

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-92-018

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, Breckenridge, Ltd., has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Breckenridge to allow design flexibility by approving the following deviations:

- 1) Property Development Regulations per Zoning Ordinance Sections 484.E.4 through 484.E.6 and 434.01.A and C:

Minimum Lot Areas and Dimensions:

Area from 6,500 square feet to 2,525.12 sq. ft.
Width 65 feet to 19.63 feet

Minimum Setbacks:

Side from 6.5 feet to 0 feet
Rear 20 feet to 4 feet

Maximum lot coverage from 45% to 80%

- 2) From Sections 434.01.B and 202.18.B.2 of the Lee County Zoning Ordinance: Front setback deviation from $\frac{1}{2}$ the right-of-way plus 20 feet to $\frac{1}{2}$ the right-of-way plus 10 feet;
- 3) A deviation from Development Standards Ordinance Section C.2.d(2) and Table C.2 of the Development Standards Ordinance which requires 45 foot roadway width for a private local street to 40 feet;
- 4) A deviation from Development Standards Ordinance Section C.2.e to allow lot lines that are not at right angles to street lines and radial to curved street lines to allow the broken lot lines shown on the site plan;
- 5) A deviation from the Lee County Zoning Ordinance Section 202.16.C.1 to allow the parking area for guest parking to be designed to allow back-out parking;
- 6) A deviation from the Lee County Development Standards Ordinance Section C.2.f.(1) to allow a 5 foot wide utility easement on both sides of the road instead of the required 10 foot wide utility easement.

The subject property is located at 4100 Broadway West, Estero, described more particularly as:

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

A tract or parcel of land in the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the Northeast corner of said Section 29, run S88°30'00"W along the North line of said Section 29 for 1,985.73 feet;
THENCE run S00°25'19"E along the West line of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Northeast Quarter (NE $\frac{1}{4}$) of said Section 29 for 1,307.28 feet;

Continued ...

THENCE run N88°59'07"E along the South line to the East Half (E½) of the Northwest Quarter (NW¼) of said Northeast Quarter (NE¼) of said Section 29 for 455.28 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run N01°00'53"W for 73.18 feet;
THENCE run N46°11'34"W for 68.88 feet;
THENCE run N01°00'53"W for 36.94 feet;
THENCE run N88°59'07"E for 23.66 feet;
THENCE run N43°48'26"E for 57.04 feet;
THENCE run N19°21'01"E for 90.28 feet;
THENCE run N75°56'56"W for 63.66 feet;
THENCE run S88°31'26"W for 46.87 feet;
THENCE run N01°17'11"W for 252.47 feet;
THENCE run S88°57'16"E for 203.83 feet;
THENCE run S31°48'55"E for 140.94 feet;
THENCE run S61°12'34"E for 149.34 feet;
THENCE run S84°41'30"E for 155.49 feet;
THENCE run S60°18'45"E along a radial line for 301.63 feet to a Point on a Curve;
THENCE run Southerly along the arc of a curve to the left of radius 430.00 feet (delta angle of 56°15'06" - chord distance of 405.41 feet - chord bearing of S01°33'42"W) for 422.16 feet to a Point of Reverse Curvature;
THENCE run Southerly along the arc of a curve to the right of radius 230.00 feet (delta angle of 52°00'00" - chord distance of 201.65 feet - chord bearing of S00°33'51"E) for 208.74 feet to the Point of Tangency;
THENCE run S25°26'09"W for 143.89 feet;
THENCE run S59°21'04"W for 177.49 feet;
THENCE run S86°51'35"W for 162.83 feet;
THENCE run N62°18'57"W for 171.93 feet;
THENCE run N00°32'23"W for 568.08 feet;
THENCE run S88°59'07"W for 209.25 feet to the POINT OF BEGINNING.

CONTAINING 13.95 ACRES.

SUBJECT TO any easements, restrictions, reservations, or rights-of-way of record.

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 were granted by Resolution ZAB-85-129. Phases of Final PUD have been approved and/or amended in PUD Approval Numbers 88-001, 89-001, 89-002, 89-003, 90-001, 90-002, 90-003, 91-001, 91-017, 92-001 and 92-010.

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 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.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is APPROVED subject to the following conditions:

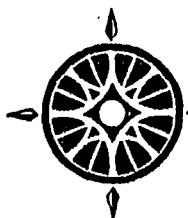
1. Approval is limited to the applicant's submittals entitled, "Home Owners Assoc. Typical Boundary, Phase III, Greenwood Village at Breckenridge" showing lot lines, stamped "Received July 16, 1992," and "Sketch of Descriptions, Greenwood Village, Phase III," stamped "Received October 28, 1992," showing road right-of-way widths and easement widths and the Conceptual Master Site Plan dated October, 1991, last revised April 24, 1992, and stamped "Received July 16, 1992."
2. The deviations shall be approved only to the extent shown on the plans referenced above.
3. Deviations 3 and 6 are approved subject to the applicant submitting a letter of approval from the utility company prior to the issuance of any development approvals.
4. The terms and conditions of the original zoning resolution(s) remain in full force and effect.
5. Site Plan PUD-92-018 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Site Plan.

DULY SIGNED this 2nd day of November, A.D., 1992.

BY:

Mary Gibbs

Mary Gibbs
Acting Director
Department of Community Development

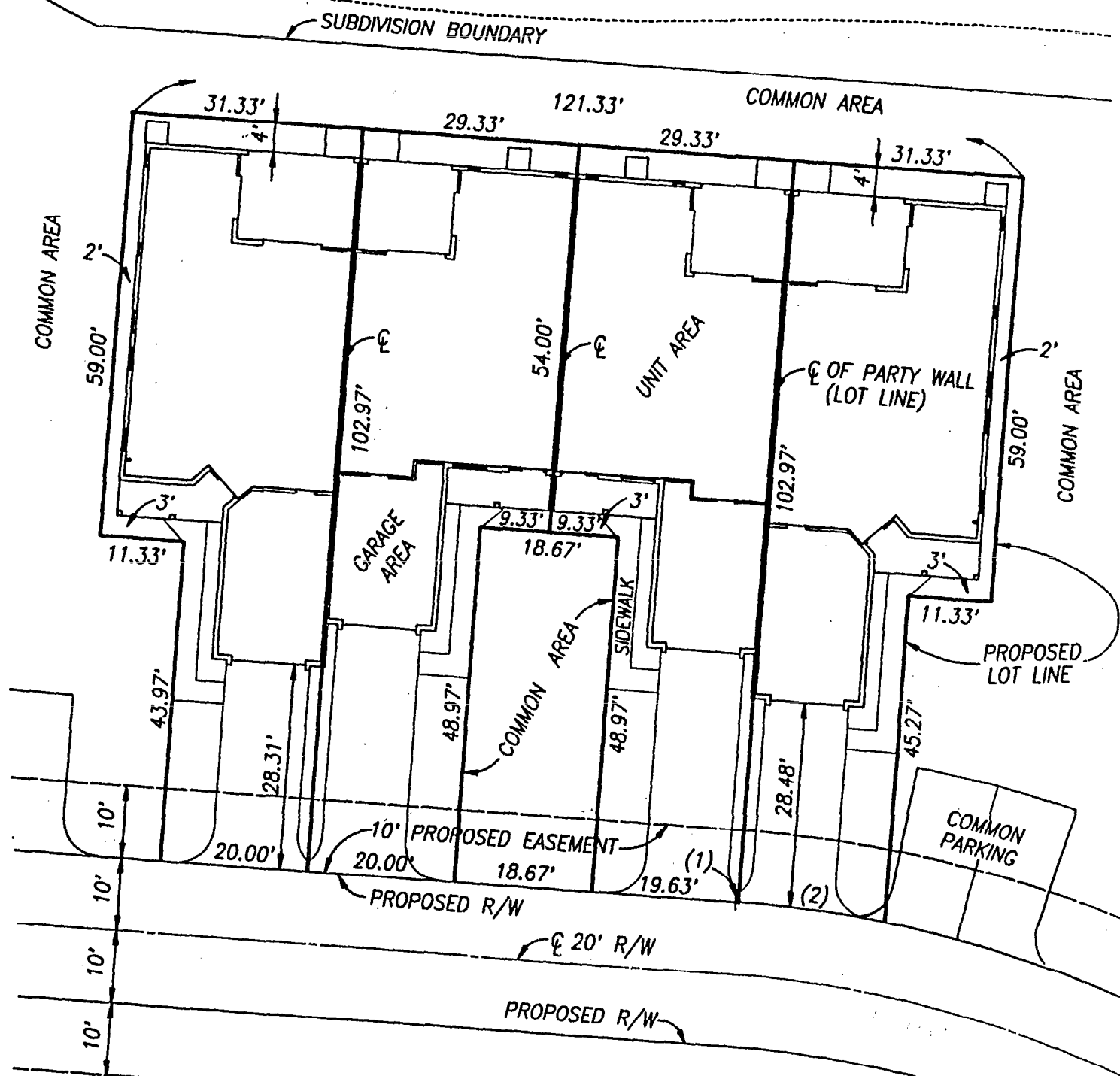


WILSON • MILLER • BARTON & PEEK, INC.

Engineers • Planners • Surveyors • Landscape Architects • Environmental Consultants • Construction Managers
4571 COLONIAL BOULEVARD, FORT MYERS, FLORIDA 33912 (813) 939-1020 FAX (813) 939-7479

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ZONING COUNTER



Curve number 1

Radius= 160.00
Delta= 00°07'59"
Arc= 0.37

Curve number 2

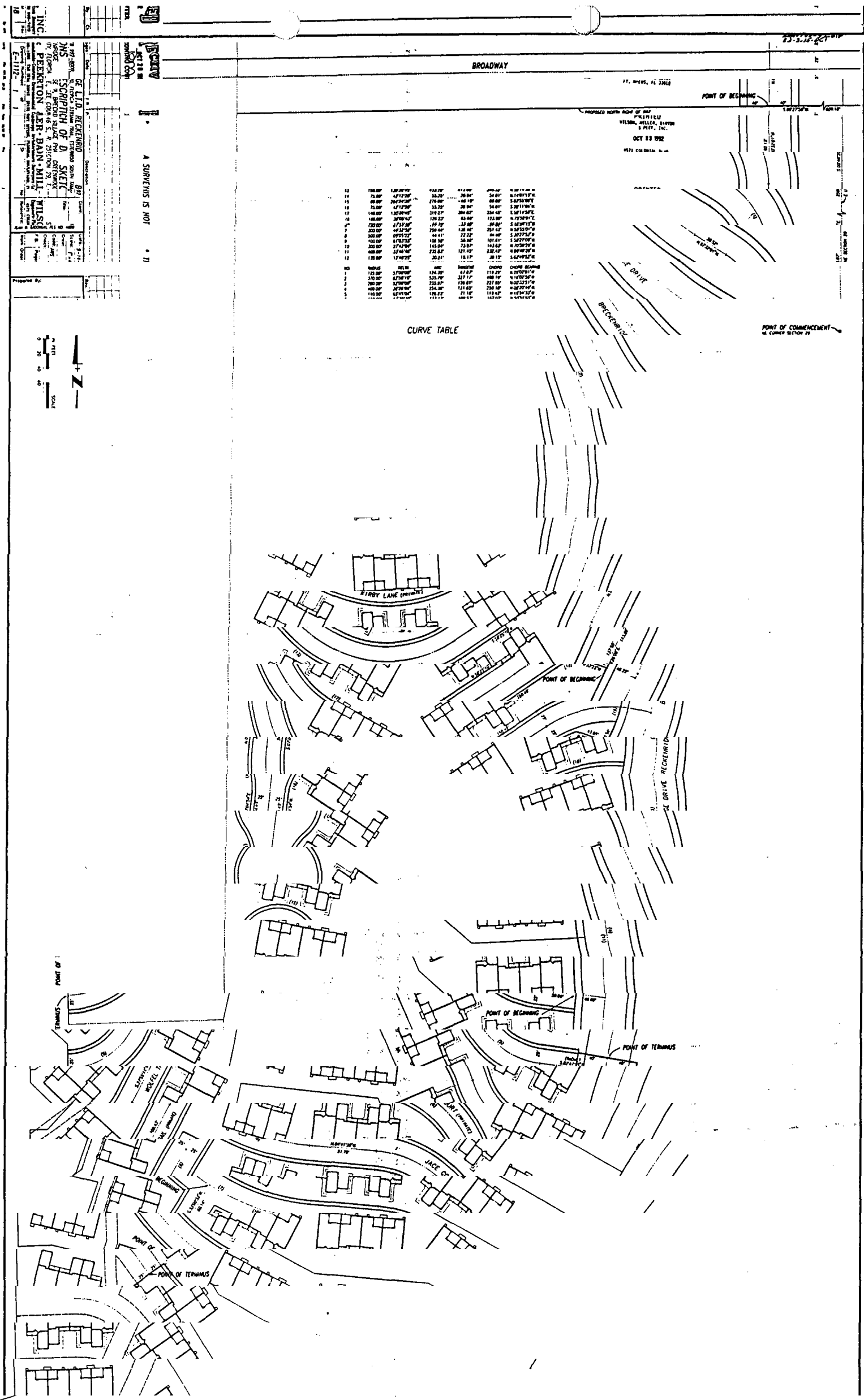
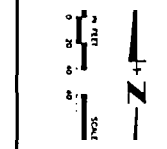
Radius= 160.00
Delta= 07°10'55"
Arc= 20.06

Rev.	Description	Date	F.B.	Pages	By	Check
Scale: 1"=20'	Client: COLUMBIA BRECKENRIDGE					
Date:	19850 TAMiami TRAIL, ESTERO, FLORIDA 33928					
Field Crew:	Title: HOME OWNERS ASSOC. TYPICAL BOUNDARY					
Cadd: 448	PHASE III GREENWOOD VILLAGE AT BRECKENRIDGE					
Check:	Reference: 1112	Work Order No.: 2591	Project No.: 1112	Sheet Number: 1 of 1	Drawing File: A-1112-15	Rev.
F.B.	Pages:					

82-2-15-DCE

[illegible]

CURVE TABLE



No. 10