



2025 Hurricane Season

Emergency Preparedness & Response Plan

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TROPICAL WEATHER PREPAREDNESS FOR VERANDAH RESIDENTS

Before the Storm

- ***Have an emergency plan***

- There are lots of resources to help you build a hurricane plan that is right for your home and family. ***When visiting the websites below be sure to scroll down, as these pages contain many useful links:***
 - [Lee County Resources](#)
 - [Lee County Emergency Operations Center](#) : *Download the Family Emergency Plan template on this page for a plan that you can customize and print*
 - [Lee County Public Safety Facebook Page](#)
 - [Lee County Emergency Alerts, Special Needs Registry and more](#)
 - [WINK News Hurricane Guide](#)
 - [National Weather Service](#)
 - [National Hurricane Center](#)
- Food, water and other basic supplies
- Important paperwork such as insurance policies and flood policies along with agent contact information
- Know your storm evacuation zone (as of 6/1/25, VCA is located in Zone A)
- Monitor local news and the [National Weather Service](#) websites for flooding and storm surge predictions
- Keep in touch with family and/or neighbors so that someone knows your whereabouts and status during a storm



TROPICAL WEATHER PREPAREDNESS FOR VERANDAH RESIDENTS

- ***Secure your property***
 - Each resident is responsible for the safety and security of their own property
 - Community patrol will not check individual houses
 - Secure all outdoor materials – lanai furniture, garbage cans, ceiling fans and other outdoor items that are typically unsecured and could become wind-borne
- ***Be prepared for lack of services during the storm***
 - VCA personnel will follow their established procedures as detailed in the Verandah Hurricane Plan. Club and Gate personnel may not be available.
- ***Community gates may be left open during the storm***
 - Based on storm severity, potential need for evacuation and power issues
- ***Construction materials should be secured***
 - Developer/Builders will secure building sites according to the Verandah Hurricane Plan
 - Any materials stored near your home should be secured

After the Storm

- Any storm debris is to be treated as part of landscape maintenance and yard cleanup and is the responsibility of the homeowner. Piles of debris are not to be left in the street but can be piled at the edge of lawn and curb and should be disposed of in a timely fashion.
- VCA will address clean up/repair of common areas
- Continue to monitor local TV and radio outlets to stay abreast of safety concerns – water boil advisories, downed electrical powerline hazards, etc.
- Even after the storm, the [Lee County Emergency Management website](#) will continue to be a good resource for information about yard debris and trash pickups and other storm recovery information.

Evacuation Zones and Public Shelters

For the most current public shelter list,
please visit the Lee County Emergency
Operations Center website at
www.LeeEOC.com.

Emergency Public Shelters

Cape Coral

1. Island Coast High School - 2125 DeNavarra Pkwy

Estero

2. Estero Recreation Center - 9200 Corkscrew Palms Blvd
3. Hertz Arena - 11000 Everblades Pkwy

Fort Myers

4. Dunbar High School - 30 Edison Ave
5. Gateway High School - 13820 Griffin Dr
6. South Fort Myers High School - 14020 Plantation Road
7. Treeline Elementary School - 10900 Treeline Ave

Lehigh Acres

8. Amanecer Elementary School- 641 Sunshine Blvd
9. East Lee County High School - 715 Thomas Sherwin Ave
10. Harns Marsh Elementary School - 1800 Unice Ave N
11. Harns Marsh Middle School - 1820 Unice Ave N
12. Mirror Lakes Elementary School - 525 Charwood Ave
13. Tortuga Preserve Elementary School - 1711 Gunnery Rd
14. Varsity Lakes Middle School - 801 Gunnery Rd N
15. Veterans Park Recreation Center - 49 Homestead Rd S

North Fort Myers

16. North Fort Myers Academy of the Arts - 1856 Arts Way
17. North Fort Myers Recreation Center - 2000 N Recreation Park Way

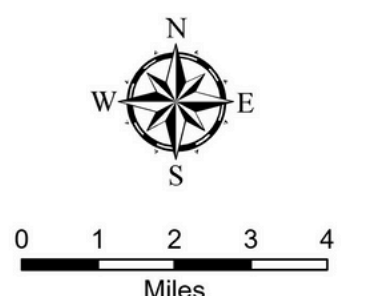
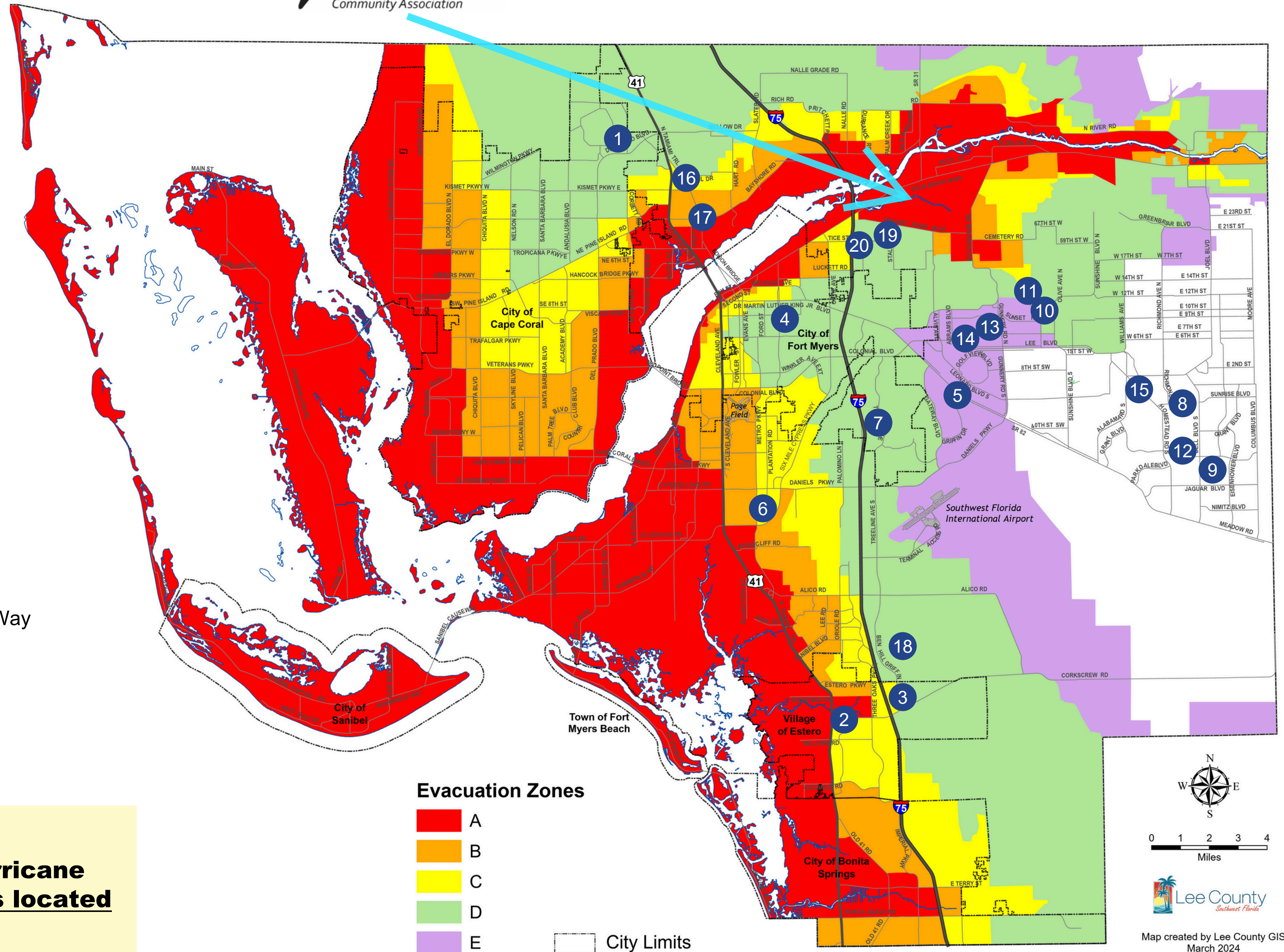
San Carlos

18. Alice Arena - 12181 FGCU Lake Pkwy E

Tice

19. Manatee Elementary School - 5301 Tice St
20. Oak Hammock Middle School - 5321 Tice St

As of June 1, 2025, the official start of hurricane season, Verandah Community Association is located within **Evacuation Zone A.**



Map created by Lee County GIS
March 2024



VCA Management Preparedness & Response Plan

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 typically provides weather emergency seminars annually.

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 2025, approximately 175 employees work at various locations on the property. As development of the community progresses, 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 Emergency Preparedness Team (EPT) Coordinator for Verandah Community Emergency Preparedness Plan and EPT. The Assistant General Manager and Landscaping & Grounds Manager will be the Emergency Preparedness Team Area Manager. 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 the Lee County Emergency Operations Center 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. As of 6/1/2025, Verandah is located in Evacuation Zone A.

James Tanigawa, 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. Pertinent Verandah service providers and Verandah Club will be advised of Emergency Plan activation; efforts will be coordinated amongst impacted parties. 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, and Maintenance Office at the Golf Maintenance Facility. The Maintenance Office is vulnerable to hazardous material incidents.

Verandah Community Association has a plan for the monitoring and maintenance of association-owned stormwater management system assets, to minimize the risk of localized water retention during the rainy season.

STORM GRADE TERMS DEFINED

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. 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	Insurance Personnel

Maintenance Contractors: Those which are currently engaged with VCA, sub-associations or individual owners for landscape maintenance.

Unauthorized Access & Solicitation

Solicitors, vendors or companies who have not been specifically pre-authorized for admittance by a resident will not be granted access to the community. If any vendors or companies are found to be soliciting, and have not been pre-authorized to work in the community, they will be asked to leave the community.

Contractors or service providers who have been pre-authorized by a homeowner may enter the community exclusively to perform work at the designated property. These individuals are strictly prohibited from distributing business cards, flyers, or engaging in unsolicited canvassing, marketing or business development within the community.

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 Manager 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.



VCA Hurricane and Storm Debris Cleanup Policy

In the aftermath of 2022 Hurricane Ian, we all learned a lot about how we can work together to cleanup our yards and common areas after a major storm event. In the July 18, 2023 meeting of the Board of Directors, with input from our Neighborhood Representatives, the VCA Board approved a policy regarding the cleanup of storm-related debris.

1. The VCA will be responsible for the cleanup of all VCA-owned property which includes Verandah Boulevard, the cul-de-sacs it owns, and any other areas for which the VCA has direct ownership.
2. Individual owners are responsible for cleaning their property and removal of their own debris. This includes those for whom a landscape management contract is held by the VCA for routine maintenance. VCA will not be contracting for non-VCA owned property cleanup in any neighborhoods.
3. The VCA will provide a list of vendors available for homeowners to contract with directly that can assist with cleaning-up storm debris and removal of that debris.
[Cleanup Vendor List](#)
4. Homeowners must stage their debris in front of their own property. The only area owned by the VCA that can be used for staging is the curb-line in front of your home. No other VCA-property may be used.
5. Debris that is moved onto community property will result in a cleanup cost charged to every resident in that neighborhood.

The VCA Board will provide a date by which the cleanup must be completed, based on the impact of an event.

The Verandah Community Association Board approved this policy July 18, 2023