

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

WHEREAS, Ronald O. Glass, P.E., of Wilson, Miller, Barton and Peek, Inc., authorized representative of Columbia-Breckenridge Development Corporation has filed an application to amend Preliminary PUD approval granted in Resolution Z-85-129 and Final PUD approval granted by PUD-89-002, and for administrative final P.U.D. approval for a portion of a project known as Breckenridge, on property located in Estero, off U.S. 41 South, described more particularly as:

LEGAL DESCRIPTION: In Section 29, Township 46 South, Range 25 East, Lee County, Florida:

A tract or parcel of land lying in Section 29, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 29;
THENCE S00°46'20"E (basis of bearings from deed recorded in Official Records Book 1515, Page 62 of the Public Records of Lee County, Florida). Along the East line of said Section 29 for 695.50 feet to the POINT OF BEGINNING;
THENCE continue S00°46'20"E for 391.50 feet;
THENCE S89°13'40"W leaving said East line for 97.43 feet;
THENCE S79°48'10"W 277.29 feet;
THENCE N70°42'32"W for 286.71 feet to the East right-of-way line of Breckenridge Drive (60 feet wide) and a non-tangent curve;
THENCE Northerly along said East line and along the arc of a curve concave to the West (radius = 310.00 feet, interior angle = 33°34'19", chord bearing and distance = N02°30'22"E 179.06 feet) for 181.64 feet to a point of non-tangency;
THENCE N75°43'12"E along a radial line, leaving said East right-of-way line for 121.38 feet;
THENCE N34°13'40"E for 160.45 feet;
THENCE N89°13'40"E for 420.00 feet to the POINT OF BEGINNING.

CONTAINING 5.25 acres more or less.

WHEREAS, the property was originally rezoned to Preliminary PUD by Resolution Z-82-38, a one-year extension was granted by Resolution ZAB-84-194; amendments to the Preliminary PUD and partial Final PUD approval was granted by Resolution ZAB-85-129. Phases of Final PUD have been approved in PUD Approval Numbers 88-001, 89-001, 89-002, and 89-003.

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application has 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.

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f, than an applicant holding a valid preliminary P.U.D. plan may elect to seek final P.U.D. approval through the administrative mechanism established for other "planned developments" in Section 804.03.J; 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 preliminary P.U.D. approval granted in Resolution ZAB-85-129; and

WHEREAS, the applicant desires to amend the preliminary PUD granted by ZAB-85-129 (noted as sheet PUD-4) (and later clarified by the Master Site Plan, dated March, 1990, stamped "received May 30, 1990."), to move an area identified as Area Seven of Phase IV into Phase I, to be identified as a portion of Phase I-C, Recreational Area. Phase I-C received Final PUD approval in PUD-89-002, which, by this action, is amended to include the area described in this legal description; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's two-page final P.U.D plan and the May 30, 1990 Master Site Plan, reduced copies of which are attached and designated as Site Plans 90-001, are approved, and the applicant may proceed to obtain final site plan approval through the review processes applicable to all development in Lee County. This approval does not waive any development regulations of Lee County, does not grant any DSO approvals to the notes referenced on the June 29, 1990, site plan, and is subject to the following conditions:

- (a) Approval is limited to the location on the site plan entitled "Breckenridge Rereation Center FDO Amendment Site Plan", prepared by Wilson, Miller, Barton and Peek, Inc., Work Order No. 1289, dated June, 1990, and printed and stamped received June 29, 1990.
- (b) The 84 units previously shown in this location (Area Seven of approved P.U.D. plan) may be transferred to other areas as long as the project does not exceed the 617 unit limit.
- (c) Prior to any approvals for any portions of Phase II, the applicant shall provide written documentation to Lee County Department of Community Development staff to prove compliance with conditions 4, 5 and 11. Such documentation can take the form of letters, memos, etc. from the appropriate county department or division or copies of documents recorded by the clerk of courts showing compliance.
- (d) The terms and conditions of the original zoning resolution remain in full force and effect.

DULY SIGNED this 6 day of July, A.D., 1990.

BY: 

Administrative Director
Department of Community Development

SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

A DEVELOPMENT BY

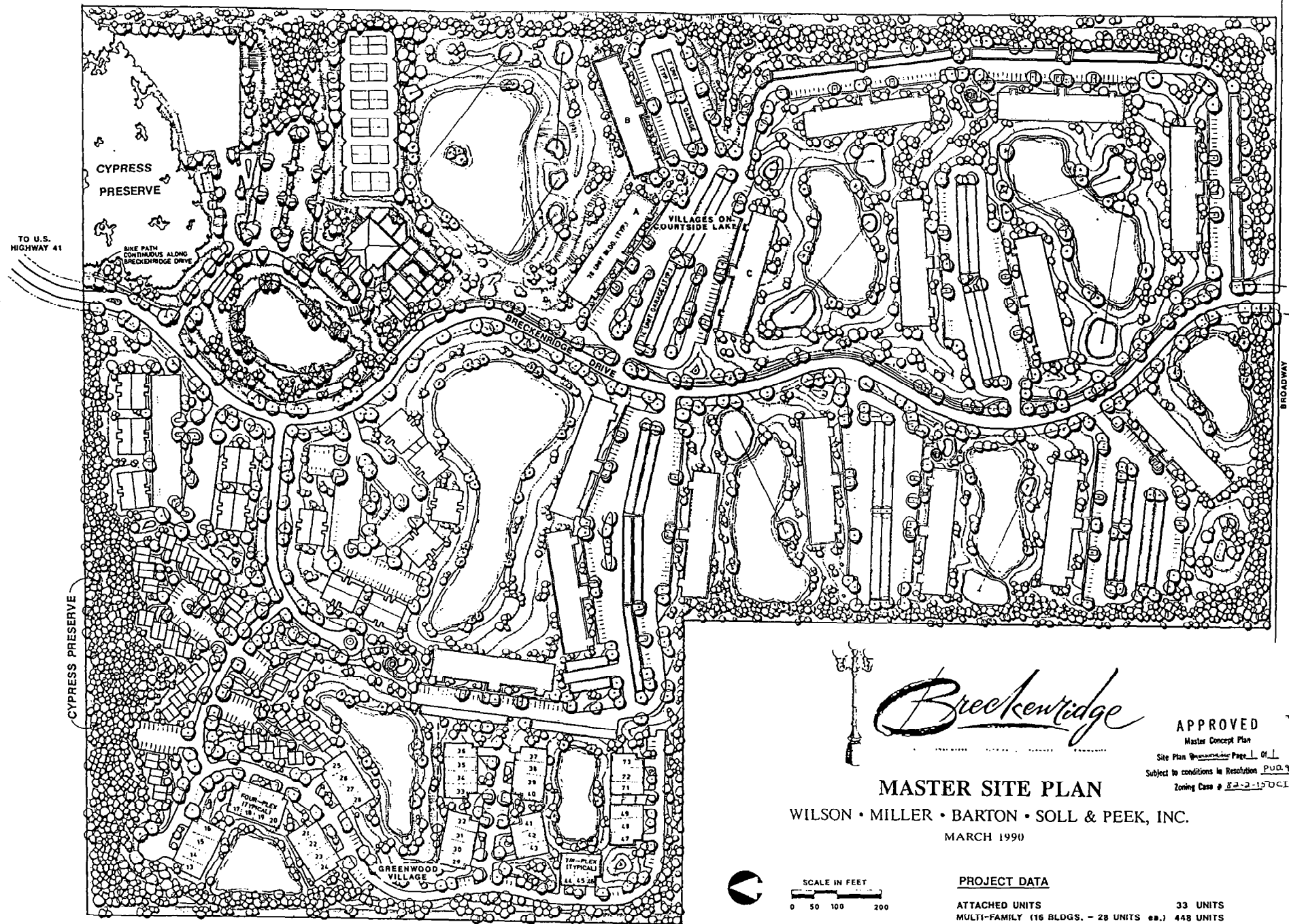
BRECKENRIDGE LTD.

19850 S. TAMiami TRAIL, ESTERO, FLORIDA 33928

(813) 992-8000

SHEET INDEX

[illegible]



MASTER SITE PLAN

WILSON • MILLER • BARTON • SOLL & PEEK, INC.

MARCH 1990

APPROVED

Master Concept Plan

Site Plan *Unnumbered* Page 1 of 1

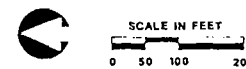
Subject to conditions in Resolution PUD.90-001

Zoning Case # 82-2-1270-1

PROJECT DATA

ATTACHED UNITS	33 UNITS
MULTI-FAMILY (16 BLDGS. - 28 UNITS ea.)	448 UNITS
MULTI-FAMILY (12 BLDGS. - 8 UNITS ea.)	96 UNITS
TRI-PLEX (4 BLDGS.)	12 UNITS
FOUR PLEX (7 BLDGS.)	28 UNITS
TOTAL	617 UNITS

W.O. # 1286



RECEIVED
MAY 30 1990

ZONING COUNTER