

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

2773047

WHEREAS, Ronald O. Glass, P.E., of Wilson, Miller, Barton, Soll and Peek, Inc., authorized representative of Columbia-Breckenridge Development Corporation, has filed an application 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:

Parcel "C"

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

Beginning at the Northeast corner of said Section 29;
THENCE S.00°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 405.50 feet;
THENCE S.89°13'40"W. leaving said East line for 195.00 feet;
THENCE N.19°22'18"W. for 213.17 feet;
THENCE N.48°07'02"E. for 131.49 feet;
THENCE N.01°36'37"W. for 61.46 feet;
THENCE N.47°40'49"W. for 77.21 feet to the North line of aforesaid Section 29;
THENCE N.88°30'00"E. along said North line for 221.22 feet to the POINT OF BEGINNING. Containing 1.96 acres, more or less.

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 locate a permitted RV/boat storage area in a later phase; and

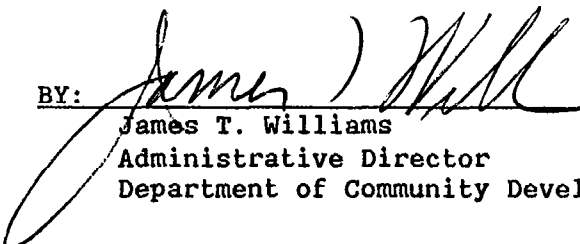
WHEREAS, Condition 9) c. of Zoning Resolution ZAB-85-129 allows the storage area to be permitted in later phases if located and buffered so as to avoid negative effects on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's one-page final P.U.D plan, a reduced copy of which is attached and designated as Site Plan 89-003, is 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, and is subject to the following requirements:

- (a) Approval is limited to the location on the site plan entitled "Breckenridge, Ltd. RV-Boat Storage & Maintenance Facility" Phase I-D, prepared by Wilson, Miller, Barton, Soll and Peek, Inc., Project No. 1289, dated October 1989, and printed October 24, 1989.
- (b) The 42 units previously shown in this location (area Fourteen of approved P.U.D. plan) may be transferred to other areas (subject to approval of a P.U.D. amendment); however, the overall development is limited to 617 units.
- (c) The storage area must also comply with all requirements of the Development Standards Ordinance, including buffering standards.

DULY SIGNED this 28th day of Dec, A.D., 1989.

BY:


James T. Williams
Administrative Director
Department of Community Development

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ZONING COURTESY

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A DEVELOPMENT BY

(813) 992-8000

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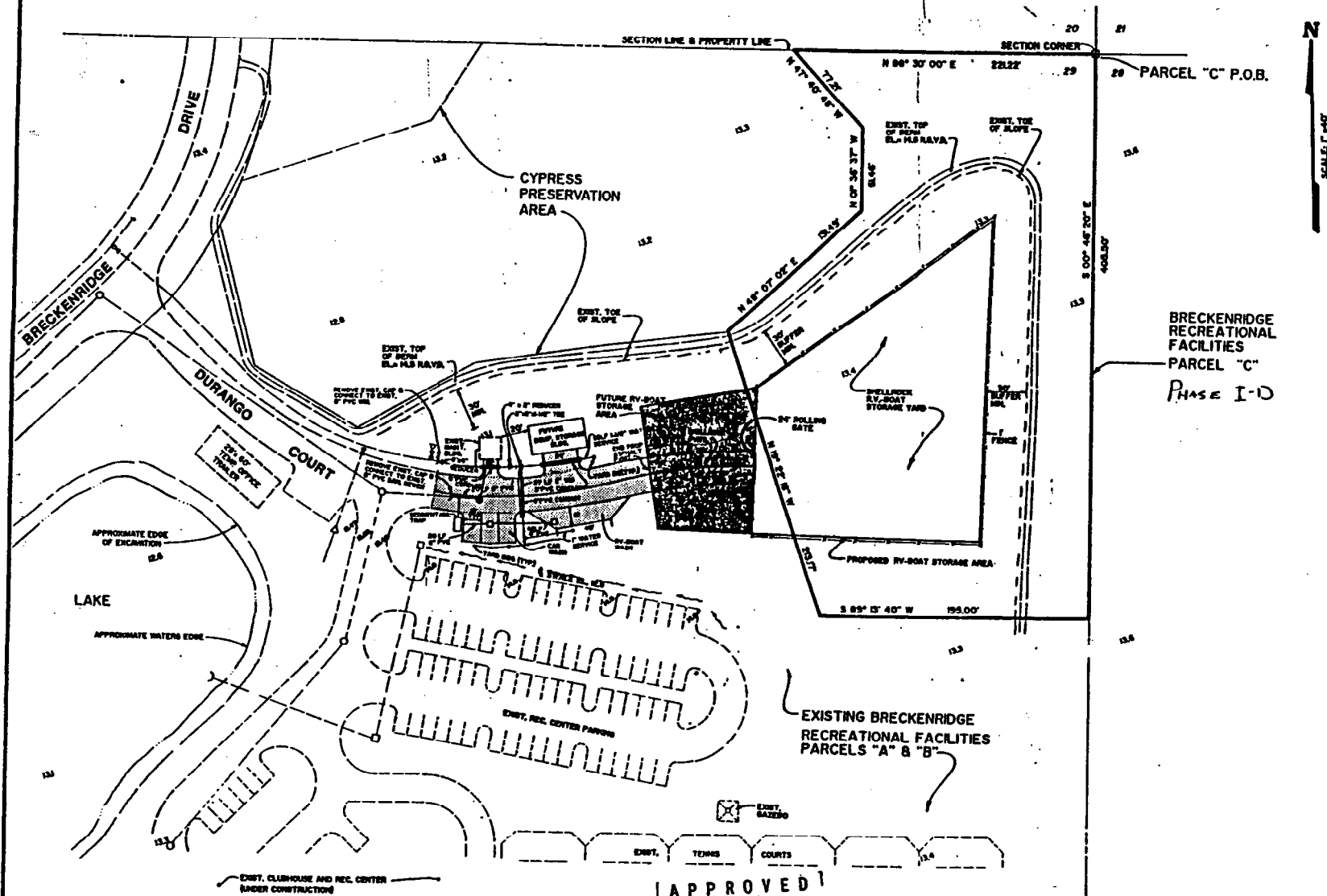
PROJECT MANAGER Ronald O. Glass, P.E.	PROJECT ENGINEER Ronald O. Glass, P.E.	PROJECT SURVEYOR N/A
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CHECKED BY DATE

PR:177

JOB NUMBER 1289	DATE OCT. 1989	FILE NUMBER D-1289-2
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APPROVED
P. U. D.
Final Management
for Proclamation Management Development
 zoning Case = 82-2-15 B-2 PLD-89-003
Subject to conditions in Resolution
Date 12/21/89
-
Site Plan #89-003
M. Gills

APPROVED
Master Concept Plan
Site Plan # 2203 Page 2 of 2
Subject to conditions in Resolution PUB-SP-003
Zoning Case # SP-2-150C1

PRINTED	DATE:	OCT. 1969	FOR	BRECKENRIDGE LTD.
	SCALE:	AS SHOWN		
	TITLE:	R.V.-BOAT STORAGE & MAINTENANCE FACILITY		
	DRAWN BY:	J.W.M.		
	CHECKED BY:	J.W.M.		
	SHEET NO. OF SHEETS:	1 OF 1		
PROJECT NO.:	SEC. 23, TWP. 46 S., RNG. 25 E.		LEE COUNTY, FLORIDA	
BY:	WILSON - MILLER - BARTON - SOLL & PEEK, INC.			
FOR:	ENGINEERS, PLANNERS & LAND SURVEYORS		FT. MYERS, FLORIDA	
DATE:	MAY 1970			