# ADMINISTRATIVE AMENDMENT
# LEE COUNTY, FLORIDA

WHEREAS, Worthington of Renaissance, LLC filed an application for administrative approval to a Residential Planned Development on a project known as Renaissance Phase 2A (Tract, D&E) to reconfigure Parcel D and the surrounding lakes on property located at Via Lago Way within Renaissance, described more particularly as:

LEGAL DESCRIPTION: In Section 15, Township 45 South, Range 25 East, Lee County, Florida:

Exibit A

WHEREAS, the property was originally rezoned in case number Z-01-041 (with subsequent amendments in case numbers ADD2002-00102, DOS2001-00075, and DOS2003-00018; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the only change made by this amendment is to reconfigure Parcel D and the surround lake around Parcel D; and

WHEREAS, the requested change will decrease the acreage for Parcel D from 28.5 acres to 24.4 acres; and

WHEREAS, the Lee County Environmental Division has reviewed this request and have no issues with the request; and

WHEREAS, this change has is shown on the Land Use Summary chart located on the amended Master Concept Plan stamped received on March 22, 2004; 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 for an amendment to Residential Planned Development is **APPROVED.**

**Approval is subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated March 22, 2004. Master Concept Plan for ADD2004-00065 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 9th day of April, A.D., 2004.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

**DESCRIPTION**
**OF A PARCEL OF LAND**
**LYING IN**
**SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST**
**(RENAISSANCE NORTH)**

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTION 15, 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:

**BEGINNING** AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST; THENCE N 00°56'38" W ALONG THE WEST LINE OF SECTION 15 FOR 330.69 FEET; THENCE N 89°35'15" E FOR 645.71 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 15; THENCE N 00°57'24" W ALONG THE EAST LINE OF THE WEST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 15 FOR 2315.02 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE N 89°34'12" E ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1935.59 FEET TO THE NORTH ¼ CORNER OF SECTION 15; THENCE N 89°34'32" E ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1560.79 FEET TO A POINT ON THE WEST RIGHT OF WAY OF I-75, SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 22800.31 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 88°11'53" E; THENCE ALONG SAID WEST RIGHT OF WAY OF I-75 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'27" FOR 2602.82 FEET; THENCE S 08°20'34" W ALONG SAID WEST RIGHT OF WAY FOR 1104.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 11577.25 FEET; THENCE ALONG SAID WEST RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'01" FOR 1619.92 FEET; THENCE S 89°33'10" W FOR 955.04 FEET; THENCE N 01°00'30" W FOR 1324.08 FEET; THENCE S 89°34'58"W FOR 1936.08 FEET TO A POINT ON THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE N 01°05'26" W ALONG THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15 FOR 662.15 FEET; THENCE S 89°35'11" W FOR 645.55 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 15; THENCE N 01°06'40" W ALONG THE WEST LINE OF SAID SECTION 15 FOR 662.19 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 344.73 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 N 01°06'40" W.

Applicant's Legal Checked
by _____ 01APRIL04

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

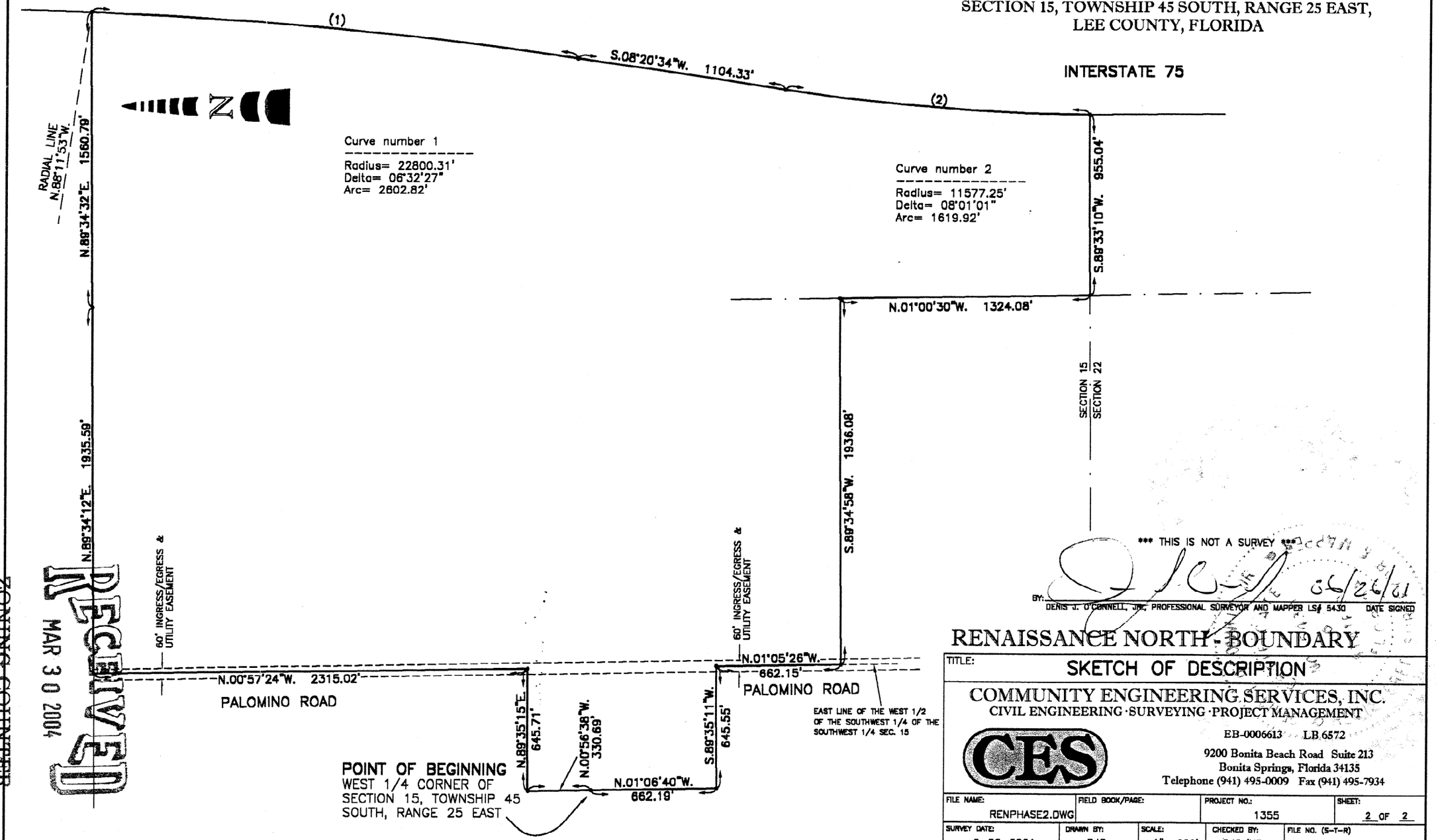
Signed: _____

Date: 03/26/01

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# SKETCH OF DESCRIPTION

OF A PARCEL LYING IN
SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA




*** THIS IS NOT A SURVEY ***

BY: _____ 6/26/01
DENIS J. O'CONNELL, JR., PROFESSIONAL SURVEYOR AND MAPPER LS# 5430 DATE SIGNED

RECEIVED MAR 30 2004 ZONING COUNTER

ADD 2004-00095

ZONING COUNTER

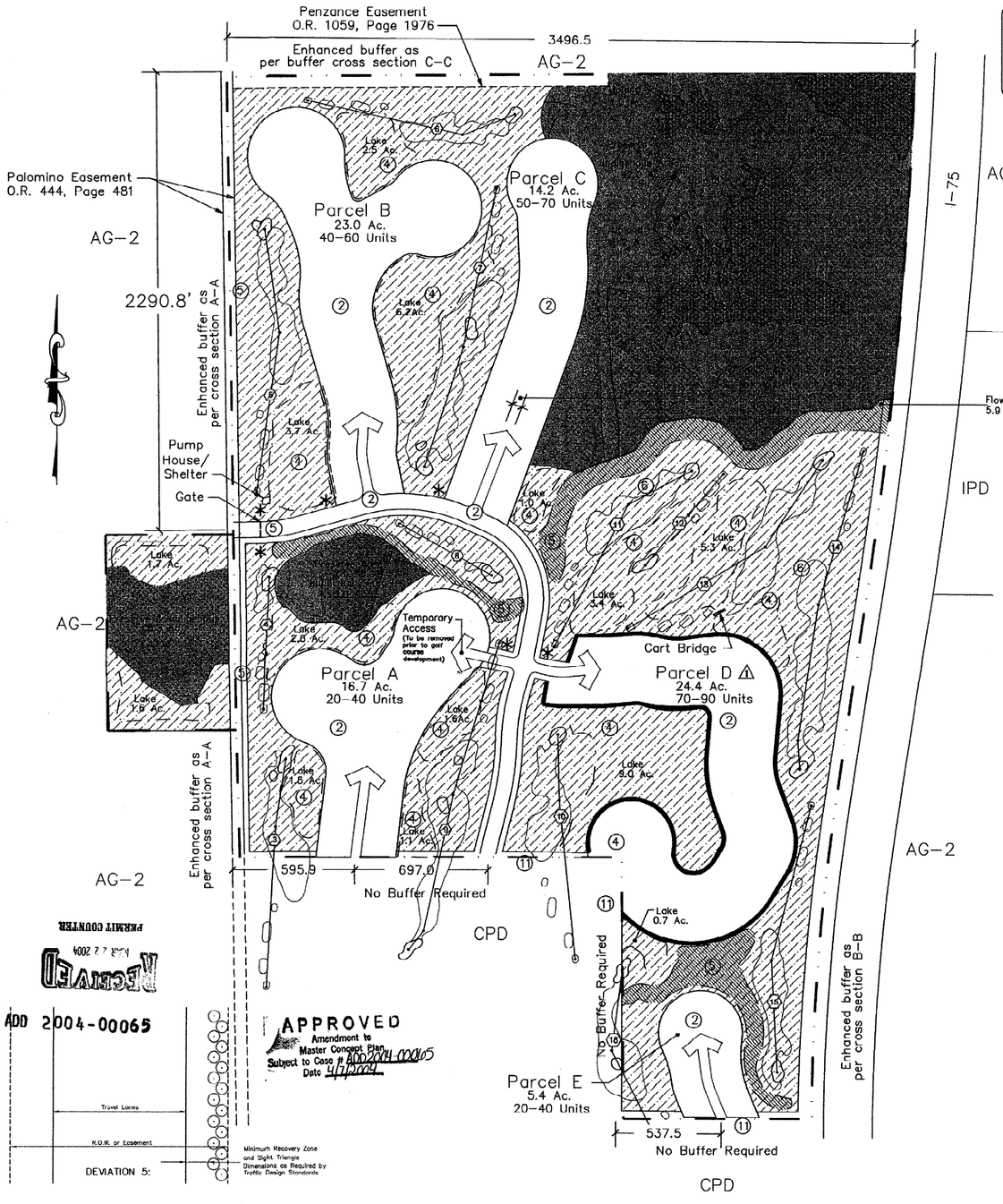
## RENAISSANCE NORTH - BOUNDARY

TITLE: SKETCH OF DESCRIPTION


COMMUNITY ENGINEERING SERVICES, INC.
CIVIL ENGINEERING · SURVEYING · PROJECT MANAGEMENT
EB-0006613 LB 6572
9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 34135
Telephone (941) 495-0009 Fax (941) 495-7934


| FILE NAME: | FIELD BOOK/PAGE: | PROJECT NO.: | SHEET: |
|---|---|---|---|
| RENPHASE2.DWG | | 1355 | 2 OF 2 |

| SURVEY DATE: | DRAWN BY: | SCALE: | CHECKED BY: | FILE NO. (S-T-R) |
|---|---|---|---|---|
| 6-26-2001 | DJO | 1"= 600' | DJO/KR | 15-45-25 |




| STRAP NUMBERS |
|---|
| 15-45-25-11-00L12.0000 |
| 15-45-25-11-00021.0000 |
| 15-45-25-11-00L13.0000 |
| 15-45-25-11-00000.0000 |
| 15-45-25-11-00005.0000 |
| 15-45-25-11-00002.0000 |
| 15-45-25-11-000N7.0000 |
| 15-45-25-11-00L10.0000 |

**SCHEDULE OF USES**

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

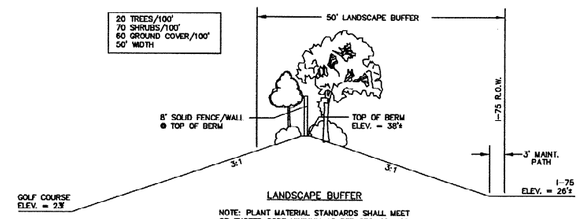
Entrance Gates and Gatehouse, In compliance with LDC 34-1749
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, Walls
Golf Course
- Consumption on Premises

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)

**LEGEND**

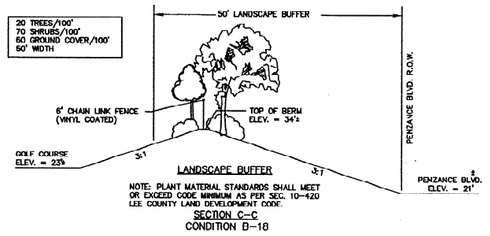
- Open Space
- Preserve
- Indigenous Vegetation
- Upland Indigenous Vegetation
- Residential
- Flowway
- Identity Sign for neighborhood
- Deviation
- Golf Hole




LANDSCAPE BUFFER

NOTE: PLANT MATERIAL STANDARDS SHALL MEET OR EXCEED CODE MINIMUM AS PER SEC. 10-420 LEE COUNTY LAND DEVELOPMENT CODE.

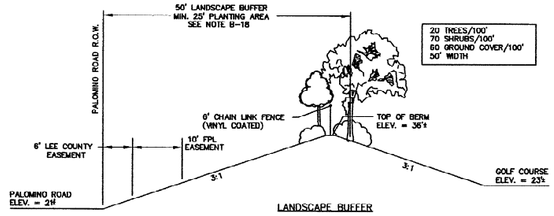
SECTION B-B
CONDITION B-18




LANDSCAPE BUFFER

NOTE: PLANT MATERIAL STANDARDS SHALL MEET OR EXCEED CODE MINIMUM AS PER SEC. 10-420 LEE COUNTY LAND DEVELOPMENT CODE.

SECTION C-C
CONDITION D-18




LANDSCAPE BUFFER

NOTE: PLANT MATERIAL STANDARDS SHALL MEET OR EXCEED CODE MINIMUM AS PER SEC. 10-420 LEE COUNTY LAND DEVELOPMENT CODE.

SECTION A-A
CONDITION B-18

**PROPERTY DEVELOPMENT REGULATIONS**

| LANDUSE | MIN. LOT AREA | MIN. LOT WIDTH ** | MIN. LOT DEPTH | MAX. LOT COVERAGE | SETBACKS (ft) Road | Side | Rear | Water | MAX. HT.(ft) | STORIES | MIN. OPEN SPACE | BUILDING SEPARATION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 4,000 | 40 | 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 | 20 | 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

**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 60'.
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 10-2916(3), was WITHDRAWN prior to hearing.
2. Deviation 2 seeks relief from the LDC Section 10-296(d) Table 4(7)(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(e)(1)(a), was WITHDRAWN at the public hearing.
4. Deviation 4 seeks relief from the LDC Section 10-329(e)(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 10-421(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 34-1577 requirements for properties exhibiting soils, hydrology and vegetation characteristics of freshwater inundation be subject to additional regulations, to allow impacts 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 WIDTH | DEVELOPMENT PROGRAM Intensity | Notes |
|---|---|---|---|---|
| A | 16.7 Ac. | 90 Acres +/-Residential Uses as specified in List of Permitted Uses. | 300 Units | |
| B | 23.0 Ac. | | | |
| C | 14.2 Ac. | | | |
| D | 24.4 Ac. | | | |
| E | 5.4 Ac. | | | |
| Open Space/ Recreational | 99.4 Ac. | Recreational Uses | See Permitted Uses | N/A |

**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 | 16.7 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 | 24.4 Ac. | N/A | 10% ** | NONE |
| PARCEL E (MF and SF) | Residential | 5.4 Ac. | N/A | 10% ** | NONE |
| ROW / EASEMENTS | | 26.3 Ac. | 40% - 10.5 | 0% | 5.3 |
| REC./ OPEN SPACE | | 99.4 Ac. | 40% - 38.8 | 100% | 19.4 |
| LAKES (Lake acreage to included in other land uses) | | 40.5 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 | 194.0 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 this acreage.

date 3-04
drawn
file name: ZONING NORTH
job REN_SANC

| No. | Date | Revisions |
|---|---|---|
| 1 | 3-04 | PARCEL "D" CONFIGURATION |

**community engineering services, inc.**
*civil engineering · surveying · project management*
EB-0006613
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

# EXHIBIT II-F-3, IV-D, IV-E, IV-G, IV-H
OF
# RENAISSANCE NORTH RPD
# MASTER CONCEPT PLAN
FOR
WORTHINGTON OF RENAISSANCE
9240 MARKETPLACE ROAD, SUITE 2
FORT MYERS, FL. 33912
(239) 561-4666 FAX (239) 561-4676

scale: 1"=300'
SHEET 1 OF 1

03-22-04
date