ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Worthington of Renaissance, LLC submitted an application for administrative approval to a Residential Planned Development on a project known as Renaissance North to allow an increase in the maximum allowable lot coverage for a single-family residence from 40 percent to 41 percent on property located at 12370 Villagio Way (Lot 23), described more particularly as:

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

See Legal Description attached as Exhibit "A".

WHEREAS, the property was originally rezoned in case number DCI2000-00063 (with subsequent amendments in case numbers ADD2002-00065, ADD2004-00065 and ADD2004-00234); 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, Resolution Z-01-041 provided for a maximum allowable lot coverage of 40% for single-family residences; and

WHEREAS, Case number ADD2004-00234 approved an increase in maximum lot coverage from 40 percent to 41 percent limited to lots 5, 8, 9, 10, 11, 45, 46, 49, 50, 51 and 53, Plat Book 72, Page 22, Block C; and

WHEREAS, Worthington of Renaissance, LLP has filed this application to modify ADD2004-00234 to increase the maximum allowable lot coverage from 40% to 41% for Lot 23 to replace Lot 51, Plat Book 72, Page 22, Block C; and

WHEREAS, the increase in lot coverage from 40 percent to 41 percent will create an increase in impervious area that will be less than one and one-tenth percent of the entire site and can be deemed an insignificant increase in impervious area; and

WHEREAS, the increased lot coverage will permit construction of a single-family residence of 3,681.33 square feet as shown on the attached site plan, known as "Exhibit B", stamped received August 18, 2005 by the Lee County Department of Community Development Permit Counter;

WHEREAS, the lot for which the increase in lot coverage is being requested has an area of 9,000 square feet; and

WHEREAS, the proposed single-family residential dwelling exceeds the maximum allowable 3600 square foot (40% lot coverage on a 9,000 square foot lot) dwelling size by 81.33 square feet resulting in a lot coverage of 40.9%; and

WHEREAS, the single-family detached residences are permitted in the Residential Planned Development in accordance with Resolution Z-01-041, which approved Renaissance North; 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 Site Plan dated 8-18-05 for Lot 23, Plat Book 72, Page 22, Block C, stamped received August 18, 2005 by the Department of Community Development Permit Counter, attached as "Exhibit B".**

2. **The increase in lot coverage from 40 percent to 41 percent, as approved by ADD2004-00234, is hereby amended by deleting Lot 51, Plat Book 72, Page 22, Block C and replacing it with Lot 23, Plat Book 72, Page 22, Block C.**

3. **Therefore, the increase in lot coverage from 40 percent to 41 percent for the project known as Renaissance North is limited to Lots 5, 8, 9, 10, 11, 23, 45, 46, 49, 50 and 53, Plat Book 72, Page 22, Block C.**

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

DULY SIGNED this 31st day of August, A.D., 2005.

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 [signature] 25AUG05

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: [signature]

Date: 08/26/05

RECEIVED
AUG [illegible]
PERMIT COUNTER

SHEET 1 OF 2

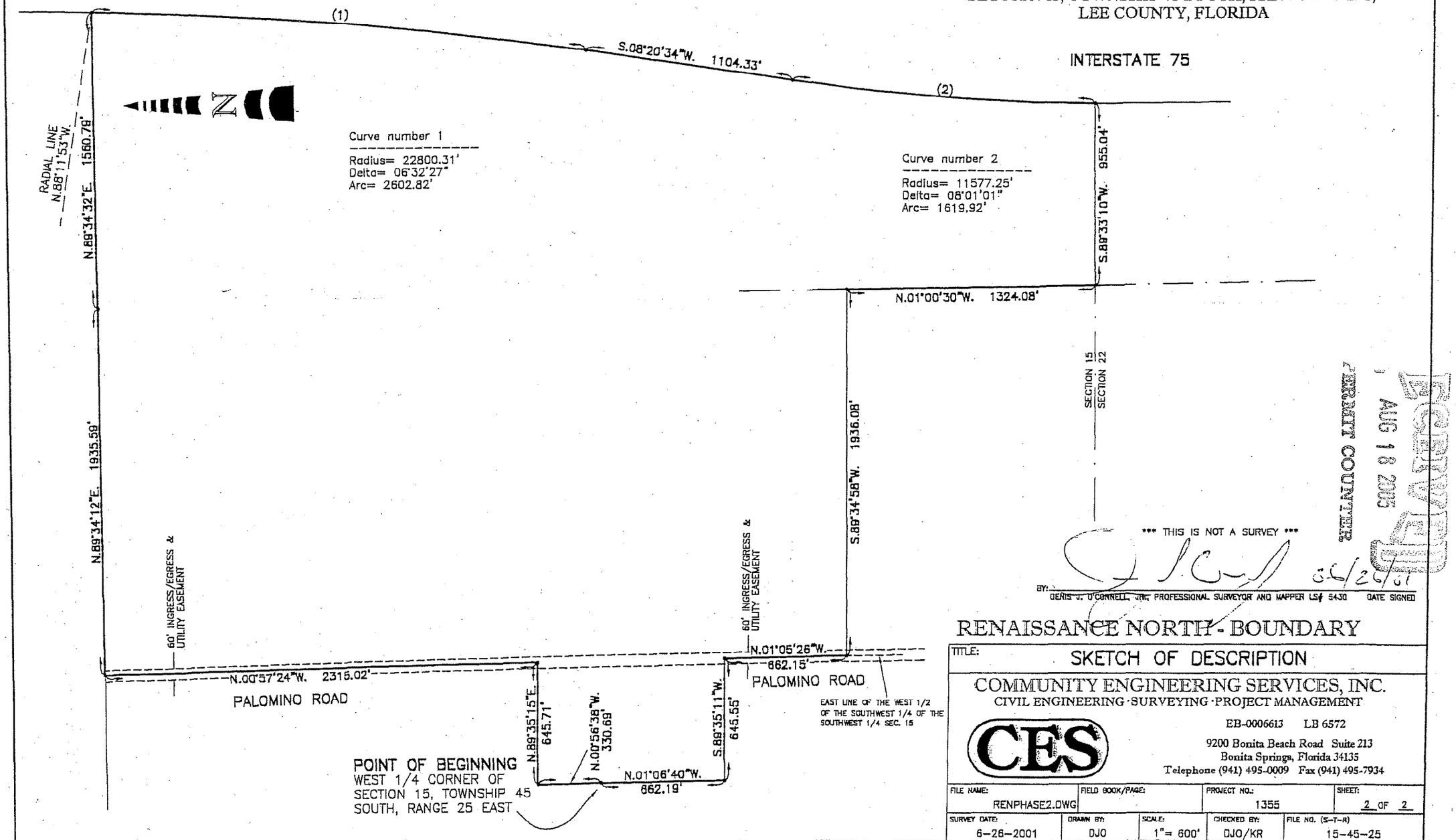
ADD 2005-00173

P:\Renaissance\Doc Files\RENAISSANCENORTH.doc

EXHIBIT A

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: DENIS J. O'CONNELL, JR., PROFESSIONAL SURVEYOR AND MAPPER LS# 5430 DATE SIGNED 8/22/01

RECEIVED
AUG 16 2001
PERMIT COUNTER

RENAISSANCE NORTH - BOUNDARY

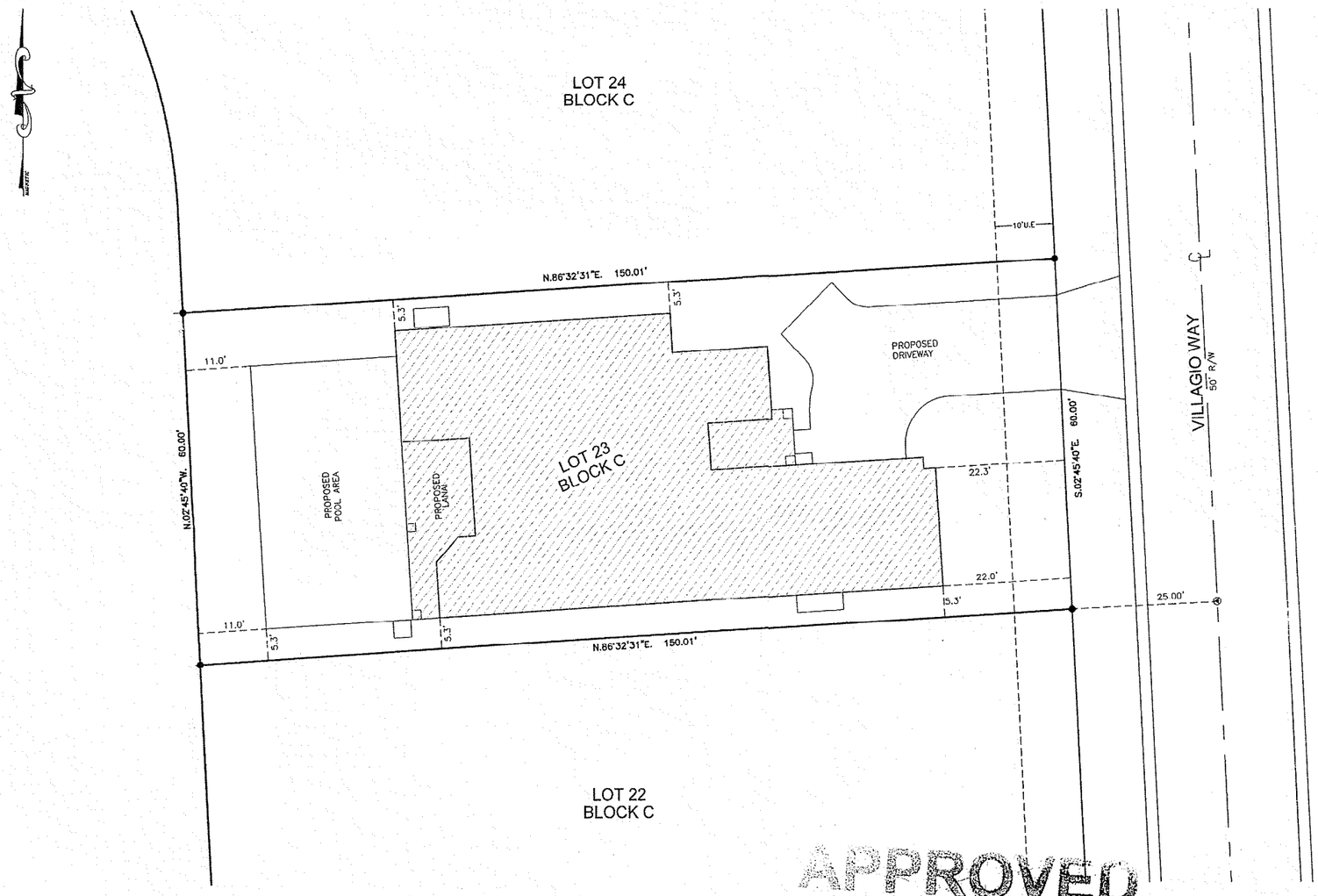
TITLE: SKETCH OF DESCRIPTION

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

ADD 2005 173



SITE DATA:	
BUILDING UNDER ROOF	3, 681.33 S.F.
% OF LOT	40.90 %
TOTAL LOT AREA	9, 000 S.F.

BUILDING UNDER ROOF

NOTE:

THIS LOT COVERAGE EXHIBIT IS A TYPICAL ILLUSTRATION FOR THE 3681 S.F. MODEL PROPOSED ON BLOCK C – VILLAGIO: (LOT 5, 8, 9, 10, 11, 45, 46, 49, 50, 51 & 53) WERE PREVIOUSLY APPROVED UNDER ADD 2004-00234

NOTE:

LOT 23 – BLOCK "C" – VILLAGIO TO BE SUBSTITUTED FOR LOT 51 – BLOCK "C" – VILLAGIO

APPROVED
Plan
Subject to Case # ADD2005-00173
Date 8/31/05

ADD 2005-00173

EXHIBIT B

PERMIT COUNTER

date 11/04
drawn HIG
file name: SITE PLAN
job RENAISSANCE

No.	Date	Revisions

community engineering services, inc.
civil engineering · surveying · project management
EB-0006613 LB-6572
8991 Daniels Center Drive, Suite 103
Fort Myers, Florida 33912
Telephone (239) 936-9777 Fax (239) 936-0064

LOT COVERAGE EXHIBIT
OF
LOT 23, BLOCK C, RENAISSANCE
RENAISSANCE NORTH
ADMINISTRATIVE AMENDMENT

scale: 1"=10'
SHEET
1 OF 1

date 08-18-05