ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Worthington of Renaissance LLC filed an application for administrative approval for an amendment to a Residential Planned Development (RPD) on a project known as The Renaissance Phase 2A, to allow an increase in the maximum allowable lot coverage on six (6) lots for a single family residence from 40 percent to 45 percent on Lots 5, 7, 43, 44, 56, and 57 on Via Lago Way on property, described more particularly as:

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

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-01-041 (with subsequent amendments in case numbers ADD2002-00102, ADD2002-00180, ADD2004-00065, ADD2004-00234, ADD2004-00159, ADD2005-00173, and ADD2011-00062); and

WHEREAS, the subject property is located in the Outlying Suburban Future Land Use Category as designated by the Lee Plan; 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 subject properties are located in the Renaissance North RPD which was approved for 300 dwelling units, a golf course, and amenities including a private clubhouse; and

WHEREAS, Resolution Z-01-041 provided for a maximum allowable lot coverage of 40% for single-family residences, see Exhibit "B"; and

WHEREAS, the applicant is requesting to allow an increase in the maximum allowable lot coverage for a single family residence from 40% to 45% on Lots 5, 7, 43, 44, 56, and 57 located on Via Lago Way; and

WHEREAS, Renaissance Phase 2A is platted and recorded in Plat Book 81 at pages 85 through 87 for 57 lots, see Exhibit "C"; and

WHEREAS, the platted lots vary in lot size ranging from the smallest with 13,486± square feet to the largest with 29,207± square feet; and

WHEREAS, within the development are 17 existing single family residences that complied with the 40 percent lot coverage which range in floor area from the smallest at 6,016 square feet up to the largest at 11,682 square feet; and

WHEREAS, the request to increase the lot coverage is because the subject properties are some of the smaller lots within the development, see Exhibit "D"; and

WHEREAS, the applicant is requesting an increase in lot coverage to allow the flexibility to work with future buyers when designing their single family residence; however, the applicant states they may not exceed 43 percent lot coverage but would like the opportunity to offer the 45 percent to a future buyer; and

WHEREAS, the following chart represents the lot #, the square feet for each lot, the lot coverage at 40% and 45% and the increased square feet:

Lot #	Square Feet	40%	45%	Increase sq ft
5	15,463	6,185	6,958	773 sq ft
7	15,120	6,048	6,804	756 sq ft
43	15,000	6,000	6,750	750 sq ft
44	15,115	6,046	6,801	755 sq ft
56	13,486	5,394	6,068	674 sq ft
57	14,823	5,929	6,670	741 sq ft

WHEREAS, the above chart demonstrates that with the increased lot coverage for each lot of 45 percent, that the residence will be in keeping with the existing single family residences in the neighborhood; 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 to allow an increase in the maximum allowable lot coverage on six (6) lots for a single family residence from 40 percent to 45 percent on Lots 5, 7, 43, 44, 56, and 57 on Via Lago Way is **Approved subject to the following conditions:**

1. **The Development must be in compliance with the Site Plans dated stamped received May 1, 2013 attached as Exhibit "D".**

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

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY SIGNED this 7th day of June, A.D., 2013.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

A – Legal description
B – Resolution Z01-041
C - Plat Book 81- Pages 85 through 87
D – Site Plans dated May 1, 2013

Legal Description

Lots, 5, 7, 43, 44, 56, and 57, Renaissance Phase 2A, located in Section 15, Township 45 South, Range 25 East, a subdivision, according to the plat thereof on file and recorded in Plat Book 81, Pages 85 thru 87, of the Public Records of Lee County, Florida

Strap numbers

15-45-24-14-00000.0570

15-45-25-14-00000.0560

15-45-25-14-00000.0440

15-45-25-14-00000.0430

15-45-25-14-00000.0070

15-45-25-14-00000.0050

Applicant's Legal Checked
BV 5/3/2013

EXHIBIT A

RESOLUTION NUMBER Z-01-041

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

WHEREAS, an application was filed by the property owner, Worthington Holdings, to rezone 345± acres from the Agricultural (AG-2) and Commercial Planned Development (CPD) zoning districts to Residential Planned Development (RPD), in reference to the Renaissance North RPD; and,

WHEREAS, a public hearing was advertised and held on October 3, 2001, and continued to October 10, 2001, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00063; and

WHEREAS, a second public hearing was advertised and held on December 17, 2001, 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 345±-acre parcel from AG-2 and CPD to RPD, to allow the development of 300 dwelling units, a golf course, and amenities including a private clubhouse all not to exceed 45 feet in height. The property is located in the Outlying Suburban and Wetlands Land Use Category and 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 as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP), entitled "Renaissance North RPD," prepared by Vanasse and Daylor, LLP, dated November 21, 2000, last revised January 25, 2002 and stamped "Received Jan 28 2002 Community Development," except as modified by the conditions below. This development must comply with all requirements of the Lee County 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:

EXHIBIT B

a. Schedule of Uses - RPD

Administrative Offices
Accessory uses and structures
Dwelling Unit (Limited to 300 dwelling units and Subject to Condition 12):
- Conventional Single-Family Residence
- Duplex
- Zero Lot Line
- Townhouse
- 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
- Consumption on premises

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

Single Family Detached

Minimum Lot Size:	
Lot Width:	50 feet
Lot Depth:	100 feet
Lot Area:	6,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	5 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Duplex

Minimum Lot Size:	
Lot Width:	75 feet
Lot Depth:	100 feet
Lot Area:	7,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	5 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Two-Family Attached

Minimum Lot Size:	
Lot Width Per Unit:	40 feet
Lot Depth:	100 feet
Lot Area Per Unit:	4,000 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	10 feet
Side (interior):	0 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Zero Lot Line

Minimum Lot Size:	
Lot Width:	50 feet
Lot Depth:	100 feet
Lot Area:	5,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent

Minimum Setbacks:

Front (street, private):	20 feet
Side:	10 feet
Side (interior):	0 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (20 feet for an accessory structure)

Multiple Family Building

Minimum Lot Size:

Lot Width:	100 feet
Lot Depth:	100 feet
Lot Area:	10,000 square feet

Maximum Lot Coverage: 40 percent

Minimum Setbacks:

Front (street):	25 feet
Side:	10 feet
Rear:	20 feet (5 feet for an accessory structure)
Water body:	25 feet (20 feet for an accessory structure)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height: 35 feet / 2 stories

3. At the time of development order submittal, the Applicant must provide evidence that the structural number of the proposed alternate pavement cross-section will equal or exceed the structural number of a "standard" Category A or B local road flexible pavement cross-section.

4. 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. The minimum required 4:1 excavation slope must be maintained at the intersection of the bulkhead at the surface water management control elevation. 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.

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, a management plan must be submitted for the Division of Environmental Sciences Staff review and approval.

6. Prior to local development order approval, a Florida black bear management plan must be submitted for the Division of Environmental Sciences Staff review and approval.

Environmental Sciences Staff will confer with the Florida Fish and Wildlife Conservation Commission (FWC) staff when reviewing the management plan.

7. The "Indigenous Preserve-Restoration Plan Renaissance," prepared by Boylan Environmental Consultants, Inc., dated April 17, 2001, revised October 1, 2001, is hereby adopted. Prior to local development order approval, (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 75 percent or greater melaleuca vegetative cover when coordinated with the Division of Environmental Sciences staff to ensure an appropriate mechanical removal method that does not disturb the natural ground contour. Native trees and preserve areas must be protected with barricading. Melaleuca trees removed from areas with 75 percent or greater melaleuca or the mulch resulting from these trees must be disposed of outside of the preserve in a manner consistent with the Land Development Code.

8. The final golf course design must preserve existing native areas. If the Applicant can demonstrate that it is not feasible to retain a minimum of seven acres of native tree areas, then a preservation and native tree transplanting plan must be submitted for the Division of Environmental Sciences staff review and approval. On-site meetings may be utilized to finalize the preservation and native tree transplanting plan. Prior to local development order approval, the landscape and paving/grading plans must delineate the native tree areas, any native tree donor locations, and any native tree recipient areas within the golf course tract.

9. Two access points must be provided to the Renaissance North RPD as depicted on the proposed MCP. One access point must connect the development to Palomino Road and the other access point must connect the Renaissance North RPD with Daniels Parkway via a roadway that extends through the property to the south of the subject parcel. Any modifications to the external vehicular access to the project as required by this condition will require an amendment to the MCP through the public hearing process. The developer agrees to hold Lee County harmless for any additional costs or similar loss that may result from construction being completed within the Renaissance North RPD prior to the connection to Daniels Parkway being accomplished or in the event the connection is never made.

10. The Renaissance North RPD and the Renaissance South RPD must each be amended through the public hearing process if the final development plan includes a combination of residential single-family and residential multiple-family dwelling units within Parcel E.

11. If the application for the Renaissance South RPD (DCI2001-00017) is not approved within one year of the date of this approval, or is approved as an RPD in a manner that the Director of the Department of Community Development determines to be inconsistent or incompatible with the Renaissance North MCP, then the Applicant shall submit modifications to the Renaissance North MCP as may be necessary to provide for consistency and compatibility with property to the south. Such changes may be approved administratively if they meet the criteria for administrative approval provided in the LDC and determined by the Director; otherwise, such changes must be approved through the public hearing process.

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

13. Any and all existing easements must be reflected on the proposed MCP and incorporated into the design of the proposed development unless the existing easements are vacated in accordance with adopted county procedures.

14. 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 required to obtain a local development order.

15. 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 Allocations Table, Map 16 and Table 1(b), be reviewed for, and found consistent 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.

16. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

17. A golf course maintenance facility and clubhouse are not proposed as part of this RPD and are not permitted within this RPD. The location of any golf course maintenance facility and/or clubhouse on this property must be approved as part of a public hearing amendment to the planned development.

18. Prior to local development order approval, the landscape plan must provide cross-section details of the buffers along Penzance Road, Palomino Road 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. A minimum 25-foot-wide planting area must be provided. No buffer or berm is to be installed along any preserve or flow-way located adjacent to any road.

19. The developer must incorporate, as part of the development order process, setbacks and/or other design elements that are necessary to keep storm water 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.

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

21. Golf Course Management and Design Condition:

    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 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 which 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. No turf managed areas (including fairways, tees, and greens) are permitted 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, while requiring 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. An annual monitoring report of ground water and surface water quality is required 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, and, 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 should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course, the application of the material(s) containing the polluting agent must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

SECTION C. DEVIATIONS:

1. Deviation 1 seeking relief from the LDC §10-2916(3), was WITHDRAWN prior to hearing.

2. Deviation 2 seeks relief from the LDC §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 rights-of-way. This deviation is APPROVED only for privately maintained streets and subject to Condition 3.

3. Deviation 3 seeking relief from the LDC §10-329(e)(1)(a), was WITHDRAWN at the public hearing.

4. Deviation 4 seeks relief from the LDC §10-329(e)(4) requirement that excavation bank slopes be no greater than 4:1; to allow the project to conform to the South Florida Water Management District (SFWMD) permit. This deviation is APPROVED, SUBJECT TO Condition 4.

5. Deviation 5 seeks relief from the LDC §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 the LDC §§10-253 and 34-1577 requirements for properties exhibiting soils, hydrology and vegetation characteristics of freshwater innundation 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 §10-355, was WITHDRAWN prior to hearing.

8. Deviation 8, seeking relief from the LDC §34-2194(c)(3)b, was WITHDRAWN prior to hearing.

9. Deviation 9 seeking relief from the LDC §§10-2221 and 10-254(a), was WITHDRAWN prior to hearing.

10. Deviation 10 seeking relief from the LDC §34-2013(a), was WITHDRAWN prior to hearing.

11. Deviation 11 seeking relief from the LDC §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.

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 (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as conditioned:

   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 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.

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

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

DULY PASSED AND ADOPTED this 17th day of December, 2001.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

RECEIVED
FEB - 4 2002
MINUTES OFFICE

EXHIBIT "A"

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:

DCI 2000-00063

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The applicant has indicated that the STRAP numbers for the subject property are:

15-45-25-00-00001.004A
15-45-25-00-00001.0090
15-45-25-00-00001.009A
15-45-25-00-00001.009B
15-45-25-00-00001.0150
15-45-25-00-00001.0200
15-45-25-00-00002.4000

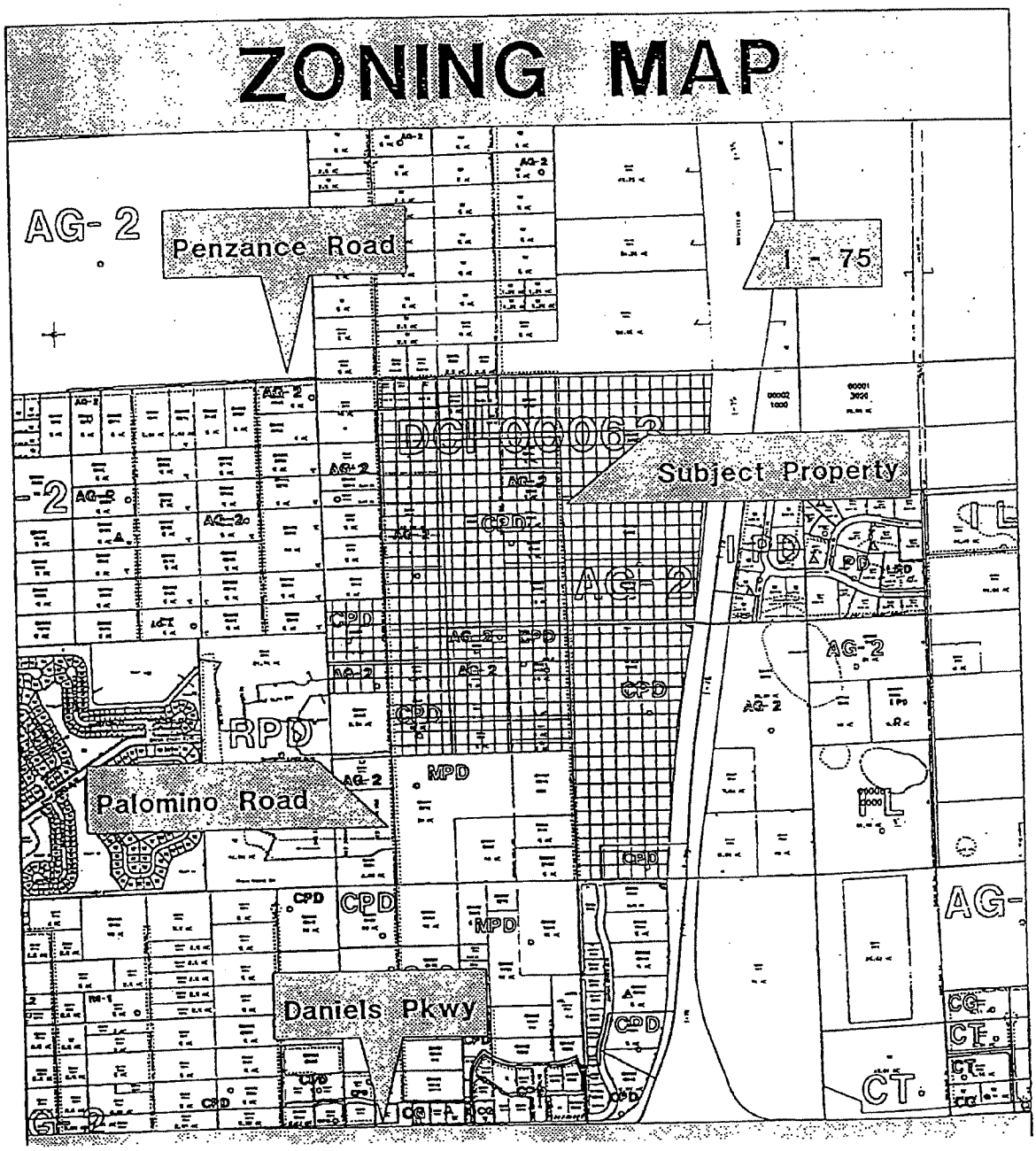
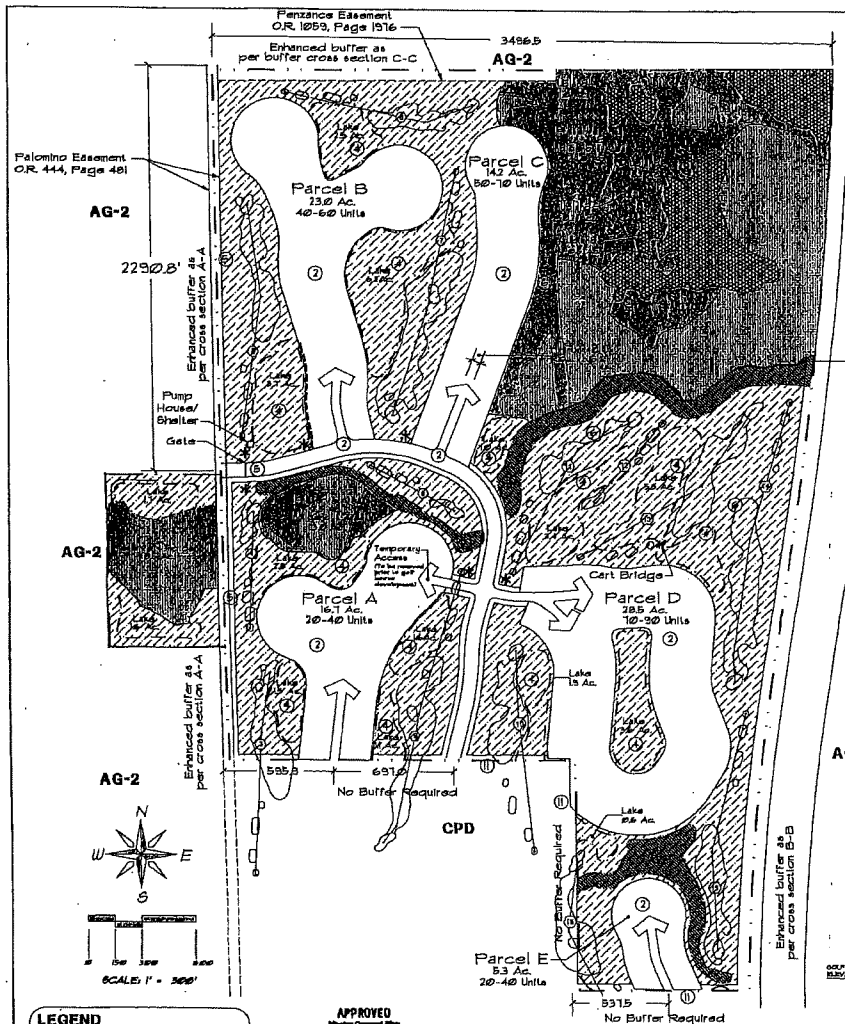
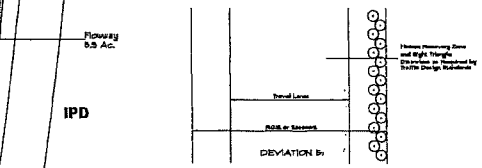
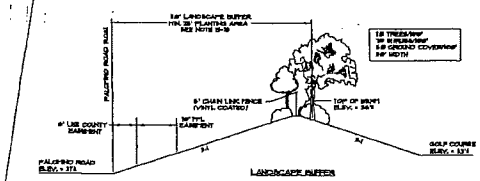
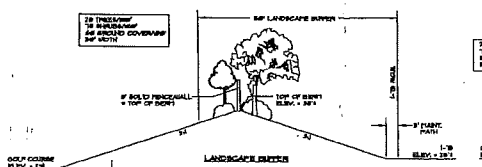

ZONING MAP
AG- 2
Penzance Road
I - 75
DC# 00062
Subject Property
AG-2
CPD
RPD
MPD
Palomino Road
Daniels Pkwy
CT

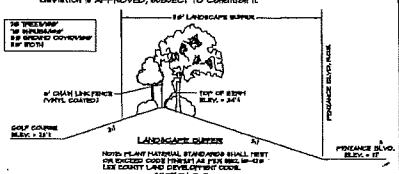
EXHIBIT "B"











STRAP NUMBERS

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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 34-1748
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, Walls
Golf Course
- Consumption on Premise

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:	+/- 344.1 +/- Acres
Required Open Space:	182.8 Ac. (As per Section 10-415(a))
Min. Required Indigenous Vegetation:	814 Ac. (As per Section 10-415(b))
Retained Indigenous Vegetation	933 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 any not exceed 3000 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 10-2916(3), was WITHDRAWN prior to hearing.
2. Deviation 2 seeks relief from the LDC Section 10-256(d) Table 4(1)(a)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. This 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(d)(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(d)(3) 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 10-283 and 34-611 requirements for properties exhibiting soils, hydrology and vegetation characteristics of freshwater wetlands, to allow impacts to additional wetlands, 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(a)(3)b, was WITHDRAWN prior to hearing.
9. Deviation 9 seeking relief from the LDC Sections 10-2221 and 10-284(a), was WITHDRAWN prior to hearing.
10. Deviation 10 seeking relief from the LDC Section 34-2613(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.

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 WIDTH	DEVELOPMENT PROGRAM	
			Intensity	Notes
A	16.1 Ac.	40 Acres	240 Units	
B	23.0 Ac.	+/- Residential Uses as specified in List of Permitted Uses.		
C	14.2 Ac.			
D	28.5 Ac.			
E	5.3 Ac.			
Open Space/ Preserve Land	261 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) Road	Side	Rear	Water	MAX. HEIGHT	STORIES	TOTAL 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	5,000	50'	100'	40%	20'	0 or 10'	15	25'	35'	2	N/A	N/A
Two-Family Attached	4,000	50'	100'	40%	20'	5	15	25'	35'	2	N/A	N/A
Duplex	7,000	70'	100'	40%	20'	5	15	25'	35'	2	N/A	N/A
Multi-Family	10,000	100'	100'	50%	25'	10	20	25'	35'	3	N/A	30'
PARK												
Neighborhood Park	5,000	100	N/A	N/A	25'	15	25'	25'	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, Floating Piers, Gazebos	N/A	N/A	N/A	N/A	20'	5	5	---	N/A	N/A	N/A	N/A

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

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LANDUSE	PERMITTED USE	GROSS ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED INTERNALLY	REQUIRED INDIGENOUS
RESIDENTIAL					
PARCEL A (16.1+/-Ac.)(1)	Residential	16.1 Ac.	N/A	10% **	NONE
PARCEL B (23.0+/-Ac.)(2)	Residential	23.0 Ac.	N/A	10% **	NONE
PARCEL C (14.2+/-Ac.)(3)	Residential	14.2 Ac.	N/A	10% **	NONE
PARCEL D (28.5+/-Ac.)(4)	Residential	28.5 Ac.	N/A	10% **	NONE
PARCEL E (5.3+/-Ac.)	Residential	5.3 Ac.	N/A	10% **	NONE
ROW / EASEMENTS		29.3 Ac.	40% - 12.0	41%	9.3
RECR. OPEN SPACE		261 Ac.	40% - 104.4	100%	73.2
LAKES (Water's Edge)		38.3 Ac.	40% - 15.4	100%	5.1
NON-INDIGENOUS PRESERVE		38.8 Ac.	40% - 15.4	100%	6.2
INDIGENOUS PRESERVE		833 Ac.	40% - 33.4	100%	18.7
FLOW WAY		5.8 Ac.	40% - 4.8	100%	7.3
TOTALS		344.1	182.8	1148 Ac.	814

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

VANASSE & DAYLOR, LLP
8270 College Parkway
Suite 205
Fort Myers, FL 33919
Tel: 941-437-1863 • Fax: 941-437-1864 • email: info@vandaylor.com

WORTHINGTON COMMUNITIES
c/o COMMUNITY ENGINEERING SERVICES, INC.
2200 BONITA BEACH ROAD, SUITE 213
BONITA SPRINGS, FL 34135

PROJECT LOCATION: LEE COUNTY, FLORIDA

RENAISSANCE NORTH RPD - MASTER CONCEPT PLAN
Exhibit II-F-3, II-F-2, II-F-5, II-F-4, II-H

PROJECT NO. 2000
JOB NO. 2000-MCP-II-3

Sheet No. 1 of 1

NO.	DESCRIPTION	BY	DATE
1	Changes to Water Control Plan per county comments	JAB	10-12-2000
2	Changes to Water Control Plan, Water Bal. Acreage comments	JAB	10-24-2000
3	Minor changes to development text	JAB	10-31-2000
4	Added Exhibit of Plan, Schedule of Deviations & Development Order	JAB	11-14-2000

SCALE:	1" = 300'
DESIGNED:	SAM
DRAWN:	SAM
APPROVED:	TJDC
DATE:	11-14-00

RECEIVED
NOV 29 2000
ZONING DEPT.

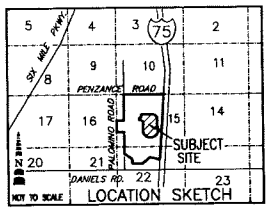
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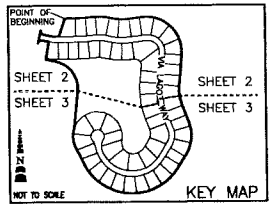
PLAT BOOK 81, PAGE 85

SHEET 1 OF 3

RENAISSANCE PHASE 2A

A REPLAT OF TRACTS D, E, & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE, AS RECORDED IN PLAT BOOK 72, PAGES 18-30, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA





DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WORTHINGTON OF RENAISSANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT, OWNERS OF THE LANDS DESCRIBED HEREON HAS CAUSED THIS PLAT OF RENAISSANCE PHASE 2A, A REPLAT OF TRACTS D, E, & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE, AS RECORDED IN PLAT BOOK 72, PAGES 18-30, A SUBDIVISION LOCATED IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY DEDICATE:

1. TO THE RENAISSANCE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS,

A. TRACT R-1 FOR ROAD RIGHTS-OF-WAY PROVIDING INGRESS AND EGRESS AND DRAINAGE, SUBJECT TO A PUBLIC UTILITY EASEMENTS AS DEDICATED HEREIN.
B. TRACT A FOR OPEN SPACE PURPOSES.
C. A NONEXCLUSIVE EASEMENT FOR WATER MANAGEMENT, MAINTENANCE AND DRAINAGE OVER ALL DRAINAGE EASEMENTS (D.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.) AS A NONEXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THESE FACILITIES.

2. TO THE RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT,

A. LAKE TRACT L-1 FOR LAKE, DRAINAGE AND MAINTENANCE PURPOSES.
B. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.) FOR DRAINAGE AND MAINTENANCE PURPOSES.
C. THE RIGHT TO INGRESS AND EGRESS OVER AND ACROSS TRACT R-1, ALL DRAINAGE EASEMENTS (D.E.) AND LAKE MAINTENANCE EASEMENTS (L.M.E.).

3. TO THE PUBLIC,

A. A 10' UTILITY EASEMENT ALONG ALL ROADWAY TRACTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ITS FACILITIES.
B. A UTILITY EASEMENT OVER AND ACROSS ALL ROADWAY TRACTS FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ITS FACILITIES.
C. ALL AREAS LABELED AS PUBLIC UTILITY EASEMENTS (PUE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF ITS FACILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC, GAS, CABLE TV AND LIFT STATION PURPOSES.

4. TO ANY AUTHORIZED COUNTY FRANCHISED CABLE TV PROVIDER, ITS SUCCESSORS, ASSIGNS AND SUBSIDIARIES, A NONEXCLUSIVE UTILITY EASEMENT OVER ALL AREAS INDICATED AS P.U.E.'S ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SHALL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

WITNESS:
GLENN CROSSETT
PRINT NAME:
WITNESS:
BECKY NEWBERRY
PRINT NAME:

WORTHINGTON OF RENAISSANCE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JOHN GNAGEY
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF MARCH 2005, BY JOHN GNAGEY, VICE PRESIDENT OF WORTHINGTON OF RENAISSANCE, LLC, ON BEHALF OF THE CORPORATION, HE IS PERSONALLY KNOWN TO ME OR WHO HAS _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: BARBARA GEORGE (SEAL)

MY COMMISSION EXPIRES:

WITNESS:
GLENN CROSSETT
PRINT NAME:
WITNESS:
BECKY NEWBERRY
PRINT NAME:

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
JOHN GNAGEY
CHAIRMAN, BOARD OF SUPERVISORS

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF MARCH 2005, BY JOHN GNAGEY, CHAIRMAN, BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR WHO HAS _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: BARBARA GEORGE (SEAL)

MY COMMISSION EXPIRES:

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

THIS PLAT, AS RECORDED IN GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL CURVES ARE CIRCULAR.
3. ALL LOT LINES ON CURVES ARE RADIAL UNLESS NOTED OTHERWISE.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING N.89°34'12" E.
5. A 10 FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL ROAD WAY TRACTS.
6. ALL DRAINAGE EASEMENTS SHOWN ARE CENTERED ON LOT LINES, UNLESS OTHERWISE SHOWN.

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

THE DISTRICT HEREBY ACKNOWLEDGES ACCEPTANCE OF TRACT L-1 FOR MAINTENANCE, ALL RESPONSIBILITIES WITH SURFACE WATER MANAGEMENT AS DEDICATED ON THE PLAT AND DRAINAGE OF ALL LANDS CONTAINED WITHIN THIS PLAT.

WITNESS:
GLENN CROSSETT
PRINT NAME:
WITNESS:
BECKY NEWBERRY
PRINT NAME:

RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
JOHN GNAGEY
CHAIRMAN, BOARD OF SUPERVISORS

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF MARCH 2005, BY JOHN GNAGEY, CHAIRMAN, BOARD OF SUPERVISORS OF RENAISSANCE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR WHO HAS _____ AS IDENTIFICATION.

NOTARY PUBLIC

PRINT NAME: BARBARA GEORGE (SEAL)

MY COMMISSION EXPIRES:

APPROVAL:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 15 DAY OF March 2005.

CHAIRMAN OF THE BOARD
VICE/PRINT NAME: Tammy Hall

DAWN E. PERRY-LEHNERT
ASSISTANT COUNTY ATTORNEY

MARY GIBBS
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

BOARD (SEAL)

CHARLIE GREEN
CLERK OF THE COURT

PETER J.G. ECKENRODE
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES

MICHAEL L. HARMON
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

THIS INSTRUMENT PREPARED BY:

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS
LB# 7071
5245 RAMSEY WAY, SUITE #2
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING ALL OF TRACTS D, E AND L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, OF RENAISSANCE, AS RECORDED IN PLAT BOOK 72, AT PAGES 18 THROUGH 30 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT D; THENCE S.06°47'43"W., A DISTANCE OF 161.38 FEET; THENCE S.89°17'04"W., A DISTANCE OF 8.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'36", A DISTANCE OF 90.71 FEET; THENCE N.77°43'21"W., A DISTANCE OF 37.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'21", A DISTANCE OF 54.12 FEET TO A POINT OF CUSP WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1280.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.79°15'02"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'04", A DISTANCE OF 116.94 FEET TO A POINT OF CUSP WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.74°00'58"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°17'38", A DISTANCE OF 52.71 FEET; THENCE S.77°43'21"E., A DISTANCE OF 39.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'02", A DISTANCE OF 18.20 FEET; THENCE S.09°57'37"W., A DISTANCE OF 161.63 FEET; THENCE S.80°02'23"E., A DISTANCE OF 27.85 FEET; THENCE S.77°43'21"E., A DISTANCE OF 67.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°46'50", A DISTANCE OF 350.84 FEET; THENCE S.06°03'30"W., A DISTANCE OF 338.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.71°23'49"E., A RADIAL DISTANCE OF 220.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°48'47", A DISTANCE OF 122.15 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 04°36'15", THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 32.14 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET AND A CENTRAL ANGLE OF 86°33'45", THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 762.96 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.03°46'15"W., A RADIAL DISTANCE OF 481.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 54°33'37", A DISTANCE OF 458.35 FEET; THENCE N.31°40'08"E., A DISTANCE OF 146.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°21'57", A DISTANCE OF 283.33 FEET; THENCE N.20°41'48"W., A DISTANCE OF 183.81 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°49'59", A DISTANCE OF 153.30 FEET; THENCE N.05°08'10"E., A DISTANCE OF 285.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°26'13", A DISTANCE OF 554.24 FEET; THENCE S.82°41'57"W., A DISTANCE OF 138.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'04", A DISTANCE OF 111.17 FEET; THENCE N.78°34'00"W., A DISTANCE OF 57.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 410.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°31'56", A DISTANCE OF 118.30 FEET; THENCE S.84°54'04"W., A DISTANCE OF 108.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°22'59", A DISTANCE OF 41.31 FEET; THENCE S.89°17'04"W., A DISTANCE OF 155.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.19 ACRES, MORE OR LESS.

CLERK'S CERTIFICATION: 6709073

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RENAISSANCE PHASE 2A, A REPLAT OF TRACTS D, E, & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE AS RECORDED IN PLAT BOOK 72, PAGES 18-30, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LOCATED IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:46 P.M. THIS 29TH DAY OF March 2005, AND DULY RECORDED IN PLAT BOOK 81 AT PAGES 85 THROUGH 87 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NAME: CHARLIE GREEN
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

SEAL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RENAISSANCE PHASE 2A, A REPLAT OF TRACTS D, E & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE, AS RECORDED IN PLAT BOOK 72, PAGES 18-30, A SUBDIVISION LOCATED IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

METRON SURVEYING & MAPPING, LLC, LB 7071
5245 RAMSEY WAY, SUITE 2
FORT MYERS, FLORIDA 33907

DATE: 3/4/05

SEAL

DENIS P. O'CONNELL, JR., P.S.M. — FLORIDA CERTIFICATE NO. 5430

D.O.S. # 2003-00018

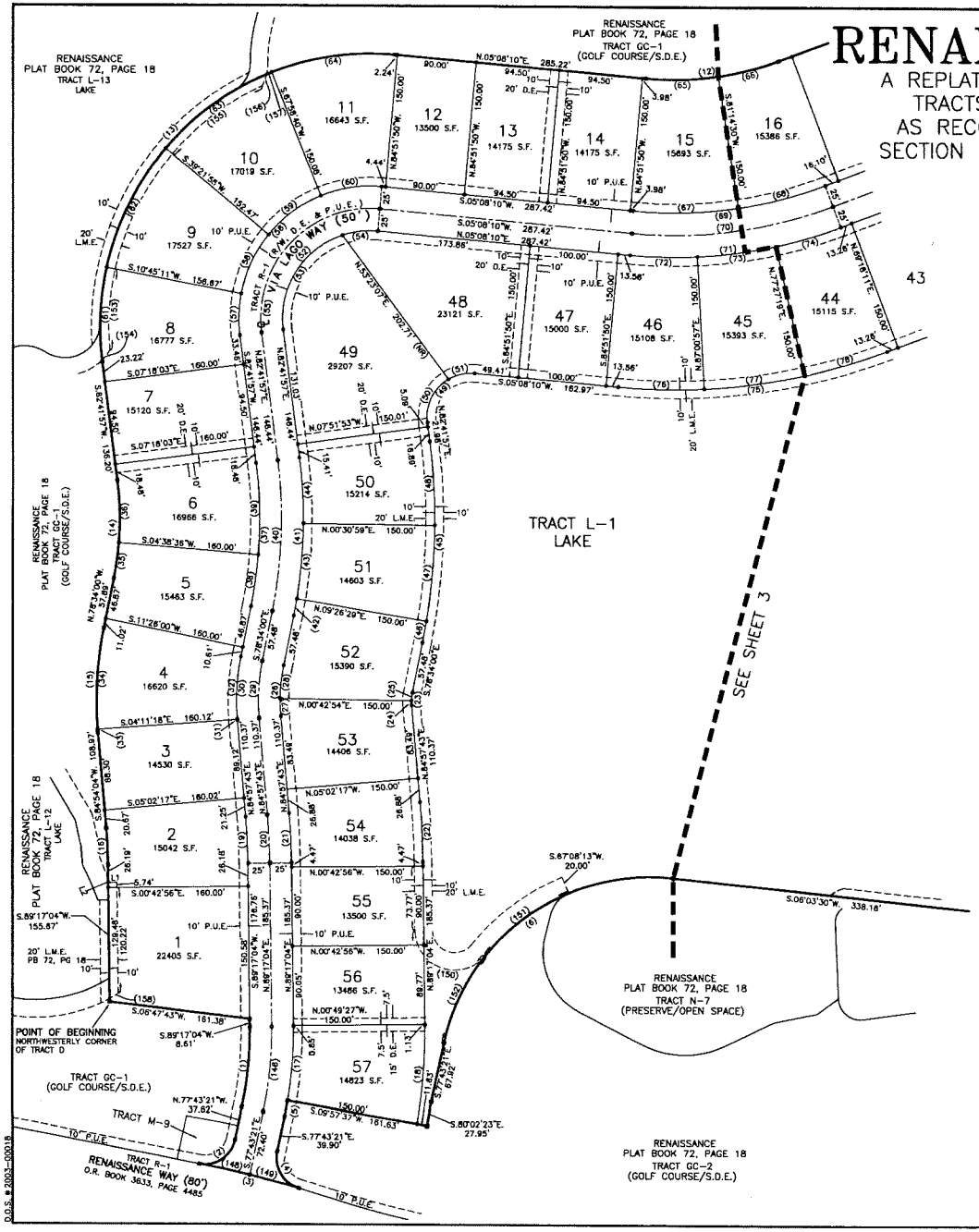
EXHIBIT C

RENAISSANCE PHASE 2A

A REPLAT OF TRACTS D, E, & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE, AS RECORDED IN PLAT BOOK 72, PAGES 18-30, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PLAT BOOK 81, PAGE 86

SHEET 2 OF 3



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	400.00'	12°58'36"	90.71'	90.52'	N.84°13'08"W.
2	35.00'	88°35'21"	54.12'	48.88'	N.33°25'40"W.
3	1280.00'	05°14'04"	116.84'	116.80'	S.13°22'00"W.
4	35.00'	86°17'36"	52.71'	47.87'	N.59°07'31"E.
5	450.00'	02°19'02"	18.20'	18.20'	S.78°52'52"E.
6	240.00'	83°46'50"	350.84'	320.50'	S.35°49'56"E.
7	220.00'	31°48'47"	122.15'	120.59'	N.02°41'47"E.
8	450.00'	04°36'16"	32.14'	32.14'	S.10°54'28"E.
9	505.00'	86°33'45"	762.98'	692.44'	S.51°53'13"E.
10	481.33'	54°33'37"	458.35'	441.23'	N.56°56'56"E.
11	310.00'	52°21'57"	283.33'	273.57'	N.05°29'09"E.
12	340.00'	25°49'59"	153.30'	152.00'	N.07°46'50"W.
13	310.00'	102°26'13"	554.24'	483.31'	N.46°04'57"W.
14	240.00'	18°44'04"	111.17'	110.66'	N.87°56'01"W.
15	410.00'	16°31'56"	118.30'	117.89'	N.88°49'58"W.
16	540.00'	04°22'50"	41.31'	41.30'	S.87°05'34"W.
17	450.00'	10°40'34"	83.85'	83.73'	N.85°22'40"W.
18	600.00'	10°40'34"	111.80'	111.64'	N.85°22'40"W.
19	700.00'	04°19'21"	52.81'	52.80'	S.87°07'23"W.
20	725.00'	04°19'21"	54.69'	54.68'	S.87°07'23"W.
21	750.00'	04°19'21"	56.56'	56.57'	S.87°07'23"W.
22	900.00'	04°19'21"	67.90'	67.88'	S.87°07'23"W.
23	50.00'	16°28'17"	14.37'	14.32'	S.86°48'08"E.
24	50.00'	05°45'11"	5.02'	5.02'	N.87°50'18"E.
25	50.00'	10°43'07"	9.35'	9.34'	S.83°55'33"E.
26	200.00'	16°28'17"	57.50'	57.30'	S.86°48'08"E.
27	200.00'	05°45'11"	20.08'	20.07'	N.87°50'18"E.
28	200.00'	10°43'07"	37.41'	37.36'	S.83°55'33"E.
29	225.00'	16°28'17"	64.68'	64.48'	S.86°48'08"E.
30	250.00'	16°28'17"	71.87'	71.62'	S.86°48'08"E.
31	250.00'	00°08'20"	0.46'	0.46'	N.85°00'53"E.
32	250.00'	16°21'58"	71.41'	71.17'	S.86°44'58"E.
33	410.00'	00°30'42"	3.66'	3.66'	N.85°09'25"E.
34	410.00'	16°01'14"	114.64'	114.27'	S.86°34'37"E.
35	340.00'	06°47'25"	40.29'	40.27'	S.81°57'42"E.
36	340.00'	11°56'39"	70.88'	70.75'	N.88°40'16"E.
37	500.00'	18°44'04"	163.49'	162.78'	N.87°56'01"W.
38	500.00'	06°47'25"	59.28'	59.22'	S.81°57'42"E.
39	500.00'	11°56'39"	104.23'	104.04'	N.88°40'16"E.
40	525.00'	18°44'04"	171.68'	170.90'	N.87°56'01"W.
41	550.00'	18°44'04"	179.84'	179.04'	N.87°56'01"W.
42	550.00'	01°39'32"	19.12'	19.12'	S.79°33'45"E.
43	550.00'	08°55'29"	85.67'	85.59'	S.85°01'16"E.
44	550.00'	07°49'03"	75.04'	74.98'	N.85°36'28"E.
45	700.00'	18°44'04"	228.88'	227.86'	N.87°56'01"W.
46	700.00'	01°59'32"	24.34'	24.34'	S.79°33'45"E.
47	700.00'	08°55'29"	109.04'	108.93'	S.85°01'16"E.
48	700.00'	07°49'03"	95.51'	95.43'	N.85°36'28"E.
49	50.00'	102°26'13"	89.39'	77.95'	S.46°04'57"E.
50	50.00'	86°29'16"	58.02'	54.82'	S.44°03'26"E.
51	50.00'	35°56'56"	31.37'	30.86'	S.12°50'19"E.
52	100.00'	102°26'13"	178.79'	155.91'	S.46°04'57"E.
53	100.00'	78°56'09"	137.77'	127.13'	S.57°49'58"E.
54	100.00'	23°30'04"	41.02'	40.73'	S.05°36'52"E.
55	125.00'	102°26'13"	223.48'	194.88'	S.46°04'57"E.
56	150.00'	102°26'13"	268.18'	233.86'	S.46°04'57"E.
57	150.00'	18°03'14"	47.26'	47.07'	S.88°16'28"E.
58	150.00'	28°36'45"	74.91'	74.13'	S.66°56'27"E.
59	150.00'	28°36'45"	74.91'	74.13'	S.38°19'43"E.
60	150.00'	27°09'30"	71.10'	70.44'	S.08°28'35"E.
61	310.00'	19°51'13"	107.42'	106.88'	S.87°22'27"E.
62	310.00'	28°05'42"	152.10'	150.56'	S.63°23'29"E.
63	310.00'	27°47'40"	150.38'	148.91'	S.35°36'19"E.
64	310.00'	26°40'38"	144.34'	143.04'	S.08°12'10"E.
65	340.00'	13°53'40"	82.45'	82.25'	S.01°48'40"E.
66	340.00'	11°56'39"	70.88'	70.72'	S.14°43'40"E.
67	490.00'	13°53'40"	118.83'	118.53'	S.01°48'40"E.
68	490.00'	11°56'39"	102.10'	101.92'	S.14°43'40"E.
69	490.00'	25°49'59"	220.93'	219.06'	N.07°46'50"W.
70	515.00'	25°49'59"	232.20'	230.24'	N.07°46'50"W.
71	540.00'	25°49'59"	243.47'	241.41'	N.07°46'50"W.
72	540.00'	08°07'13"	76.53'	76.47'	S.01°04'33"W.
73	540.00'	09°33'17"	90.10'	90.00'	S.07°15'52"E.
74	540.00'	08°08'06"	76.80'	76.77'	S.16°37'15"E.
75	690.00'	25°49'59"	311.10'	308.47'	N.07°46'50"W.
76	690.00'	08°07'13"	97.79'	97.71'	S.01°04'33"W.
77	690.00'	09°33'17"	115.13'	115.00'	S.07°15'52"E.
78	690.00'	08°09'08"	98.18'	98.09'	S.16°37'15"E.
79	100.00'	52°21'57"	91.40'	88.25'	S.05°29'09"W.
80	100.00'	41°49'31"	73.00'	71.39'	S.00°12'56"W.
81	100.00'	10°32'26"	18.40'	18.37'	S.26°23'09"W.
82	110.00'	52°21'57"	100.53'	97.07'	S.05°29'09"W.
83	135.00'	52°21'57"	123.38'	119.13'	S.05°29'09"W.
84	160.00'	52°21'57"	146.23'	141.20'	S.05°29'09"W.
85	160.00'	05°56'46"	16.60'	16.60'	S.17°43'26"E.
86	160.00'	23°28'58"	76.75'	76.01'	S.01°00'34"W.
87	150.00'	18°56'13"	52.88'	52.64'	S.27°12'01"W.
88	310.00'	05°56'46"	32.17'	32.16'	S.17°43'26"E.
89	310.00'	27°28'58"	148.70'	147.25'	N.01°00'34"E.
90	310.00'	18°56'13"	102.48'	101.99'	S.27°12'01"W.
91	481.33'	10°06'08"	84.86'	84.75'	S.36°43'11"W.
92	481.33'	15°10'33"	127.47'	127.12'	S.49°21'44"W.
93	481.33'	14°26'49"	121.36'	121.04'	S.64°10'11"W.
94	481.33'	14°22'23"	120.70'	120.37'	S.78°34'47"W.
95	481.33'	00°27'46"	3.89'	3.89'	S.85°59'52"W.
96	505.00'	13°09'07"	115.97'	115.67'	N.88°35'32"W.
97	505.00'	13°35'35"	119.78'	119.53'	N.75°14'11"W.
98	505.00'	14°22'26"	123.76'	123.45'	N.61°24'09"W.
99	505.00'	14°23'11"	126.86'	126.47'	N.46°58'13"W.
100	331.33'	136°19'38"	799.92'	612.32'	S.15°19'19"E.
101	331.33'	10°38'10"	61.51'	61.42'	S.15°19'19"E.
102	331.33'	13°39'48"	79.01'	78.83'	S.27°28'47"E.
103	331.33'	15°16'59"	88.38'	88.12'	S.41°56'42"E.
104	331.33'	15°10'07"	87.72'	87.46'	S.57°10'15"E.
105	331.33'	14°20'47"	82.98'	82.75'	S.71°55'42"E.
106	331.33'	14°30'33"	83.90'	83.68'	S.86°21'22"E.
107	331.33'	14°14'43"	82.38'	82.17'	N.79°57'29"E.
108	331.33'	15°17'51"	88.46'	88.20'	N.64°02'42"E.
109	331.33'	15°01'09"	86.85'	86.61'	N.48°53'12"E.
110	331.33'	06°42'30"	38.79'	38.77'	N.39°12'22"E.
111	306.33'	153°44'53"	822.01'	596.65'	N.71°27'26"W.
112	281.33'	130°49'53"	642.40'	511.66'	N.82°54'56"W.
113	281.33'	05°16'41"	25.90'	25.89'	S.34°19'36"W.
114	281.33'	27°24'10"	134.55'	133.27'	S.50°38'54"W.
115	281.33'	31°47'33"	156.09'	154.09'	S.81°29'50"W.
116	281.33'	39°26'50"	193.69'	189.89'	N.81°37'53"W.
117	281.33'	24°24'29"	119.85'	118.94'	N.29°42'14"W.
118	155.00'	32°36'01"	88.19'	87.01'	N.47°58'08"W.
119	155.00'	32°11'07"	87.07'	85.93'	S.47°45'41"W.
120	155.00'	37°39'50"	85.74'	84.56'	N.51°19'55"W.
121	100.00'	125°46'32"	219.52'	178.02'	N.52°50'35"W.
122	100.00'	45°34'01"	79.53'	77.45'	S.87°03'09"W.
123	100.00'	37°39'50"	65.74'	64.56'	N.51°19'55"W.
124	100.00'	42°32'41"	74.25'	72.56'	N.11°13'40"W.

LINE TABLE

Line	Bearing	Distance
L1	N.00°42'56"W.	8.38'
L2	N.67°57'48"E.	4.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
125	220.00'	171°28'30"	658.29'	438.77'	S.75°41'34"E.
126	220.00'	01°40'58"	6.44'	6.44'	N.09°12'21"E.
127	220.00'	24°08'52"	92.72'	92.04'	N.03°42'25"W.
128	220.00'	51°44'56"	198.70'	192.03'	N.41°39'18"W.
129	220.00'	52°56'47"	203.30'	196.14'	N.85°59'50"W.
130	220.00'	52°55'03"	203.19'	196.04'	S.33°03'55"W.
131	220.00'	18°48'59"	76.09'	75.71'	S.03°18'06"E.
132	505.00'	04°32'12"	39.98'	39.98'	S.10°52'26"E.
133	505.00'	10°13'46"	90.15'	90.03'	S.18°15'45"E.
134	90.00'	32°54'03"	51.68'	50.97'	S.23°27'15"E.
135	90.00'	14°29'36"	22.77'	22.71'	S.35°39'27"E.
136	90.00'	18°24'24"	28.91'	28.79'	S.19°12'26"E.
137	60.00'	258°06'06"	270.28'	93.19'	N.86°08'47"E.
138	60.00'	48°30'49"	51.85'	50.25'	N.18°08'57"W.
139	60.00'	52°55'03"	55.42'	53.47'	N.33°03'55"E.
140	60.00'	52°56'47"	55.45'	53.49'	N.85°59'50"E.
141	60.00'	51°44'56"	54.19'	52.37'	S.41°39'18"E.
142	60.00'	50°58'40"	53.38'	51.64'	S.09°42'30"W.
143	90.00'	52°41'49"	82.78'	79.89'	N.08°50'55"E.
144	90.00'	33°49'48"	53.14'	52.37'	S.18°16'56"W.
145	90.00'	18°52'01"	29.64'	29.50'	S.08°03'59"E.
146	425.00'	12°59'36"	96.38'	96.17'	N.84°13'08"W.
147	505.00'	15°29'19"	136.52'	136.10'	S.31°06'56"E.
148	1280.00'	02°38'51"	59.14'	59.14'	S.12°04'23"W.
149	1280.00'	02°35'13"	57.79'	57.79'	S.14°41'25"W.
150	45.00'	140°38'16"	110.46'	84.74'	S.18°57'58"W.
151	240.00'	28°29'25"	119.34'	118.11'	S.37°06'30"E.
152	240.00'	27°22'06"	110.45'	109.48'	S.84°32'16"E.
153	300.00'	17°42'25"	92.71'	92.34'	N.86°14'27"W.
154	60.00'	13°40'42"	14.32'	14.29'	N.51°39'04"W.
155	300.00'	24°48'54"	129.78'	128.75'	S.36°54'06"E.
156	55.00'	14°28'52"	13.90'	13.86'	N.69°45'48"W.
157	310.00'	01°09'55"	6.30'	6.30'	N.22°07'26"W.
158	178.00'	03°42'12"	11.51'	11.50'	N.30°20'02"W.

LEGEND

- ● = SET PERMANENT REFERENCE MONUMENT LB# 6572
- ⊙ = SET NAIL & PCP 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
- P/O = PRESERVE & OPEN SPACE
- O.R. = OFFICIAL RECORD BOOK
- P.U.E. = PUBLIC UTILITY EASEMENT
- NR = NON-RADIAL
- S.F. = SQUARE FEET
- PB = PLAT BOOK
- PG = PAGE
- PCP = PERMANENT CONTROL POINT

THIS INSTRUMENT PREPARED BY:

METRON SURVEYING & MAPPING, LLC
LAND SURVEYORS·PLANNERS
LB# 7071
5245 RAMSEY WAY, SUITE #2
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PHONE: (239) 275-8575
FAX: (239) 275-8457

GRAPHIC SCALE
0 15 30 60 120
1" = 60'

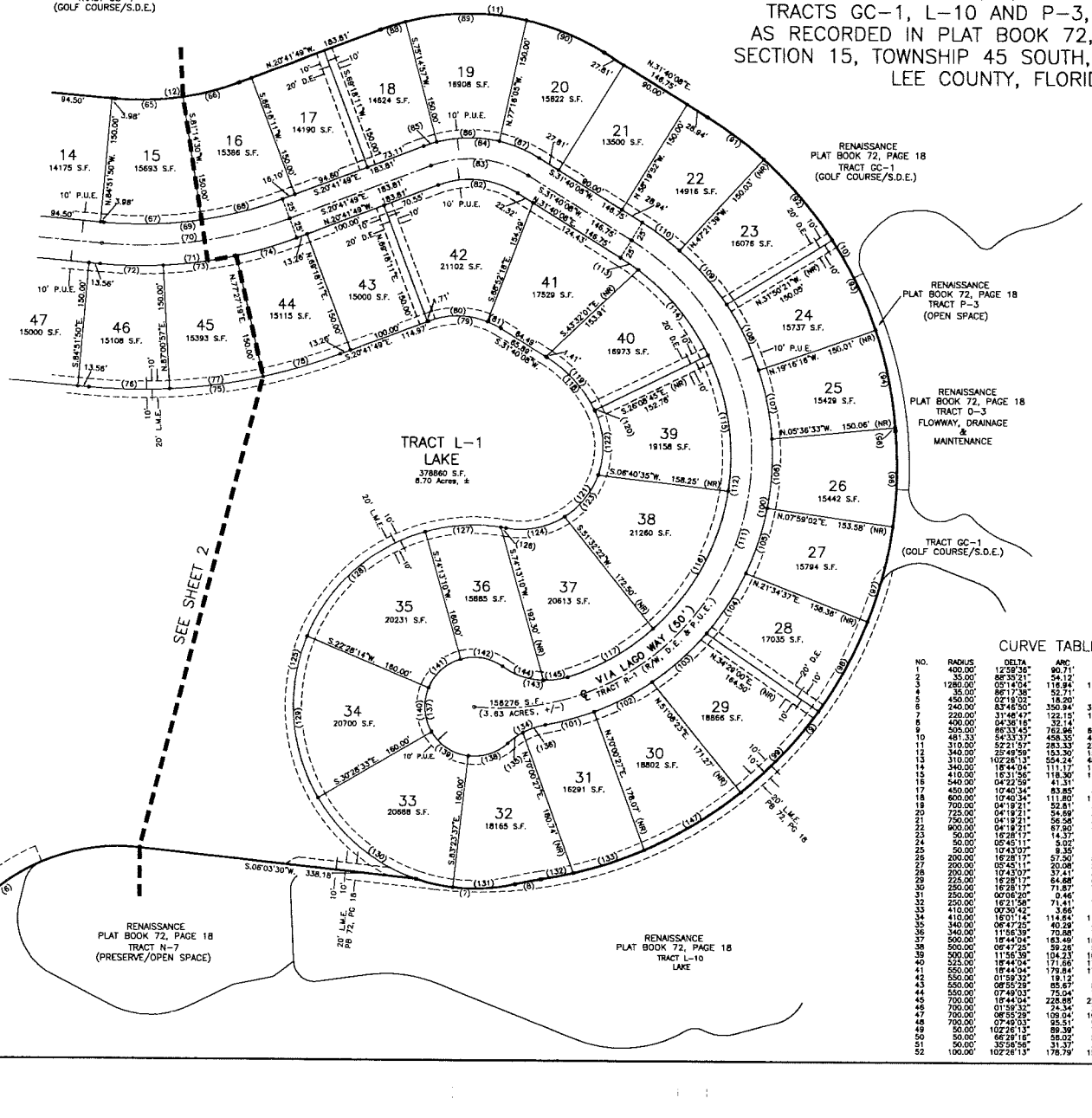
O.S. # 2003-00018

RENAISSANCE PHASE 2A

A REPLAT OF TRACTS D, E, & L-14, AND PART OF TRACTS GC-1, L-10 AND P-3, RENAISSANCE, AS RECORDED IN PLAT BOOK 72, PAGES 18-30, SECTION 15, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PLAT BOOK 81, PAGE 87

SHEET 3 OF 3



LEGEND

- ■ = SET PERMANENT REFERENCE MONUMENT LB# 6572
- ⊕ = SET NAIL & PCP DISC LB# 6572
- (37) = CURVE NUMBER
- L1 = LINE NUMBER
- L.M.E. = LAKE MAINTENANCE EASEMENT
- D.E. = DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- S.D.E. = SURFACE DRAINAGE EASEMENT
- P/O = PRESERVE & OPEN SPACE
- O.R. = OFFICIAL RECORD BOOK
- P.U.E. = PUBLIC UTILITY EASEMENT
- NR = NON-RADIAL
- S.F. = SQUARE FEET
- PB = PLAT BOOK
- PG = PAGE
- PCP = PERMANENT CONTROL POINT

GRAPHIC SCALE 0 15 30 60 120
1" = 60'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	400.00'	12°59'36"	90.71'	90.52'	N.84°13'08"W.
2	35.00'	88°39'21"	54.12'	48.88'	N.33°25'40"W.
3	1280.00'	05°14'04"	116.94'	116.90'	S.13°22'00"W.
4	35.00'	86°17'38"	52.71'	47.87'	N.59°07'51"E.
5	450.00'	02°18'03"	18.20'	18.20'	S.78°52'52"E.
6	240.00'	83°46'50"	350.94'	320.50'	S.35°49'55"E.
7	220.00'	31°46'41"	122.15'	120.59'	N.02°41'42"E.
8	400.00'	04°36'16"	32.14'	32.14'	S.15°05'53"E.
9	505.00'	86°33'45"	762.96'	692.44'	S.51°53'13"E.
10	481.33'	54°33'33"	458.35'	441.23'	N.58°56'56"E.
11	310.00'	52°21'57"	283.33'	273.57'	N.09°29'09"E.
12	340.00'	25°49'59"	153.30'	152.00'	N.07°46'50"W.
13	310.00'	102°26'13"	554.24'	483.33'	N.64°04'57"E.
14	340.00'	18°44'04"	111.17'	110.68'	N.87°36'01"E.
15	410.00'	18°31'56"	118.30'	117.80'	N.86°49'58"W.
16	540.00'	04°22'59"	41.31'	41.30'	S.87°05'34"W.
17	450.00'	10°40'34"	83.85'	83.73'	N.85°22'40"W.
18	600.00'	10°40'34"	111.80'	111.64'	N.85°22'40"W.
19	700.00'	04°19'21"	52.81'	52.80'	S.87°07'23"W.
20	725.00'	04°19'21"	54.69'	54.68'	S.87°07'23"W.
21	750.00'	04°19'21"	56.58'	56.57'	S.87°07'23"W.
22	900.00'	04°19'21"	67.90'	67.88'	S.87°07'23"W.
23	50.00'	16°28'17"	14.37'	14.32'	S.86°48'08"E.
24	50.00'	05°45'11"	5.02'	5.02'	N.87°50'18"E.
25	50.00'	10°43'07"	9.35'	9.34'	S.83°55'33"E.
26	200.00'	16°28'17"	57.50'	57.30'	S.86°48'08"E.
27	200.00'	05°45'11"	20.08'	20.07'	N.87°50'18"E.
28	200.00'	10°43'07"	37.41'	37.36'	S.83°55'33"E.
29	225.00'	16°28'17"	64.68'	64.46'	S.86°48'08"E.
30	250.00'	16°28'17"	71.87'	71.62'	S.86°48'08"E.
31	250.00'	00°06'29"	0.46'	0.46'	S.80°53'53"E.
32	250.00'	16°21'56"	71.41'	71.17'	S.86°44'58"E.
33	410.00'	00°30'42"	3.66'	3.66'	N.85°09'25"E.
34	410.00'	16°01'14"	114.64'	114.27'	N.85°54'37"E.
35	340.00'	06°47'25"	40.29'	40.27'	S.81°57'42"E.
36	340.00'	11°56'39"	70.88'	70.76'	N.86°40'16"E.
37	500.00'	18°44'04"	163.49'	162.76'	N.87°36'01"W.
38	500.00'	06°47'25"	59.28'	59.22'	S.81°57'42"E.
39	500.00'	11°56'39"	104.23'	104.04'	N.86°40'16"E.
40	525.00'	18°44'04"	171.66'	170.90'	N.87°36'01"W.
41	550.00'	18°44'04"	179.84'	179.04'	N.87°36'01"W.
42	550.00'	01°59'32"	19.12'	19.12'	S.78°35'45"E.
43	550.00'	08°55'29"	85.67'	85.59'	S.85°01'16"E.
44	550.00'	07°49'03"	75.04'	74.98'	N.86°36'28"E.
45	700.00'	18°44'04"	228.85'	227.86'	N.87°36'01"W.
46	700.00'	01°59'32"	24.34'	24.34'	S.78°33'45"E.
47	700.00'	08°55'29"	109.04'	108.93'	S.85°01'16"E.
48	700.00'	07°49'03"	95.51'	95.43'	N.86°36'28"E.
49	50.00'	102°26'13"	89.39'	77.86'	S.46°04'57"E.
50	50.00'	66°28'16"	58.02'	54.82'	S.64°03'25"E.
51	50.00'	35°58'56"	31.37'	30.86'	S.12°50'19"E.
52	100.00'	102°26'13"	178.79'	155.91'	S.46°04'57"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
53	100.00'	78°56'09"	137.77'	127.13'	S.57°49'59"E.
54	100.00'	23°30'04"	41.02'	40.73'	S.06°36'52"E.
55	125.00'	102°26'13"	223.48'	194.88'	S.46°04'57"E.
56	150.00'	102°26'13"	268.18'	233.86'	S.46°04'57"E.
57	150.00'	18°03'14"	47.26'	47.07'	S.88°18'26"E.
58	150.00'	28°36'45"	74.91'	74.13'	S.64°56'27"E.
59	150.00'	28°36'45"	74.91'	74.13'	S.36°19'43"E.
60	150.00'	27°09'30"	71.10'	70.44'	S.08°28'35"E.
61	310.00'	19°51'13"	107.42'	106.88'	S.87°22'27"E.
62	310.00'	28°06'42"	152.10'	150.58'	S.63°23'29"E.
63	310.00'	27°47'40"	150.38'	148.91'	S.35°26'19"E.
64	310.00'	26°40'58"	144.34'	143.04'	S.08°12'10"E.
65	340.00'	13°53'40"	82.45'	82.25'	S.01°48'40"E.
66	340.00'	11°58'19"	70.85'	70.72'	S.14°43'40"E.
67	490.00'	13°53'40"	118.83'	118.53'	S.01°48'40"E.
68	490.00'	11°58'19"	102.10'	101.92'	S.14°43'40"E.
69	490.00'	25°49'59"	220.96'	219.06'	N.07°46'50"W.
70	515.00'	25°49'59"	232.20'	230.24'	N.07°46'50"W.
71	540.00'	25°49'59"	243.47'	241.41'	N.07°46'50"W.
72	540.00'	08°07'13"	76.53'	76.47'	S.01°04'33"W.
73	540.00'	09°33'37"	90.10'	90.00'	S.07°45'52"E.
74	540.00'	08°09'06"	76.83'	76.77'	S.16°37'15"E.
75	690.00'	25°49'59"	311.10'	308.47'	N.07°46'50"W.
76	690.00'	08°07'13"	97.79'	97.71'	S.01°04'33"W.
77	690.00'	09°33'37"	115.13'	115.00'	S.07°45'52"E.
78	690.00'	08°09'06"	98.18'	98.09'	S.16°37'15"E.
79	100.00'	52°21'57"	91.40'	88.25'	S.05°29'09"W.
80	100.00'	41°49'31"	73.00'	71.39'	S.00°12'58"E.
81	100.00'	10°32'26"	18.40'	18.37'	S.26°23'55"W.
82	110.00'	52°21'57"	100.53'	97.07'	S.05°29'09"W.
83	135.00'	52°21'57"	123.38'	119.13'	S.05°29'09"W.
84	160.00'	52°21'57"	146.23'	141.20'	S.05°29'09"W.
85	160.00'	06°05'46"	17.02'	16.99'	S.17°43'28"E.
86	160.00'	27°28'58"	76.75'	76.01'	S.01°00'34"E.
87	160.00'	18°58'11"	52.96'	52.64'	S.22°12'01"W.
88	310.00'	05°56'46"	32.15'	32.13'	S.17°43'28"E.
89	310.00'	27°28'58"	148.70'	147.27'	S.01°00'34"E.
90	310.00'	18°58'11"	102.64'	101.99'	S.22°12'01"W.
91	481.33'	10°08'06"	84.86'	84.75'	S.36°43'11"W.
92	481.33'	15°10'35"	127.49'	127.12'	S.49°21'30"W.
93	481.33'	14°28'32"	121.56'	121.04'	S.64°10'11"W.
94	481.33'	14°22'23"	120.75'	120.43'	S.78°34'47"W.
95	481.33'	0°27'54"	3.90'	3.90'	S.85°59'12"W.
96	505.00'	13°09'07"	115.92'	115.67'	N.88°35'32"W.
97	505.00'	13°35'35"	119.81'	119.53'	N.75°13'11"W.
98	505.00'	14°02'08"	123.76'	123.45'	N.61°24'08"W.
99	505.00'	14°23'11"	126.80'	126.47'	N.46°03'13"W.
100	331.33'	138°19'38"	799.92'	619.32'	N.79°10'03"W.
101	331.33'	10°38'10"	61.51'	61.42'	S.15°19'19"E.
102	331.33'	13°39'49"	79.01'	78.83'	S.27°28'18"E.
103	331.33'	15°18'58"	88.58'	88.32'	S.41°58'52"E.
104	331.33'	15°10'07"	87.72'	87.46'	S.57°10'15"E.
105	331.33'	14°20'31"	82.95'	82.73'	S.71°35'42"E.
106	331.33'	14°20'31"	82.95'	82.73'	S.85°56'12"E.
107	331.33'	14°41'43"	84.98'	84.75'	N.79°02'28"E.
108	331.33'	15°17'51"	88.48'	88.20'	N.64°02'52"E.
109	331.33'	15°01'09"	86.85'	86.61'	N.48°53'12"E.
110	331.33'	09°42'00"	56.14'	56.07'	N.36°31'22"E.
111	300.33'	155°46'32"	822.01'	596.65'	N.71°27'26"W.
112	281.33'	130°49'53"	642.40'	511.66'	N.82°54'56"W.
113	281.33'	05°18'41"	25.92'	25.91'	S.34°18'28"W.
114	281.33'	27°24'10"	134.55'	133.27'	S.34°18'28"W.
115	281.33'	34°17'43"	168.39'	165.89'	S.61°29'50"W.
116	281.33'	39°26'30"	193.69'	189.89'	N.61°37'53"W.
117	281.33'	24°24'29"	119.85'	118.94'	N.29°42'14"W.
118	155.00'	32°36'01"	88.19'	87.01'	S.47°58'08"W.
119	155.00'	32°11'07"	87.07'	85.92'	S.47°45'38"W.
120	155.00'	00°24'54"	1.12'	1.12'	N.64°03'42"E.
121	100.00'	125°46'32"	219.52'	178.02'	N.52°50'35"W.
122	100.00'	45°34'01"	79.53'	77.45'	S.87°03'09"W.
123	100.00'	37°39'50"	65.74'	64.56'	N.51°19'55"W.
124	100.00'	42°32'41"	74.25'	72.56'	N.11°13'40"W.
125	220.00'	171°28'30"	658.29'	436.77'	S.75°40'34"E.
126	220.00'	01°30'39"	5.44'	5.44'	N.09°12'21"E.
127	220.00'	24°08'52"	92.72'	92.04'	N.04°39'18"W.
128	220.00'	51°44'58"	198.70'	192.02'	N.41°39'18"W.
129	220.00'	52°58'40"	203.30'	196.14'	S.85°58'50"W.
130	220.00'	52°55'03"	203.19'	196.04'	S.33°03'55"W.
131	505.00'	19°48'59"	78.09'	75.71'	S.03°18'06"E.
132	505.00'	04°32'12"	39.99'	39.98'	S.10°52'26"E.
133	505.00'	10°13'46"	90.16'	90.04'	S.18°15'25"E.
134	80.00'	32°54'03"	51.58'	50.67'	S.25°07'54"E.
135	80.00'	14°29'38"	22.77'	22.71'	S.35°39'27"E.
136	80.00'	18°24'24"	28.91'	28.79'	S.19°12'26"E.
137	60.00'	258°08'06"	270.28'	93.19'	N.86°08'47"E.
138	60.00'	49°30'40"	51.85'	50.25'	N.18°08'57"W.
139	60.00'	52°55'03"	55.42'	53.47'	N.33°03'55"E.
140	60.00'	52°58'40"	55.48'	53.49'	N.85°58'50"E.
141	60.00'	51°44'58"	54.19'	52.37'	S.41°39'18"E.
142	60.00'	52°58'40"	55.48'	53.49'	S.09°42'50"W.
143	80.00'	52°41'48"	82.78'	79.89'	N.08°50'55"E.
144	80.00'	33°49'48"	53.14'	52.37'	S.18°18'56"W.
145	80.00'	18°22'01"	29.64'	29.50'	S.08°09'59"E.
146	425.00'	12°59'36"	96.36'	96.17'	N.84°13'08"W.
147	505.00'	15°29'19"	136.52'	136.10'	S.31°06'58"E.

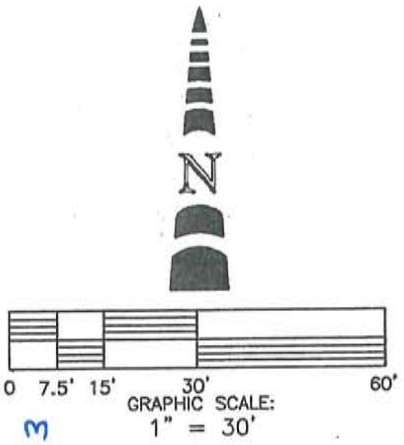
THIS INSTRUMENT PREPARED BY:

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LB# 7071

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PHONE: (239) 275-8575
FAX: (239) 275-8457

P.O.S. # 2003-00018

RENAISSANCE PHASE 2A



LEGEND:

P.U.E. = PUBLIC UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
S.D.E. = SURFACE DRAINAGE EASEMENT
S.F. = SQUARE FEET

RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

ADD 2013-00043

APPROVED
Plan
Subject to Case # ADD2013-00043
Date 6/7/2013

RENAISSANCE
PLAT BOOK 72, PAGE 18
TRACT GC-1
(GOLF COURSE/S.D.E.)

S.78°34'00"E. 46.87' (1)

15' SETBACK LINE

Curve number 1
Radius = 340.00'
Delta = 06°47'25"
Arc = 40.29'
Tangent= 20.17'
Chord = 40.27'
Chord Brg. = S.81°57'42"E.

N.11°26'00"E. 160.00'

S.04°38'36"W. 160.00'

LOT 4

LOT 5
(PROPOSED)
15463 S.F.

LOT 6

Curve number 2
Radius = 500.00'
Delta = 06°47'25"
Arc = 59.26'
Tangent = 29.66'
Chord = 59.22'
Chord Brg. = N.81°57'42"W.

10' P.U.E.

N.78°34'00"W. 46.87' (2)

10' P.U.E.

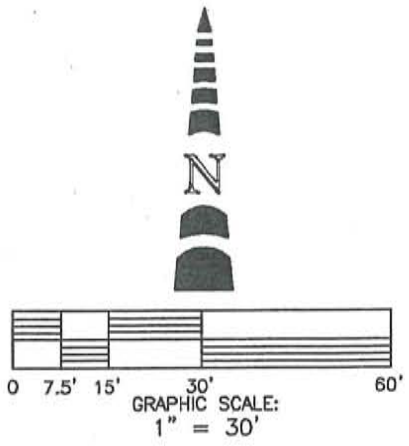
VIA LAGO WAY (50') ℄

EXHIBIT D

RENAISSANCE
PHASE 2A

LEGEND:

P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.D.E. = SURFACE DRAINAGE EASEMENT
S.F. = SQUARE FEET



RENAISSANCE
PLAT BOOK 72, PAGE 18
TRACT GC-1
(GOLF COURSE/S.D.E.)

APPROVED
Plan
Subject to Case # ADD2013-00043
Date 6/7/2013

RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT
ADD 2013-00043

N.82°41'57"E. 94.50'

15' SETBACK LINE

10'

20' D.E.

10'

N.07°18'03"W. 160.00'

S.07°18'03"E. 160.00'

LOT 6

LOT 7
(PROPOSED)
15120 S.F.

LOT 8

10' P.U.E.

10' P.U.E.

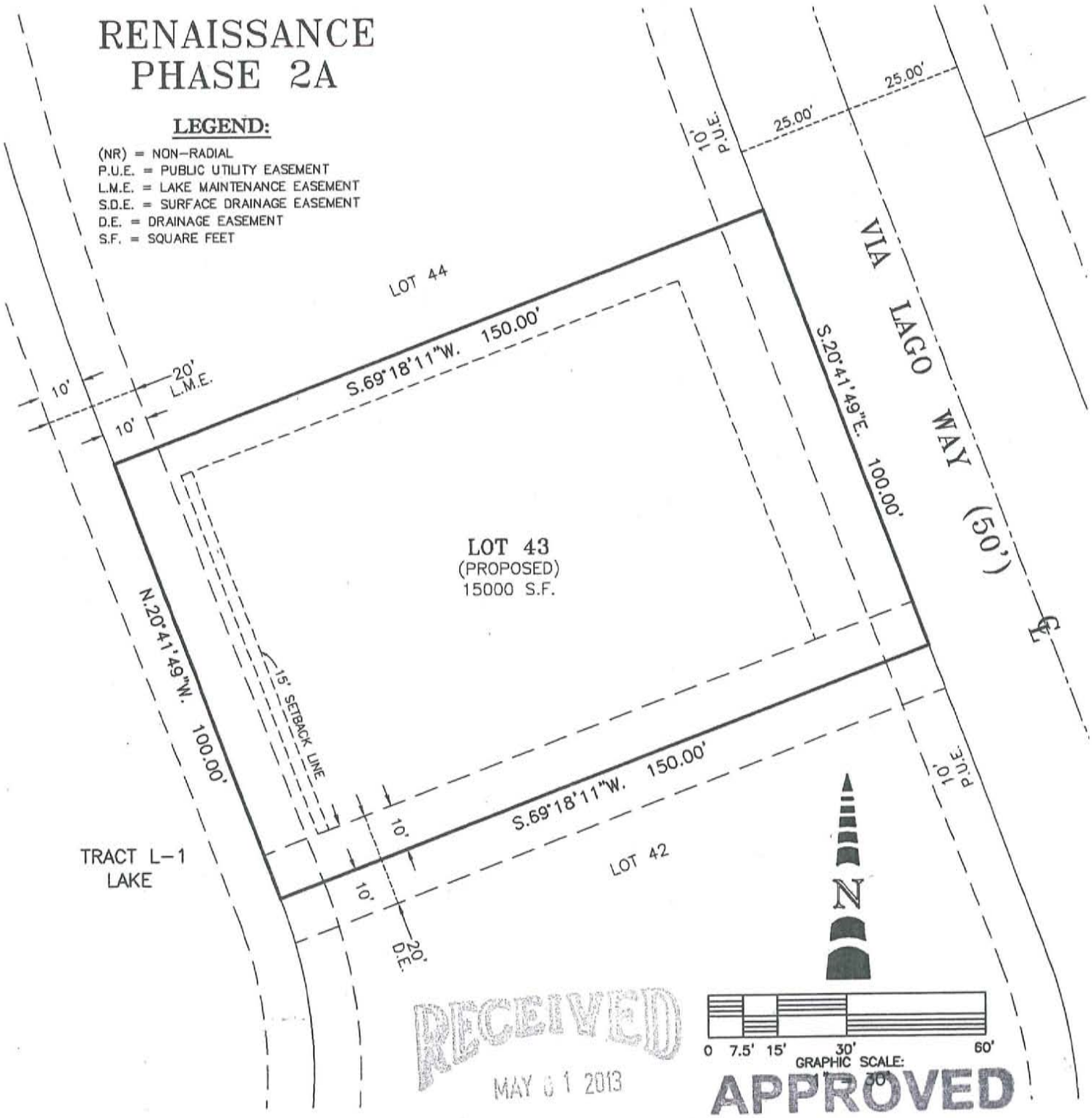
S.82°41'57"W. 94.50'

℄ VIA LAGO WAY (50')

RENAISSANCE PHASE 2A

LEGEND:

(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
S.D.E. = SURFACE DRAINAGE EASEMENT
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET



RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

APPROVED
Plan

ADD 2013-00043

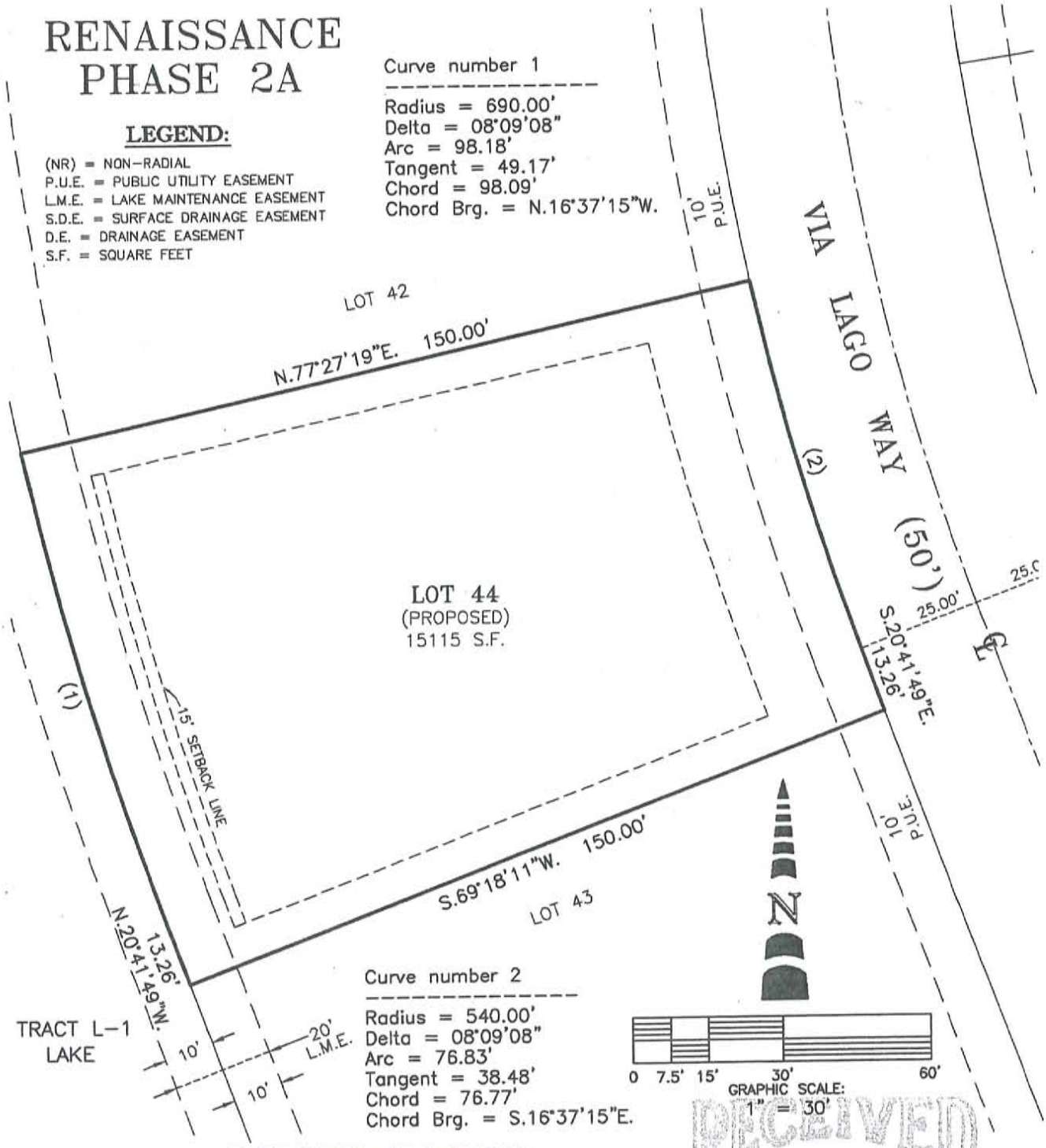
Subject to Case # ADD2013-00043
Date 6/7/2013

RENAISSANCE PHASE 2A

LEGEND:

(NR) = NON-RADIAL
P.U.E. = PUBLIC UTILITY EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
S.D.E. = SURFACE DRAINAGE EASEMENT
D.E. = DRAINAGE EASEMENT
S.F. = SQUARE FEET

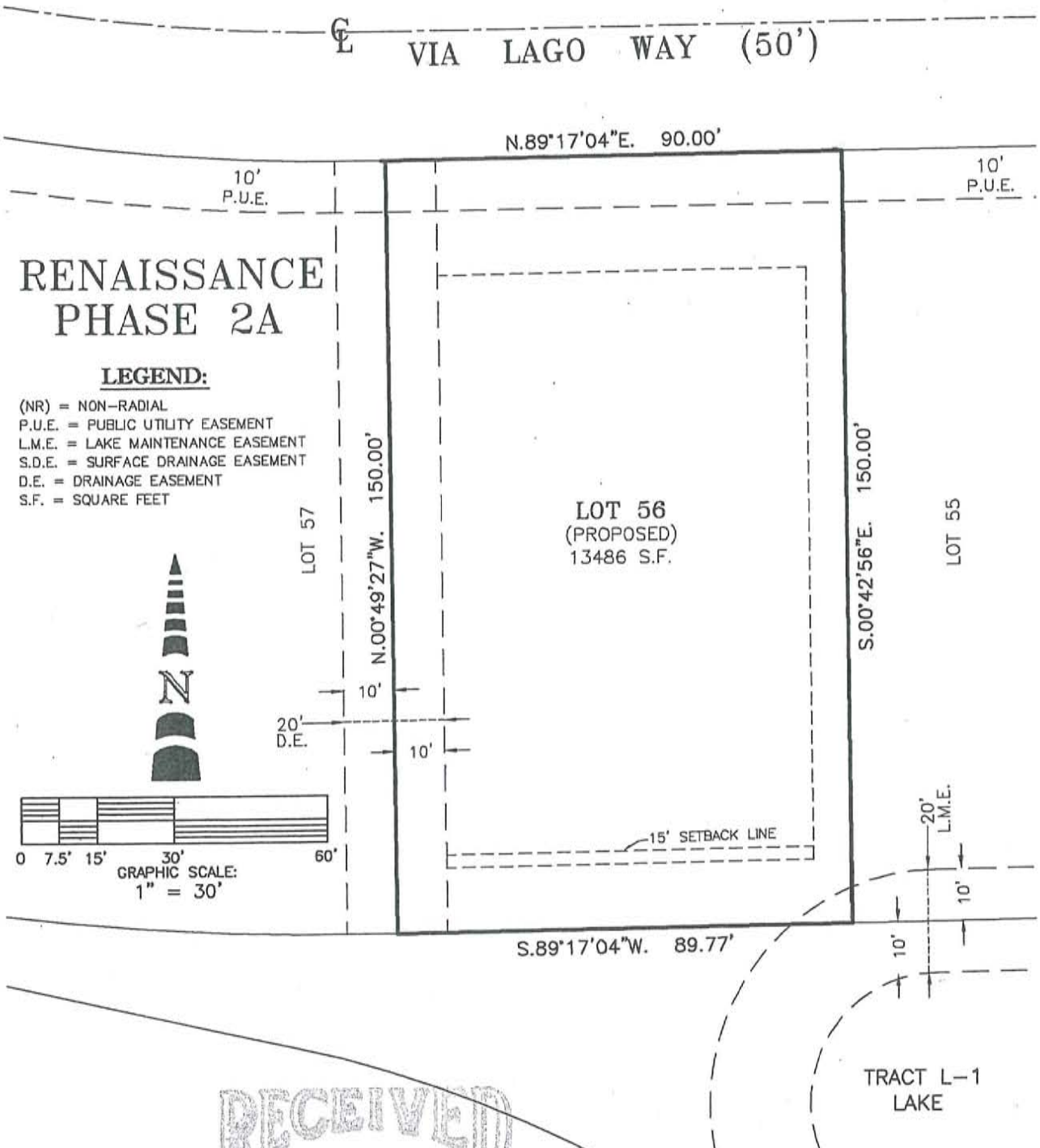
Curve number 1
Radius = 690.00'
Delta = 08°09'08"
Arc = 98.18'
Tangent = 49.17'
Chord = 98.09'
Chord Brg. = N.16°37'15"W.



Curve number 2
Radius = 540.00'
Delta = 08°09'08"
Arc = 76.83'
Tangent = 38.48'
Chord = 76.77'
Chord Brg. = S.16°37'15"E.

APPROVED
Plan
Subject to Case # ADD2013-00043
Date 6/7/2013

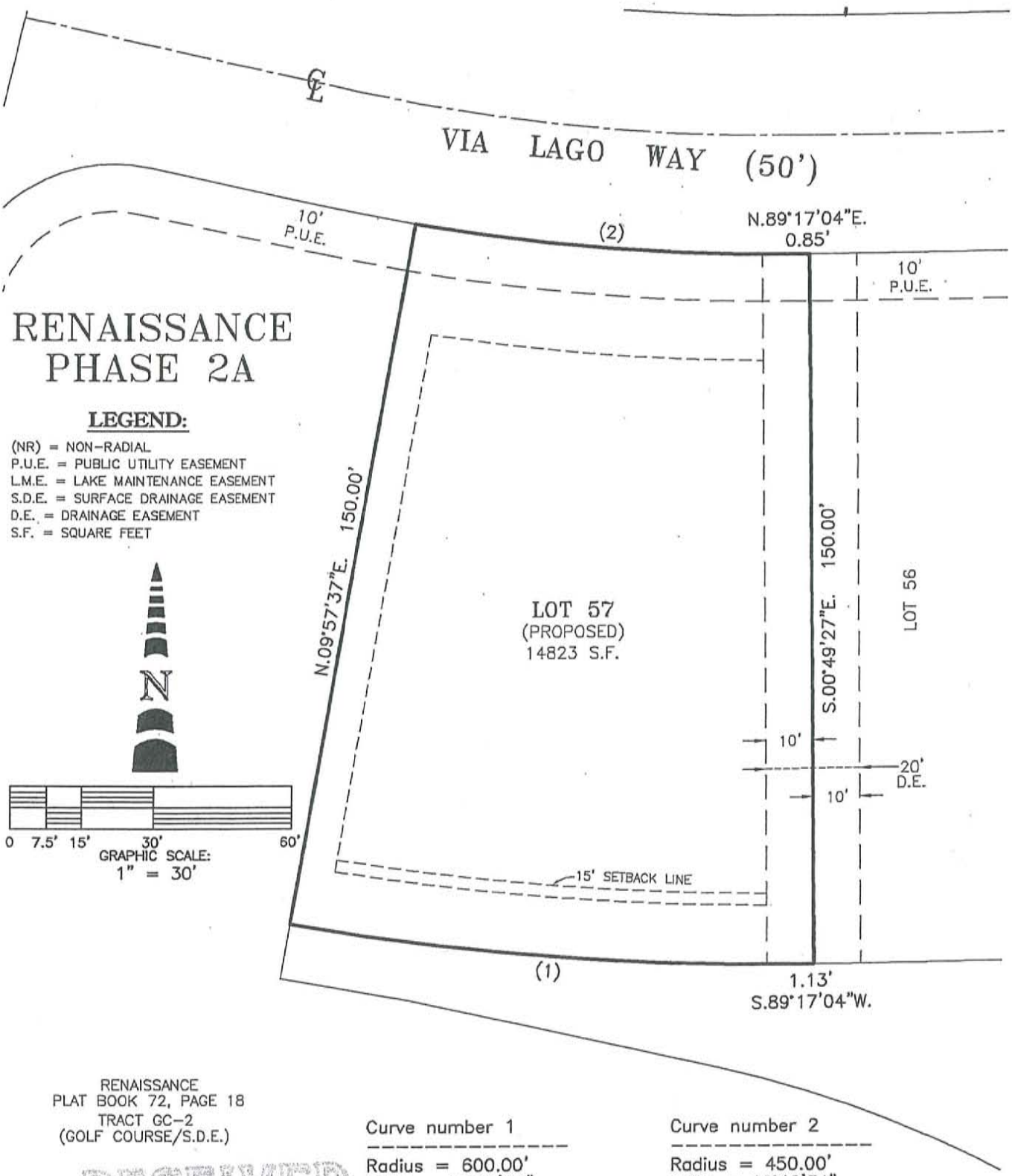
RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT
ADD 2013-00043



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MAY 01 2013
COMMUNITY DEVELOPMENT

APPROVED
Plan
Subject to Case # ADD2013-00043
Date 6/7/2013

ADD 2013-00043



RENAISSANCE
PLAT BOOK 72, PAGE 18
TRACT GC-2
(GOLF COURSE/S.D.E.)

Curve number 1

Radius = 600.00'
Delta = 10°40'34"
Arc = 111.80'
Tangent = 56.06'
Chord = 111.64'
Chord Brg. = N.85°22'40"W

Curve number 2

Radius = 450.00'
Delta = 10°40'34"
Arc = 83.85'
Tangent = 42.05'
Chord = 83.73'
Chord Brg. = S.85°22'40"E.

RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

APPROVED
Plan
Subject to Case # ADD2013-00043
Date 6/7/2013

ADD 2013-00043

RESOLUTION NUMBER Z-01-041

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

WHEREAS, an application was filed by the property owner, Worthington Holdings, to rezone 345± acres from the Agricultural (AG-2) and Commercial Planned Development (CPD) zoning districts to Residential Planned Development (RPD), in reference to the Renaissance North RPD; and,

WHEREAS, a public hearing was advertised and held on October 3, 2001, and continued to October 10, 2001, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00063; and

WHEREAS, a second public hearing was advertised and held on December 17, 2001, 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 345±-acre parcel from AG-2 and CPD to RPD, to allow the development of 300 dwelling units, a golf course, and amenities including a private clubhouse all not to exceed 45 feet in height. The property is located in the Outlying Suburban and Wetlands Land Use Category and 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 as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP), entitled "Renaissance North RPD," prepared by Vanasse and Daylor, LLP, dated November 21, 2000, last revised January 25, 2002 and stamped "Received Jan 28 2002 Community Development," except as modified by the conditions below. This development must comply with all requirements of the Lee County 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 - RPD

Administrative Offices
Accessory uses and structures
Dwelling Unit (Limited to 300 dwelling units and Subject to Condition 12):
    Conventional Single-Family Residence
    Duplex
    Zero Lot Line
    Townhouse
    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
    Consumption on premises
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

Single Family Detached

Minimum Lot Size:	
Lot Width:	50 feet
Lot Depth:	100 feet
Lot Area:	6,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	5 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Duplex

Minimum Lot Size:	
Lot Width:	75 feet
Lot Depth:	100 feet
Lot Area:	7,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	5 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Two-Family Attached

Minimum Lot Size:	
Lot Width Per Unit:	40 feet
Lot Depth:	100 feet
Lot Area Per Unit:	4,000 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent
Minimum Setbacks:	
Front (street, private):	20 feet
Side:	10 feet
Side (interior):	0 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (10 feet for an accessory structure)

Zero Lot Line

Minimum Lot Size:	
Lot Width:	50 feet
Lot Depth:	100 feet
Lot Area:	5,500 square feet
Maximum Building Height:	35 feet / 2 stories
Maximum Lot Coverage:	40 percent

Minimum Setbacks:

Front (street, private):	20 feet
Side:	10 feet
Side (interior):	0 feet
Rear:	15 feet (5 feet for an accessory structure)
Waterbody:	25 feet (20 feet for an accessory structure)

Multiple Family Building

Minimum Lot Size:

Lot Width:	100 feet
Lot Depth:	100 feet
Lot Area:	10,000 square feet

Maximum Lot Coverage: 40 percent

Minimum Setbacks:

Front (street):	25 feet
Side:	10 feet
Rear:	20 feet (5 feet for an accessory structure)
Water body:	25 feet (20 feet for an accessory structure)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height: 35 feet / 2 stories

3. At the time of development order submittal, the Applicant must provide evidence that the structural number of the proposed alternate pavement cross-section will equal or exceed the structural number of a "standard" Category A or B local road flexible pavement cross-section.

4. 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. The minimum required 4:1 excavation slope must be maintained at the intersection of the bulkhead at the surface water management control elevation. 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.

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, a management plan must be submitted for the Division of Environmental Sciences Staff review and approval.

6. Prior to local development order approval, a Florida black bear management plan must be submitted for the Division of Environmental Sciences Staff review and approval.

Environmental Sciences Staff will confer with the Florida Fish and Wildlife Conservation Commission (FWC) staff when reviewing the management plan.

7. The "Indigenous Preserve-Restoration Plan Renaissance," prepared by Boylan Environmental Consultants, Inc., dated April 17, 2001, revised October 1, 2001, is hereby adopted. Prior to local development order approval, (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 75 percent or greater melaleuca vegetative cover when coordinated with the Division of Environmental Sciences staff to ensure an appropriate mechanical removal method that does not disturb the natural ground contour. Native trees and preserve areas must be protected with barricading. Melaleuca trees removed from areas with 75 percent or greater melaleuca or the mulch resulting from these trees must be disposed of outside of the preserve in a manner consistent with the Land Development Code.

8. The final golf course design must preserve existing native areas. If the Applicant can demonstrate that it is not feasible to retain a minimum of seven acres of native tree areas, then a preservation and native tree transplanting plan must be submitted for the Division of Environmental Sciences staff review and approval. On-site meetings may be utilized to finalize the preservation and native tree transplanting plan. Prior to local development order approval, the landscape and paving/grading plans must delineate the native tree areas, any native tree donor locations, and any native tree recipient areas within the golf course tract.

9. Two access points must be provided to the Renaissance North RPD as depicted on the proposed MCP. One access point must connect the development to Palomino Road and the other access point must connect the Renaissance North RPD with Daniels Parkway via a roadway that extends through the property to the south of the subject parcel. Any modifications to the external vehicular access to the project as required by this condition will require an amendment to the MCP through the public hearing process. The developer agrees to hold Lee County harmless for any additional costs or similar loss that may result from construction being completed within the Renaissance North RPD prior to the connection to Daniels Parkway being accomplished or in the event the connection is never made.

10. The Renaissance North RPD and the Renaissance South RPD must each be amended through the public hearing process if the final development plan includes a combination of residential single-family and residential multiple-family dwelling units within Parcel E.

11. If the application for the Renaissance South RPD (DCI2001-00017) is not approved within one year of the date of this approval, or is approved as an RPD in a manner that the Director of the Department of Community Development determines to be inconsistent or incompatible with the Renaissance North MCP, then the Applicant shall submit modifications to the Renaissance North MCP as may be necessary to provide for consistency and compatibility with property to the south. Such changes may be approved administratively if they meet the criteria for administrative approval provided in the LDC and determined by the Director; otherwise, such changes must be approved through the public hearing process.

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

13. Any and all existing easements must be reflected on the proposed MCP and incorporated into the design of the proposed development unless the existing easements are vacated in accordance with adopted county procedures.

14. 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 required to obtain a local development order.

15. 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 Allocations Table, Map 16 and Table 1(b), be reviewed for, and found consistent 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.

16. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

17. A golf course maintenance facility and clubhouse are not proposed as part of this RPD and are not permitted within this RPD. The location of any golf course maintenance facility and/or clubhouse on this property must be approved as part of a public hearing amendment to the planned development.

18. Prior to local development order approval, the landscape plan must provide cross-section details of the buffers along Penzance Road, Palomino Road 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. A minimum 25-foot-wide planting area must be provided. No buffer or berm is to be installed along any preserve or flow-way located adjacent to any road.

19. The developer must incorporate, as part of the development order process, setbacks and/or other design elements that are necessary to keep storm water 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.

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

21. Golf Course Management and Design Condition:

    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 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 which 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. No turf managed areas (including fairways, tees, and greens) are permitted 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, while requiring 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. An annual monitoring report of ground water and surface water quality is required 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, and, 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 should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course, the application of the material(s) containing the polluting agent must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

SECTION C. DEVIATIONS:

1. Deviation 1 seeking relief from the LDC §10-2916(3), was WITHDRAWN prior to hearing.

2. Deviation 2 seeks relief from the LDC §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 rights-of-way. This deviation is APPROVED only for privately maintained streets and subject to Condition 3.

3. Deviation 3 seeking relief from the LDC §10-329(e)(1)(a), was WITHDRAWN at the public hearing.

4. Deviation 4 seeks relief from the LDC §10-329(e)(4) requirement that excavation bank slopes be no greater than 4:1; to allow the project to conform to the South Florida Water Management District (SFWMD) permit. This deviation is APPROVED, SUBJECT TO Condition 4.

5. Deviation 5 seeks relief from the LDC §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 the LDC §§10-253 and 34-1577 requirements for properties exhibiting soils, hydrology and vegetation characteristics of freshwater innundation 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 §10-355, was WITHDRAWN prior to hearing.

8. Deviation 8, seeking relief from the LDC §34-2194(c)(3)b, was WITHDRAWN prior to hearing.

9. Deviation 9 seeking relief from the LDC §§10-2221 and 10-254(a), was WITHDRAWN prior to hearing.

10. Deviation 10 seeking relief from the LDC §34-2013(a), was WITHDRAWN prior to hearing.

11. Deviation 11 seeking relief from the LDC §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.

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 (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as conditioned:

   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 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.

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

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

DULY PASSED AND ADOPTED this 17th day of December, 2001.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

RECEIVED
FEB - 4 2002
MINUTES OFFICE

EXHIBIT "A"

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:

DCI 2000-00063

The applicant has indicated that the STRAP numbers for the subject property are:

15-45-25-00-00001.004A
15-45-25-00-00001.0090
15-45-25-00-00001.009A
15-45-25-00-00001.009B
15-45-25-00-00001.0150
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15-45-25-00-00002.4000

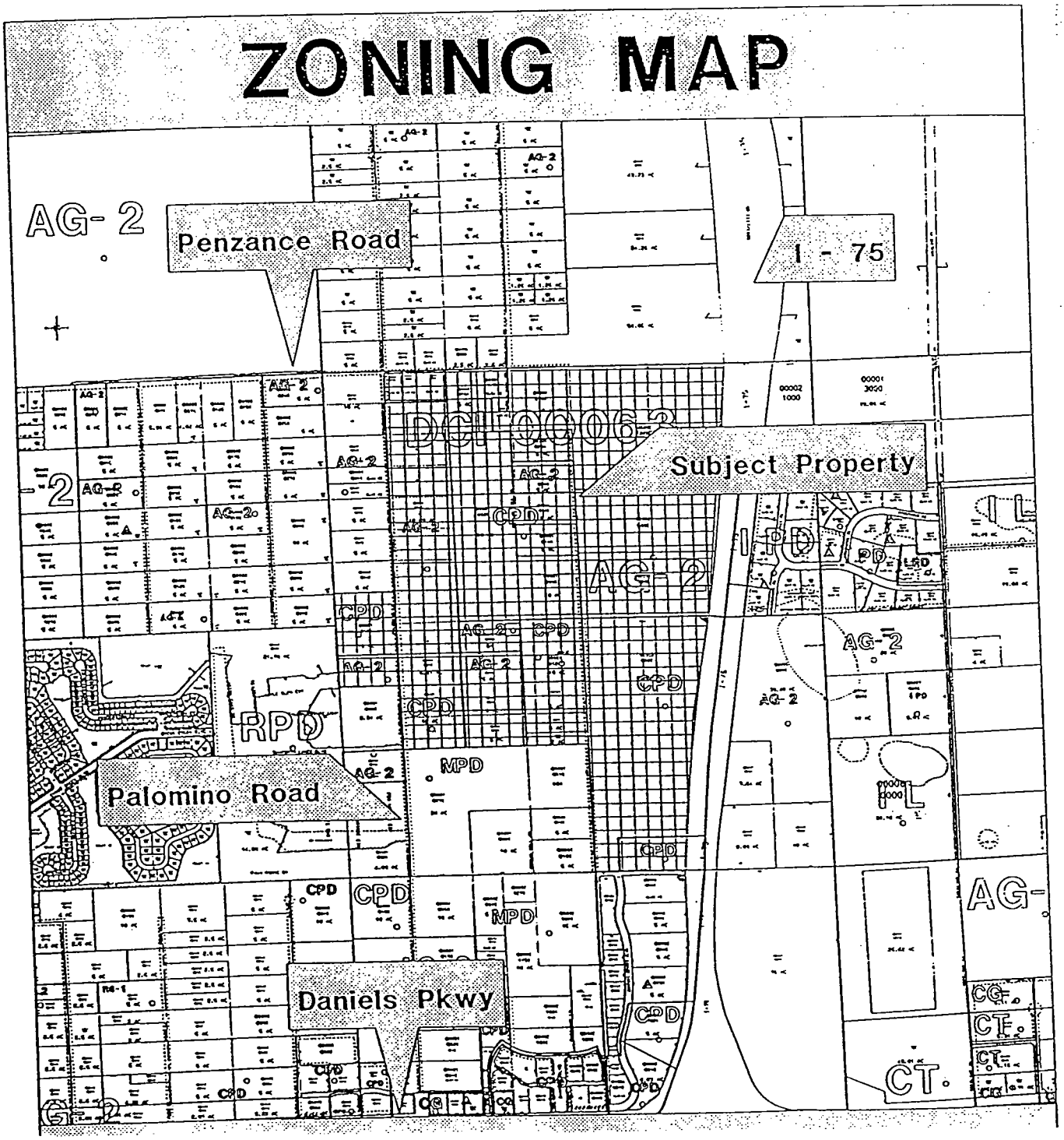
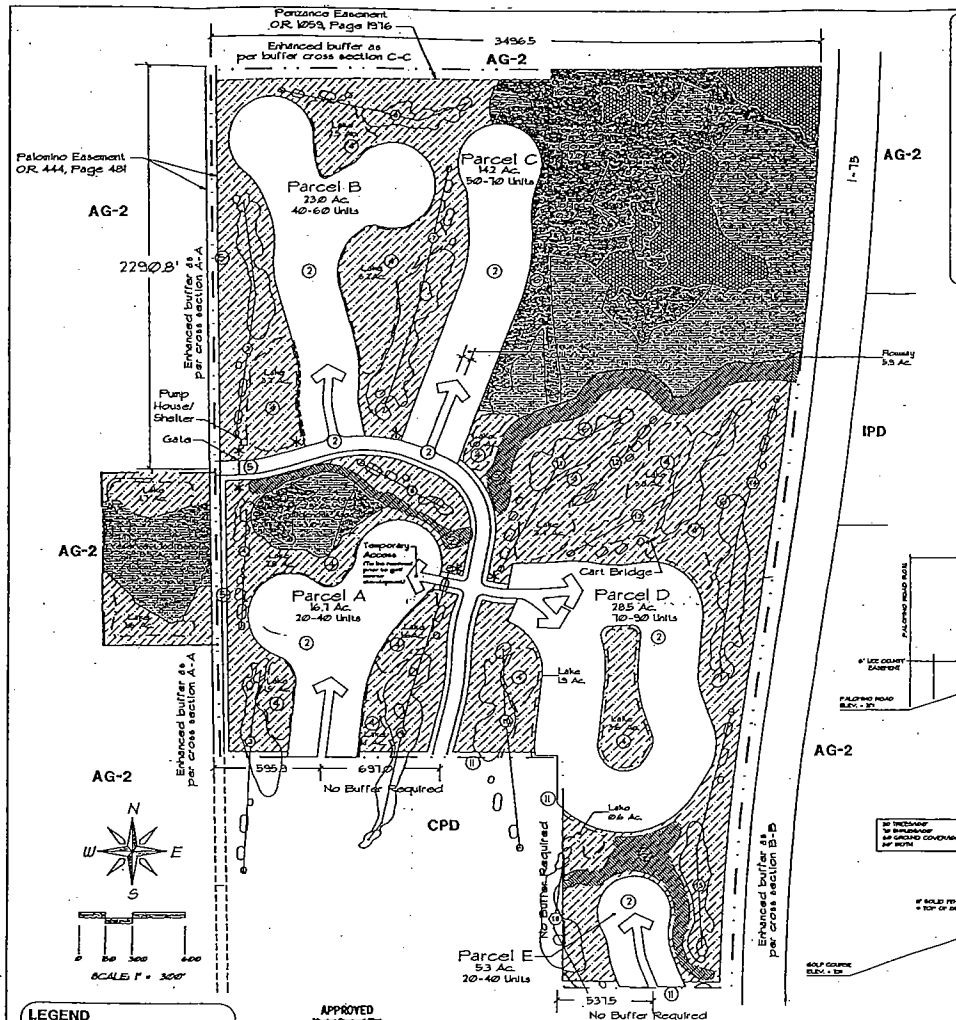

ZONING MAP
AG-2
Penzance Road
I - 75
PCD 990062
Subject Property
CPD
AG-2
RPD
MPD
Palomino Road
Daniels Pkwy
CT.
CG.
CF.

EXHIBIT "B"



LEGEND

- Open Space
- Preserve
- Indigenous Vegetation
- Upland Indigenous Vegetation
- Residential
- Flowway
- 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 WIDTH	DEVELOPMENT PROGRAM	
			Intensity	Notes
A	16.1 Ac.	RM Zone		
B	23.0 Ac.	+ Residential Uses	360 Units	
C	14.2 Ac.	as specified in Lee		
D	28.5 Ac.	all Permitted Uses,		
E	53 Ac.			
Open Space/ Preserve/Lake	161 Ac.	Recreational Uses	Non Residential Uses	*

STRAP NUMBERS

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 34-1745
- Essential Services
- Essential Service Facilities, Group I
- Excavation, water retention
- Fences, Walls
- Golf Course
  - Conservation 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	+/- 344.1 +/- Acres
Required Open Space	107.8 Ac. (1/4 per Section 10-415(a))
Min. Required Indigenous Vegetation	34.4 Ac. (1/4 per Section 10-415(b)2)
Retained Indigenous Vegetation	93.5 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

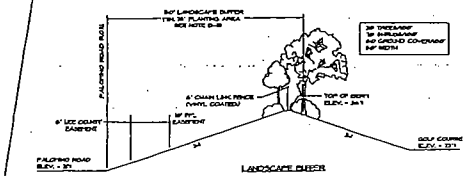
SITE DEVELOPMENT NOTES

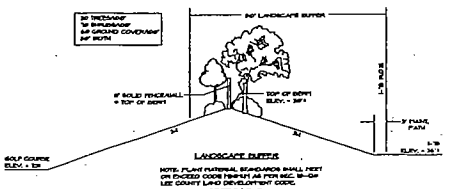
1. This is a request for a rezoning from AG-2 and CPD to RPD. The Land use category is Outlying Suburban and Wetlands, and the property is currently vacant/agricultural uses.
2. The total Residential unit count may not exceed 360 units. The requested density is approximately 1 dwelling unit per acre, 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 "D +" zones as displayed 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 sustained 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 exceeding 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.

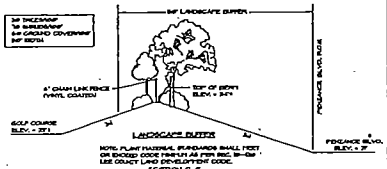
SCHEDULE OF DEVIATIONS

1. Deviation 1 seeking relief from the LDC Section 10-296(3), see STHDRAIN prior to hearing.
2. Deviation 2 seeks relief from the LDC Section 10-256(d) Table 4(1)(c)1) requirement that streets soaring 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. This 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)(c), see STHDRAIN at the public hearing.
4. Deviation 4 seeks relief from the LDC Section 10-329(a)(1) 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. This deviation is APPROVED, SUBJECT TO Condition 4.
5. Deviation 5 seeks relief from LDC Section 10-416(d)(3) 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, see STHDRAIN prior to hearing.
8. Deviation 8 seeking relief from the LDC Section 34-2194(d)(3)b, see
9. Deviation 9 seeking relief from the LDC Sections 10-2221 and 10-254(a), see STHDRAIN prior to hearing.
10. Deviation 10 seeking relief from the LDC Section 34-3202(a), see STHDRAIN prior to hearing.
11. Deviation 11 seeking relief from LDC Section 10-416, requirement that developments provide setback 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.

DEVIATION 5a







PROPERTY DEVELOPMENT REGULATIONS

LANDUSE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (1) Road	Side	Rear	Water	MAX. HT./FT.(4)	STORIES	MIN. DIST. BTWN. BLDGS.	BUILDING SEPARATION
RESIDENTIAL												
SF	6,500	50	100'	40%	20	5	15	15	35	2	N/A	N/A
SF - Zero Lot Line	5,000	45	100'	40%	20	0 or 5	15	15	35	2	N/A	N/A
Townhouse/Attached	4,000	40	100'	40%	20	0 or 5	15	15	35	2	N/A	N/A
Duplex	12,000	80	100'	40%	20	5	15	15	35	2	N/A	N/A
Multi-Family	10,000	100	100'	40%	20	15	20	15	35	3	N/A	N/A
PUMP												
Neighborhood Park	5,000	100'	N/A	N/A	20	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, 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 appurtenant deviations.
** No additional waiver will be required on corner lots.
*** 0' for side barrier
**** See zoning overlays

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

LANDUSE	PERMITTED USE	EST. ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED INTERNALLY	REQUIRED INDIGENOUS
RESIDENTIAL					
PARCEL A (16+/-Acres)	Residential	16.1 Ac.	N/A	30% +	NONE
PARCEL B (23+/-Acres)	Residential	23.0 Ac.	N/A	65% +	NONE
PARCEL C (14+/-Acres)	Residential	14.2 Ac.	N/A	65% +	NONE
PARCEL D (28+/-Acres)	Residential	28.5 Ac.	N/A	65% +	NONE
PARCEL E (53+/-Acres)	Residential	53 Ac.	N/A	65% +	NONE
ROW / EASEMENTS		36.7 Ac.	40% - 10.5 Ac.	0%	3.2
REC./ OPEN SPACE		16.1 Ac.	40% - 16.1	100%	13.3
LAKES		34.5 Ac.	40% - 0.4	100%	7.1
INDIGENOUS PRESERVE		34.8 Ac.	40% - 0.4	100%	6.2
INDIGENOUS PRESERVE		53.5 Ac.	40% - 21.4	100%	18.1
FLOWWAY		9.6 Ac.	40% - 4.6	100%	3.2
TOTALS		344.1	107.1	34.6 A	

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

VANASSE & DAYLOR, LLP
8270 College Parkway
Suite 205
Fort Myers, FL 33919

RENAISSANCE NORTH RPD - MASTER CONCEPT PLAN | LEE COUNTY, FLORIDA
Exhibit II-F-3, II-D, II-E, II-G, II-H

NO.	DATE	APPROVED
1	11-17-2000	Change to Water Concept Plan per county meeting comments
2	11-17-2001	Change to Water Concept Plan per Final Agency Reviews
3	04-17-2001	Minor deletion of Condition and Limit
4	09-17-2001	Minor deletion of Condition and Limit
5	01-17-2002	Added Add Notes
6	11-01-02	Revised Schedule of Uses, Schedule of Deviations & Development Data
7	11-21-02	Revised per Staff Comments
8	11-21-02	Revised per Staff Comments

SCALE	1" = 300'
DRAWN BY	MAW
DESIGNED	MAW
APPROVED	MAW

JAN 29 2002
ZONING COUNTER

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

Sheet No. 1 of 1

DCI 2000-00063

EXHIBIT "C"