RESOLUTION NUMBER Z-02-008

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Worthington of Renaissance, LLC, to rezone a 162.4± acre parcel from Agricultural (AG-2), Mixed Used Planned Development (MPD) and Commercial Planned Development (CPD) to Residential Planned Development (RPD) in reference to Renaissance South RPD; and

WHEREAS, a public hearing was advertised and held on January 24, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2001-00017; and

WHEREAS, a second public hearing was advertised and held on April 1, 2002, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 162.4± acre parcel from AG-2, MPD and CPD to RPD to permit the development of 260 dwelling units, a golf course, and amenities including a private clubhouse all not to exceed 35 feet in height. The property is located in the Outlying Suburban and Wetlands Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are defined or listed in the Lee County Land Development Code (LDC).

1. The development of the Renaissance South RPD must be consistent with the one-page Master Concept Plan (MCP) entitled "Renaissance South RPD," prepared by Vanasse and Daylor, LLP, dated March 19, 2001, last revised April 26, 2001, and stamped "Received April 26, 2002 Community Development," except as modified by the conditions below. Development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Administrative Offices
Accessory uses and structures
Club, Private
ATM (automatic teller machine)
Consumption on premises (subject to Condition 18)
Day care center, adult, child
Food and beverage service, limited
Parking lot, accessory
Dwelling Unit:
Single Family
Multiple Family Building
Entrance Gate and Gatehouse, in compliance with LDC § 34-1748
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, walls
Golf Course
Maintenance Facility
Home occupation
Model Home, Model Unit
Recreation Facilities, Private on-site
Parking lot, accessory
Recreation Facilities, Personal
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary uses (LDC § 34-3041)

b. Site Development Regulations

Minimum Lot Size: Single Family Detached

Lot Width	50 feet
Lot Depth	120 feet
Lot Area	6,500 square feet
Maximum Building Height	35 feet / two stories
Maximum Lot Coverage	40 percent

Minimum Setbacks:

Front (street, private)	20 feet
Side	5 feet
Rear	15 feet (5 feet for accessory structure)
Waterbody	25 feet (10 feet for accessory structure)

Minimum Lot Size: Multiple-Family Building

Lot Width	75 feet
Lot Depth	125 feet
Lot Area	9,375 square feet
Maximum Lot Coverage	40 percent

Minimum Setbacks

Front (street)	25 feet
Side	10 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	25 feet (20 feet for accessory structure)

Minimum Building Separation:	one-half the sum of the building heights but not less than 20 feet or as otherwise approved in ADD 2001-00042
Maximum Building Height:	35 feet / two stories

Minimum Lot Size: Clubhouse Parcel

Lot Width	As depicted on MCP
Lot Depth	As depicted on MCP
Lot Area	As depicted on MCP
Maximum Building Height	35 feet / two stories
Maximum Lot Coverage	40 percent

Minimum Setbacks:

Front (street)	25 feet
Side	15 feet
Rear	25 feet (5 feet for accessory structure)
Waterbody	25 feet (10 feet for accessory structure - except as permitted by Deviation 9)

Minimum Lot Size: Golf Course Maintenance Facility

Lot Width	As depicted on Site Plan of Renaissance Maintenance Site (Exhibit D)
Lot Depth	As depicted on Site Plan of Renaissance Maintenance Site (Exhibit D)
Lot Area	As depicted on Site Plan of Renaissance Maintenance Site (Exhibit D)
Maximum Building Height	15 feet
Maximum Lot Coverage	40 percent

Minimum Setbacks:

Front (Street)	100 feet [as measured from the centerline of Palomino Lane]
Side	As depicted on Site Plan of Renaissance Maintenance Site (Exhibit D)
Rear	As depicted on Site Plan of Renaissance Maintenance Site (Exhibit D)
Waterbody	25 feet

3. The combined density for the Renaissance North RPD and the Renaissance South RPD may not exceed 500 dwelling units.

4. Every existing easement must be reflected on the MCP and incorporated into the design of the proposed development unless the existing easements are vacated in accordance with adopted County procedures.

5. Prior to local development order approval, the site must be surveyed specifically for Big Cypress fox squirrels. If fox squirrels are confirmed on-site, the developer must submit a management plan for the Division of Planning/Environmental Sciences Staff review and approval.

6. DELETED AT PUBLIC HEARING.

7. Deviations 3.a and 3.b apply only to those excavations located adjacent to the main spine road.

   Deviation 3.a is approved on the condition that a Type "F" curb (non-mountable) is provided at the time of local development order application.

   Deviation 3.b is approved with the stipulation that the proposed plan for protection of wayward vehicles is subject to approval by the Development Services Division prior to approval of a local development order for the project.

8. Bulkheads may be used as a design feature within the golf course and common areas up to 30 percent of the shoreline. Bulkheads may not be used within single-family tracts. Lakes that utilize bulkheads must be designed to provide one linear foot of compensatory littoral shelf (8:1 slope) for each linear foot of bulkhead. LDC-required littoral plantings must be concentrated within the compensatory littoral shelf. Prior to local development order approval, the location of bulkheads and compensatory littoral shelves must be delineated on the landscape plan, and the paving and grading plan.

9. DELETED AT PUBLIC HEARING.

10. Deviation 9 is approved limited to the clubhouse (8.55 acres) parcel only.

11. The "Indigenous Preserve-Restoration Plan Renaissance," prepared by Boylan Environmental Consultants, Inc., dated April 17, 2001, is hereby adopted and attached as

Exhibit E. Prior to local development order approval the developer must submit: (1) an exotic plant removal and native vegetation replanting schedule must be submitted for the Division of Environmental Sciences Staff review and approval; and (2) the development order plans must include the replanting plan delineating areas to be planted with the plant specifications for each area. Mechanical removal of exotic vegetation will only be permitted within areas consisting of a 75 percent or greater melaleuca vegetative coverage and only when coordinated with the Division of Planning/Environmental Sciences Staff to ensure a proper mechanical means is utilized that does not disturb the natural ground contour. Native trees and preserve areas must be barricaded. Removed melaleuca trees or the mulch resulting from these trees must be disposed of outside the preserve in a manner consistent with the LDC. The developer must submit an annual monitoring report to Environmental Sciences Staff from the date the Certificate of Compliance is issued for two years. If the understory plants do not naturally recruit within two years of the planting, then the developer must submit a supplemental planting plan.

12. Golf Course Management and Design Conditions:

a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and use must be kept to the lowest reasonable levels; and

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. This chemicals management plan must be submitted to and approved by Lee County Natural Resources Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course

manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.

2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.

3) The development order plans must indicate the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."

4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and/or detention and water retention and/or detention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline

study, the developer must submit the methodology for review, comment, and approval by Lee County.

l. The developer must establish a monitoring program and submit an annual monitoring report of ground water and surface water quality for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Natural Resource Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards. Developer, or their successor(s), and Staff will review this monitoring requirement every three years to determine if reduction or elimination of the monitoring requirement is justified; if so, the condition may be proposed for modification through the public hearing process.

m. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time of development order, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application of the materials(s) containing the polluting agent must cease until there is a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

13. The developer must record a replat of the Renaissance South RPD, in accordance with Lee County Ordinance 01-010, to ensure that no discrete, legally identifiable parcel lies partially outside the Renaissance Community Development District.

14. Golf Course Maintenance Facility.

a. The maintenance facility (building) and site design must comply with the site design submitted by Community Engineering Services, Inc., titled "Site Plan of Renaissance Maintenance Site," Sheet 2 of 5, and attached to this Resolution as Exhibit D.

b. The landscaping around the golf course maintenance facility parcel must be in compliance with the site design submitted by VanasseDaylor, stamp dated "January 3, 2002," attached as Exhibit F except as modified by the following conditions:

1) All the landscaping will comply with the provisions of the LDC and the provisions herein. The landscaping will be contained within a 25-foot-wide buffer area, including an 8-foot-high concrete or masonry wall, along the Palomino Lane frontage and the south boundary of the maintenance parcel. The buffer and wall must commence on the northwest corner of the maintenance parcel at the berm separating the golf course from the Palomino Lane right-of-way, and must appear to be a continuation of the landscaping on that berm. The buffer and wall will terminate at the southeast corner of the maintenance parcel, abutting the golf course or the berm

separating the golf course from the maintenance parcel. The wall will be located such that 20 feet of the buffer lies on the outside of the wall, and five feet on the inside.

2) All plantings must be located between the wall and Palomino Lane, and the wall and the southern boundary; however, this is not intended to preclude the developer from complying with the LDC landscape/tree requirements for parking lots. The intent of this Condition is to screen the 8-foot-high wall, and the maintenance building and area from the traveling public and adjacent properties.

   a) The plantings in the landscaped area along Palomino Lane shall consist of a minimum of 10 trees and 66 shrubs per 100 linear feet; five of the trees shall be of a canopy type and shall be at least 10 to 12 feet in height at the time of planting.

   b) The landscape area along the south boundary shall contain no less than five trees and 30 shrubs per 100 linear feet. At least one-half of the number of trees along the south boundary shall be of a canopy type and shall be eight to 10 feet in height at the time of planting.

   c) All the shrubs included in the required buffer must be at least 36 inches in height at time of planting, and, once established, at least half of the required shrubs (per 100 linear feet) must be maintained at 60 inches in height.

   d) The trees, shrubs and other plantings must include cold tolerant species so that the vegetative buffer retains foliage and coverage during the winter months.

   e) The developer, or their successor(s) must maintain this buffer of the maintenance facility parcel as they maintain all other perimeter buffers for this combined project, and must replace any dead or diseased plants, with similarly sized plants, within 14 days of its discovery.

15. As part of the development order process, the developer must incorporate setbacks and other design elements necessary to keep stormwater runoff from the slopes of the berms from impacting adjacent road rights-of-way above pre-development conditions. The I-75 berm must be set back a minimum of three feet from the I-75 right-of-way.

16. Prior to local development order approval, the landscape plan must provide cross-section details of the buffers along Palomino Lane and I-75 to provide a minimum of 20 trees (minimum 10 feet tall with 2-inch caliper), 70 shrubs (minimum 3-gallon container, 24 inches high), and 60 ground cover plants (minimum 1-gallon container) with a minimum of five trees and 66 shrubs per 100 linear feet planted on the road side of the fence/wall. The planting area must be a minimum of 25-feet in width. Buffer or berms may not be installed along any preserve or flowway located adjacent to a road.

17. The MCP must be revised to incorporate the proposed buffers along the perimeter boundaries of the property. In accordance with LDC § 34-377, the developer must revise the golf course layout accordingly to accommodate all required buffers.

18. The consumption on premises associated with the proposed clubhouse is limited to and in conjunction with the food and beverage service for the private club and the golf course beverage carts. Consumption on premises is allowed in the pool area in conjunction with special events or social occasions through the use of a temporary bar or beverage cart; however, these portable bars or alcoholic beverage carts may not be permanently affixed in the pool area. The developer is not required to apply for temporary permits for these special events; however, written notice must be provided to the nearest residents at least 48 hours before the events. Consumption of alcoholic beverages in the pool area is limited to the hours of 11:00 a.m. through 11:00 p.m. daily in consideration of the dwelling units on the west side of the spine road.

19. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be necessary to obtain a local development order.

20. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), and be reviewed for consistency with the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

21. Unless modified, or rendered moot, by the conditions and requirements herein, the terms, conditions, and permits issued under all previously approved Administrative Amendments will remain in full force and effect.

SECTION C. DEVIATIONS:

1. Deviation (1) - WITHDRAWN.

2. Deviation (2) - WITHDRAWN.

3. Deviation (3) seeks relief from the LDC § 10-329(e)(1)(a) requirement to provide minimum setbacks for excavations for water retention from street right of ways; to allow the following reduced lake setbacks. This deviation is APPROVED, SUBJECT TO CONDITION 7:

    a. A minimum 25-foot setback from the water control elevation of the lake to the back of curb for local streets; and

    b. A minimum zero-foot setback from the back of curb to the water control elevation of the lake where adequate elements for the protection of wayward vehicles is provided from the rights-of-ways within the proposed development.

4. Deviation (4) seeks relief from LDC §10-329(e)(4) (excavation types and required approvals) requirements. This deviation is APPROVED, SUBJECT TO CONDITION 8.

5. Deviation (5) - WITHDRAWN AT HEARING.

6. Deviation (6) seeks relief from the LDC §§10-253 and 34-1577requirements to provide that properties exhibiting soils, hydrology and vegetation characteristics of freshwater innundation be subject to additional regulations; to allow impacts to and mitigation of wetlands as approved by the Army Corps of Engineers (ACOE) and South Florida Water Management District (SFWMD). This deviation is APPROVED.

7. Deviation (7) - WITHDRAWN.

8. Deviation (8) - WITHDRAWN.

9. Deviation (9) seeks relief from the LDC §34-2194(c)(3)b requirement to provide a 10-foot setback from non-seawalled artificial bodies of water; to eliminate the setback requirement for recreational/amenity structures, allowing these structures to be placed at the lake's control elevation. This deviation is APPROVED SUBJECT TO CONDITION 10.

10. Deviation (10) seeks relief from the LDC §10-416 requirement to provide that developments provide minimum buffers when abutting an adjacent use or zoning district; to eliminate the required buffer along the north property line. This deviation is APPROVED.

11. Deviation (11) seeks relief from the LDC §10-415(b) requirement to provide that large developments with existing indigenous vegetation must provide 50 percent of their open space requirement through the on site preservation of existing vegetation; to permit compliance with this standard through alternatives including restoration and off-site preservation. This deviation is APPROVED SUBJECT TO CONDITION 11.

12. Deviation (12) seeks relief from LDC §34-2015(2) (location and design of parking lots). This deviation is APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF ADD2001-00153.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan
Exhibit D: Site Plan of Golf Course Maintenance Facility
Exhibit E: Indigenous Preserve - Restoration Plan Renaissance prepared by Boylan Environmental Consultants, Inc. dated April 17, 2001
Exhibit F: Landscape Plan for Golf Course Maintenance Facility Parcel

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

6. That the location of the golf course maintenance parcel, as conditioned herein, is compatible with the surrounding uses and will not adversely impact the adjacent property owners or traveling public.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Coy, seconded by Commissioner Albion, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 1st day of April 2002.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele L. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

RECEIVED
JUN - 7 2002
MINUTES OFFICE

DESCRIPTION
OF A PARCEL OF LAND
LYING IN
SECTIONS 15 & 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
(RENAISSANCE SOUTH)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTIONS 15 AND 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, SAID LAND BEING SITUATED WEST OF I-75 AND NORTH OF DANIELS ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST; THENCE S01°06'40"E ALONG THE WEST LINE OF SECTION 15 FOR 662.19 FEET; THENCE N89°35'11"E FOR 645.55 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15; THENCE S01°05'26"E ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15 FOR 662.15 FEET TO THE **POINT OF BEGINNING**; THENCE N89°34'58"E FOR 1936.08 FEET: THENCE S01°00'30"E FOR 1324.08 FEET; THENCE N89°33'10" E FOR 955.04 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-75; THENCE S00°29'46"E ALONG SAID WEST RIGHT OF WAY LINE OF I-75 FOR 52.95 FEET; THENCE S89°30'14"W FOR 71.85 FEET; THENCE S00°29'46"E FOR 50.00 FEET; THENCE N89°30'14"E FOR 71.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-75; THENCE S00°29'46"E FOR 617.97 FEET; THENCE S03°21'36"W ALONG SAID WEST RIGHT OF WAY LINE OF I-75 FOR 518.59 FEET; THENCE S07°47'14"W ALONG SAID WEST RIGHT OF WAY LINE OF I-75 FOR 157.00 FEET; THENCE S88°58'07"W FOR 322.37 FEET; THENCE S53°11'01"W FOR 783.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 600.00 FEET AND TO WHICH POINT A LINE BEARS S25°46'12"E; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'22' FOR 259.07 FEET; THENCE S88°58'10"W FOR 330.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°26'10" FOR 130.23 FEET; THENCE N01°01'50"W FOR 397.53 FEET; THENCE N75°40'45"W FOR 743.25 FEET; THENCE S89°34'24"W FOR 433.00 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22; THENCE N01°02'35"W ALONG THE EAST LINE OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 22 FOR 1323.36 FEET; THENCE N01°05'26"W ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15 FOR 1324.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 162.22 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS BASED ON THE WEST LINE OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST AS BEING S01°06'40"E.

Certification for Boundary Description
Surveyor and Mapper in Responsible Charge:
Denis J. Connell, Jr.; LS #5430
Community Engineering Services, Inc. LB #6572
9200 Bonita Beach Road, Suite 213
Bonita Springs, FL 34135

Signed: _____

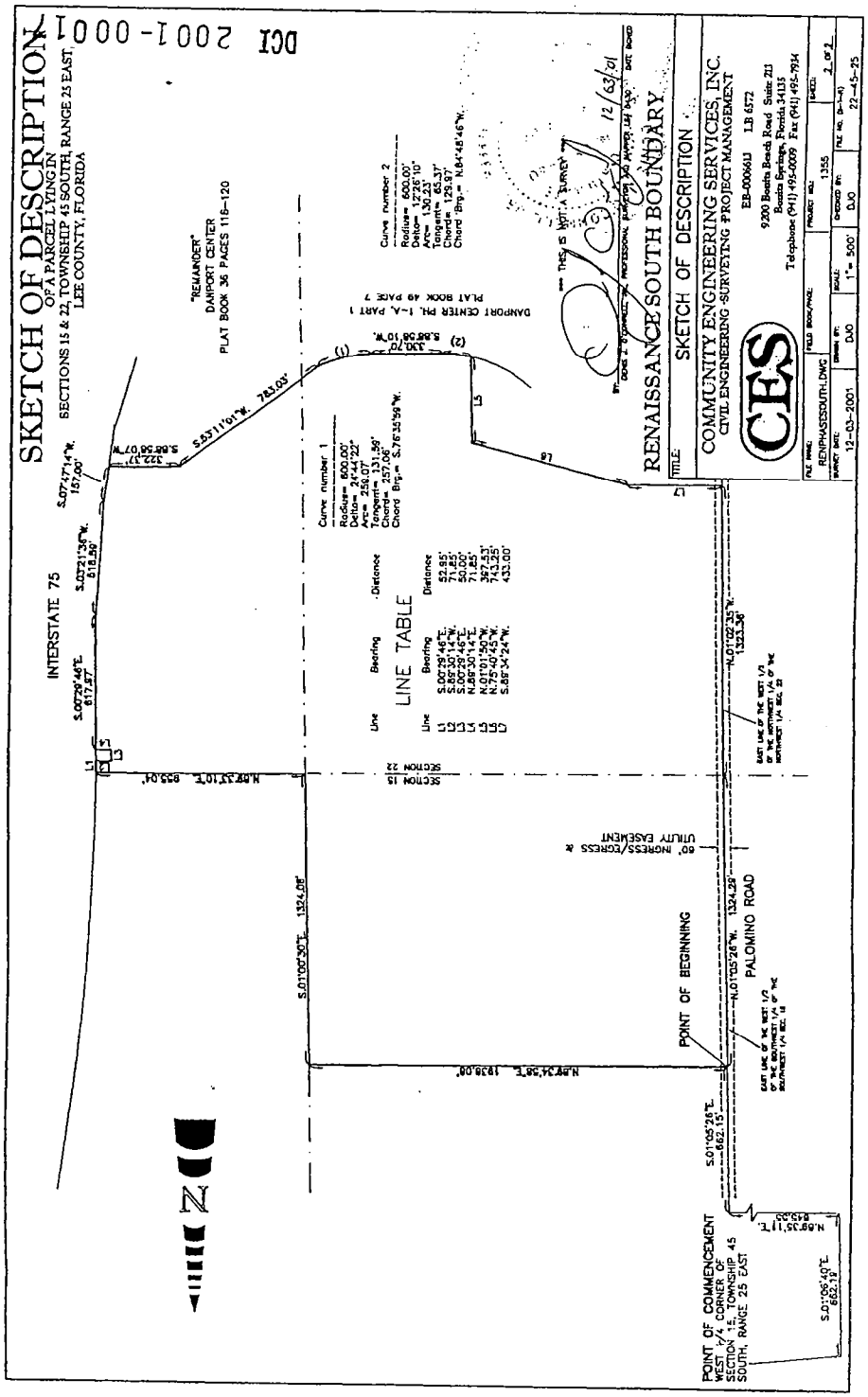
Date: 12/03/01

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DEC 12 2001
COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by _____ 2/25/02

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CASE NO: DCI2001-00017



The applicant has indicated that the STRAP number for the subject property is:

ZONING MAP

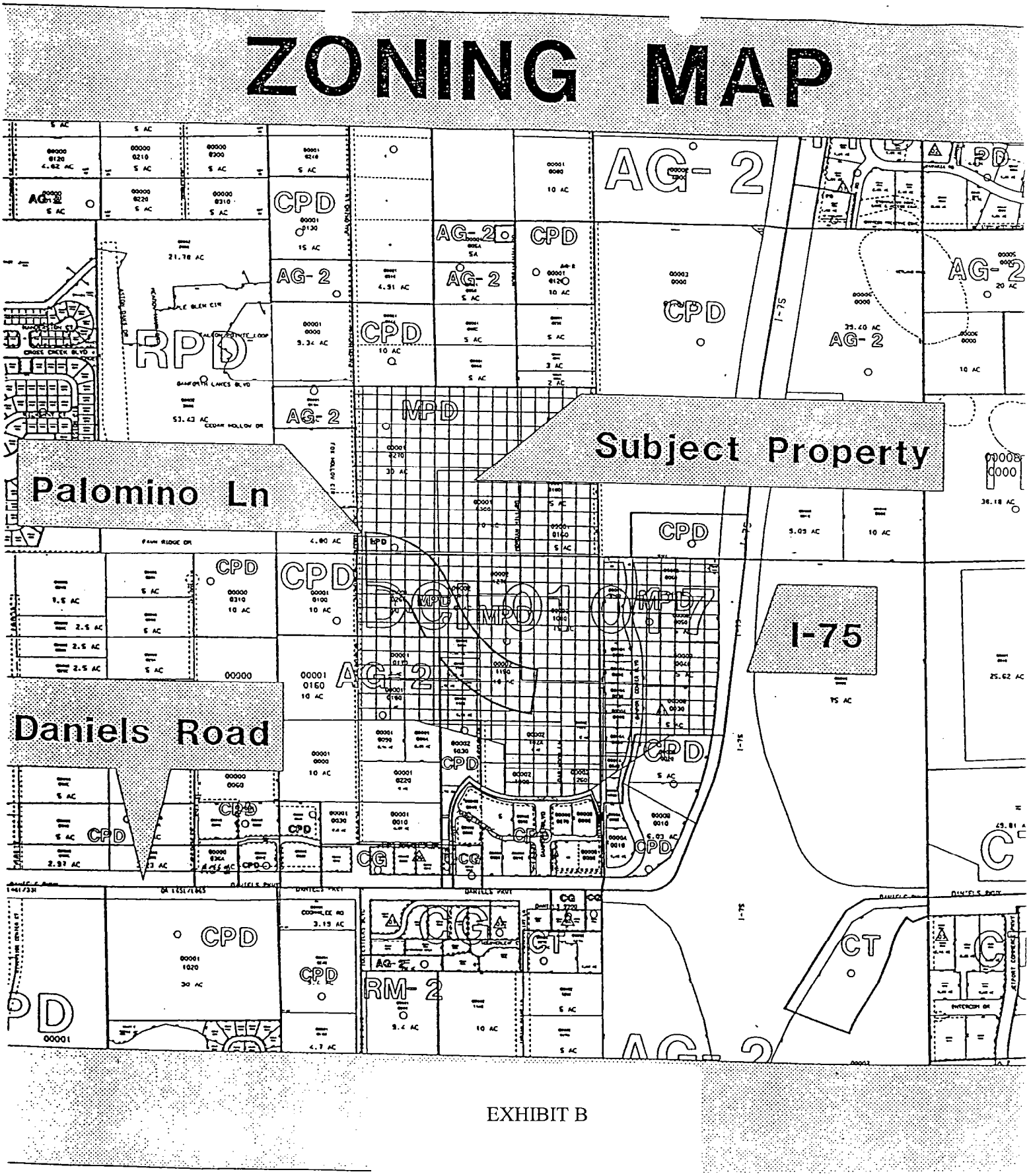
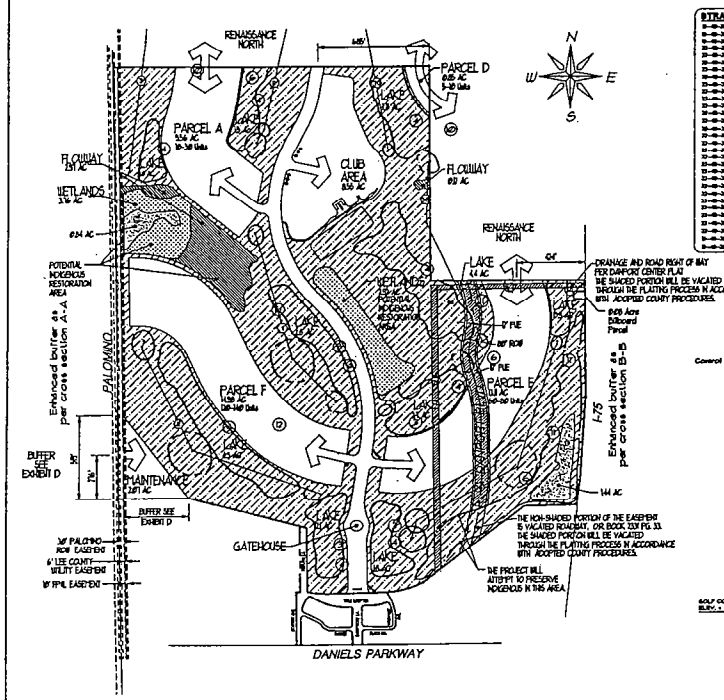
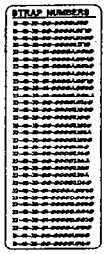
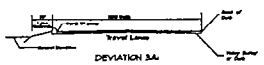


EXHIBIT B

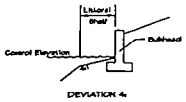


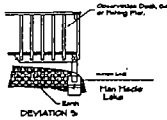
STRAP NUMBERS

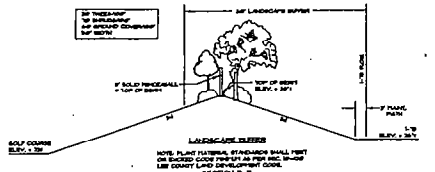


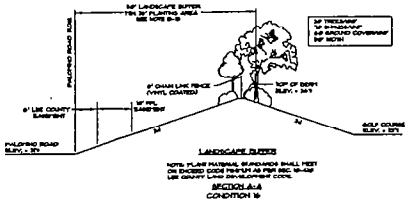












LEGEND

- FLOWWAYS
- OPEN SPACE
- WETLANDS
- RESIDENTIAL
- INDIGENOUS VEGETATION
- DEVIATION NUMBER
- HOLE NUMBER
- SIGN
- COLUMN

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LANDUSE	PERMITTED USE	PARCEL NO. OF UNITS	SUB. ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED (ON/OFF SITE)	REQUIRED INDIGENOUS
RESIDENTIAL						
PARCEL A	Single Family	36	9.3 Ac.	N/A	30% +	N/A
PARCEL D	Single Family	80	8.0 Ac.	N/A	30% +	N/A
PARCEL E	Multi-Family	144	8.7 Ac.	N/A	30% +	N/A
PARCEL F	Multi-Family	144	9.8 Ac.	40% - 3.9	40% +	3.9
ROW / EASEMENTS			0.4 Ac.	40% - 0.0	0%	0.0
REQ'D OPEN SPACE			9.92 Ac.	40% - 7.13	100%	7.13
LAKES			9.2 Ac.	40% - 1.2	30% of Perm.	1.1
WETLANDS			3.3 Ac.	40% - 1.2	100%	1.1
INDIGENOUS PRESERVE			1.3 Ac.	40% - 0.5	100%	0.5
FLOWWAY			1.0 Ac.	40% - 0.5	100%	0.5
CLUB AND MAINTENANCE			10.3 Ac.	40% - 4.2	100%	3.2
TOTALS			34.3 Ac.	9.18 Ac.	-	7.53 Ac. +

* A portion of the residential lots may be counted toward meeting this acreage.
+ We are requesting a deviation to reduce some of the indigenous shown on site.

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	PARCEL SIZE	PERMITTED USES MIX/M	DEVELOPMENT PROGRAM	
			Intensity	Height
A	9.62 Ac.	Solid Acres w/Recreational Area as Typical Use in Lieu of Recreational Uses.	36 Units	N/A
D	8.28 Ac.		80 Units	
E	8.3 Ac.		144 Units	
F	9.88 Ac.		264 Total of Residential Mix in Renaissance North and South RPD's can not exceed 3068 Units	
Open Space/ Recreational	9.92 Ac.	Recreational Uses	See Permitted Uses	N/A

PROJECT SUMMARY

Project Size	9.23 +/- Acres
Required Open Space	9.7.4 Ac. (As per Section 10-415(a))
Min. Required Indigenous Vegetation	2.8.55 Ac. See Dev. 5 (As per Section 10-415(b))
Retained Indigenous Vegetation	2.3 Ac.

SURROUNDING ZONING AND LAND USES

ZONING	EXISTING LAND USES
North: AG-2 (RPD)	Vacant/Renaissance North
South: AG-2, CPD	Vacant/single Family Residence/Hotel/Commercial
East: I-75, MPD, AG-2	I-75
West: RPD, AG-2	Fiddlers Lake/Future RPD

SITE DEVELOPMENT NOTES

1. This is a request for a rezoning from AG-2, CPD + MPD to RPD. The Land use category is being changed through a Comprehensive Plan Amendment to Outlying Suburban and Wetlands, and the property is easily vacant with some single family homes.
2. The total Residential unit count may not exceed 3068 units. The requested density is well below the 3 units per acre allowed by the Outlying Suburban Land Use Category. The combined total of Residential Units within Renaissance North and South will not exceed 3068 Units.
3. Any proposed impacts to wetlands shall be permitted and mitigated as required by the appropriate agencies. However, the subject property shall preserve the 2.3 +/- acres as depicted on the MCP. These preserve areas shall meet the indigenous preservation requirements.
4. The project buffer yards shall meet or exceed the requirements set forth in Section 10-416.
5. All exotic vegetation shall be removed from the development area according to a removal schedule established as part of the Development Order. The site shall be maintained free of exotics in perpetuity.
6. All uses will conform to the off street parking regulations in Section 34-2020 of the LDC.
7. With the exception of private driveways, all internal street connections shall be spaced according to Section 10-285(a). Access road intersection spacing shall be a minimum of 660'.
8. Drainage will be accommodated through the use of swales and/or retention areas. The location of a lake or pond may be refined without exempting the MCP based on detailed site engineering, and acceptance with all applicable requirements set forth herein.
9. The Renaissance South RPD has been designed in conjunction with the Renaissance North RDP. Vehicular and residence connection have been provided between Renaissance North and South.
10. The project will make every attempt to preserve existing indigenous vegetation on site. The MCP shows some areas for potential preservation and restoration.

SCHEDULE OF DEVIATIONS

1. WITHDRAWN.
2. WITHDRAWN.
3. Deviation (3) seeks relief from the LDC Section 10-329(a)(1)(a) requirement to provide minimum setbacks for water retention tract street right-of-ways, to allow the following reduced lake setbacks. The deviations APPROVED, SUBJECT TO CONDITION 14.
   - A1. A minimum 35-foot setback from the sewer control elevation of the lake to the back of curb for local street, and
   - B3. A minimum zero-foot setback from the back of curb to the water control elevation of the lake where adequate elements for the protection of sidewalk vehicles is provided from the right-of-way within the proposed development.
4. Deviation (4) seeks relief from LDC Section 10-329(a)(4) (excavation types and maximum slope) approval(s) requirements. This deviation is APPROVED, SUBJECT TO CONDITION 8.
5. WITHDRAWN.
6. Deviation (6) seeks relief from the LDC Sections 10-253 and 34-871 requirements to provide that proprietary wetlands soils, hydrology and vegetation characteristics of maintenance tracts may be subject to additional regulations, to allow impacts to and mitigation of wetlands as approved by the Army Corps of Engineers (ACOE) and South Florida Water Management District (SFWMD). This deviation is APPROVED.
7. WITHDRAWN.
8. WITHDRAWN.
9. Deviation (9) seeks relief from LDC Section 34-2194(a)(3)b requirements to provide a 50-foot setback for non-associated artificial bodies of water, to eliminate the setback requirement for recreational/amenity structures, allowing these uses to be placed at the lake's control elevation. This deviation is APPROVED SUBJECT TO CONDITION 16.
10. Deviation (10) seeks relief from the LDC Section 10-416 requirement, to provide that developments provide sidewalk buffers when abutting an adjacent use or zoning district, to eliminate the required buffer along the North property line. This deviation is APPROVED.
11. Deviation (11) seeks relief from the Section 10-415(b) requirement, to provide that large developments with existing indigenous vegetation must provide 50 percent of their open space requirement through the on site preservation of existing vegetation, to permit compliance with the standard through a combination of on-site preservation. This deviation is APPROVED SUBJECT TO CONDITION 8.
12. Deviation (12) seeks relief from LDC Section 34-2020(3) (location and design of parking lots). This deviation is APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF ADD2001-00053.

RECEIVED
COMMUNITY DEVELOPMENT
DCI 2001-00017

APPROVED
Master Concept Plan
Site Plan: 02-008 Page 1 of 1
Subject to conditions in Resolution 2-02-006
Date: DCI2001-00017

NO.	DATE	BY	APPROVED DEVIATIONS, ADDED STREET NAMES + DEVIANCE 9
1	09-17-01	BPC	GOLF COURSE AREAS AROUND PARCELS 8,9,11
2	11-16-01	DRD	ADDED SF FP&L EASEMENT
3	01-02-02	DRD	CHANGED PER RESOLUTION
4	01-16-02	DRD	CHANGED PER RESOLUTION

SCALE	1" = 200'
DESIGN	BPC 3-14-01
DRAWN	DRD 3-14-01
APPROVED	BPC 3-14-01

VANASSE & DAETZLER, LLP
Engineers • Planners • Surveyors
2149 First Street, Suite 200
Fort Myers, Florida 33901
Tel. (941) 337-3993 Fax (941) 337-3994
Certificate of Authorization Number EB 0000 182

PROJECT TEAM
WORTHINGTON COMMUNITIES
c/o COMMUNITY ENGINEERING SERVICES, INC.
9200 BONITA BEACH ROAD, SUITE 213
BONITA SPRINGS, FL 34135

LEE COUNTY, FLORIDA

RENAISSANCE SOUTH RPD
Master Concept Plan Exhibit #F-3, IV-A, IV-E, IV-G, IV-H

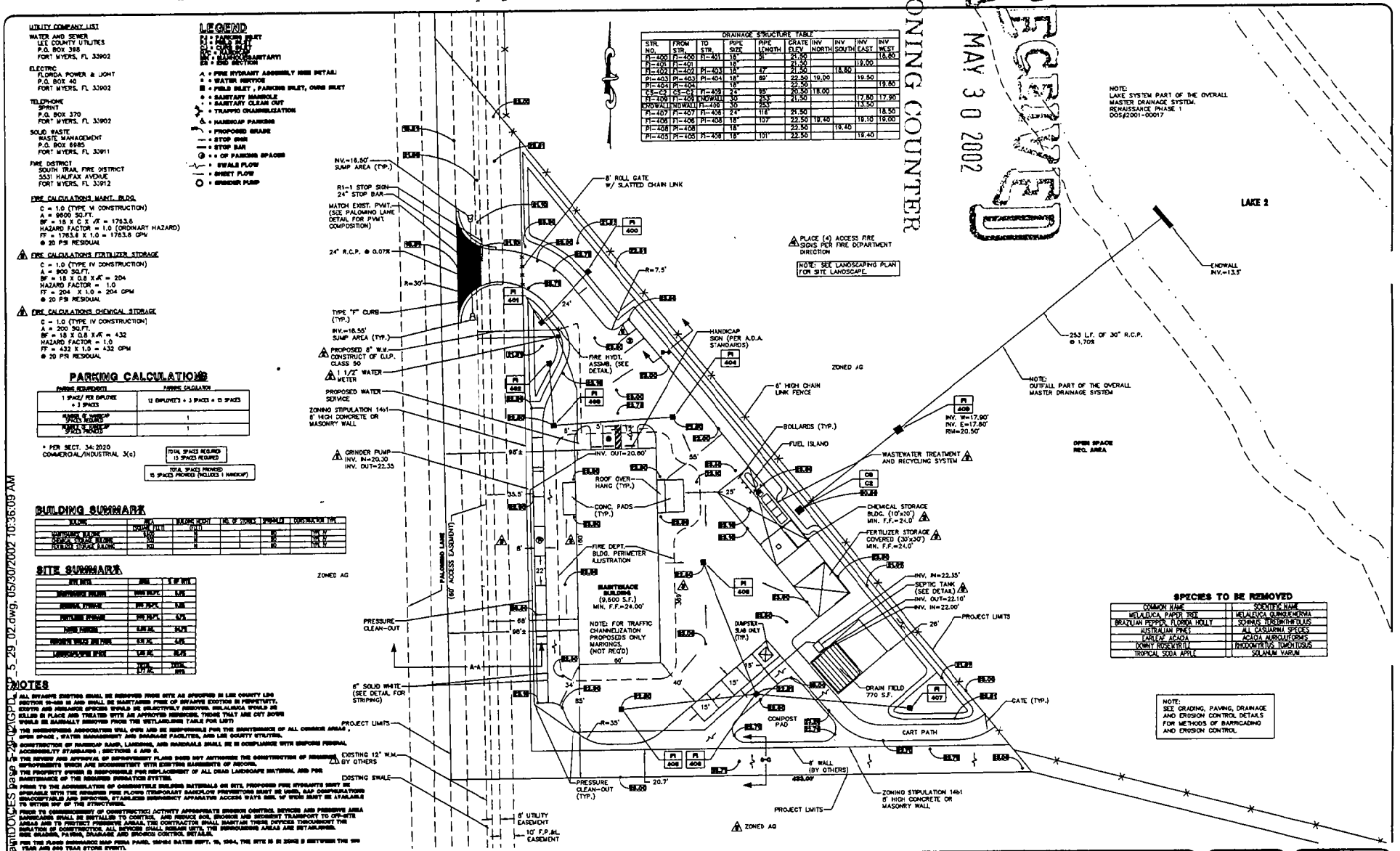
JOB NO. 2000.187 | DRAWING NO. 2000-187-MCP-5-F

Sheet No. 1 of 1

EXHIBIT C

DCI 2001-00017

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MAY 30 2002
ZONING COUNTER



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date 8/14/00
drawn HJH/TJE/SMC
file name GP0_SP
job REN_SANC

No.	Date	Revisions
1	2-01	REVISIONS PER LEE COUNTY COMMENTS
2	10-01	REVISIONS PER LEE COUNTY COMMENTS
3	2-02	REVISIONS PER LEE COUNTY COMMENTS
4	4-02	REVISIONS PER CLIENT
5	5-02	REVISIONS PER CLIENT AND ZONING
6	5-02	REVISIONS PER ZONING

COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management
EB-0006813
1342 Colonial Boulevard, Suite C-24
Fort Myers, Florida 33907
Telephone (941) 936-9777 Fax (941) 936-0064

SITE PLAN
OF
RENAISSANCE MAINTENANCE SITE
FOR
WORTHINGTON OF RENAISSANCE, LLC
8150 DIAMOND CENTRE COURT
FORT MYERS, FL 33912
(941) 561-4888 FAX (941) 561-4676

scale: 1"=30'
SHEET 2 OF 5
date

EXHIBIT D

INDIGENOUS PRESERVE - RESTORATION PLAN
RENAISSANCE
Boylan Environmental Consultants, Inc.
April 17, 2001
Revised October 1, 2001(See Last Paragraph entitled "Additional Lands")

The colonization of the forested areas by melaleuca and the previous clearing of communities for improved pasture - lands significantly limits the opportunity of preserving existing indigenous areas. Complicated with SFWMD and ACOE permitting a practicable site plan, this indigenous restoration plan is included.

It focuses on preserving the most practicable amounts of existing indigenous and restoring non - indigenous under Site Plan, SFWMD, and ACOE constraints. This is achieved by replanting non – indigenous communities and establishing a scheduled program to maintain the site free of exotic species (as defined by the latest exotic plant list published by the Florida Exotic Pest Plant Council) immediately after maintenance; and at other times exotic and nuisance species constitute no more than 5 percent of total cover.

Attached is the current SFWMD Mitigation map. The various different hatch activities are described in the following text. The Lee County Code was used as a "guideline" in determining quantities of trees and shrubs to be planted. It is estimated that under true indigenous conditions, trees and shrubs exist on approximately 20' centers in wetlands. Based upon this and the 3 for 1 rule for restoration standards in violation cases, 327 each of shrubs and trees would be planted per acre, i.e. 43,560 / 400 * 3 = 327.

*In summary, either through existing indigenous preserve or indigenous restoration, there should be approximately **93.63** acres of indigenous preserve. This is comprised of 54.45 acres of existing indigenous preserve and 39.18 acres of indigenous restoration.*

Indigenous Restoration **(Existing Melaleuca Monocultures)** – This work includes exotic removal and replanting from existing wetland areas that are greater than 75% exotics **(25.01 acres).**

1) These melaleuca monocultures would be flagged. 2) An inspection would be conducted with SFWMD staff to review the flagged lines. 3) The monoculture areas would then be mechanically cleared while avoiding as much native vegetation as practicable, and 4) debris would be removed with trees and shrubs subsequently planted.

Trees:

1) Trees would be a minimum of 3 gallon
2) Trees would include a minimum of five of the following cypress, slash pine, red maple, Dahoon holly, cabbage palm, or laurel oak
3) 8,170 trees would be planted (25.01 ac * 43560) / 400 * 3

Shrubs:

1). Shrubs would be a minimum of 1 gallon
2) Shrubs would include a minimum of five of the following cabbage palm, wax myrtle, buttonbush, cocoa plum, or saltbush. Other native vegetation may be substituted due to market availability.
3) 8,170 shrubs would be planted (25.01 ac * 43560) / 400 * 3

Groundcovers:

There would be no planting of groundcovers. The wetland preserve is anticipated to exhibit ideal wetland hydrology thus groundcovers are anticipated to naturally recruit.

***Indigenous Restoration* (Existing Improved Pasture Wetlands)** – This work includes replanting existing Improved Pasture Wetlands **(6.98 acres).** There would be 4.32 acres of forested plantings as outlined above and 2.66 acres of marsh – wet prairie plantings adjacent to conveyances.

Forested Plantings (4.32 acres)

Trees:

1) Trees would be a minimum of 3 gallon
2) Trees would include a minimum of five of the following cypress, slash pine, red maple, Dahoon holly, cabbage palm, or laurel oak
3) 1411 trees would be planted (4.32 ac * 43560) / 400 * 3

Shrubs:

1) Shrubs would be a minimum of 1 gallon
2) Shrubs would include a minimum of five of the following cabbage palm, wax myrtle, buttonbush, cocoa plum, or saltbush. Other native vegetation may be substituted due to market availability.
3) 1411 shrubs would be planted (4.32 ac * 43560) / 400 * 3

Marsh – Wet Prairie Plantings (2.66 acres).

1) Groundcovers would be 2" liners or bare root
2) Shrubs would include a minimum of five of the following pickerelweed, arrowhead, fire flag, cordgrass, or leather fern. Other native vegetation may be substituted due to market availability.
3) 12,874 plants on 3' centers

***Indigenous Restoration* (Wetland Creation From Existing Improved Pasture Uplands and Berm)** – This work includes forested wetland creation from existing improved pasture uplands and from an existing berm **(2.29 acres).** It also includes marsh – wet prairie creation in improved pasture wetlands adjacent to conveyances **(2.79 ac).**

Forested Plantings (2.29 acres)

Trees:

1) Trees would be a minimum of 3 gallon

2) Trees would include a minimum of five of the following cypress, slash pine, red maple, Dahoon holly, cabbage palm, or laurel oak
3) 748 trees would be planted (2.29 ac * 43560) / 400 * 3

Shrubs:

1) Shrubs would be a minimum of 1 gallon
2) Shrubs would include a minimum of five of the following cabbage palm, wax myrtle, buttonbush, cocoa plum, or saltbush. Other native vegetation may be substituted due to market availability.
3) 748 shrubs would be planted (2.29 ac * 43560) / 400 * 3

Marsh – Wet Prairie Plantings (2.79 acres).

1) Groundcovers would be 2" liners or bare root
2) Shrubs would include a minimum of five of the following pickerelweed, arrowhead, fire flag, cordgrass, or leather fern. Other native vegetation may be substituted due to market availability.
3) 13,504 plants on 3' centers

Indigenous Restoration **(Wetland Creation From Existing Borrow Areas and Ditch)** – This work includes backfilling other surface waters and subsequently replanting with wetland trees and shrubs **(1.38 ac).** These areas interface with other forested wetland preserves.

Forested Plantings (1.38 acres)

Trees:

1) Trees would be a minimum of 3 gallon
2) Trees would include a minimum of five of the following cypress, slash pine, red maple, Dahoon holly, cabbage palm, or laurel oak
3) 451 trees would be planted (1.38 ac * 43560) / 400 * 3

Shrubs:

1) Shrubs would be a minimum of 1 gallon
2) Shrubs would include a minimum of five of the following cabbage palm, wax myrtle, buttonbush, cocoa plum, or saltbush. Other native vegetation may be substituted due to market availability.
3) 451 shrubs would be planted (1.38 ac * 43560) / 400 * 3

Preservation/ Enhancement - This work includes exotic removal from existing wetland areas that are less than 75% exotics and currently considered indigenous **(39.30 acres).**

Wetlands would have exotic and nuisance species selectively killed. These exotic plants would be killed in a manner consistent with current exotic removal practices while ensuring that neighboring plants are left unharmed and the soil left as undisturbed as possible. Trees larger than 4" dbh would be treated in place. Smaller sapling would be cut and stacked utilizing either the log cabin or teepee methods. Where aesthetics is a

concern, debris may be selectively removed from the area (no mechanical equipment). The goal is to achieve a 0 percent cover of exotics immediately following any maintenance and that the total exotic and nuisance species constitute no more than 5 percent of total cover.

Upland Preserve – This work includes exotic removal from existing upland areas that are currently considered indigenous **(13.57 acres).**

Uplands would have exotic and nuisance species selectively killed. These exotic plants would be killed in a manner consistent with current exotic removal practices while ensuring that neighboring plants are left unharmed and the soil left as undisturbed as possible. Trees larger than 4" dbh would be treated in place. Smaller sapling would be cut and stacked utilizing either the log cabin or teepee methods. The goal is to achieve a 0 percent cover of exotics immediately following any maintenance and that the total exotic and nuisance species constitute no more than 5 percent of total cover.

Additional Lands

These are 2.31 acres of lands are comprised of two areas in the southeast. These lands would not be placed under a Conservation Easement as they are too small to be used as SFWMD mitigation. They are comprised of 1.58 acres of existing indigenous preserved and 0.73 acres of indigenous restoration. The indigenous restoration includes melaleuca wetlands that would be replanted as outlined in above "Indigenous Restoration (Existing Melaleuca Monocultures)."

ADDITIONAL INDIGENOUS PRESERVE, 5.51 AC

This work includes exotic removal from existing upland & wetland indigenous communities containing less than 75% exotics. Exotic and nuisance species would be selectively killed. Exotic plants would be killed in a manner consistent with current exotic removal practices while ensuring that neighboring plants are left unharmed and the soil as undisturbed as possible. Trees larger than 4" dbh would be treated in place. Smaller saplings would be cut and stacked utilizing either the log cabin or teepee methods. Where aesthetics is a concern, debris may be selectively removed from the areas (no mechanical equipment in preserve). The goal is to achieve a 0 percent cover of exotics immediately following a maintenance activity and that the total exotic and nuisance species constitute no more than 5 percent of total cover.

ADDITIONAL INDEGENOUS RESTORATION, 1.72 AC (POTENTIAL DONOR RECIPIENT AREAS)

These areas are located adjacent to the flowway that would be mechanically cleared and disturbed during flowway construction. The other areas are melaleuca monocultures.

1) Areas would be flagged
2) An inspection would be conducted with Lee Co. DES Staff to review the flag lines
3) Debris would be mechanically removed and subsequently replanted wit the following:

   a. Trees would be a minimum of 3 gallon; every effort would be made to transplant trees that are within permitted impact areas.
   b. Trees would include a minimum of five of the following - cypress, slash pine, red maple, dahoon holly, cabbage palm. or laurel oak.
   c. 562 trees would be planted (1.72 ac * 43560 / 400 * 3)

POTENTIAL DONOR AREAS

EXHIBIT E
Page 5 of 6

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (941)418-0671

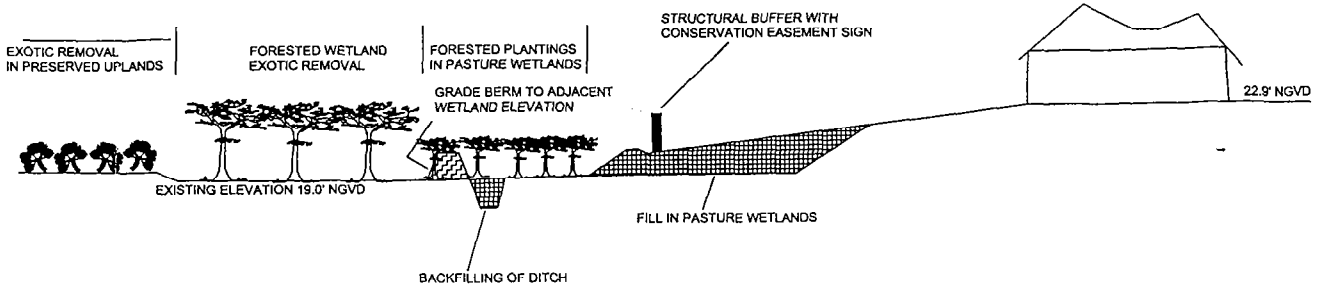
COUNTY LEE
SEC 15 & 22
TWP 43S
RNG 25E
REVISIONS

RENAISSANCE
ADDITIONAL INDIGENOUS PRESERVE

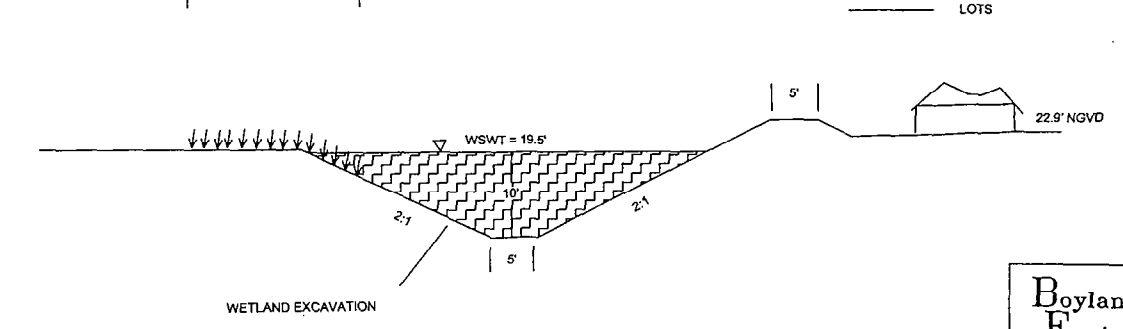
J# 2016
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FILE Additional Preserve
DRAWN BY JDK
DATE 12-12-01

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BACKFILLING OF DITCH & REGRADING BERM
FORESTED PLANTINGS IN PASTURE WETLANDS
WETLAND FILL
TYPICAL SECTION
A-A



FLOWWAY-PRESERVE
WETLAND EXCAVATION
TYPICAL SECTION
B-B



JOB # 20013	RENAISSANCE	COUNTY LEE
SCALE NTS	TYPICAL WETLAND FILL, EXCAVATION, & MITIGATION CROSS SECTIONS	SEC 15 & 22
FILE 2ND SFWMD MITIGATION	CROSS SECTION LOCATIONS FOUND ON "SFWMD MITIGATION MAP" GRAPHIC	TWP 45S
DRAWN BY JDK		RNG 25E
DATE 11-22-00		REVISIONS

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (941)418-0671

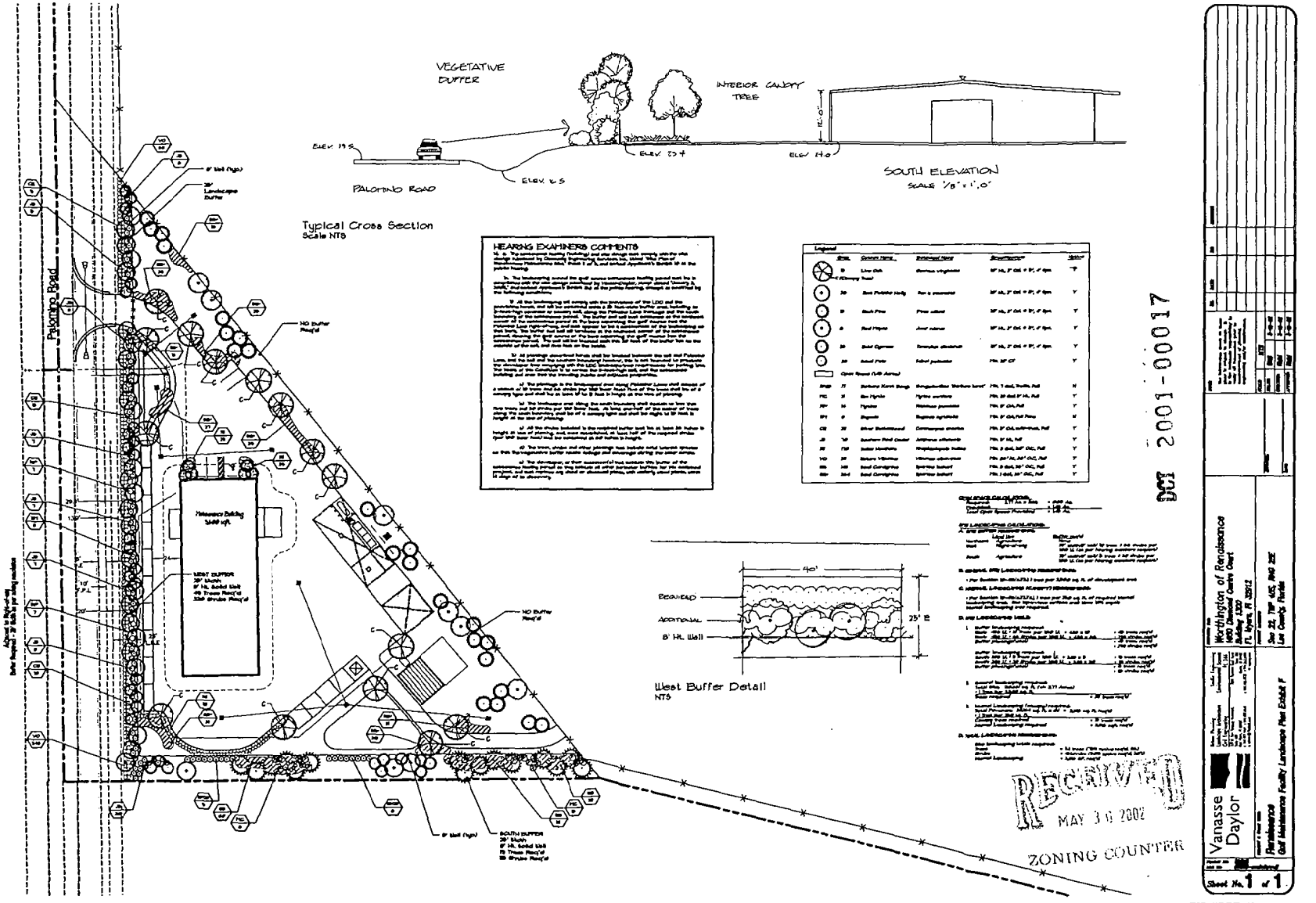

VEGETATIVE BUFFER
INTERIOR CANOPY TREE
ELEV 19.5
ELEV 23+
ELEV 14.0
PALOMINO ROAD
ELEV 16.5
SOUTH ELEVATION
SCALE 1/8" = 1'-0"
Typical Cross Section
Scale NTS
Palomino Road
HEARING EXAMINER'S COMMENTS
Maintenance Building
NO Buffer Required
SOUTH BUFFER
West Buffer Detail
NTS
DCI 2001-00017
RECEIVED
MAY 30 2002
ZONING COUNTER
Vanasse Daylor
Worthington of Renaissance
Golf Maintenance Facility Landscape Plan Exhibit F
Sheet No. 1 of 1

EXHIBIT F