ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Worthington of Renaissance, LLP filed 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 single-family residences from 40 percent to 41 percent on property located at Villagio Way west of Renaissance Boulevard, 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 Z-01-041 (with subsequent amendments in case numbers ADD2002-00180, ADD2004-00065 and DOS2001-00075); 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, case number Z-01-041 provided for a maximum allowable lot coverage of 40% for single-family residences; and

WHEREAS, the request is to allow an increase in the maximum allowable lot coverage for single-family residences from 40 percent to 41 percent for 11 lots in Parcel C of the Residential Planned Development zoning district as shown on the Master Concept Plan at Attachment 'A', stamped received November 12, 2004 by the Permit Counter; and

WHEREAS, the increase in lot coverage is requested for lots 5, 8, 9, 10, 11, 45, 46, 49, 50, 51, and 53 as indicated in Plat Book 72, Page 22, Block C, attached as Attachment 'B', stamped received November 12, 2004 by the Permit Counter; 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 allow for the construction of a single-family residence of 3681.33 square feet as shown on the attached Lot Coverage Exhibit at Attachment 'C', stamped received November 12, 2004 by the Permit Counter;

WHEREAS, each of the lots for which increase in lot coverage is being requested have a lot area of 9,000 square feet ; and

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

WHEREAS, the single-family detached residences are permitted in the Residential Planned Development zoning district; 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; and

WHEREAS, the proposed increase in lot coverage from 40 percent to 41 percent has been reviewed by Environmental Sciences resulting in a finding "no environmental issues with this request".

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 Master Concept Plan, at Attachment 'A', stamped received November 12, 2004 by the Permit Counter. A reduced copy is attached hereto.**

2. **The increase in lot coverage from 40 percent to 41 percent is limited to lots 5, 8, 9, 10, 11, 45, 46, 49, 50, 51, and 53 as indicated in Plat Book 72, Page 22, Bock C, attached as Attachment 'B', stamped received November 12, 2004 by the Permit Counter.**

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

DULY SIGNED this 10 th day of January, A.D., 2005.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD 2004-00234

RECEIVED

DEC 10 2004

ZONING

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 14DEC04

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: _____

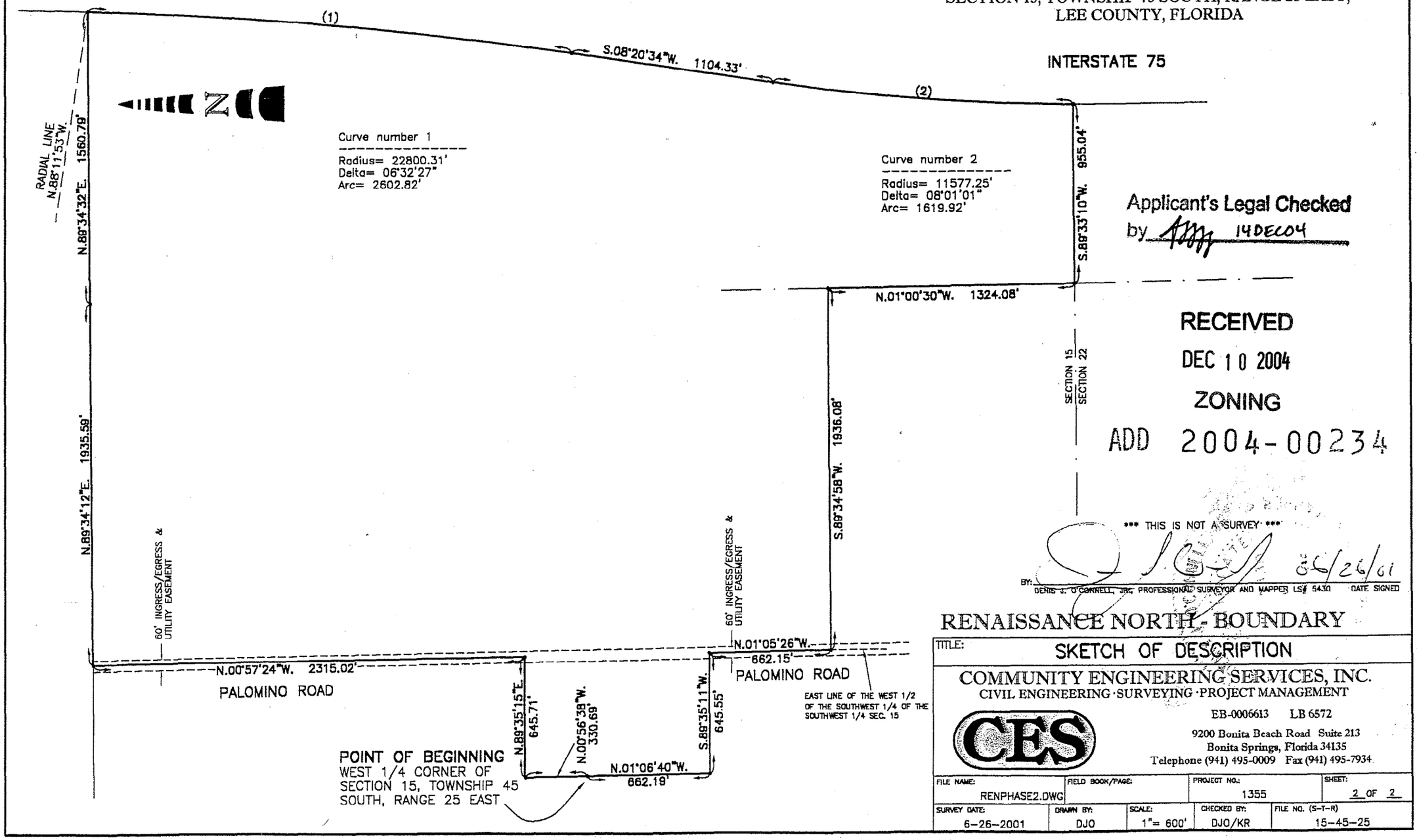
Date: 12/6/04

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



Applicant's Legal Checked
by 14DEC04

RECEIVED
DEC 10 2004
ZONING
ADD 2004-00234

*** THIS IS NOT A SURVEY ***

BY: 12/26/01
DENIS J. O'CONNELL, JR. PROFESSIONAL SURVEYOR AND MAPPER LS# 5430 DATE SIGNED

RENAISSANCE NORTH - BOUNDARY

TITLE: SKETCH OF DESCRIPTION

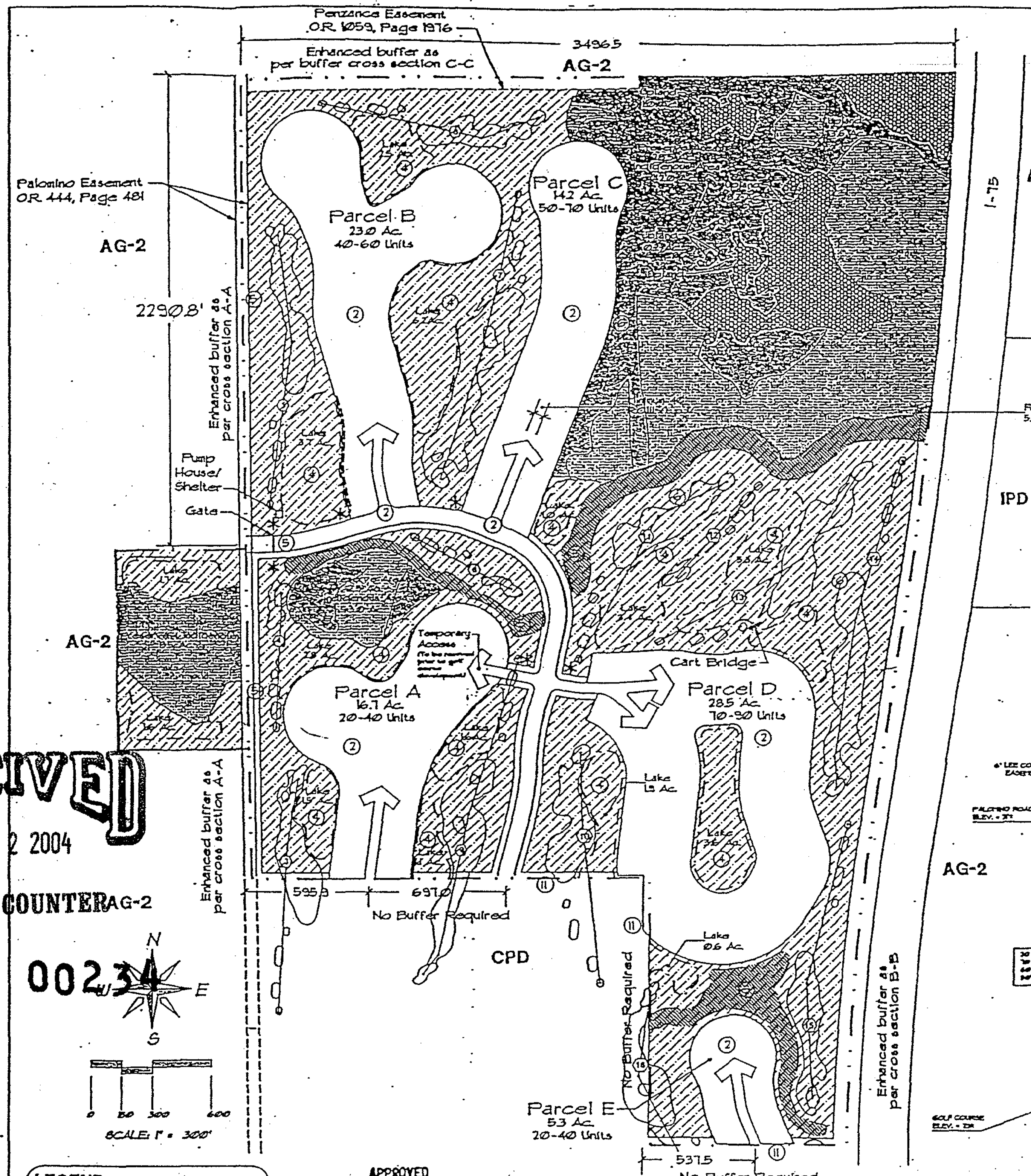
COMMUNITY ENGINEERING SERVICES, INC.
CIVIL ENGINEERING · SURVEYING · PROJECT MANAGEMENT
EB-0006613 LB 6572
9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 34135
Telephone (941) 495-0009 Fax (941) 495-7934

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

RECEIVED
NOV 12 2004
PERMIT COUNTER

ADD 2004 00234



LEGEND

- Open Space
- Preserve
- Indigenous Vegetation
- Upland Indigenous Vegetation
- Residential
- Floway
- * Identity sign for neighborhood
- Deviation
- Golf Hole

APPROVED
Master Concept Plan
Site Plan # 01-041 Page 1 of 1
Subject to conditions in Resolution Z-01-041
Case # DCI 2000-00063

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	PARCEL SIZE	PERMITTED USES BOTH	DEVELOPMENT PROGRAM: Housing	DEVELOPMENT PROGRAM: Non-Housing
A	16.7 Ac.	300 Acres	300 Units	
B	23.0 Ac.	Residential Uses		
C	14.2 Ac.	as specified in List		
D	28.5 Ac.	of Permitted Uses		
E	5.3 Ac.			
Open Space/ Recreational	34.1 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 (ft): Road	Side	Rear	Water	MAX. HEIGHT	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	30'
PARK												
Neighborhood Park	6,000	100	N/A	N/A	30	15	20	20*	35	2	N/A	30'
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.
*** 8' for side blaster
— See zoning resolution

STRAP NUMBERS

[illegible]

SCHEDULE OF USES

Administrative Offices
Accessory Uses and Structures
Dwelling Units:
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)

PROJECT SUMMARY

Project Size	+/- 344.7 +/- Acres
Required Open Space	107.8 Ac. (As per Section 10-415(a))
Min. Required Indigenous Vegetation	31.4 Ac. (As per Section 10-415(b))
Retained Indigenous Vegetation	53.5 Ac. (Not including indigenous credits)

SURROUNDING ZONING AND LAND USES

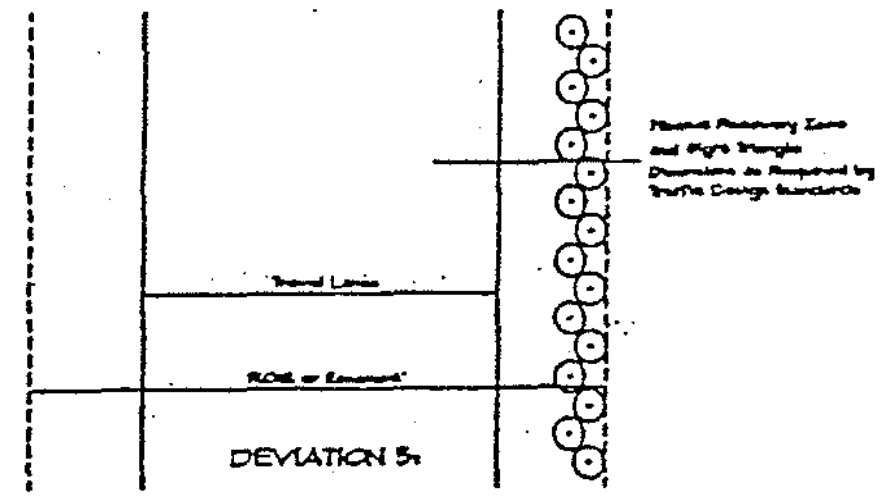
ZONING	EXISTING LAND USES
North AG-2	Vacant/Single Family Residence
South AG-2, CPD	Vacant/Single Family Residence
East I-75, IPD, AG-2	I-75
West RPD, AG-2	Palomino Lane/Future RPD

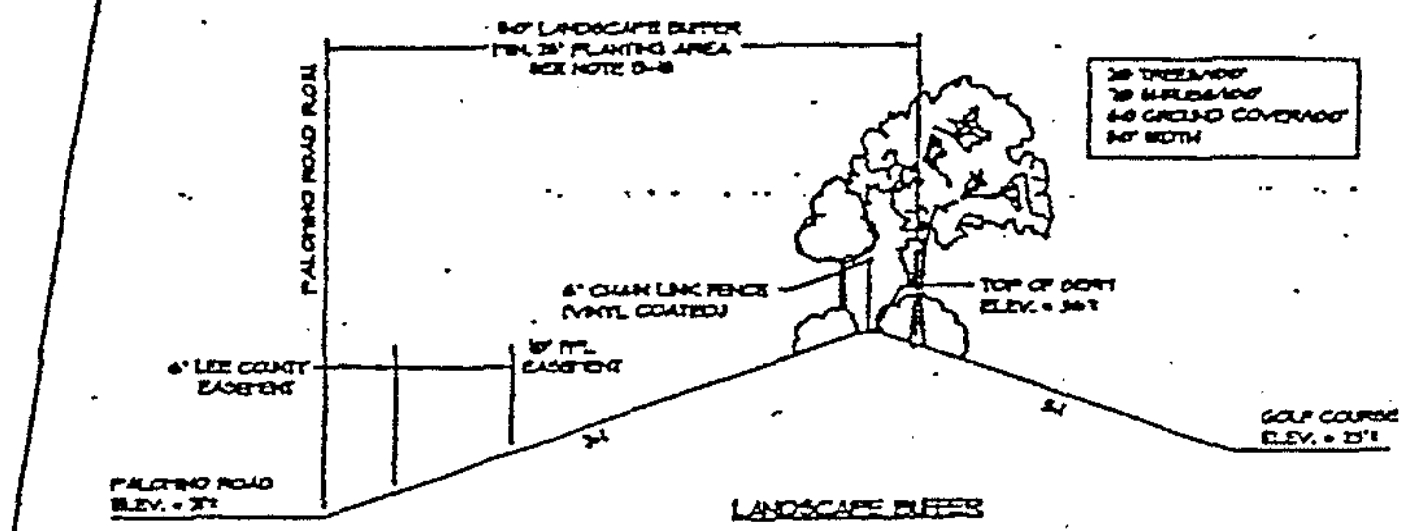
SITE DEVELOPMENT NOTES

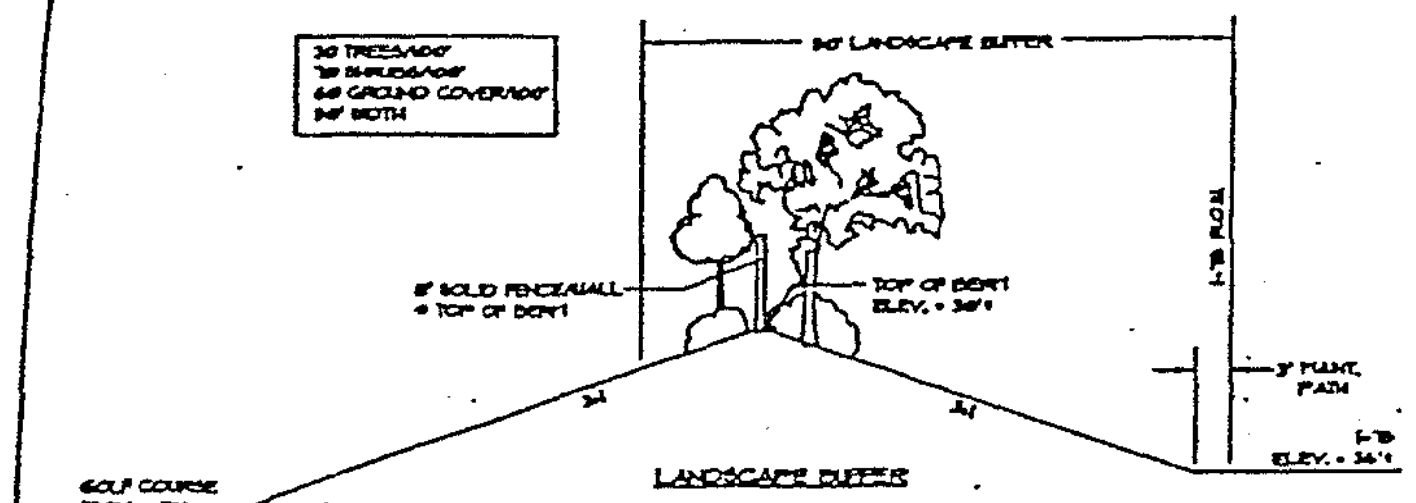
1. This is a request for a rezoning from AG-2 and CPD to RPD. The Land use category is Outlying Suburban and Wetlands, and the property is currently vacant/agricultural uses.
2. The total Residential unit count may not exceed 300 units. This requested density is approximately 1 dwelling unit per acre, 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.

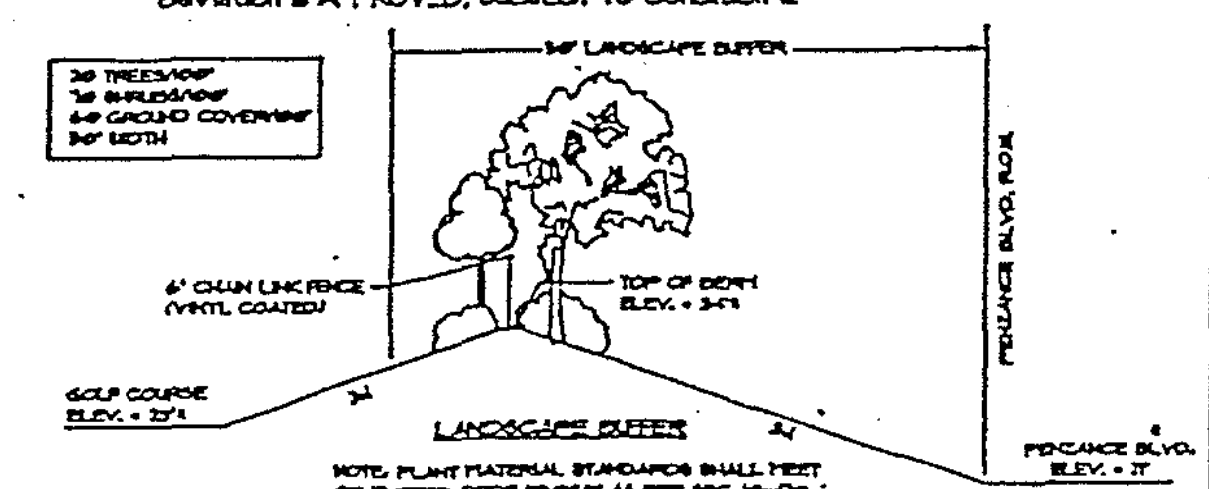
SCHEDULE OF DEVIATIONS

1. Deviation 1 seeking relief from the LDC Section 10-256(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 10-416(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 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 34-2134(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 34-2003(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 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	28.5 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	6%	5.3
REC/ OPEN SPACE		34.1 Ac.	40% - 34.4	100%	13.3
LAKES		38.5 Ac.	40% - 15.4	100%	7.7
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		5.6 Ac.	40% - 4.6	100%	3.3
TOTALS		344.7	102.7	214.8 Ac.	31.4

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

ATTACHMENT A

RECEIVED
JAN 28 2001
ZONING COUNTER

VANASSE & DAYLOR, LLP
6270 College Parkway
Suite 206
Fort Myers, Fl 33919
Planners · Landscape Architects · Civil Engineers · Environmental Scientists
Tel: 941-437-4601 · Fax: 941-437-4636 · email: admin@VANDAY.com

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

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

PROJECT LOCATION
LEE COUNTY, FLORIDA

PROJECT NO 80,106
JOB NO 80,106-MCP-#-3

Sheet No. 1 of 1

NOTE: The information shown on these plans is subject to change. It is the contractor's responsibility to verify all information prior to commencement of planning, engineering and/or construction.

SCALE	1" = 300'	
DRAWN	MAH	11-21-00
CHECKED	MAH	11-21-00
APPROVED	MAH	11-21-00

NO.	DATE	BY	REVISIONS
1	11-21-2000	TRH/DRD	Changes to Master Concept Plan per county review comments
2	03-16-2001	DRD	Changes to Master Concept Plan per Water Mgt. Dist./county comments
3	04-27-2001	DRD	Minor changes of deviations and notes
4	09-13-2001	DRD	Minor changes of deviations and uses
5	10-03-01	DRD	Added Golf Course
6	01-08-02	DRD	Revised Schedule of Uses, Schedule of Deviations & Regulations Table
7	[illegible]	[illegible]	Revised per Resolution
8	[illegible]	[illegible]	Revised per Resolution
9	[illegible]	[illegible]	Revised per Resolution

DCI 2000-00063

EXHIBIT "C"

RENAISSANCE

A REPLAT OF A PORTION OF DANPORT CENTER
AS RECORDED IN PLAT BOOK 36, PAGES 118–120,
AND A PORTION OF
SECTIONS 15 & 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 72, PAGE 22

SHEET 5 OF 13

THIS INSTRUMENT PREPARED BY
COMMUNITY ENGINEERING SERVICES, INC.
LB #6572
1342 COLONIAL BOULEVARD SUITE C-24
FORT MYERS, FLORIDA 33907
TELEPHONE (941) 936-0777 FAX (941) 936-0064

LEGEND

- ● = SET PERMANENT REFERENCE MONUMENT LB# 6572
- o = SET NAIL & DISC LB# 6572
- (37) = CURVE NUMBER
- L11 = LINE NUMBER
- L.M.E. = LAKE MAINTENANCE EASEMENT
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- S.D.E. = SURFACE DRAINAGE EASEMENT
- O.R. = OFFICIAL RECORD BOOK
- PR = PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE
0 25 50 100 200
1" = 100'

SHEET 6

CONSERVATION AREA C-5

TRACT P-1 (OPEN SPACE)

TRACT P-1 (OPEN SPACE)

SHEET 7
TRACT GC-1
(GOLF COURSE/S.D.E.)

TRACT O-1 FLOWWAY, DRAINAGE & MAINTENANCE

TRACT L-11 LAKE

PENZANCE BOULEVARD PUBLIC RIGHT-OF-WAY

TRACT PR-2

TRACT N-1 (PRESERVE & OPEN SPACE)

VILLAGIO WAY (50')

TRACT GC-6
(GOLF COURSE/S.D.E.)

SHEET 4

TRACT GC-6
(GOLF COURSE/S.D.E.)

SHEET 4

TRACT M-7
(SIGNAGE AND LANDSCAPE)

RENAISSANCE BOULEVARD (80')
TRACT R-1
O.R. BOOK 3833, PAGE 4465

SHEET 10
TRACT GC-5
(GOLF COURSE/S.D.E.)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
13	400.00'	77°33'21"	541.44'	501.04'	S.27°54'40"E.
14	800.00'	38°47'22"	541.60'	531.32'	S.86°05'01"E.
15	800.00'	35°06'28"	490.00'	483.23'	N.64°16'03"W.
16	800.00'	03°37'54"	50.71'	50.70'	S.76°20'14"W.
53	440.00'	77°37'21"	595.59'	551.15'	S.27°54'40"E.
54	35.00'	86°56'32"	53.11'	48.18'	N.23°13'04"W.
55	35.00'	91°38'53"	55.98'	50.19'	S.66°03'38"W.
56	640.00'	37°51'51"	423.42'	415.85'	S.82°34'21"E.
57	50.00'	85°09'57"	74.32'	67.67'	N.54°25'46"W.
312	850.00'	23°00'51"	353.47'	351.10'	S.06°44'46"W.
313	35.00'	25°00'20"	3.15'	3.15'	N.17°40'32"E.
314	905.00'	23°00'51"	363.52'	361.08'	S.06°44'46"W.
315	905.00'	03°01'11"	47.70'	47.69'	N.18°44'36"E.
316	905.00'	03°37'12"	57.16'	57.17'	N.15°25'24"E.
317	905.00'	03°37'12"	57.16'	57.17'	N.11°48'12"E.
318	905.00'	03°37'12"	57.16'	57.17'	N.08°11'00"E.
319	905.00'	03°37'12"	57.16'	57.17'	N.04°33'48"E.
320	905.00'	03°37'12"	57.16'	57.17'	N.00°56'36"E.
321	905.00'	01°53'40"	29.82'	29.82'	N.01°46'50"W.
322	90.00'	36°56'40"	62.74'	61.68'	N.17°12'41"E.
323	90.00'	00°58'48"	0.39'	0.39'	N.00°15'44"E.
324	90.00'	37°57'52"	59.35'	58.27'	N.20°12'04"W.
325	60.00'	259°53'20"	272.16'	92.00'	N.87°14'20"E.
326	60.00'	13°16'30"	13.90'	13.87'	N.30°32'46"E.
327	60.00'	43°50'13"	45.91'	44.80'	N.01°58'14"E.
328	60.00'	31°19'43"	32.81'	32.40'	N.35°35'54"W.
329	60.00'	30°01'34"	31.44'	31.06'	N.66°16'35"W.
330	60.00'	31°19'43"	32.81'	32.40'	S.83°02'46"W.
331	60.00'	31°19'43"	32.81'	32.40'	S.51°43'04"W.
332	60.00'	33°32'34"	35.13'	34.65'	S.19°16'58"W.
333	60.00'	43°13'01"	47.35'	46.13'	S.20°05'49"E.
334	90.00'	36°56'41"	62.74'	61.68'	S.22°43'56"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
335	90.00'	13°10'02"	20.68'	20.64'	S.36°07'19"E.
336	90.00'	26°46'38"	42.06'	41.68'	S.16°08'58"E.
337	855.00'	23°00'51"	343.43'	341.13'	S.06°44'46"W.
338	855.00'	00°08'15"	2.05'	2.05'	S.02°41'32"E.
339	855.00'	04°39'16"	69.46'	69.44'	S.00°17'47"E.
340	855.00'	04°39'16"	69.46'	69.44'	S.04°21'30"W.
341	855.00'	04°39'16"	69.46'	69.44'	S.09°00'46"W.
342	855.00'	04°39'16"	69.46'	69.44'	S.13°40'02"W.
343	855.00'	04°15'31"	63.55'	63.53'	S.18°07'26"W.
344	35.00'	10°48'44"	6.60'	6.60'	S.25°39'54"W.
345	870.00'	09°01'09"	136.94'	136.80'	S.71°11'30"E.
346	705.00'	23°00'51"	283.18'	281.28'	S.06°44'46"W.
347	705.00'	04°15'31"	52.40'	52.39'	N.18°07'26"E.
348	705.00'	04°39'16"	57.27'	57.26'	N.13°40'02"E.
349	705.00'	04°39'16"	57.27'	57.26'	N.09°00'46"E.
350	705.00'	04°39'16"	57.27'	57.26'	N.04°21'30"E.
351	705.00'	04°39'16"	57.27'	57.26'	N.00°17'47"W.
352	705.00'	00°08'15"	1.69'	1.69'	N.02°41'32"W.
353	100.00'	30°24'09"	53.06'	52.44'	S.17°37'44"E.
354	100.00'	25°11'40"	43.97'	43.62'	S.15°31'30"E.
355	100.00'	05°12'29"	9.09'	9.09'	S.03°03'34"W.
356	232.76'	13°53'28"	56.43'	56.29'	N.26°13'05"W.
357	232.76'	19°29'26"	79.18'	78.80'	N.09°31'38"W.
358	232.76'	32°24'01"	131.63'	129.88'	N.16°25'06"E.
359	232.76'	31°17'34"	127.13'	125.55'	N.48°15'54"E.
360	232.76'	32°18'23"	131.24'	129.51'	N.80°03'34"E.
361	232.76'	31°39'03"	128.56'	126.95'	S.67°57'23"E.
362	232.76'	33°15'49"	135.13'	133.24'	S.35°29'57"E.
363	232.76'	24°47'55"	100.74'	99.96'	S.06°26'05"E.
364	232.76'	15°26'37"	62.74'	62.55'	N.13°39'10"E.
365	232.76'	03°07'20"	12.68'	12.68'	S.22°34'09"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
367	500.00'	24°11'39"	211.13'	209.57'	N.09°20'10"E.
368	500.00'	05°58'22"	52.12'	52.10'	S.18°28'46"W.
369	500.00'	07°06'42"	62.05'	62.02'	S.11°54'16"W.
370	500.00'	06°56'29"	60.57'	60.54'	S.04°52'41"W.
371	500.00'	04°10'06"	36.38'	36.37'	S.00°40'37"E.
372	1055.00'	23°00'51"	423.77'	420.91'	S.06°44'46"W.
373	1055.00'	01°53'40"	34.88'	34.88'	S.01°48'50"W.
374	1055.00'	03°37'12"	66.66'	66.64'	S.00°56'36"E.
375	1055.00'	03°37'12"	66.66'	66.64'	S.04°33'48"E.
376	1055.00'	03°37'12"	66.66'	66.64'	S.08°11'00"E.
377	1055.00'	03°37'12"	66.66'	66.64'	S.11°48'12"E.
378	1055.00'	03°37'12"	66.66'	66.64'	S.15°25'24"E.
379	1055.00'	03°01'11"	55.60'	55.60'	S.18°44'36"E.
380	470.00'	10°26'32"	85.52'	85.40'	S.24°28'34"E.
381	35.00'	81°47'12"	49.98'	45.84'	S.29°47'44"W.
382	35.00'	80°46'00"	49.32'	45.33'	S.51°20'30"E.
383	107.35'	85°00'15"	127.41'	120.06'	N.88°41'39"E.
384	1080.00'	23°00'51"	433.81'	430.90'	S.06°44'46"W.
385	475.00'	24°11'39"	200.56'	199.09'	N.09°20'10"E.
386	257.36'	122°39'53"	551.03'	451.66'	N.56°58'55"E.
387	71.50'	100°14'09"	125.06'	109.73'	N.28°21'51"E.
388	121.50'	37°30'54"	79.56'	78.15'	S.00°05'52"E.
701	840.00'	13°54'04"	203.80'	203.30'	S.16°25'06"E.
702	440.00'	41°47'13"	321.03'	314.02'	S.48°15'54"W.
703	440.00'	32°54'48"	252.76'	249.30'	S.80°03'34"W.
704	840.00'	07°47'20"	114.19'	114.10'	S.67°57'23"E.
767	50.00'	91°24'35"	31.16'	27.96'	S.74°24'56"E.
769	50.00'	11°11'27"	9.77'	9.75'	S.89°18'48"W.
770	85.00'	54°06'16"	80.34'	77.36'	N.49°30'27"W.
771	100.00'	23°02'33"	40.21'	39.95'	N.26°00'16"W.
772	100.00'	36°41'01"	64.04'	62.96'	N.00°24'41"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
773	25.00'	06°37'22"	29.19'	27.58'	S.72°36'15"W.
774	293.00'	16°40'16"	85.25'	84.95'	N.28°39'17"E.
775	10.00'	71°07'41"	12.41'	11.63'	S.00°34'26"E.
776	90.00'	80°16'36"	126.10'	116.04'	S.76°16'36"E.
777	100.00'	54°31'20"	95.16'	91.61'	N.47°30'57"E.
1065	339.76'	43°46'18"	259.07'	245.90'	S.46°04'43"W.
1066	121.55'	15°25'43"	32.73'	32.63'	S.11°08'28"E.
1067	121.55'	22°05'11"	46.86'	46.57'	S.07°36'59"W.
1068	257.36'	03°45'30"	16.88'	16.88'	N.83°33'53"E.
1069	472.00'	13°48'24"	113.74'	113.46'	S.19°00'00"E.
1090	472.00'	00°56'51"	81.05'	81.85'	S.17°04'21"E.
1091	472.00'	03°31'31"	31.79'	31.78'	N.23°58'33"W.
1092	180.00'	25°01'14"	78.60'	77.98'	N.13°23'41"W.
1093	50.00'	77°42'00"	63.44'	58.73'	S.17°14'05"E.
1136	100.00'	13°06'45"	22.89'	22.84'	S.88°13'06"W.
1140	100.00'	4°24'35"	7.71'	7.70'	S.40°57'28"W.
1150	232.76'	126°31'58"	514.03'	415.76'	S.38°46'10"E.

LINE TABLE

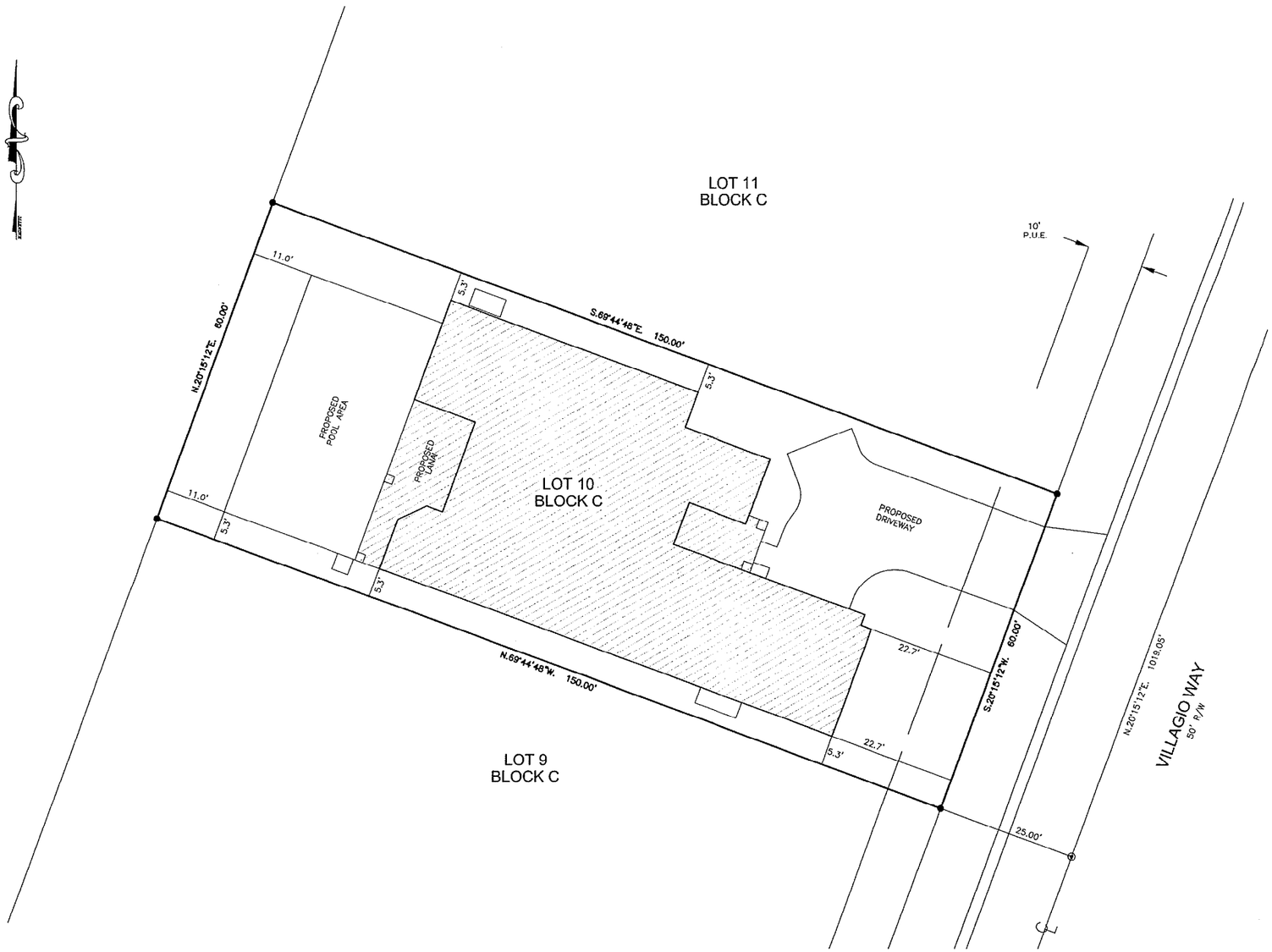
Line	BEARING	DISTANCE
L27	N.87°14'20"W.	21.40'
L28	N.87°14'20"W.	66.7'
L29	N.87°14'20"W.	34.81'
L125	N.02°45'40"E.	661.03'
L126	N.02°45'40"E.	72.45'
L127	N.02°45'40"E.	72.45'
L128	N.87°14'20"W.	3.23'
L130	N.30°34'04"W.	23.06'
L131	N.30°34'04"W.	9.85'
L169	N.01°07'16"E.	23.20'
L170	N.66°41'20"W.	98.19'
L171	N.02°45'40"E.	60.00'
L172	N.87°14'20"W.	72.45'
L173	N.90°00'00"W.	35.69'
L174	N.71°35'32"W.	30.78'
L175	N.07°06'10"W.	29.12'
L176	N.09°52'52"E.	75.64'
L177	N.84°16'15"E.	148.42'
L178	N.34°00'57"E.	88.22'
L179	N.48°32'11"E.	87.87'
L231	N.84°16'15"E.	41.07'
L232	N.73°35'04"W.	25.56'
L233	N.39°31'34"W.	28.36'
L234	N.51°18'19"W.	73.05'
L235	N.34°58'25"W.	34.88'
L404	N.73°35'04"W.	37.63'
L428	N.20°15'12"W.	4.53'
		39.89'

RECEIVED
NOV 12 2004

ADD 2004 00277

D.O.S. # 2001-00217 D.O.S. # 2001-00073 D.O.S. # 2000-00261

ATTACHMENT B



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). THE MINIMUM LOT SIZE IS 9000 S.F.

RECEIVED
NOV 12 2004
PERMIT COUNTER
ADD 2004 00234

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 10, BLOCK C, RENAISSANCE
RENAISSANCE NORTH
ADMINISTRATIVE AMENDMENT

scale: 1"=10'
SHEET 1 OF 1

date

ATTACHMENT C