



Hurricane Plan

2024

Plan Introduction

The Emergency Preparedness Plan is automatically implemented when any type of potentially life threatening or property damaging situation could occur involving residents, employees and vendors of Verandah. This plan may be adapted in the event of other emergencies as designated by the General Manager of Verandah Community Association.

Hurricane season is June 1 through November 30. The Lee County Emergency Management Team will provide weather Emergency Seminars annually. When appropriate, the new resident welcome packet will include informative facts regarding hurricane awareness, seminar listings and other weather emergencies.

The local government, based on the size, intensity, speed, and direction of a storm makes evacuation decisions. A community's evacuation recommendation/order will depend on the characteristics of a storm.

When sustained storm winds reach 40-45 mph, emergency governmental agencies, by procedure, will not respond to an emergency call because of personal and equipment safety reasons.

Bridges in Lee County will close in 40 mile per hour winds by procedure. Driving a vehicle becomes unsafe with sustained winds of 40 miles per hour. Sustained winds are defined by official announcements from the National Weather Service or Lee County Emergency Management.

In 2022, approximately 20 employees work at various locations on the property and 1,050 + homes have residents living in them year-round. As the property is developed, an assumed maximum number of residents and guests is 4,000 individuals.

When any type of potentially life threatening or property damaging situation occurs, the General Manager of Verandah Community Association will assume the position of EPT Coordinator for Verandah Community Emergency Preparedness Plan and EPT. The Verandah Emergency Preparedness Plan and Team will be updated annually or as necessary.

The ultimate weather safety responsibilities and decisions remain with each individual resident and Verandah Community Association assumes no liability for such safety responsibilities or decisions made by residents. Verandah does not have a Hurricane Shelter for residents and employees on the property.

The Community Patrol and the Main Gatehouse at 11591 Verandah Blvd. will be the primary on-site station prior to and after an impending weather emergency. The primary source of information will be www.leeoc.com and NOAA weather radio for weather events affecting Lee County.

This Hurricane Plan and Emergency Information is located on the community website.

Homeowners are encouraged to photograph their property before and after the storm.

Refer to the FEMA Flood Insurance Rate Map or contact your insurance agent to determine if you are in a flood zone.

Verandah Community is a master planned development with two golf courses. Located East of Interstate 75 on State Road 80. The development is under construction. The number of approved dwellings at Verandah is 1636; 1,274 single family and 362 multi-family.

Michele Boose, General Manager of Community Association is on-site and is responsible for overseeing the coordination of all phases of this emergency preparedness plan.

Upon notification by Lee County Emergency Management, Weather Alert Radio, television, radio or other means that a hurricane is predicted to strike the Southwest Florida coastal area within 48 hours and this strike area encompasses the EPT Coordinator shall notify all EPT Area Managers to release staff from all job assignments and duties after storm preparations are completed. All Verandah staff will be directed to seek safe shelter before the storm hits landfall. Upon release, all entry and exit gate barrier arms will be removed, the gatehouses secured, and community patrol team staff released from duty until further notice. The community patrol vehicle will be parked and locked at the gatehouse.

There are no critical emergency or health maintenance facilities (nursing homes, fire stations, etc.) on Verandah property.

Fixed facilities maintained by Verandah Community Association departmental entities include The Verandah Community Association Administrative Office, Main Gatehouse, East Gatehouse, Kayak Park, Playground, and Maintenance Office at the Golf Maintenance Facility. The Maintenance Office is vulnerable to hazardous material incidents.

Storm Grade Terms Defined

Verandah Community Association, Inc.
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Advisory: Advisory messages are issued by the National Hurricane Center, concerning all tropical depressions, tropical storms and hurricanes at midnight, 6 a.m., 12 noon and 6 p.m. These advisories are supplemented at 3-hour intervals when landfall is likely within 24 hours. An advisory gives details as to where the storm is located, its intensity, direction and speed of movement. Precautionary measures are given for ships and coastal residents near the storm center. Advisories are broadcast over most radio and TV stations.

Tropical Storm Watch: Tropical Storm Watch conditions include winds of 39-73 miles per hour and a possible strike in a specific coastal area within 48 hours.

Tropical Depression: A Tropical Depression is a closed circulation of low atmospheric pressure originating over tropical waters that blow counter- clockwise around a center at speeds less than 39 miles per hour.

Tropical Storm Warning: Tropical Storm Warning conditions include winds of 39-73 miles per hour, which are expected to strike a specific coastal area within 36 hours.

Hurricane Watch: Hurricane Watch indicates that a hurricane is near enough that everybody in the area covered by the “WATCH” should listen for subsequent advisories and be ready to take precautionary measures. Watches are usually issued 48 hours in advance of a hurricane landfall. Hurricane Watch conditions mean a violent storm has originated over tropical water with sustained (constant) winds over 74 miles per hour.

Hurricane Warning: A Hurricane Warning issued by the National Hurricane Center means that sustained winds of 74 miles per hour or higher associated with a hurricane are expected in a specific coastal area in 36 hours or less. All precautions should be taken immediately.

Hurricane: A Hurricane is a violent storm originating over tropical waters with sustained winds over 74 miles per hour. The winds, as in tropical depressions and storms, blow in a counter-clockwise direction around the center. The diameter of these storms' ranges from 100 to 1,000 miles. To make predicted hazards of an approaching hurricane easier to understand, hurricane forecasters have developed a disaster potential scale which assigns storms to five categories. This scale is called the SAFFIR/SIMPSON scale.

Category	Wind Speed	Typical Damage
1	74-95 MPH	Minimal
2	96-110 MPH	Moderate
3	111-130 MPH	Extensive
4	131-155 MPH	Extreme
5	OVER 155 MPH	Catastrophic

Wind: Strong surface winds can cause a barrage of sand and debris problems. Hurricanes can have sustained winds from 74 miles per hour to more than 200 miles per hour. Strong winds can sever power and communication lines. Branches from trees are severed and many trees are felled. Mobile homes and manufactured homes should be vacated. Roofs can be damaged, and windows broken by flying debris. Poorly built structures collapse. Small craft are damaged or destroyed by being pushed up against their moorings. Winds in excess of 45 miles per hour begin to cause damage to traffic signals and trees.

Tornadoes: Multiple tornadoes may form in the tornado feeder bands and can cause small-scale destruction. These tornadoes can inflict tremendous damage without warning.

Torrential Rain: Torrential rains associated with hurricanes and tropical storms can cause widespread freshwater flooding inland. Amounts of 20 inches or more are possible in a twenty-four-hour period. Heavy rain will drown plants in low-lying areas and increase the probability of disease and pest infestation in those plants that survive. Insects, vermin, dead animals and polluted waters from sewage backup may create health problems. Life threatening problems are minimal.

Storm Surge: The rapidly rising surge is the hurricane's killer threat. Ninety percent of people who lose their lives in hurricanes do so by drowning. Rising tide levels from 2 to 25 feet can occur in SW Florida as the storm makes landfall. The amount of damage depends on the hurricane category, direction, size and landfall point. The storm surge causes saltwater flooding crippling communication, sewage backup and drinking water to become contaminated. The surge of flooding fills streets with debris. Clogs drains and washes out roads that are used for evacuation routes.

SLOSH: (Sea, Lake and Overland Surges from Hurricanes) is a computerized model run by the National Hurricane Center (NHC) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by considering it is used for determining the maximum surge for a location.

FEMA: Flood Insurance Rate Map used to determine flood zone the community is in and whether insurance is required.

Governmental Agencies

Governmental agencies authorized to enter the property with unrestricted access ONLY DURING A STATE OF EMERGENCY Area Code (239)

Lee County Sheriff's Dept.	239-477-1200
Fire Department – The Shores	239-694-4480
Lee County Emergency Medical Services	911 or 239-774-8459
Florida Power & Light	800-468-8243
Lee County Emergency Management	239-477-3600
Lee County Humane Society	239-332-0364

Hurricane Recovery Plan

It is the EPT Coordinator's responsibility to notify EPT Area Managers by any means possible when it is safe to return to Verandah property. EPT Area Managers will attend an emergency meeting to assess damage and formulate plans for clean-up and recovery.

The Maintenance Office or other designated safe Command Center will re-open to coordinate and prioritize clean-up and repairs with the EPT Area Managers and staff.

The EP Team will assess each area of Verandah property and buildings to determine when it is feasible for employees to return to the property.

Prior to notification from Lee County Emergency Management to Verandah EPT Coordinator that it is safe to return to the property, only Authorized Personnel will be allowed to enter the property. Authorized Personnel include all members of the EP Team. The Verandah Emergency Preparedness Teams and designated staff are authorized personnel with unrestricted access to the property.

Authorized Access

Following notification from Verandah EPT Coordinator that it is safe to return to the property; the following individuals will have unrestricted entry:

Commercial Trash Services	Verandah Employees
Maintenance Contractors	Verandah Property Owners Parcel
Builders	Single Family Builders Insurance
Company Personnel	Residents

News Media

News media will **NOT** be allowed access to the property without prior authorization from Verandah EPT Coordinator.

Command Center Recovery Period

The General Manager will ensure implementation of Verandah Emergency Preparedness Plan for storm emergencies from a Command Center, located at the Association’s Administration Office or designated area in Verandah. Each EPT Area Manger will keep a daily Emergency Action Log and a copy will be kept at the Command Post for permanent reference.

Management Plan for Emergency Preparedness Plan Updates

The Verandah Community Association Emergency Preparedness Plan is provided to all employees of Verandah Community Association. EP Team area managers are responsible for updates and maintenance of the plan. The General Manager of Verandah Community Association is ultimately responsible for the plan accuracy and distribution. The plan will be updated at least annually or as necessary i.e. personnel changes, agencies change etc.