ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Worthington of Renaissance, LLC filed an application for administrative approval to amend two Residential Planned Developments on projects known as Renaissance North RPD and Renaissance South RPD to modify the Master Concept Plan by changing the configuration of the residential Parcel D and changing the configuration of the surrounding lakes for Parcel D, on property located at 12551 Palomino Lane and 13031 Danport Blvd., described more particularly as:

LEGAL DESCRIPTION: In Sections 15 and 22, Township 45 South, Range 25 East, Lee County, Florida:

See attached Exhibit A-I as to Renaissance North RPD and Exhibit A-II as to Renaissance South RPD

WHEREAS, the property was originally rezoned in case numbers DCI2000-00063 (Renaissance North, resolution number Z-01-41) and DCI2001-00017 (Renaissance South, resolution number Z-02-008A) with a subsequent amendment in case number ADD2002-00102; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development Master Concept Plans; and

WHEREAS, the applicant has requested an administrative amendment to reconfigure Parcel D in the Renaissance North RPD from 28.5 acres to 26.6 acres with 70 to 90 dwelling units and to reconfigure Parcel D in the Renaissance South RPD from 0.85 Acres to 0.33 acres with 5 to 10 dwelling units; and

WHEREAS, the proposed change would require the surrounding lakes to be reconfigured to coincide with the new configuration of Parcel D; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to a Residential Planned Development on projects known as Renaissance North RPD and Renaissance South RPD to modify the Master Concept Plan

by changing the configuration of the residential Parcel D and changing the configuration of the surrounding lakes for Parcel D is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the approved Master Concept Plans approved in accordance with resolution number Z-01-041 (DCI2000-00063, Renaissance North), resolution number Z-02-008A (DCI2001-00017, Renaissance South and ADD2002-00102.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect as may be modified by this approval and ADD2002-00102.**

3. **The Renaissance North development order (DOS2001-00075) and the Renaissance South development order (DOS2001-00017), as well as the South Florida Water Management District permits, must be modified to be consistent with the revised Master Concept Plan.**

4. **Prior to excavation of the lake between residential Parcel D and golf hole 10, the cypress preserve must be protected with silt screen and a Vegetation Removal Permit obtained by the Division of Environmental Sciences.**

5. **The revised Master Concept Plan ADD2002-00180, stamped received December 26, 2003 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 4th day of February, A.D., 2003.

BY: _____
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT "A" - I

LEGAL DESCRIPTION
Property located in Lee County, Florida

LEGAL DESCRIPTION FOR NORTH RENAISSANCE BOUNDARY

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST;
THENCE N 00°56'38" W, A DISTANCE OF 330.69' TO A POINT;
THENCE N 89°35'15" E, A DISTANCE OF 645.71' TO A POINT NEAR THE CENTERLINE OF PALOMINO ROAD AND ON THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST ¼ OF SECTION 15;
THENCE N 00°57'24" W, A DISTANCE OF 2315.02' TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15;
THENCE WITH SAID NORTH LINE N 89°34'12" E, A DISTANCE OF 1935.59' TO A POINT BEING THE NORTH ¼ CORNER OF SECTION 15;
THENCE N 89°34'32" E, A DISTANCE OF 1560.79' TO A POINT ON THE WEST RIGHT OF WAY OF I-75;
THENCE WITH SAID WEST LINE THE FOLLOWING BEARINGS AND DISTANCES;
AROUND A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°32'27",
AN ARC DISTANCE OF 2602.82', RADIUS OF 22800.31',
A CHORD BEARING OF S 05°04'21"W, A DISTANCE OF 2601.41' TO A POINT;
THENCE S 08°20'34" W, A DISTANCE OF 1104.33' TO A POINT;
THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°01'01"
AN ARC DISTANCE OF 1619.92',
RADIUS OF 11577.25', A CHORD BEARING OF S 04°20'04" W, A DISTANCE OF 1618.60' TO A POINT;
THENCE S 89°33'10" W, A DISTANCE OF 955.04' TO A POINT BEING THE SOUTH ¼ CORNER OF SECTION 15;
THENCE N 01°00'30" W, A DISTANCE OF 1324.08' TO A POINT;
THENCE S 89°34'58" W, A DISTANCE OF 1936.08' TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15 AND BEING NEAR THE CENTERLINE OF PALOMINO ROAD;
THENCE N 01°05'26" W, A DISTANCE OF 662.14' TO A POINT;
THENCE LEAVING SAID EAST LINE AND RUNNING S 89°35'11" W, A DISTANCE OF 645.55' TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE WITH SAID SECTION LINE N 01°06'40" W, A DISTANCE OF 662.19' TO THE POINT OF BEGINNING.

CONTAINING 344.723 ACRES MORE OR LESS.

(See attached sketch)

Surveyor and Mapper in Responsible Charge:
Roger H. Harrah, LS #5294
Professional Surveyor and Mapper
Community Engineering Services, Inc.
9200 Bonita Beach Road, Suite 213
Bonita Springs, FL 34135
LB #6572

Signed: Roger H. Harrah

Date: 04-10-01

Applicant's Legal Checked by GM 8/30/01

Seal:

M:\Common\Active\Desiderio\Submittals\...\Renaissance Legal Desc(04-10-01).doc

DCI 2000-00063

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. O'Connell, Jr.; LS #5430
Community Engineering Services, Inc. LB #6572
9200 Bonita Beach Road, Suite 213
Bonita Springs, FL 34135

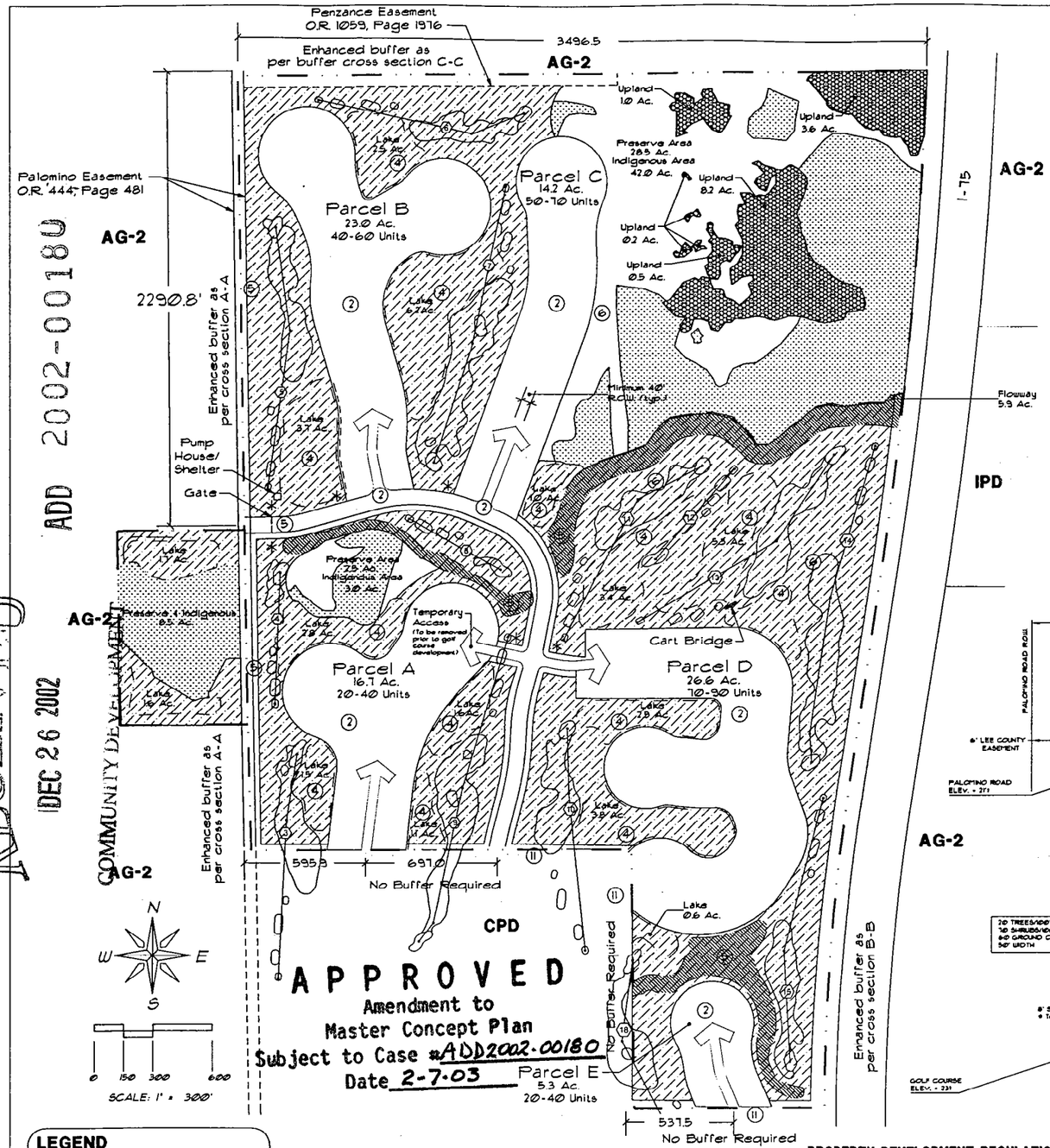
Signed: _____

Date: 12/13/01

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COMMUNITY DEVELOPMENT

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

P:\...\RENAISSANCESOUTHS8.doc



RECEIVED
DEC 26 2002
COMMUNITY DEVELOPMENT

APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2002-00180
Date 2-7-03

LEGEND

- Open Space
- Preserve
- Indigenous Vegetation
- Upland Indigenous Vegetation
- Residential
- Flowway
- Identity Sign for neighborhood
- Deviation
- Golf Hole

STRAP NUMBERS

- 15-45-25-11-00012.0000
- 15-45-25-11-00021.0000
- 15-45-25-11-00013.0000
- 15-45-25-11-00000.0000
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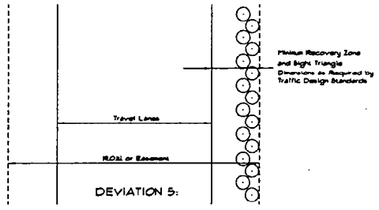
SCHEDULE OF USES

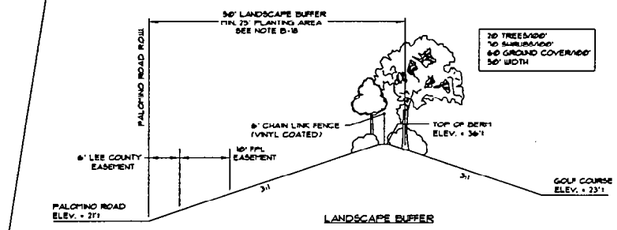
Administrative Offices
Accessory Uses and Structures
Dwelling Unit:
- Conventional Single-Family Residence
- Duplex
- Multi-Family Building
- Townhouse
- Zero Lot Line

Entrance Gates and Gatehouses, in compliance with LDC 34-1749
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, Walls
Golf Course
- Consumption on on Premises

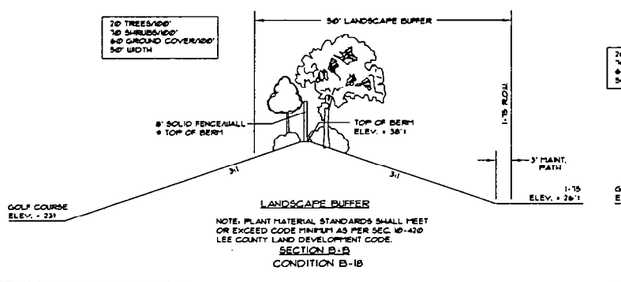
Home Occupation
Model Home, Model Unit
Recreational Facilities, Private on-site
- Parking lot, accessory

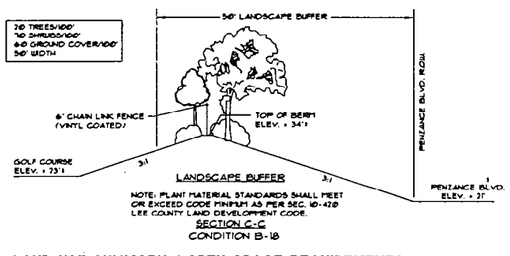
Recreation Facilities, Personal
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses (LDC 34-3041)





AG-2





PROJECT SUMMARY

Project Size:	+/- 344.7 +/- Acres
Required Open Space:	102.8 Ac. (As per Section 10-415(a))
Min. Required Indigenous Vegetation:	51.4 Ac. (As per Section 10-415(b))
Retained Indigenous Vegetation	53.5 Ac. (Not including indigenous credits)

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
North: AG-2	Vacant/Single Family Residence
South: AG-2, CPD	Vacant/Single Family Residence
East: I-75, IPD, AG-2	I-75
West: RPD, AG-2	Palomino Lane/Future RPD

SITE DEVELOPMENT NOTES

1. This is a request for a rezoning from AG-2 and CPD to RPD. The Land use category is Outlying Suburban and Wetlands, and the property is currently vacant/agricultural uses.
2. The total Residential unit count may not exceed 300 units. This requested density is approximately 1 dwelling unit per acre, well below the 3 units per acre allowed by the Outlying Suburban Land Use Category.
3. Withdrawn
4. Any proposed impacts to wetlands shall be permitted and mitigated as required by the appropriate agencies. However, the subject property shall preserve the 73 +/- acres as depicted on the MCP. These preserve areas shall meet the indigenous preservation requirements.
5. The project buffer yards shall meet or exceed the requirements set forth in Section 10-416.
6. 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.
7. All uses will conform to the off street parking regulations in Section 34-2020 of the LDC.
8. 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'.
9. Drainage will be accommodated through the use of swales and/or retention areas. The location of a lake or pond may be refined without amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
10. As per LDC Section 10-415 there are no open space and indigenous requirements for residential lots that exceed 6,500 square feet.

SCHEDULE OF DEVIATIONS

1. Deviation 1 seeking relief from the LDC Section 10-296(3), was WITHDRAWN prior to hearing.
2. Deviation 2 seeks relief from the LDC Section 10-296(d) Table 4(1)(c)(1) requirement that street wearing surfaces meet FDOT Standard Specifications, to allow the use of decorative pavers or similar decorative paving materials for local streets within the project's right-of-way. T deviation is APPROVED only for privately maintained streets and subject to Condition 3.
3. Deviation 3 seeking relief from the LDC Section 10-329(a)(1)(a), was WITHDRAWN at the public hearing.
4. Deviation 4 seeks relief from the LDC Section 10-329(a)(4) requirement that excavation bank slopes be no greater than 4:1, to allow the project to conform to South Florida Water Management District (SFWMD) permit. The deviation is APPROVED, SUBJECT TO Condition 4.
5. Deviation 5 seeks relief from LDC Section 10-42(a)(5) requirement prohibiting any portion of a buffer area that consists of trees and shrubs from being located in any easements, to allow planted buffers in easements. This deviation is APPROVED, provided the required trees are planted outside of any utility easement, however, the trees may be planted within drainage easements that do not contain any underground utilities. The required shrubs may be planted within either utility or drainage easements.
6. Deviation 6 seeks relief from LDC Sections 10-253 and 34-1571 requirements for properties exhibiting soils, hydrology and vegetation characteristics of freshwater inundation be subject to additional regulations, to allow inpacts and mitigation of wetlands as approved by the Army Corps of Engineers (ACOE) and SFWMD. This deviation is APPROVED.
7. Deviation 7 seeking relief from the LDC Section 10-355, was WITHDRAWN prior to hearing.
8. Deviation 8 seeking relief from the LDC Section 34-2194(c)(3)b, was WITHDRAWN prior to hearing.
9. Deviation 9 seeking relief from the LDC Sections 10-2221 and 10-254(a), was WITHDRAWN prior to hearing.
10. Deviation 10 seeking relief from the LDC Section 34-2013(a), was WITHDRAWN prior to hearing.
11. Deviation 11 seeking relief from LDC Section 10-416, requirement that developments provide minimum buffers when abutting an adjacent use or zoning district, to eliminate the required buffer along the south property line. This deviation is APPROVED, SUBJECT TO Condition 11.

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	PARCEL SIZE	PERMITTED USES WITHIN	DEVELOPMENT PROGRAM	
			Intensity	Notes
A	16.1 Ac.	50 Acres +/- Residential Uses as specified in List of Permitted Uses.	300 Units	
B	23.0 Ac.			
C	14.2 Ac.			
D	26.6 Ac.			
E	5.3 Ac.			
Open Space/ Recreational	97.1 Ac.	Recreational Uses	See Permitted Uses	N/A

PROPERTY DEVELOPMENT REGULATIONS

LANDUSE	MIN. LOT AREA	MIN. LOT WIDTH **	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (1)				MAX. HT/(1)	STORIES	MIN. OPEN SPACE	BUILDING SEPARATION
					Road	Side	Rear	Water				
RESIDENTIAL												
SF	6,500	50	100'	40%	20'	5'	15'	25'	35'	2	N/A	N/A
SF - Zero Lot Line	5,500	50	100'	40%	20'	10'***	15'	25'	35'	2	N/A	N/A
Two-Family, Attached	6,000	60'	100'	40%	20'	10'***	15'	25'	35'	2	N/A	N/A
Duplex	7,500	75'	100'	40%	20'	5'	15'	25'	35'	2	N/A	N/A
Multi-Family	10,000	100'	100'	40%	25'	10'	20'	25'	35'	2	N/A	20'
PARK												
Neighborhood Park	5,000	100'	N/A	N/A	20'	7.5'	7.5'	20'	35'	2	N/A	20'
ACCESSORY STRUCTURES (RESIDENTIAL)												
Pools, Decks, Screen Enclosures	N/A	N/A	N/A	N/A	20'	5'	5'	....	N/A	N/A	N/A	N/A
Docks, Ramps, Fishing Piers, Gazebos	N/A	N/A	N/A	N/A	20'	5'	5'	0'	N/A	N/A	N/A	N/A

* Unless modified by approved deviations.
** No additional width will be required on corner lots.
*** 0' for side interior
**** See zoning resolution

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LANDUSE	PERMITTED USE	EST. ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED INTERNALLY	REQUIRED INDIGENOUS
RESIDENTIAL					
PARCEL A (No Multi-Family)	Residential	16.1 Ac.	N/A	10% **	NONE
PARCEL B (No Multi-Family)	Residential	23.0 Ac.	N/A	10% **	NONE
PARCEL C (No Multi-Family)	Residential	14.2 Ac.	N/A	10% **	NONE
PARCEL D (No Multi-Family)	Residential	26.6 Ac.	N/A	10% **	NONE
PARCEL E (TF and SF)	Residential	5.3 Ac.	N/A	10% **	NONE
ROW / EASEMENTS		26.3 Ac.	40% - 10.5	0%	5.3
REC/ OPEN SPACE		9.1 Ac.	40% - 38.8	100%	15.4
LAKES (Lake acreage is included in other land uses)		39.4 Ac.	40% - 15.8	100%	7.9
NON-INDIGENOUS PRESERVE		31.0 Ac.	40% - 12.4	100%	6.2
INDIGENOUS PRESERVE		53.5 Ac.	40% - 21.4	100%	10.7
FLOW WAY		11.6 Ac.	40% - 4.6	100%	2.3
TOTALS		344.7	103.5	154.8 Ac.	51.8

* Indicates that areas meeting the definition of indigenous are being preserved.
** A portion of the residential lots may be counted toward meeting the acreage.

NO.	DATE:	BY:	REVISION:

NOTE: The information shown on these plans is subject to change. It is the recipients responsibility to confirm any information prior to commencement of planning, engineering and/or construction.

SCALE: 1" = 300'
DRAWN: RWJ 12-06-02
CHECKED: JRJ 12-06-02
APPROVED: JRJ 12-06-02

PREPARED FOR: **WORTHINGTON COMMUNITIES**
c/o COMMUNITY ENGINEERING SERVICES, INC.
9200 BONITA BEACH ROAD, SUITE 213
BONITA SPRINGS, FL 34135

PROJECT LOCATION: LEE COUNTY, FLORIDA

VANASSE & DAYLOR, LLP
8270 College Parkway
Suite 205
Fort Myers, Fl 33919
Planners - Landscape Architects - Civil Engineers - Environmental Scientists
Phone: 941-437-0900 Fax: 941-437-4858 email: admin@vandaylor.com

PROJECT & SHEET TITLE: **RENAISSANCE NORTH RPD - MASTER CONCEPT PLAN**
EXHIBIT II-F-3, IV-D, IV-E, IV-G, IV-H

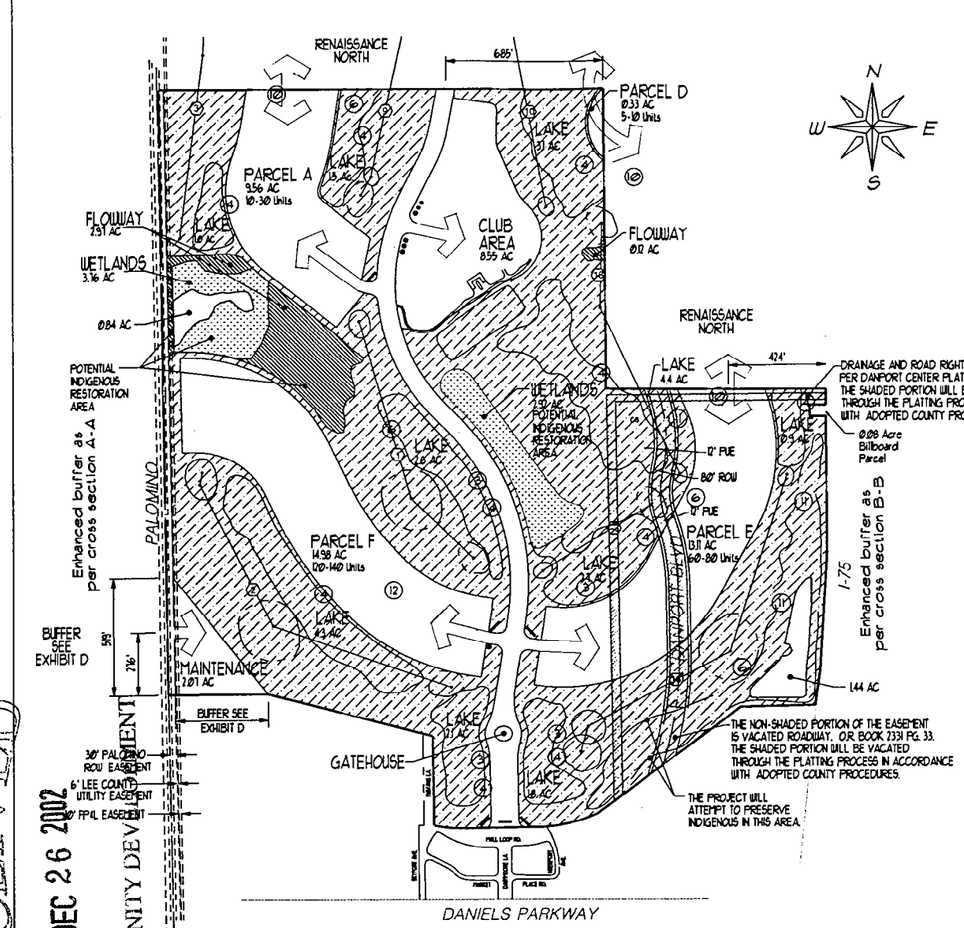
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ACAD NO: 80567-MCP-N-4

Sheet No. 1 of 1

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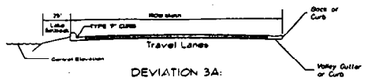
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COMMUNITY DEVELOPMENT

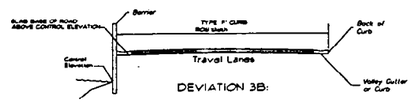


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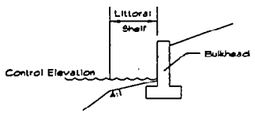
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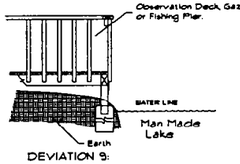
DEVIATION 3A:



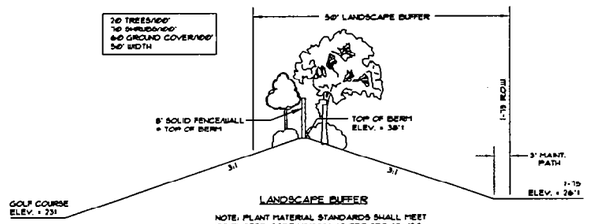
DEVIATION 3B:



DEVIATION 4:



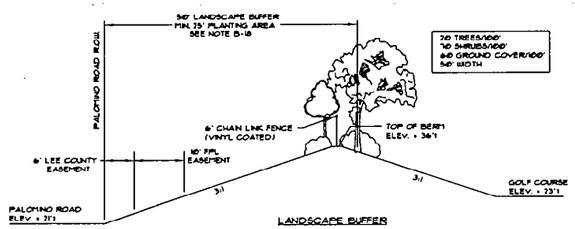
DEVIATION 9:



LANDSCAPE BUFFER

NOTE: PLANT MATERIAL STANDARDS SHALL MEET OR EXCEED CODE MINIMUM AS PER SEC. 10-416 LEE COUNTY LAND DEVELOPMENT CODE.

SECTION B-B
CONDITION 16



LANDSCAPE BUFFER

NOTE: PLANT MATERIAL STANDARDS SHALL MEET OR EXCEED CODE MINIMUM AS PER SEC. 10-416 LEE COUNTY LAND DEVELOPMENT CODE.

SECTION A-A
CONDITION 16

LEGEND

- FLOWAYS
- OPEN SPACE
- WETLANDS
- RESIDENTIAL
- INDIGENOUS VEGETATION
- (•) DEVIATION NUMBER
- (#) HOLE NUMBER
- SIGN
- COLUMN

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LAND USE	PERMITTED USE	MAX. NO. OF UNITS	EST. ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED INTERNALLY	REQUIRED INDIGENOUS
RESIDENTIAL						
PARCEL A	Single Family	30	9.5 Ac.	N/A	10% *	N/A
PARCEL D	Single Family	10	0.3 Ac.	N/A	10% *	N/A
PARCEL E	Single Family	80	13.1 Ac.	N/A	10% *	N/A
PARCEL F	Multi-Family	140	14.9 Ac.	40% - 5.9	10% *	3.0
ROW / EASEMENTS			13.8 Ac.	40% - 5.5	0%	2.8
REC./ OPEN SPACE			63.7 Ac.	40% - 25.5	100%	12.7
LAKES			24.4 Ac.	40% - 9.8	25% of Req.	4.9
WETLANDS			5.5 Ac.	40% - 2.2	100%	1.1
INDIGENOUS PRESERVE			2.3 Ac.	40% - 0.5	100%	0.5
FLOW WAY			4.3 Ac.	40% - 1.7	100%	0.5
CLUB AND MAINTENANCE			10.6 Ac.	40% - 4.2	100%	2.1
TOTALS			162.3 Ac	55.1 +/-	-	28.0 +/- **

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

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	PARCEL SIZE	PERMITTED USES WIDTH	DEVELOPMENT PROGRAM	
			Intensity	Notes
A	9.57 Ac.	360 Acres +/- Residential Uses as specified in List of Permitted Uses.	260 Units (The Total of Residential North and South RPD's can not exceed 500 Units)	N/A
D	0.33 Ac.			
E	13.11 Ac.			
F	14.83 Ac.			
Open Space/ Recreational	63.7 Ac.	Recreational Uses	See Permitted Uses	N/A

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2002-00180
Date 2-7-03

PROJECT SUMMARY

Project Size:	162.3 +/- Acres
Required Open Space:	57.6 Ac. (As per Section 10-415(a))
Min. Required Indigenous Vegetation:	28.85 Ac. See Dev. 11 (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, IPD, AG-2	I-75
West: RPD, AG-2	Palomino Lane/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 mostly vacant with some single family homes.
2. The total Residential unit count may not exceed 300 units. This 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 500 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 34-1020 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 amending the MCP based on detailed site engineering, and compliance with all setback requirements set forth herein.
9. The Renaissance South RPD has been designed in conjunction with the Renaissance North RCP. Vehicular and residences 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 from street right-of-ways, to allow the following reduced lake setbacks. This deviations APPROVED, SUBJECT TO CONDITION 1:
   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 right-of-ways within the proposed development.
4. Deviation (4) seeks relief from LDC Section 10-329(a)(4) (excavation types and required approvals) requirements. This deviation is APPROVED, SUBJECT TO CONDITION 8.
5. WITHDRAWN.
6. Deviation (6) seeks relief from the LDC Sections 10-253 and 34-1571 requirements to provide that properties exhibiting soils, hydrology and vegetation characteristics of freshwater inundation 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(c)(3)b requirements to provide a 10-foot setback for 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 Section 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 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 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 Section 34-2015(2) (location and design of parking lots). This deviation is APPROVED SUBJECT TO THE TERMS AND CONDITIONS OF ADD2001-00153.

NOTE: The information here on this plan is believed to be accurate but is the recipients responsibility to confirm all data prior to commencement of planning, engineering and/or construction.

SCALE:	1" = 300'			
DRAWN:	RWJ	12-06-02		
CHECKED:	JRJ	12-06-02		
APPROVED:	JRJ	12-06-02		

NO.	DATE	BY	DESCRIPTION

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

PROJECT LOCATION:
LEE COUNTY, FLORIDA

V&D
VANASSE & DAYLOR, LLP
8270 College Parkway
Suite 205
Fort Myers, Fl 33919
Planners - Landscape Architects - Civil Engineers - Environmental Scientists
Tel: 941-437-1801 - Fax: 941-437-4838 - email: admin@VANDAY.com

PROJECT & SHEET TITLE:
RENAISSANCE SOUTH RPD
Master Concept Plan Exhibit II-F-3, IV-D, IV-E, IV-G, IV-H

PROJECT NO: 80567
ACAD NO: 80567-MCP-S-2

Sheet No. 1 of 1

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