ACC APPLICATION - REQUEST FOR APPROVAL

RECEIVED
JUL 27 2026

VENETIAN GOLF AND RIVER CLUB POA
502 VENETO BLVD, N. VENICE, FL 34275 TEL: 941-488-9200
EMAIL: Venetian@ciramail.com

SUBMISSION DATE: July 27, 2026	ESTIMATED COMPLETION DATE: COMPLETED - IN PLACE
OWNER NAME: CAPPELLO II HOA	ADDRESS: Bella Vista Terrace
APPLICATION REQUEST (PLEASE CIRCLE): EXTERIOR MODIFICATION TO HOME	OTHER (PLEASE SPECIFY) LANDSCAPE PLAN FOR RECORD
CONTACT PHONE: 941.549.9143	E-MAIL(S): walker43jrw@gmail.com
E-MAIL(S):	HOMEOWNER SIGNATURE:
HOA/COA SIGNATURE (IF APPLICABLE): James R Walker, Board - C II Director.	DATE: July 27, 2026

CONTRACTOR OR LANDSCAPERS' INFORMATION

COMPANY NAME: Multiple Vendors	COMPANY EMAIL ADDRESS:
BUSINESS PHONE: and contractors.	CONTACT PERSON:

ALWAYS REQUIRED DOCS: ☐ COPY OF CERTIFICATE OF INSURANCE NAMING POA AS THE INSURED

DETAILED DESCRIPTION OF WORK BEING PERFORMED AT YOUR PROPERTY. CONTINUE ON ADDITIONAL PAGE IF NEEDED

To place on record an approved Landscape Plan for Cappello II HOA. *See attached cover sheet #1. for detail. Like for Like

☐ ADDITION(S) OR MODIFICATIONS TO AN EXISTING HOME OR ROOF (I.E. EXTENDING LANAI, POOL, OUTDOOR KITCHEN, ETC.)	MUST INCLUDE CURRENT PHOTOS, PLANS, AND ELEVATIONS: (FRONT/REAR/SIDE ELEVATIONS AND ROOF PLAN). IF LANDSCAPING IS BEING REMOVED, CHANGED OR INSTALLED MUST INDICATE THAT ON A SITE PLAN OR SURVEY. INCLUDE PHOTOS OF NEW TILE AND EXISTING ROOF FOR ROOF REPLACEMENT.
☒ CHANGES TO EXISTING LANDSCAPE –	MUST INCLUDE DETAILED LANDSCAPING PLAN, BEFORE PHOTOS, PLANTING PLANS INDICATING EXISTING PLANTS AND PROPOSED CHANGES, WITH TREE & PLANT LIST, TYPES, QUANTITIES, SIZES, COMMON AND BOTANICAL NAMES. IF REPLACING OR ADDING A TREE, A DIAGRAM OR PICTURE IS REQUIRED SHOWING WHERE NEW TREE IS GOING
☐ CHANGES TO EXTERIOR COLORS WHICH INCLUDES REPAINTING, OR PAINTING A NEW APPROVED COLOR SCHEME	MUST INCLUDE PHOTOS OF NEIGHBORING HOMES (L) (R) AND ACROSS THE STREET, PHOTOS SHOWING THE CURRENT PAINT COLOR, COLOR SAMPLES AND PAINT CODES. PRESSURE WASHING IS REQUIRED FOR PAINT APPROVALS.
☐ OTHER MODIFICATIONS OR ADDITIONS	PLEASE CONTACT PROPERTY MANAGER REGARDING ADDITIONAL INFORMATION REQUIRED.
☐ INSTALL PERMANENT STORM SHUTTERS	MUST INCLUDE CURRENT PHOTOS, IDENTIFICATION OF LOCATION AND SIZE OF STORM SHUTTERS TO BE INSTALLED, COLOR OF SCREEN AND FRAME, WHAT SHUTTER(S) LOOKS LIKE AND DIMENSIONS
☐ PARKING OR DUMPSTER, TOILET PLACEMENT PERMIT	MUST INCLUDE DATES NEEDED, DESCRIPTION OF PERMIT NEEDED AND PLACEMENT LOCATION AS APPLICABLE.

MANAGEMENT USE ONLY IN SPACE BELOW

ACC/POA SIGNATURE:	DATE:	APPROVED/ TABLED / DENIED
Approved by Committee	8/3/26	

BUILDINGS LANDSCAPE STANDARDIZATION PLANTING PLAN

IN CAPPELLO II

The Cappello II Condominium Homeowners Association Board of Directors has worked in conjunction with the prior Cappello II Landscape Committee (2025) to formalize a standardized planting plan for the fronts, courtyard, lanai and side areas of each of the 29 buildings located within the Cappello II community. The goal is to create a plan that shows conformity of planting within Cappello II. An original plan was submitted and approved by the Venetian Architectural Control Committee (ACC) in 2019 but, upon checking the records of the ACC, our submitted plan of record has not been located so we would like to submit our present plan and configuration to the ACC for the FRONTAGE, COURTYARD, LANAI and SIDE areas of the buildings.

Included within this request are Diagrams #1, 2, 3, A and B that show the zones of planting at the fronts, courtyard, lanai and sides of a typical building in Cappello II. Also included are photographs to further illustrate the current planting configurations.

There are 29 building locations within Cappello II that were constructed over a period of years with north-east-south-west orientations and the associated sunlight conditions differ so plant selections will vary due to each building location around Bella Vista Terrace.

Once the common landscape plan is approved jointly by Cappello II HOA Board and Cappello II Community, it will then be forwarded for approved by the Architectural Control Committee.

No major changes will be made to the frontages, sides, courtyards or lanai areas of Cappello II buildings without due process of approval for those changes. However, any replacement needed because of dead, diseased, decaying or weather-related damage to any plant will be permitted to take place without approval.

July 26, 2026

Jim Walker, On behalf of Cappello II

James R. Walker, Board Director

PLAN APPROVALS: ----------

BUILDING FRONTAGE AREA

PROPOSED PLANTINGS AND ZONES OF PLANTING

A) ZONE 1.

Reference diagram 1; Photos 1-4.

Zone 1 is color coded Green and contains the grass edging alongside the curb and entrances to the buildings. It contains sprinkler heads for the landscape irrigation system and no planting other than grass sod is permitted in this area.

B) ZONE 2.

Reference diagram 1; Photos 1-4.

Zone 2 is color coded Brown and is the area for the planting of the flower bed plants. It extends parallel to the length of the grass area. Chocolate colored mulch is allowed in Zone 2.

Within Zone 2, flowers, that are considered Florida perennial, are permitted to be planted within this area. The following flowers and bushes are authorized in this zone:

- Vincas (any color variety).
- Lantana (multi-color), Dallas Red
- Pentas (Pinks, Red, White)
- Meyeri Foxtail Fern is located alongside the sidewalk entry area in zone 2.
- As part of the highlight lighting for the Sabal palms, landscape lighting is also installed within Zone 2.
- Because of limited sunlight conditions in some areas of this zone, Variegated Ginger plants can be substituted and planted within zone 2.
- Blue Daze
- Barbara Karst Bougainvillea Bush

C) ZONE 3.

Reference diagram 1; Photos 1-4.

Zone 3 is color coded Red and comprises the largest planting area (approximately 12'-15' x 35'-40') of the frontage of each building. It extends along the length of the front of the buildings directly alongside the garage and includes the planted shrubs that are normally trimmed to the bottom of the windowsill and shaped into hedges. Chocolate colored mulch is allowed in Zone 3.

Within Zone 3, plantings will be restricted to the following:

- One Ligustrum Tree is located at the edge of each corner of the building.
- Four large Sabal Palms are normally planted in Zone 3.
- One Bougainvillea Tree (white, fuchsia or red) is located centrally in front of each garage window at a location selected due to restraints of the Fire Control System's piping locations.
- One – two bougainvillea bushes can be planted where room is available.
- Dwarf or Petite Ixora (Orange, Yellow or Red in Color). A nominal total count of the Ixoras presently planted across the frontage is 26.

- Dwarf Yaupon Holly (Schillings) remain in place from the original builder's landscaping plan and are located around the base of some Ligustrums. Replacements will be with the same or similar plants.
- Ginger Plant
- Larger Shrubs planted are:
    - Schefflera, Variegated Arboricola.
    - Walters Viburnum.
    - Pittosporum, Variegated.

D) ZONE 4.

Reference diagram 1; Photos 1-4.

Zone 4 is color coded Blue and extends along the courtyard entrances to units C & D. It is a small area of approximately 3' x 10'with a base of chocolate colored mulch. Due to limited sunlight conditions, planting within the areas along the sidewalk is limited to the following:

- Oyster Plants.
- Lantana., Dallas Red
- Bulbine frutescens.
- Fountain Grass.

E) ZONE 5.

Reference diagram 2.

Zone 5 is color coded Orange and encompasses the courtyard area (measuring 12' x 15') and is covered with 1" select river rock.

One Date Palm anchors the middle section and there are no other plants presently approved to be planted within the courtyard.

NOTE: In the courtyard area two planter vases are permitted by the Cappello II association for enhancement of the courtyard entrances.

The following tree is approved for this area:

- Date (Pigmy) Palm or an equivalent substitute.
- A maximum of one planter's vase (4' x 2' maximum size) is permitted to be set up by the individual unit owners.

PHOTO 1: FRONTAGE OF BUILDING – SIDE A



PHOTO 2: FRONTAGE OF BUILDING – SIDE B



PHOTO 3: FRONTAGE OF BUILDING – SIDE A





PHOTO 4: FRONTAGE OF BUILDING – SIDE B with COURTYARD

ZONE 5

BUILDING GARAGE - SIDE AREA

PROPOSED PLANTINGS AND AREAS OF PLANTING

F) ZONE 5: GARAGE AREA

Reference Photo 5.

The Garage Side planting area pertains to the area located between the garage entrances to the buildings. Presently only a Podocarpus shrub is planted within the mulched area and is permitted in this area. The following are allowed to be planted within this area:

- Podocarpus; Planted only within the mulched area between garages.
- Croton.
- Depending on sun coverage and physical location a suitable substitute may be planted in place of the two previously listed plants .

Part of the Garage - Side area is a small 1' x 5' area located by the garage entrance directly beneath the side window of the units by the external faucet shut-off.

NOTE: The area should be void of hanging garden hoses especially since they can be very unsightly as seen from the street level.

Plants permitted in this area are the following:

- Liriope, (Green); Planted directly under the window.
- Croton, Variegated red or Penta variety.



PHOTO 5: AREA BETWEEN GARAGES & SIDE WINDOW

ZONE 6
BUILDING SIDE AREA: GARAGE TO LANAI

ZONE 6: SIDE AREA.
Reference; Diagram 3 and Photo 6.
The Side Area is made up of two separate sections (A & B) of landscape plantings.

Section A starts adjacent to the garage entrances of each building and extends to the side entrances of each building.

Section B starts adjacent to the A & B entrances and extends parallel to the length of the common grass area between each building all the way to the rear lanai door entrance.

Planted along the side of the building are shrubs that are normally trimmed to the bottom of the windowsill and shaped into hedges.

SECTION A; Shrubs, trees and flowers that are permitted in Section A are the following:

- Ixora, Duo-colored variety.
- Ixora, Mauri (Orange or Red variety).
- Hibiscus tree
- Walters Viburnum.
- Sabal or Foxtail Palm
- Ilex Shilling



PHOTO 6: SECTION A: Garage to side entrance area.

Reference Photo 7:

SECTION B: A separate planting zone is set aside for planting at the front edge of Section B. Flowers, trees and shrubs permitted in Section B are as follows:

- Ixora, Maui Dwarf (Orange or Red color variety) or Ixora, Duo-colored variety.
- Loropetalum.
- Schefflera, Variegated.
- Pentas.
- Variegated Ginger
- Black Beauty Cordyline
- Gold Mound.
- Walter's Viburnum.
- One Ligustrum is centrally located at the side window.
- Bougainvillea Bush
- Croton, Various Colors.



Photo 7: Side area: Side Entrance to Lanai

ZONE 7

G) ZONE 7: LANAI AREA

Reference; Diagram A & B and Photo 8 & 9.

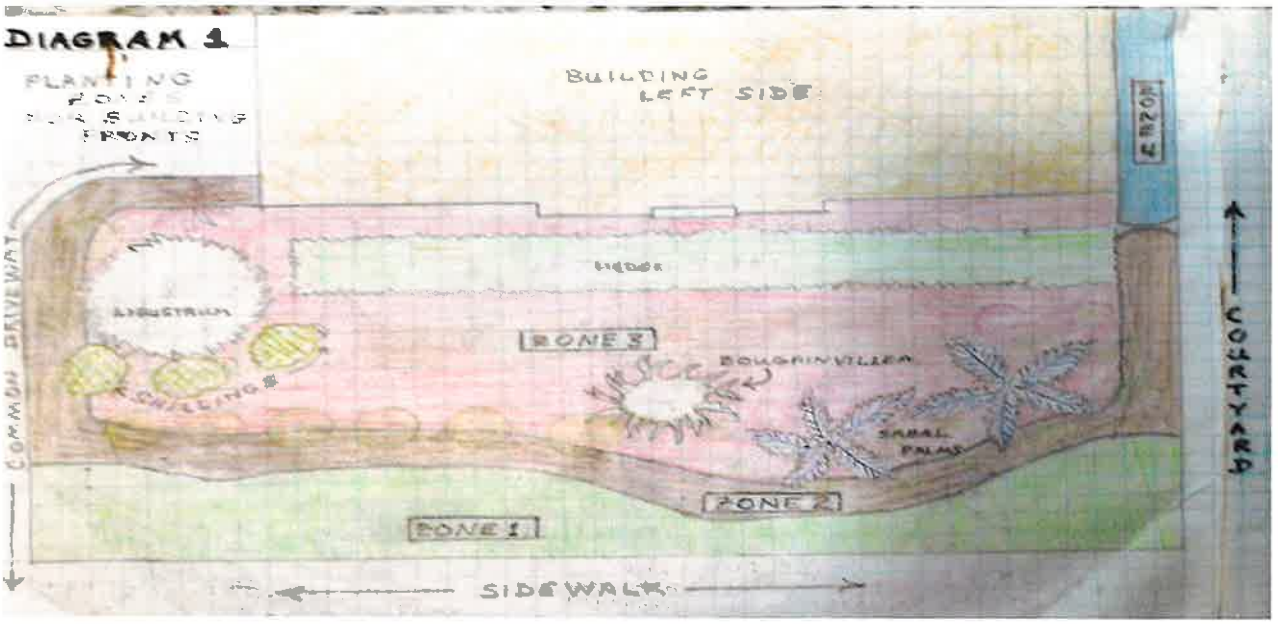
The Lanai Area is made up of a continuous strip of plantings along the rear sections of the buildings. Since the lanai bed is not visible from the street, the plantings selections are unique and the Cappello II board's position on plantings has been lenient. Hedges presently consisting of Shillings and Scarlet bushes have anchored the lanai bed areas. Additional plantings have followed a priorly approved ACC plan that requires a landscape drawing plan with approvals from the Cappello II Board.
Plan A and Plan B are proposed plans and should be followed when planting and are included in the Diagram A & B section of this document.

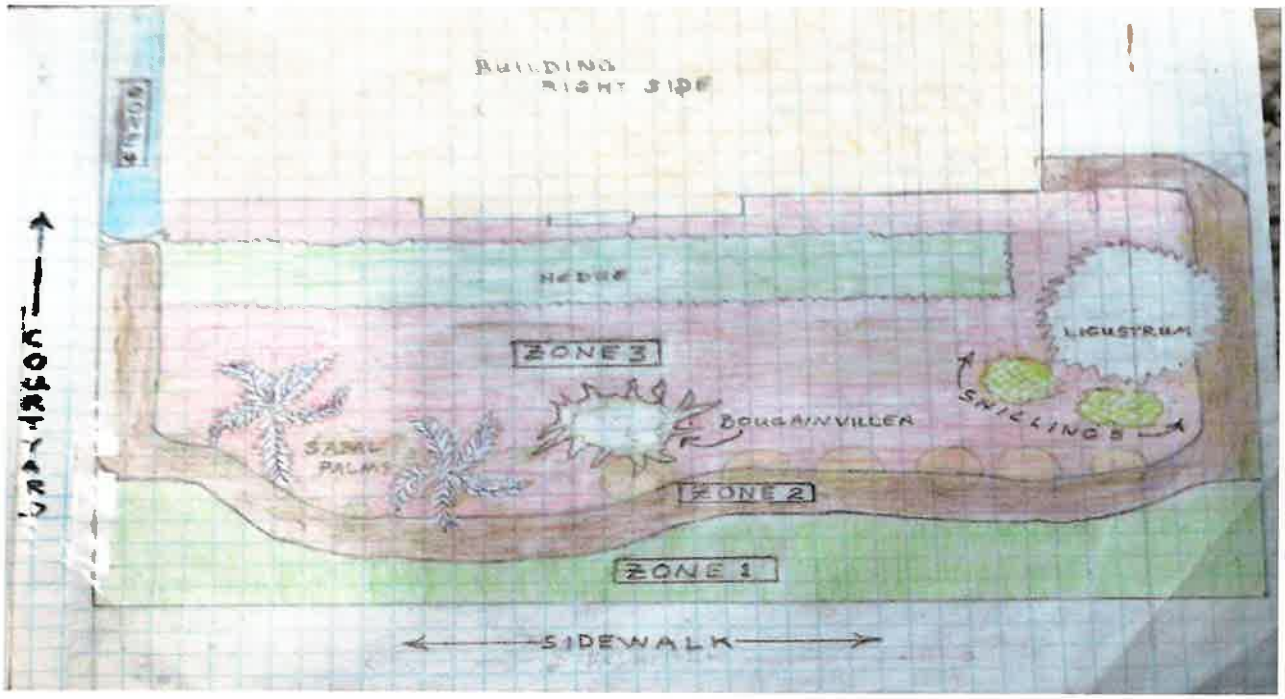
Planted along the backs or lanai areas of the buildings are the following plants and shrubs, although not all are planted at each location:

- Ixora, Maui Dwarf (Orange or Red color variety)
- Philodendron Xanadu
- Croton
- Pitch Apple (Clusia)
- Copperleaf
- Scarlet Bush
- Shillings
- Hawaiian Ti
- Ginger Plant
- Green Island Ficus
- Schefflera, Variegated
- Bougainvillea Tree
- Peregrina (Jatropha) Tree
- Dwarf Magnolia Trees, Foxtail and Sabal Palms are planted within the chocolate-colored mulched planting beds.

ILLUSTRATIONS AND DRAWINGS:

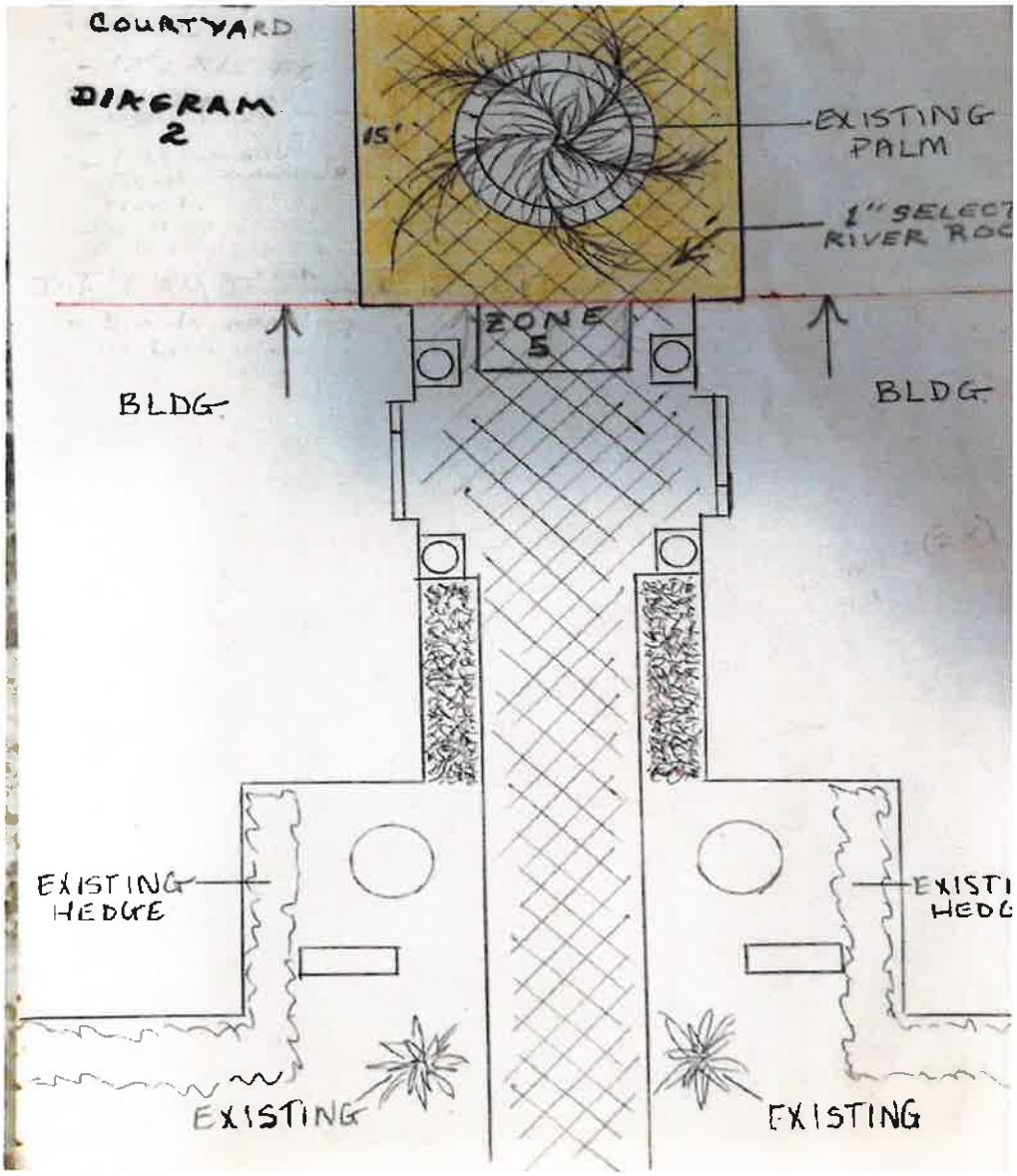
1. **DIAGRAM 1**
   Diagram 1 illustrates the LEFT and RIGHT front sides of the building and contains Zones 1 through 4.





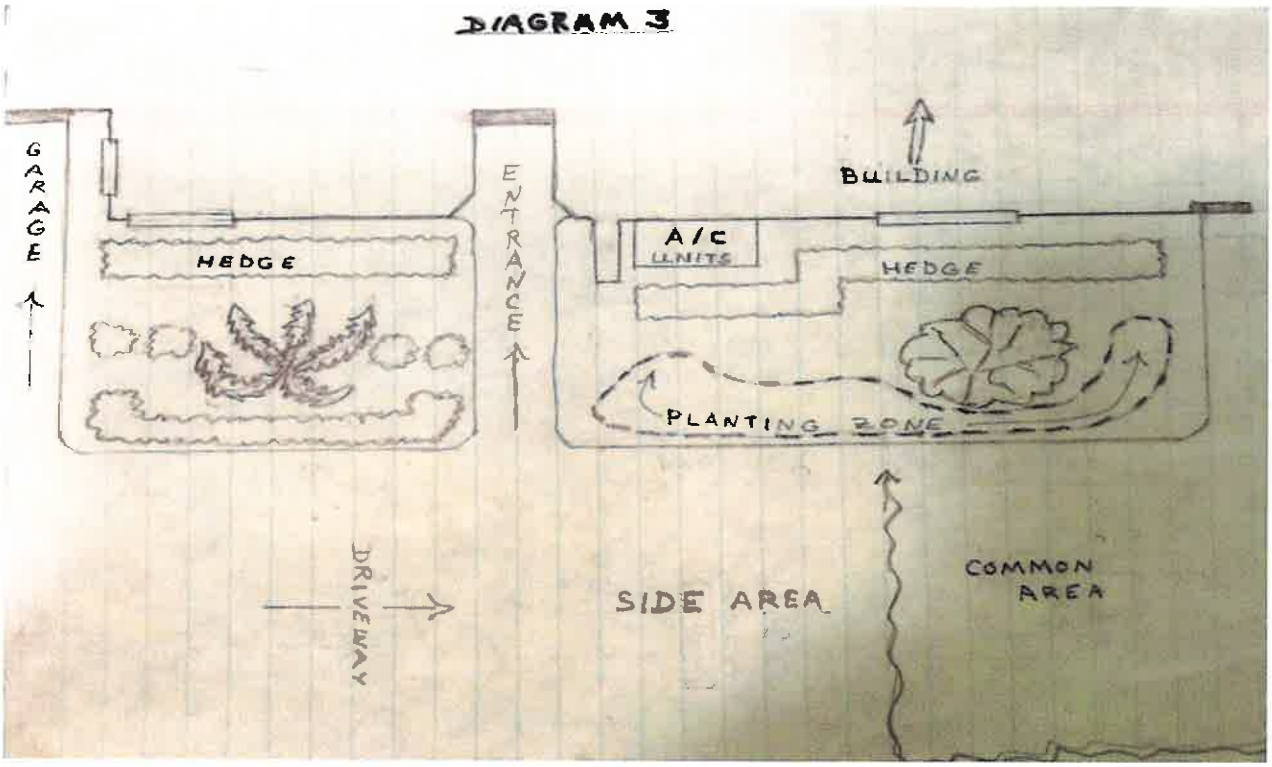
2. **DIAGRAM 2**

Diagram 2 illustrates the area located within the courtyard and references Zone 5.



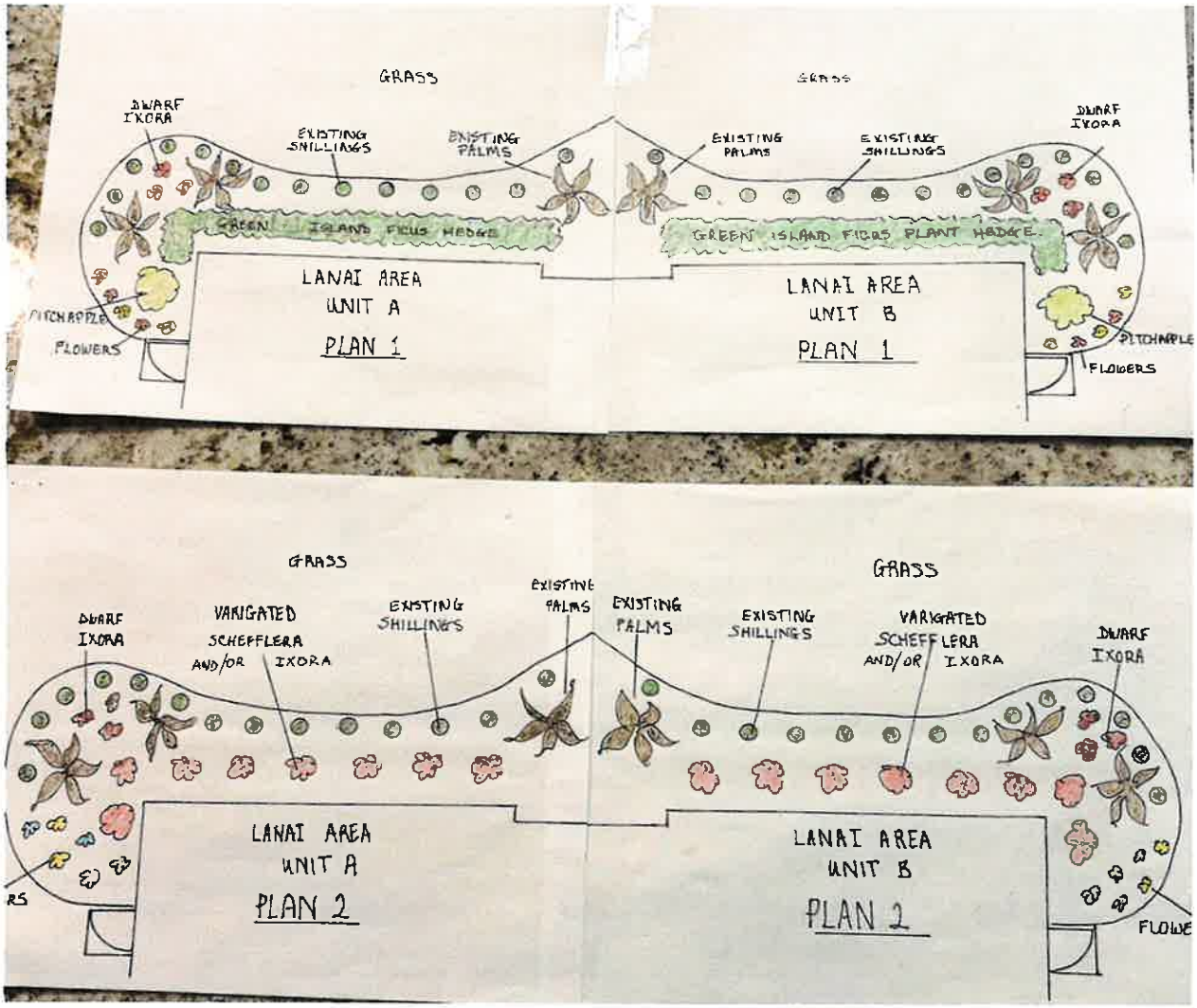
3. **DIAGRAM 3**

Diagram 3 illustrates the side entrance and its adjacent planting areas of Zone 6.



4. **DIAGRAMS A & B.**

Drawings of two different alteration plans (Plan A & B) that illustrates the planting configuration for the lanai area. The Cappello II Board has previously approved these two plans and recommends these plans for uniform or consistent plant bed appearance for the lanai areas.



5. **PHOTOS 8 & 9: LANAI AREA.**
Present configuration of the planted beds at the rear of two buildings that show a typical representation.





Florida-Friendly Plant Review Summary

Overall Assessment: The landscape palette is approximately 90–95% consistent with Florida-Friendly Landscaping principles.

Recommended (Florida-Friendly): Vinca, Lantana, Pentas, Meyeri Foxtail Fern, Variegated Ginger, Blue Daze, Bougainvillea, Sabal Palm, Dwarf/Petite Ixora, Dwarf Yaupon Holly, Walter's Viburnum, Variegated Pittosporum, Bulbine, Pygmy Date Palm, Podocarpus, Croton, Liriope, Maui Dwarf Ixora, Loropetalum, Black Beauty Cordyline, Gold Mound Duranta.

Use with Caution: Ligustrum (specify non-invasive cultivar), Schefflera arboricola (may escape cultivation), Oyster Plant (can spread aggressively), Fountain Grass (acceptable only if a non-invasive cultivar is specified; avoid invasive forms).

Conclusion: This is a strong plant list for southwest Florida. Consider updating the four caution items to align with current Florida-Friendly best practices.