

Hi Cleo,

As requested, please see attached ERP No. 36-04314-P-05.

I will try to address some concerns in this correspondence. The wetland preservation areas are to be maintained in accordance with the minimum requirements as set forth by SFWMD and Lee County. The only activity that is allowed is the removal of exotic and nuisance vegetation. Spike rush can grow and thrive in permanent water up to an approximate depth of 3 meters. The Lee.Gov link <https://www.leegov.com/dcd/es/land/lake> is a tremendous resource for public education and community outreach for information on “Lake Shorelines & Littoral Plants”. The littorals are critical to the ecology and health of the lakes as follows:

### **Littoral Plant Preservation**

Littoral plants are required to be maintained in the lakes within the Community in accordance with the approved plans as part of the Lee County Development Order Permit for Verandah East CDD. The minimum number of plants must be maintained in each lake at all times to help prevent any erosion problems. Residents or landscape contractors are prohibited from removing desirable and required native littoral plants from within the lake tracts without prior written approval from the Verandah East CDD.

Most native littoral wetland plants naturally die back during the dry season and resprout from underground tubers during the wet season. Non-target damage to native vegetation by herbicide use on exotics is prohibited. Dead zones along lake shorelines may need to be replanted following the removal of invasive exotic vegetation. It is important to note that lake littoral plants, which grow in the shallow areas near the shore of a lake, serve several important ecological purposes:

1. **Habitat and Biodiversity:** Littoral plants provide habitat for a wide range of organisms, including fish, insects, amphibians, and birds. The vegetation offers shelter and breeding grounds, contributing to overall biodiversity.
2. **Water Quality Improvement:** These plants help improve water quality by filtering pollutants and nutrients. Their roots can trap sediments and reduce erosion, while they also absorb excess nutrients like nitrogen and phosphorus, which helps prevent algal blooms.
3. **Erosion Control:** The root systems of littoral plants help stabilize the shoreline, reducing erosion caused by waves and currents. This is crucial for maintaining the slope and integrity of the lake’s edge.
4. **Oxygen Production:** Through the process of photosynthesis, littoral plants release oxygen into the water, which is vital for the survival of aquatic organisms.
5. **Food Source:** Littoral plants are a primary food source for various herbivorous aquatic animals, such as fish, insects, and waterfowl. The plants themselves or the organisms that live among them often become part of the food chain.

**Recommendations:**

- It is our opinion that the lake littorals should not be cut, unless otherwise recommended by a lake management company, as it could adversely impact the overall water quality and slope stability of the lakes within the development.
- Professional aquatic management services should continue to be employed to promote a balanced and healthy ecosystem.
- Perform water quality testing to evaluate the chemical composition of the lakes on a recurring basis. Pond Watch Program is a citizen volunteer monitoring program established by the Lee County Hyacinth Control District to educate citizens about pond management in stormwater ponds. For more information, visit <https://lchcd.org/pond-watch-program/>
- Public education and community outreach is encouraged to educate the residents on the value and benefits of maintaining a healthy lake ecosystem. Refer to the following Lee County website <https://www.leegov.com/dcd/es/land/lake> for more information on “Lake Shorelines & Littoral Plants”.

Johnson Engineering, LLC is available to provide environmental services for an in-depth report on the condition of the lakes if so desired. Please do not hesitate to contact me with any questions or concerns. Thank you.

**Best regards, Mark**

**Mark A. Zordan, PMP**

**Project Manager**

**JOHNSON ENGINEERING, LLC.**

**An Apex Company**

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**SOUTH FLORIDA WATER MANAGEMENT DISTRICT  
 ENVIRONMENTAL RESOURCE  
 STANDARD PERMIT NO. 36-04314-P-05  
 DATE ISSUED: January 30, 2013**

Form #0941  
 08/95

**PERMITTEE:** K H VERANDAH L L C  
 8875 HIDDEN RIVER PKWY  
 TAMPA, FL 33637

VERANDAH EAST CDD  
 6131 LYONS RD  
 STE 100  
 COCONUT CREEK, FL 33073

**PROJECT DESCRIPTION:** This application is a request for a modification to an Environmental Resource Permit authorizing Construction and Operation of a surface water management system to serve a 145.2 acre mixed use development known as Verandah Basin Q and R Modification, with discharge to the Verandah master surface water management system.

**PROJECT LOCATION:** LEE COUNTY, SEC 32 TWP 43S RGE 26E

**PERMIT DURATION:** See Special Condition No:1. Pursuant to Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 121207-9, dated December 7, 2012. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40, Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 14 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 3 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 30th day of January, 2013, in accordance with Section 120.60(3), Florida Statutes.

BY: \_\_\_\_\_  
 Ricardo A. Valera, P.E.  
 Administrator  
 Lower West Coast Service Center

## NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

### **Filing Instructions**

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

### **Initiation of an Administrative Hearing**

Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

### **Mediation**

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

## GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373, F.S.
2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.
3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.
4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.
5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.
6. Within 30 days after completion of construction of the permitted activity, the permittee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.
7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to

## GENERAL CONDITIONS

be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.
9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.
10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.
11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..
12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereign lands or other state-owned lands.
13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.
14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities

## GENERAL CONDITIONS

which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.
16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.
17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.
18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.
19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.



## SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on January 30, 2018.
2. Operation of the surface water management system shall be the responsibility of VERANDAH East CDD.
3. Discharge Facilities: Through previously permitted facilities.
4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.
5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.
6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.
7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.
8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
9. 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.
10. 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.
11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.
12. The permittee acknowledges that, pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.
13. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. The exhibits and special conditions in this permit apply only to this application. They do not supersede or

**SPECIAL CONDITIONS**

delete any requirements for other applications covered in Permit No. 36-04314-P unless otherwise specified herein.

**Last Date For Agency Action:** February 5, 2013

**STANDARD ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT**

**Project Name:** Verandah Basin Q And R Modification

**Permit No.:** 36-04314-P-05

**Application No.:** 121207-9

**Application Type:** Environmental Resource (General Permit Modification)

**Location:** Lee County, S32/T43S/R26E

**Permittee :** K H Verandah L L C  
Verandah East Cdd

**Operating Entity :** Verandah East Cdd

**Project Area:** 145.20 acres

**Project Land Use:** Recreational

**Drainage Basin:** TIDAL CALOOSAHATCHEE

**Sub Basin:** ORANGE RIVER

**Receiving Body:** Existing SWMS

**Class:** CLASS III

**Special Drainage District:** NA

**Conservation Easement To District :** No

**Sovereign Submerged Lands:** No

**PROJECT PURPOSE:**

This application is a request for a modification to an Environmental Resource Permit authorizing Construction and Operation of a surface water management system to serve a 145.2 acre mixed use development known as Verandah Basin Q and R modification, with discharge to the Verandah master surface water management system.

**PROJECT EVALUATION:****PROJECT SITE DESCRIPTION:**

The site is located on the south side of SR 80 and west of Buckingham Road, in Lee County, Florida. An existing FP&L transmission line bisects the northern third of the Verandah development. A location map is attached as Exhibit 1.0.

Treated run-off from the site flows to the south either into the Orange River, various on-site wetland preserves or into a wetland slough located in the south central portion of the site. This slough begins off-site at Buckingham Road and extends westerly through several properties south of the project. Approximately 3/4 mile west of Buckingham Road, the slough divides with a portion extending to the southwest, across Bird Road and then into the Orange River. The northwest branch continues across an off-site parcel before entering the site at the southeast corner of the project. It continues westerly across the south central portion of the site before flowing into the Orange River at the southwest corner of the site.

The master surface water management system for the existing portions of the Verandah community is constructed and operational.

The previously permitted Verandah Phase 2 project (Application No. 040526-18) contained a total of 873.5 acres of residential development and a total of 65.47 acres of wetland enhancement plus 0.23 acres of wetland restoration (total of 65.7 acres of wetland preserves) pursuant to Application No. 040526-18. In addition, 13.9 acres of upland buffers and 32.09 acres of upland enhancement are cited in this application, for a total conservation easement area of 111.77 acres (please see the Preserve Map attached as Exhibit 3.0). This project area, which encompasses 145.2 acres within the Verandah Phase 2 development, contains 69.11 acres of residential development, 19.29 acres of lakes (other surface waters), 32.70 acres of wetlands, and 24.10 acres of associated preserved upland buffers. There are no impacts to wetlands or other surface waters proposed in this modification.

**PROJECT BACKGROUND:**

The Verandah development received authorization for Construction and Operation of 618 acres of the 1,455 acre development and Conceptual authorization for the remaining 836.6 acres on October 10, 2002 for a mixed residential and commercial development with golf courses. Numerous modifications have been approved since that time, authorizing construction of phases and modifications to the infrastructure of the residential and golf course area. Pertinent to this application, Application No. 040526-18 authorized modifications to 873.50 acres of development, that included 145.2 acres within Basins Q and R, the subject of this modification.

**PROPOSED PROJECT:**

The applicant proposes the modification of the surface water management system previously approved as part of Verandah Phase II in application number 040526-18. This modification is proposed to reflect the constructed condition of Basins Q and R. The proposed modification includes reconfiguration of the Basin Q and R boundaries by 9.9 acres, the removal of Lake Q2C from Basin Q, the addition of Lakes R2 and R2A to Basin R, and modification of the land use tables for Basins Q and R. Site surface water management plans and section sheets are attached as Exhibit 2.0.

The proposed modifications in Basins Q and R do not adversely affect elevations or discharge rates within any other basins. The design summary table attached as Exhibit No. 2.1 depicts the existing permit conditions as well as the results of the proposed modification. In all basins, the peak stages for the 5, 25, and 100 year storm events are less than or equal to the existing stages previously permitted. All peak discharge rates are maintained at or below the permitted peak rates.

**LAND USE:****Construction****Project:**

	<b>This Phase</b>	<b>Total Project</b>	
Building Coverage	12.67	12.67	acres
Impervious	19.61	19.61	acres
Lake	19.29	19.29	acres
Pervious	36.83	36.83	acres
Preserved	24.10	24.10	acres
Wetland	32.70	32.70	acres
<b>Total:</b>	<b>145.20</b>	<b>145.20</b>	

**WATER QUANTITY :****Discharge Rate :**

The project lies within the Orange River Basin. The existing surface water management system for the 145.2 acre basin is consistent with the land use and site grading assumptions from the design of the previously permitted surface water management system, and meets the designed discharge rate for the area and as previously permitted.

**WATER QUALITY :**

The required water quality and attenuation for the 145.20 acre Basins Q and R is provided by the existing Verandah surface water management system. No adverse water quality impacts are anticipated as a result of the proposed project.

**WETLANDS:**

There are no impacts to wetlands or other surface waters proposed in this modification.

**Wildlife Issues:**

The project site does contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. No wetland-dependent endangered/threatened species or species of special concern were observed onsite. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

**CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:**

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule

40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

**RELATED CONCERNS:**

**Water Use Permit Status:**

The applicant has indicated that surface water lakes and groundwater well will be used as a source for irrigation water for the project. Water Use Permit No. 36-04340-W has been previously issued for this project.

The applicant has indicated that dewatering is not needed for the proposed project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

**CERP:**

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

**Potable Water Supplier:**

Lee County Utilities

**Waste Water System/Supplier:**

Lee County Utilities

**Right-Of-Way Permit Status:**

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

**DRI Status:**

This project is not a DRI.

**Historical/Archeological Resources:**

No information has been received that indicates the presence of archaeological or historical resources in the project area or indicating that the project will have any effect upon significant historic properties listed, or eligible for listing in the National Register of Historic Places. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

**DEO/CZM Consistency Review:**

The issuance of this permit constitutes a finding of consistency with the Florida Coastal Management Program.

**Third Party Interest:**

No third party has contacted the District with concerns about this application.

**Enforcement:**

There has been no enforcement activity associated with this application.

**STAFF REVIEW:**

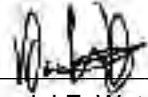
**DIVISION APPROVAL:**

**NATURAL RESOURCE MANAGEMENT:**

  
\_\_\_\_\_  
Laura Layman

**DATE:** 1/28/13 \_\_\_\_\_

**SURFACE WATER MANAGEMENT:**

  
\_\_\_\_\_  
Daniel F. Waters, P.E.

**DATE:** 1/30/13 \_\_\_\_\_





\\20044602\DR-ING\00-PH2-F-RTH\WORK SUBMITTED 5-22-06\DR-ING\042006\00-PH-SF 2-F-RTH\WORK\Aerial Map.dwg (Sheet1) .alm Dec 08, 2012 - 11:05am

**JOHNSON ENGINEERING**  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-0661  
 E.B. #642 & L.B. #642



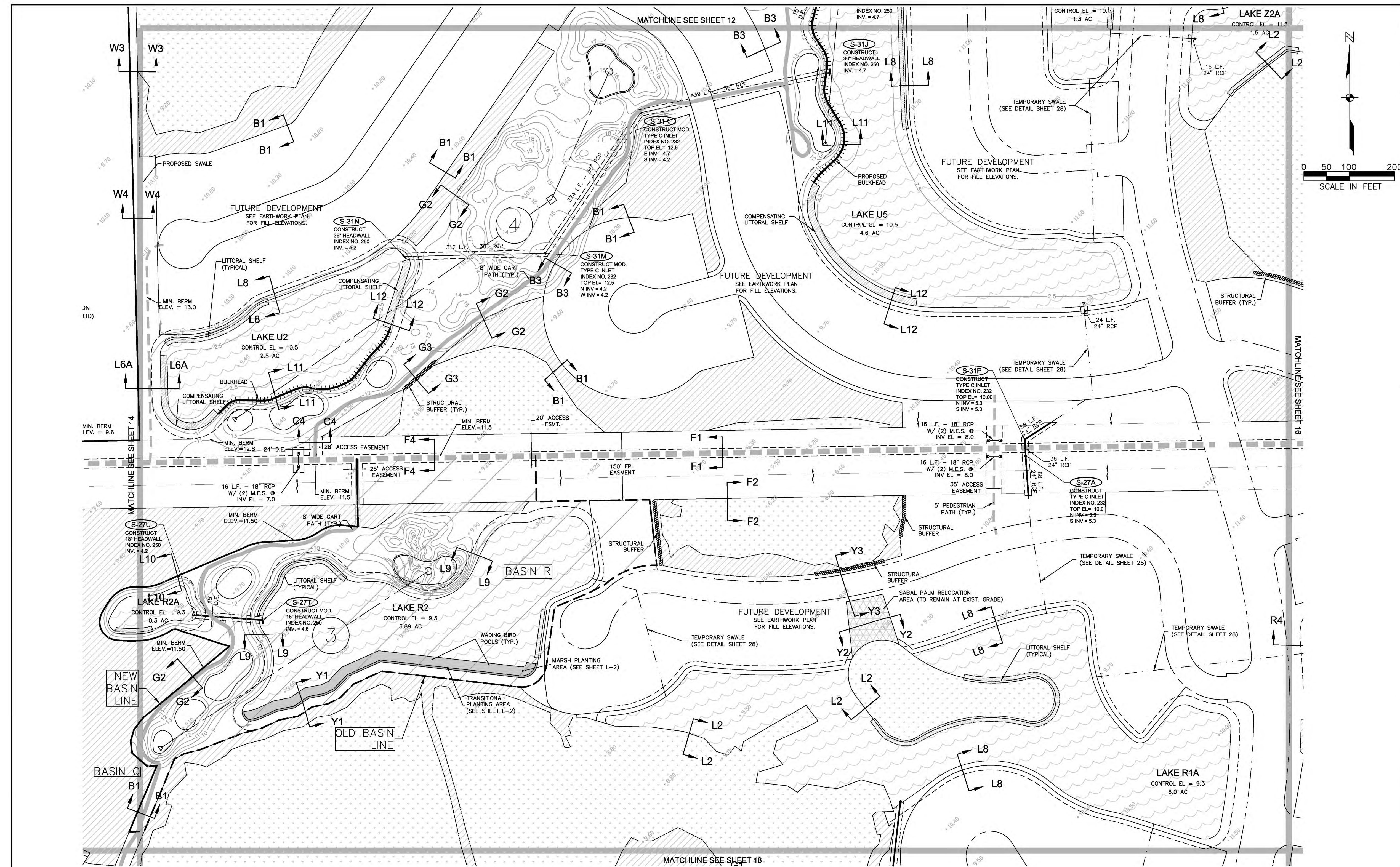
VERANDAH  
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: DECEMBER 2012  
 PROJECT NO: 20120695  
 FILE NO: 32-43-38  
 SCALE: As Shown

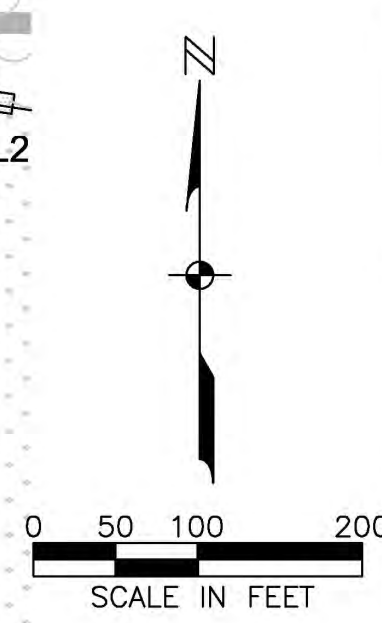
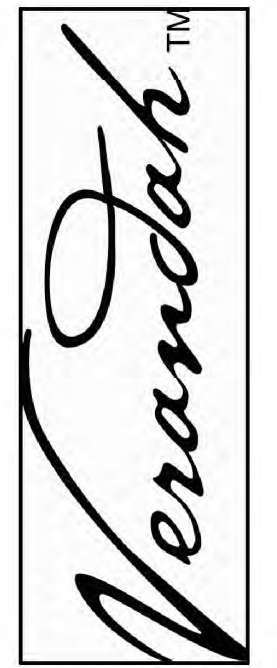
AERIAL MAP

SHEET NUMBER  
 1



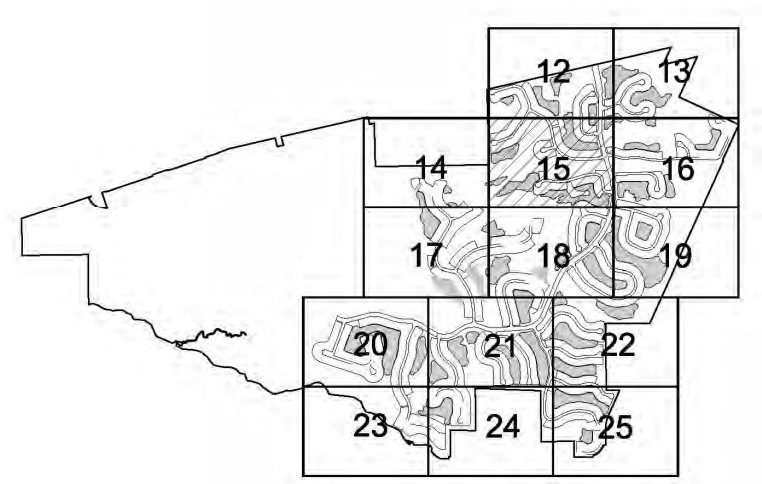
**JOHNSON ENGINEERING**  
 2122 JOHNSON STREET  
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 FAX (239) 334-3861  
 E.B. #642 & L.B. #642

ANDREW D. TILTON, P.E.  
 FL License No. 33255



NOTE:  
 SEE SHEETS 26-28 FOR TYPICAL SECTIONS.  
 SEE SHEET 29 FOR CONTROL STRUCTURE INFORMATION.  
 SEE SHEETS 30-32 FOR DRAINAGE DETAILS.  
 UNLESS OTHERWISE NOTED, ALL GOLF COURSE DRAINAGE BASINS SHALL BE SET AT A MINIMUM OF 1.5' ABOVE CONTROL ELEVATION. INLETS WITHIN FAIRWAYS SHALL BE SET AT A MIN. OF 2' ABOVE CONTROL ELEVATION.  
 SEE SHEET 11 FOR EARTHWORK PLAN.  
 SEE SHEET L2 FOR BULKHEAD LENGTHS ALLOWED AND PROPOSED.  
 SEE SHEETS L1-L2 FOR LANDSCAPING AND BUFFERING REQUIREMENTS.

**LOCATION KEY**



NO.	DATE	DESCRIPTION

DATE: DECEMBER 2012  
 PROJECT NO. 20129095  
 FILE NO. 32-43-26  
 SCALE: 1" = 100'

**MASTER DRAINAGE PLAN**

SHEET NUMBER  
**15**

\\20144901\DRAWINGS\02-PH2\_EARTHWORK\_SUBMITTED\_4-22-10\DRAWINGS\042000\01-PHASE\_2-EARTHWORK\4600-00-PH2-MasterDrainage.dwg (Right Hand Border) .im Dec 06, 2012 - 11:09am

## Design Summary

Water Quality	Basin A		Basin B		Basin E		Basin F		Basin G	
	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr
Control Elevation (ft)	4.9	4.9	4.0	4	4.0/4.7	4.0/4.7	3.5	3.5	6.5	6.5
<b>5 Year 1 Day Storm</b>										
Rainfall (in)	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Peak Stage (ft)	6.3	6.3	5.6	5.6	5.4/5.6	5.4/5.6	5.1/5.5	5.1/5.2	7.6	7.6
Min Rd/Parking Crown Elev.(ft)	6.9	6.9	6.0	6.0	6.0/6.7	6.0/6.7	5.5	5.5	8.5	8.5
<b>25 Year 3 Day Storm</b>										
Rainfall (in)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Design Discharge (cfs)	8.8	8.8	23.3	23.3	-	-	32.9	29.5	0.3	0.2
Peak Stage (ft)	7.9	7.7	6.4	6.3	-	-	6.3/6.7	6.3/6.5	9.0	8.9
Minimum Berm Elevation (ft)	7.9	7.9	6.4	6.4	-	-	6.3/6.7	6.3/6.7	9.0	9.0
<b>100 Year 3 Day Storm</b>										
Rainfall (in)	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6
FEMA Elevation (ft)	8.0	8.0	8.0	8.0	8/9	8/9	9.0	9.0	8.0	8.0
Peak Stage(ft)	8.3	8.3	6.9	6.9	6.8/6.9	6.8/6.9	6.7/7.2	6.7/7.0	9.6	9.6
Min Building Finished Floor (ft)	8.3	8.3	8.0	8.0	8/9	8/9	9.0	9.0	9.6	9.6

Water Quality	Basin H		Basin K		Basin L		Basin M		Basin N	
	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr
Control Elevation (ft)	5.8	5.8	6.8	6.8	6.0	6	3.5	3.5	6.0	6.0
<b>5 Year 1 Day Storm</b>										
Rainfall (in)	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Peak Stage (ft)	7.3	7.3	8.0	8.0	6.8	6.8	5.3	5.3	6.8	6.8
Min Rd/Parking Crown Elev.(ft)	7.8	7.8	-	-	8.0	8.0	5.5	5.5	-	-
<b>25 Year 3 Day Storm</b>										
Rainfall (in)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Design Discharge (cfs)	7.7	7.6	-	-	-	-	-	-	-	-
Peak Stage (ft)	9.0	8.7	8.8	8.8	-	-	6.5	6.5	7.3	7.3
Minimum Berm Elevation (ft)	9.0	9.0	9.5	9.5	-	-	6.5	6.5	-	-
<b>100 Year 3 Day Storm</b>										
Rainfall (in)	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6
FEMA Elevation (ft)	9.0	9.0	-	-	-	-	9.4-9.9	9.4-9.9	-	-
Peak Stage(ft)	9.5	9.5	9.2	9.2	8.1	8.1	7.0	7.0	8.1	8.1
Min Building Finished Floor (ft)	9.6	9.6	-	-	-	-	9.4-9.9	9.4-9.9	-	-

## Design Summary

Water Quality	Basin O		Basin P		Basin Q		Basin R		Basin S	
	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr
Control Elevation (ft)	6.5	6.5	5.0	5.0	7.4	7.4	9.3	9.3	8.0	8.0
<b>5 Year 1 Day Storm</b>										
Rainfall (in)	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Peak Stage (ft)	7.9	7.9	6.6	6.6	8.6	8.3	10.3	10.1	9.5	9.4
Min Rd/Parking Crown Elev.(ft)	8.5	8.5	7.0	7.0	9.4	9.4	11.3	11.3	10.0	10.0
<b>25 Year 3 Day Storm</b>										
Rainfall (in)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Design Discharge (cfs)	13.5	13.3	36.3	36.1	3.1	3.0	-	-	-	-
Peak Stage (ft)	8.8	8.8	7.9	7.9	9.3	9.2	11.2	11.0	10.7	10.4
Minimum Berm Elevation (ft)	9.1	9.1	8.2	8.2	9.6	9.6	11.5	11.5	11.0	11.0
<b>100 Year 3 Day Storm</b>										
Rainfall (in)	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6
FEMA Elevation (ft)	9.7-10.2	9.7-10.2	9.4-10.6	9.4-10.6	9.0-10.2	9.0-10.2	11.4	10-10.5	10-10.5	10-10.5
Peak Stage(ft)	9.4	9.4	8.5	8.5	9.7	9.6	11.7	11.4	11.1	10.9
Min Building Finished Floor (ft)	10.2	10.2	9.4-10.6	9.4-10.6	10.2	10.2	12.2	12.2	11.6	11.6

Water Quality	Basin T		Basin U		Basin W		Basin X		Basin Y	
	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr	Ex	Pr
Control Elevation (ft)	6.8	6.8	10.5	10.5	8.5	8.5	8.0	8.0	8.0	8.0
<b>5 Year 1 Day Storm</b>										
Rainfall (in)	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Peak Stage (ft)	8.3	8.4	11.5	11.5	10.7	10.0	9.3	9.3	9.7	9.6
Min Rd/Parking Crown Elev.(ft)	8.8	8.8	12.5	12.5	11.2	11.2	10.0	10.0	10.0	10.0
<b>25 Year 3 Day Storm</b>										
Rainfall (in)	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0
Design Discharge (cfs)	-	-	-	-	-	-	-	-	0.3	0.4
Peak Stage (ft)	9.8	9.7	12.5	12.4	12.0	11.2	10.4	10.5	11.1	11.0
Minimum Berm Elevation (ft)	10.1	10.1	12.8	12.8	12.3	12.3	10.7	10.7	11.4	11.4
<b>100 Year 3 Day Storm</b>										
Rainfall (in)	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6
FEMA Elevation (ft)	10.4-10.8	10.4-10.8	10.2	10.2	11.0	11.0	11.3	11.3	11.4	11.4
Peak Stage(ft)	10.4	10.3	13.1	13.0	12.4	11.8	11.1	11.2	11.7	11.7
Min Building Finished Floor (ft)	10.9	10.9	13.6	13.6	12.9	12.9	11.6	11.6	12.2	12.2

## Design Summary

Water Quality	Basin Z		Basin AA		Basin BB	
	Ex	Pr	Ex	Pr	Ex	Pr
Control Elevation (ft)	11.5	11.5	10.3	10.3	9.5	9.5
Water Quality Volume (ac-ft)	8.5	8.5	4.0	4.0	6.2	6.2
Water Quality Elevation (ft)	12.1	12.1	11.1	11.1	9.8	9.8
<b>5 Year 1 Day Storm</b>						
Rainfall (in)	5.1	5.1	5.1	5.1	5.1	5.1
Peak Stage (ft)	12.3	12.3	11.3	11.2	10.8	10.7
Min Rd/Parking Crown Elev.(ft)	13.5	13.5	12.3	12.3	11.5	11.5
<b>25 Year 3 Day Storm</b>						
Rainfall (in)	10.0	10.0	10.0	10.0	10.0	10.0
Allowable Discharge (cfs)	8.7	8.7	4.1	4.1	6.4	6.4
Design Discharge (cfs)	-	-	-	-	-	-
Peak Stage (ft)	13.2	13.1	12.0	12.0	12.1	11.9
Minimum Berm Elevation (ft)	13.5	13.5	12.3	12.3	12.4	12.4
<b>100 Year 3 Day Storm</b>						
Rainfall (in)	12.6	12.6	12.6	12.6	12.6	12.6
FEMA Elevation (ft)	-	-	-	-	10.4	10.4
Peak Stage(ft)	13.6	13.5	12.4	12.3	12.7	12.5
Min Building Finished Floor (ft)	14.1	14.1	12.9	12.9	13.2	13.2



**PHASE 2**

- LEGEND:**
- PRESERVE AREA ADDED
  - PREVIOUSLY PERMITTED PRESERVE AREA SUBTRACTED
  - SPWMD WETLAND PRESERVE (65.47 Ac. ±)
  - WETLAND RESTORATION (9.23 Ac. ±)
  - SPWMD "WATERS" (6.39 Ac. ±)
  - UPLAND BUFFER (15.98 Ac. ±)
  - UPLAND PRESERVE (32.59 Ac. ±)
  - OPEN SPACE-NOT USED FOR MITIGATION
  - PROPOSED LAKE
  - SURVEYED WETLAND LINE
  - PHASE LINE

**NOTES:**

SITE PLAN SHOWN PER JOHNSON ENGINEERING, INC. DRAWING NO. EOL.PL04ATE88/04A.DWG DATED 8-4-04.

SURVEYED WETLAND LINES PER JOHNSON ENGINEERING DRAWING NO. WETLANDS 05/020.DWG DATED 8-10-00.

FLOOD LINES ESTIMATED FROM AERIAL PHOTOGRAPH DATED MAY 2000.

SPWMD JURISDICTIONAL WETLANDS AND "OTHER SURFACE WATERS" FIELD REVIEWED AND APPROVED BY CRAIG SCHMITTLER ON APRIL 12, 2004.

DESIGNED BY A.W.	DATE 9/28/04	HORIZONTAL SCALE N.T.S.
CHECKED BY K.C.P.	DATE 9/28/04	VERTICAL SCALE N/A
DRAWN BY W.C.	DATE 9/28/04	SCALE 25, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**PASSARELLA and ASSOCIATES, INC.**  
*Consulting Ecologists*  
 9110 College Pointe Court, Ft. Myers, FL 33919

**THE VERANDAH-PHASE 2**  
 UPLAND/WETLAND PRESERVE MAP WITH PREVIOUSLY PERMITTED PRESERVE AREAS

DRAWING No.: 998BP402
SHEET No.: 1A

## STAFF REPORT DISTRIBUTION LIST

VERANDAH BASIN Q AND R MODIFICATION

**Application No:** 121207-9

**Permit No:** 36-04314-P

### **INTERNAL DISTRIBUTION**

- X Errol Noel
- X Justin M.Hojnacki
- X Laura Layman
- X Daniel F. Waters, P.E.
- X ERC Engineering
- X ERC Environmental
- X Fort Myers Backup File

### **EXTERNAL DISTRIBUTION**

- X Permittee - K H Verandah L L C
- X Engr Consultant - Johnson Engineering Inc

### **GOVERNMENT AGENCIES**

- X Div of Recreation and Park - District 4 - FDEP
- X Lee County Engineer

### **OTHER INTERESTED PARTIES**

- X Audubon of Florida - Charles Lee

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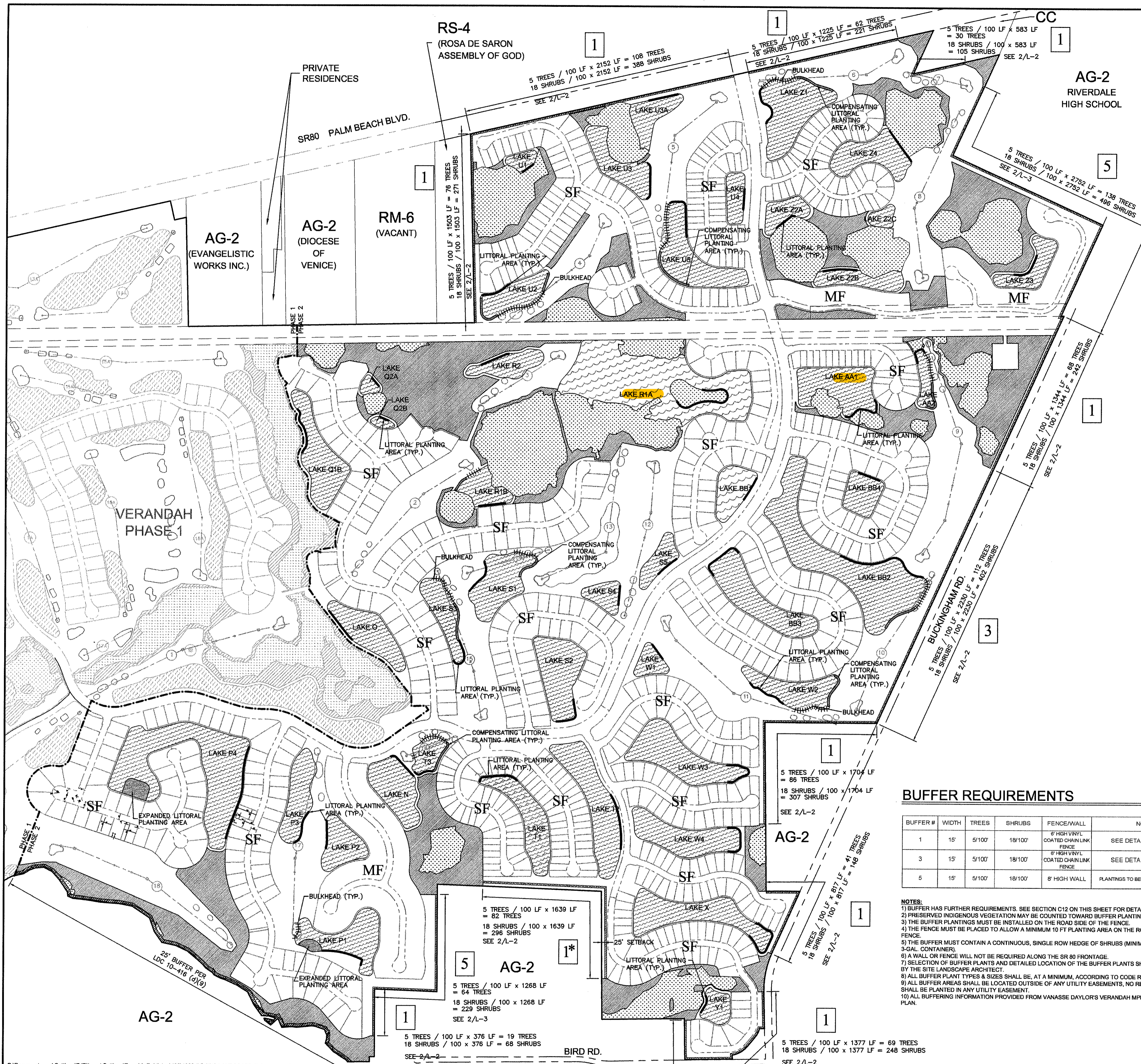
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atilton@johnsoneng.com

Div of Recreation and Park - District 4 - FDEP  
1843 South Tamiami Trail  
Osprey FL 34229  
chris.becker@dep.state.fl.us

Lee County Engineer  
P.O.Box 398  
Fort Myers FL 33902-0398  
eckenrpj@leegov.com

Audubon of Florida - Charles Lee  
1101 Audubon Way  
Maitland FL 32751  
chlee2@earthlink.net





**OPEN SPACE SUMMARY**

LAND USE	PERMITTED USE	MAX UNITS	EST. ACRES	REQ'D OPEN SPACE (ACRES)	INDIGENOUS REQMT (ACRES)
PARCEL 2-A	SINGLE FAMILY	29	17.1	N/A	6.5 ACRES
PARCEL 2-B	SINGLE FAMILY	47	19.9	N/A	
PARCEL 2-C	SINGLE FAMILY	56	26.0	N/A	
PARCEL 2-D	SINGLE FAMILY	77	19.8	N/A	
PARCEL 2-E	SINGLE FAMILY	24	10.0	N/A	
PARCEL 2-F	MULTI FAMILY	132	16.6	6.8	
PARCEL 2-G	SINGLE FAMILY	28	9.7	N/A	
PARCEL 2-H1	SINGLE FAMILY	37	9.7	N/A	
PARCEL 2-H2	SINGLE FAMILY	112	36.9	N/A	
PARCEL 2-I	SINGLE FAMILY	32	17.8	N/A	
PARCEL 2-J	SINGLE FAMILY	69	23.9	N/A	
PARCEL 2-K	SINGLE FAMILY	72	20.6	N/A	
PARCEL 2-L	SINGLE FAMILY	42	15.8	N/A	
PARCEL 2-M	SINGLE FAMILY	30	6.5	N/A	
PARCEL 2-N	SINGLE FAMILY	64	13.0	N/A	
PARCEL 2O1	MULTI-FAMILY	31	4.9	2.0	
PARCEL 2-O2	MULTI-FAMILY	84	10.2	4.1	
PARCEL 2-P1	SINGLE FAMILY	29	9.0	N/A	
PARCEL 2-P2	SINGLE FAMILY	44	12.6	N/A	
PARCEL 2-Q	SINGLE FAMILY	45	9.7	N/A	

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

**REQUIRED DEVELOPMENT CALCULATIONS**

TOTAL SITE AREA:	= 836.1 ACRES +/-
OPEN SPACE REQUIRED (40% OF TOTAL SITE AREA)	= 334.4 ACRES +/-
REQUIRED INDIGENOUS (50% OF REQ'D OPEN SPACE)	= 167.2 ACRES +/-
INDIGENOUS PROVIDED (72% OF REQ'D OPEN SPACE)	= 239.5 ACRES +/-
TOTAL LAKES	= 136.2 ACRES +/-
LAKE CREDIT (25% APPLIES TO OPEN SPACE REQMT)	= 34 ACRES +/-
TOTAL GOLF AREA PROVIDED	= 146.1 ACRES +/-
TOTAL OPEN SPACE PROVIDED (125%)	= 419.6 ACRES +/-

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

**GENERAL LANDSCAPING TREE REQUIREMENT**

36,420,501 SF @ 1 TREE PER 3,000 SF REQUIRED	= 12,141 TREES
TREE CREDITS PROVIDED	= 2,429 CREDITS
TOTAL GENERAL TREES PROVIDED	= 12,145 TREES

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

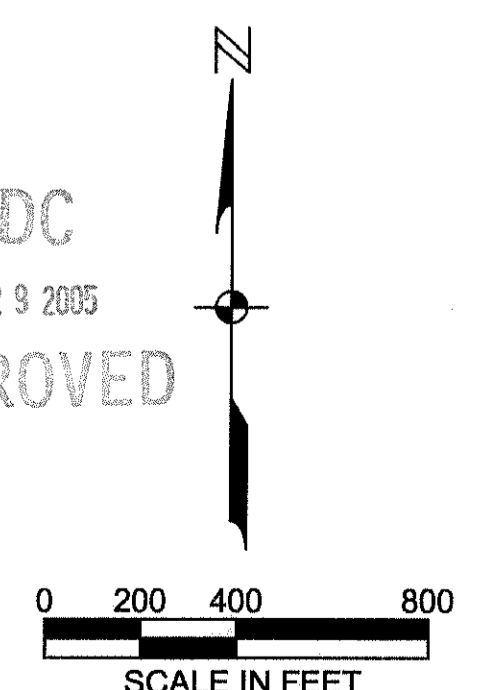
**LITTORAL PLANTINGS CALCULATIONS**

LITTORAL AREAS REQUIRED @ 1 PER LAKE	= 45 LITTORAL AREAS (SEE SHEET L-2)
79,400 PROPOSED LF @ 1 PLANT PER LF REQ'D AT CONTROL	= 79,400 LITTORAL PLANTS REQUIRED
EXPANDED LITTORAL PLANTING SHELF: LAKE P1 @ 12,095 SF LAKE P4 @ 26,058 SF	= 2,177 ADD'L PLANTS PROVIDED = 4,691 ADD'L PLANTS PROVIDED
TOTAL LITTORAL PLANTS PROVIDED	= 86,268 LITTORAL PLANTS PROVIDED

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

**LEGEND**

- MF/SF PROPOSED USE : MULTI-FAMILY, SINGLE FAMILY
- X BUFFER TYPE
- [Pattern] WETLAND CONSERVATION
- [Pattern] UPLAND CONSERVATION
- [Pattern] NATURAL AREA
- [Pattern] LAKE
- [Pattern] EXPANDED AND COMPENSATING LITTORAL PLANTING AREAS
- [Pattern] LITTORAL PLANTING AREAS
- [Pattern] BUFFER AREAS
- [Pattern] BULKHEAD



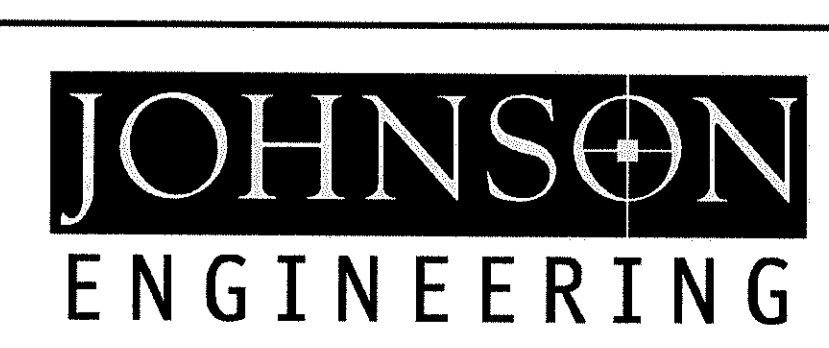
**BUFFER REQUIREMENTS**

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

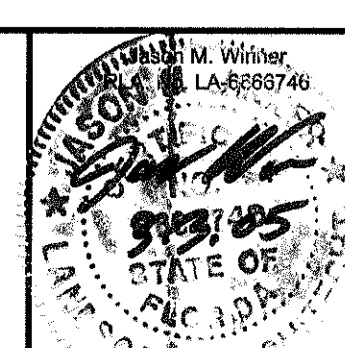
NOTES:  
 1) BUFFER HAS FURTHER REQUIREMENTS. SEE SECTION C12 ON THIS SHEET FOR DETAILS.  
 2) PRESERVED INDIGENOUS VEGETATION MAY BE COUNTED TOWARD BUFFER PLANTINGS  
 3) THE BUFFER PLANTINGS MUST BE INSTALLED ON THE ROAD SIDE OF THE FENCE  
 4) THE FENCE MUST BE PLACED TO ALLOW A MINIMUM 10 FT PLANTING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

REVISIONS

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



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VERANDAH PHASE 2  
 LITTORAL PLANTINGS & BUFFERING PLAN

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



