation, that the acquisition of the properties and property rights described in said parcel descriptions is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said state facility for the use of the general public; and that the Department is hereby authorized to acquire the same by gift, purchase or condemnation.

**STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION**

By: [Signature]
Interim District Secretary

DATE: 12/17/25

ATTEST: [Signature]
Executive Secretary

(SEAL)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

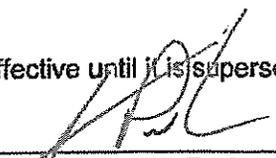
801 North Broadway
Bartow, Florida 33830

JARED W. PERDUE, P.E.
SECRETARY

DELEGATION OF AUTHORITY

I, Jared W. Perdue, P.E., Secretary of the Florida Department of Transportation, pursuant to Sections 20.23, 337.26, and 337.27, Florida Statutes, delegate to James M. Driggers, Jr, P.E., as the Interim District Secretary and chief administrative officer of the Department's District One, all authority pursuant thereto, including, but not limited to, the authority to approve, execute, and sign all necessary Department resolutions in order to initiate eminent domain proceedings, to acquire real property rights, and to execute resolutions for engineer witnesses in Circuit Court to bind the Department of Transportation on those issues regarding design and construction for transportation facilities in District One.

This Delegation shall remain in place and is effective until it is superseded or rescinded.

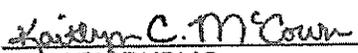


Jared Perdue, P.E., Secretary
Florida Department of Transportation
6/30/2025

Date

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 30th day of June, 2025 by Jared Perdue, who is personally known to me Secretary of the Florida Department of Transportation.



NOTARY PUBLIC
My Commission Expires:



Kaitlyn C. McCown
Notary Public
State of Florida
Comm# HH321480
Expires 1/30/2027

F.P. NO. 4419423

SECTION 12090-000 STATE ROAD 31 LEE COUNTY DESCRIPTION

PARCEL 103

ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY

That portion of Parcel F, Verandah Unit Three, a subdivision lying in Sections 25 & 36, Township 43 South, Range 25 East and lying in Sections 30 & 31, Township 43 South, Range 26 East, as per plat thereof recorded in Official Records Plat Book 80, Page 29, Public Records of Lee County, Florida.

Being described as follows:

Commence at the southeast corner of the southeast 1/4 of said Section 25, said corner also being the northeast corner of the northeast 1/4 of said Section 36; thence along the east line of said southeast 1/4, North 00°42'47" West a distance of 402.64 feet to the intersection of the survey baseline of State Road 80 and the survey baseline of State Road 31; thence along said survey baseline of State Road 80, South 71°36'07" West a distance of 452.48 feet; thence South 18°23'54" East a distance of 150.00 feet to the south existing right of way line of said State Road 80 (per Section 12020-2538) and to the northeast corner of said Parcel F, and to the northwest corner of Parcel G (per said plat) for a POINT OF BEGINNING; thence along the east line of said Parcel F and the west line of said Parcel G, South 18°23'54" East a distance of 25.28 feet; thence South 70°10'26" West a distance of 232.33 feet to the beginning of a curve having a radius of 5,211.48 feet; thence along the arc of said curve to the right a distance of 32.71 feet through a central angle of 00°21'35" with a chord bearing South 70°21'14" West and a chord distance of 32.71 feet to the west line of said Parcel F, and to the east line of Tract R-1 (per said plat) and to the end of said curve; thence along said west line and said east line, North 18°23'54" West a distance of 31.79 feet to the northwest corner of said Parcel F and to the northeast corner of said Tract R-1 and to said south existing right of way line; thence along the north line of said Parcel F and said south existing right of way line, North 71°36'07" East a distance of 264.96 feet to the POINT OF BEGINNING.

Containing 7,573 square feet.

Exhibit B, Page 5

CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and correct copy of a certain Resolution signed by the District Secretary of Transportation in his official capacity on the 16th day of December, 2025, the original of which has the authentic seal of the Department of Transportation affixed thereto and which is of record in the office of the State of Florida Department of Transportation.

DATED this 16th day of December, 2025, at Bartow, Florida.

(SEAL)

Sualdyne M. Williams
Executive Secretary
State of Florida
Department of Transportation

F.P. NO. 4419423

SECTION 12090-000 STATE ROAD 31 LEE COUNTY DESCRIPTION

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Containing 7,573 square feet.

Exhibit D, Page 1

OWNER AND ENCUMBRANCES PARCEL 103

OWNED BY: Regions Bank, an Alabama Banking Corporation, Successor by Merger to AmSouth Bank, an Alabama State Banking Corporation

SUBJECT TO: EASEMENT in favor of Real Sub, LLC, a Florida limited liability company recorded in OR 4822, Page 714

EASEMENT in favor of Frank R. Leggio, as Trustee of the Frank R. Leggio Family Trust, Dated April 27, 2001, recorded in OR 4822, Page 714

EASEMENT in favor of MDC Coast 5, LLC, a Delaware limited liability company, recorded in OR 4822, Page 714

EASEMENT in favor of The Shops at Verandah Owner's Association, a Florida not for profit corporation, recorded in OR 4822, Page 714

EASEMENT in favor of Verandah Development, LLC, a Florida limited liability company recorded in PB 80, PG 29

EASEMENT in favor of Verandah West Community Development District, recorded in PB 80, PG 29

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
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STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

vs.

CIVIL ACTION NO.: 2026-CA-000727
PARCEL NO.: 103

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; ET AL

NOTICE OF ORDER OF TAKING HEARING WITH ZOOM LINK

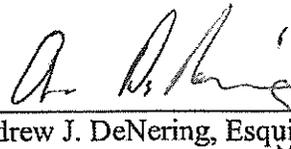
Please take notice that the Order of Taking hearing before the Honorable James Shenko one of the Judges of the Court, is scheduled for the 20th day of April, 2026 at 9:00 A.M., or as soon thereafter as counsel can be heard, the undersigned will bring on to be heard for Order of Taking hearing, via Zoom:

Zoom ID: 309 868 7244

Zoom Link: <http://zoom.us/j/3098687244>

Please govern yourself accordingly.

Dated: 2-12-2026



Andrew J. DeNering, Esquire
FBN: 0975117
SPECIAL COUNSEL
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
(863) 519-2623
andrew.denering@dot.state.fl.us
allison.eldridge@dot.state.fl.us

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Brooke Dean, Operations Division Manager for the 20th Judicial Circuit whose office is located at the Lee County Justice Center, 1700 Monroe St., Fort Myers, FL 33901, and whose telephone number is (239) 533-1771, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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CIVIL ACTION NO.: 2026-CA-000727
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REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; ET AL

**PETITIONER'S NOTICE OF DESIGNATION OF E-MAIL
ADDRESSES PURSUANT TO RULE 2.516**

Andrew J. DeNering, as Attorney for Petitioner, STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereby designates, pursuant to Fla. R. Jud. Adm. 2.516(1)(A) the following email addresses (effective September 1, 2012) for the purpose of service of all documents required to be served pursuant to Rule 2.516 in this proceeding:

Primary e-mail address: andrew.denering@dot.state.fl.us
Secondary e-mail address: allison.eldridge@dot.state.fl.us

Dated: 2-12-2026

Andrew J. DeNering, Esquire
Florida Bar No. 975117
SPECIAL COUNSEL
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
d1.litigation@dot.state.fl.us
andrew.denering@dot.state.fl.us

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

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CIVIL ACTION NO.:

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SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
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LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE
SHOPS AT VERANDAH OWNER'S ASSOCIATION, A
FLORIDA NOT FOR PROFIT CORPORATION; VERANDAH
DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY
COMPANY; VERANDAH WEST COMMUNITY DEVELOPMENT
DISTRICT, NOELLE BRANNING, LEE COUNTY TAX COLLECTOR

Defendants.

_____ /

LIS PENDENS

TO ALL DEFENDANTS NAMED AND LISTED IN AN ATTACHMENT HERETO AND TO
ALL OTHERS WHOM IT MAY CONCERN:

You are hereby notified of the filing of a lawsuit by the Petitioner against you seeking to
condemn and acquire by eminent domain proceedings in accordance with Chapter 73
and 74, Florida Statutes, as amended, the property described herein by attachment. This property
is located in the State of Florida, County of LEE,

Please be governed accordingly.

Dated: 2/4/2020



ANDREW J. DENERING
Florida Bar No. 975117
Special Counsel
Attorney for Petitioner
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
andrew.denering@dot.state.fl.us
d1.litigation@dot.state.fl.us

F.P. NO. 4419423

SECTION 12090-000 STATE ROAD 31 LEE COUNTY DESCRIPTION

PARCEL 103

ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY

That portion of Parcel F, Verandah Unit Three, a subdivision lying in Sections 25 & 36, Township 43 South, Range 25 East and lying in Sections 30 & 31, Township 43 South, Range 26 East, as per plat thereof recorded in Official Records Plat Book 80, Page 29, Public Records of Lee County, Florida.

Being described as follows:

Commence at the southeast corner of the southeast 1/4 of said Section 25, said corner also being the northeast corner of the northeast 1/4 of said Section 36; thence along the east line of said southeast 1/4, North 00°42'47" West a distance of 402.64 feet to the intersection of the survey baseline of State Road 80 and the survey baseline of State Road 31; thence along said survey baseline of State Road 80, South 71°36'07" West a distance of 452.48 feet; thence South 18°23'54" East a distance of 150.00 feet to the south existing right of way line of said State Road 80 (per Section 12020-2538) and to the northeast corner of said Parcel F, and to the northwest corner of Parcel G (per said plat) for a POINT OF BEGINNING; thence along the east line of said Parcel F and the west line of said Parcel G, South 18°23'54" East a distance of 25.28 feet; thence South 70°10'26" West a distance of 232.33 feet to the beginning of a curve having a radius of 5,211.48 feet; thence along the arc of said curve to the right a distance of 32.71 feet through a central angle of 00°21'35" with a chord bearing South 70°21'14" West and a chord distance of 32.71 feet to the west line of said Parcel F, and to the east line of Tract R-1 (per said plat) and to the end of said curve; thence along said west line and said east line, North 18°23'54" West a distance of 31.79 feet to the northwest corner of said Parcel F and to the northeast corner of said Tract R-1 and to said south existing right of way line; thence along the north line of said Parcel F and said south existing right of way line, North 71°36'07" East a distance of 264.96 feet to the POINT OF BEGINNING.

Containing 7,573 square feet.

Address List

Regions Bank, an Alabama banking corporation,
successor by merger to AmSouth Bank, an Alabama
state banking corporation

SERVE: Paul D. Bain, Esquire, as Attorney
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.
101 E. Kennedy Blvd., Suite 2700
Tampa, FL 33602
Parcel 103

Frank R. Leggio, as Trustee of the Frank R. Leggio Family
Trust, dated April 27, 2001
287 San Cristobal Avenue
Punta Gorda, FL 33983
Parcel 103

MDC Coast 5, LLC, a Delaware limited liability company
SERVE: Corporation Service Company, as Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525
Parcel 103

Real Sub, LLC, a Florida limited liability company
SERVE: Brian E. Smith, as Attorney
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801
Parcel 103

The Shops at Verandah Owner's Association,
a Florida not for profit corporation
SERVE: Corporate Creations Network Inc., as Registered Agent
801 US Highway 1
North Palm Beach, FL 33408
Parcel 103

Verandah Development LLC, a Florida limited liability company
SERVE: Corporation Service Company, as Registered Agent
1201 Hays Street
Tallahassee, FL 32301-2525
Parcel 103

Verandah West Community Development District
SERVE: Jeffrey Jordan, Chairman of the Board of Supervisors
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Parcel 103

Noelle Branning
Tax Collector, Lee County
2480 Thompson Street, 4th Floor
Ft. Myers, FL 33901

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

CIVIL ACTION NO.: 2026-CA-000727

PARCEL NO.: 103

vs.

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; ET AL

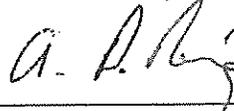
DECLARATION OF TAKING

The Petitioner, availing itself of the provisions of Chapter 74, Florida Statutes to take possession and title in advance of the entry of Final Judgment and having filed a lawsuit in purpose of securing rights of way, borrow pits, eminent domain for the purpose of condemning lands and other property necessary for the drainage ditches, drainage easements, construction easements and service roads for a transportation facility as set forth in the Petition filed in these proceedings, hereby declares:

1. That the property sought to be appropriated in these proceedings is to be taken for the uses set forth in the Petition.

2. That an estimate of value, made in good faith and based upon a valid appraisal of each parcel sought to be appropriated in these proceedings is as follows:

Parcel 103.....\$ 197,500.00



ANDREW J. DENERING, ESQUIRE
Florida Bar No. 975117
SPECIAL COUNSEL
DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
Telephone: (863) 519-2623
andrew.denering@dot.state.fl.us
allison.eldridge@dot.state.fl.us

IN THE CIRCUIT COURT IN AND FOR THE TWENTIETH JUDICIAL
CIRCUIT, IN AND FOR LEE COUNTY, FLORIDA

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

CIVIL ACTION NO.: 2026-CA-000727
PARCEL NO.: 103

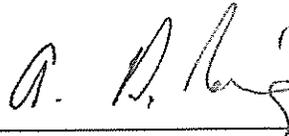
vs.

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
SUCCESSOR BY MERGER TO AMSOUTH BANK, AN
ALABAMA STATE BANKING CORPORATION; ET AL

NOTICE OF FILING RIGHT OF WAY MAP

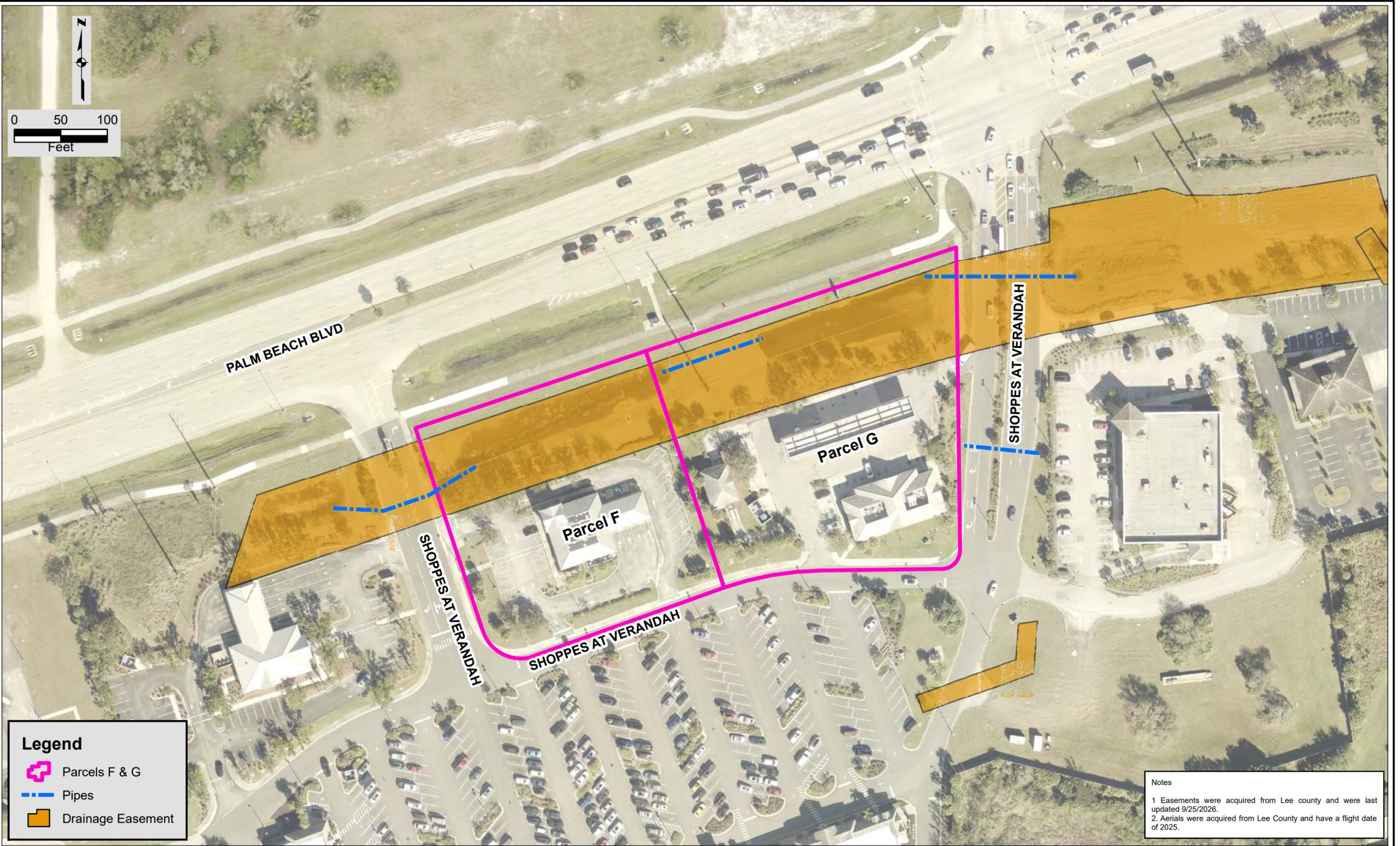
COMES NOW the Petitioner, STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION, and gives notice of filing of the Petitioner's Right of Way Map for the
above referenced parcels.

DATED: 2/12/2026



ANDREW J. DENERING
Florida Bar No. 975117
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DEPARTMENT OF TRANSPORTATION
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d1.litigation@dot.state.fl.us
Attorney for Petitioner

\\fms01\Archived\arch-drawings\2002\20023311-042\Environmental\Exhibits\Aerial Parcel Exhibit with Easements.mxd Date: 3/9/2026 Time: 2:47:14 PM User: Brian.Marino



Legend

-  Parcels F & G
-  Pipes
-  Drainage Easement

Notes

1. Easements were acquired from Lee county and were last updated 9/25/2026.
2. Aerials were acquired from Lee County and have a flight date of 2025.

Verandah CDD West
Lee County, Florida



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 334-0046
E.B. #642 & L.B. #642

The Shops at Verndah
Parcels F & G Aerial

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April 2022	20000000	-	As Shown	1

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

5

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	2:00 PM
January 14, 2026	Regular Meeting	2:00 PM
March 16, 2026	Special Meeting <i>Consider Engagement of Special Counsel</i>	10:00 AM
May 13, 2026	Regular Meeting	2:00 PM
August 12, 2026	Public Hearing & Regular Meeting	2:00 PM