

As a follow up to the March Newsletter, this mailing serves as an update to homeowners on some additional information regarding the Lennar-owned property surrounding Palermo that is intended to ultimately be transferred to the VCDD.

At the time of obtaining the original building approval for the Palermo neighborhood, a landscaping plan was filed by the Developer (WCI) with the City of Venice, which required an agreed upon number of trees (planted on Palermo lots for the most part) meeting certain standards (such as a 15' canopy spread at maturity). Trees such as Live Oaks, Bald Cypress, and other larger indigenous trees were incorporated in the approved plan.

It has now been determined by the City of Venice that the Developer planted an insufficient number of trees meeting the requirements and, as a result, no less than 183 additional trees must be planted in or around Palermo in order to meet building code. Lennar, which acquired WCI in 2017, cannot transfer the property surrounding Palermo to the VCDD until a new planting plan is approved by the City of Venice and until the plantings are in place. Lennar has been discussing with the City of Venice and the VCDD a plan (attached hereto) which would result in the VCDD allowing most of the needed trees to be planted on property that the VCDD will eventually own. This plan will need to be approved by the VCDD because the ongoing irrigation and maintenance of the proposed trees will be an added expense to the VCDD.

Nancy Spokowski, Palermo Board President, has met with a representative of the VCDD to discuss this matter and its impact on our neighborhood, as well as to provide a list of questions and comments to be addressed to Lennar (and in turn the City), such as whether there is any flexibility in the types and/or locations of the planned trees. It is unclear what the answers to these questions will be, but included therein is a request to move planned trees as far as possible from existing homes (for example, to add to the number of Bald Cyresses on the long side of Lake 49, and in turn remove planned trees in the areas closer to homes), as well as to make initial installation and ongoing care by the VCDD to be as feasible and least disruptive to homeowners as possible.

There currently is a meeting scheduled to ask questions and provide comments to Lennar next Wednesday, April 11th. Please contact Nancy Spokowski (philnans@verizon.net) at your earliest convenience with any questions you have on this matter and she will do her best to provide any answers she can and/or attempt to include your questions/comments in those provided to Lennar at this meeting.

NOTE: The attached plan shows inclusion of Little Gem Magnolias as part of the plantings suggested, but this species will not be allowed by the City of Venice to meet the tree requirements, and therefore, Blanchard Magnolias will replace these on this plan.