

ADMINISTRATIVE AMENDMENT PUD-95-016

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Gleneagles of Naples, Inc., represented by Breckenridge, Ltd., has filed an application for administrative approval of an amendment to a Planned Unit Development to permit construction of a maximum of 68 fee simple townhomes in lieu of multi-family condominiums on a project known as Breckenridge Phase IV-B.

The property is located on Breckenridge Drive and is described more particularly as:

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

Commence at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 29;
THENCE along the West line or said fractional Section N00°32'23"W, 25.00 feet to a point on the North right-of-way line of Broadway;
THENCE along said North right-of-way line, N89°27'59"E, 695.00 feet;
THENCE N00°32'01"W, 117.13 feet to the POINT OF BEGINNING of a curve concave to the Southwest, having a radius of 95.00 feet, a central angle of 57°00'00", a chord distance of 90.66 feet and a chord bearing of N29°02'01"W;
THENCE along the arc of said curve, 94.51 feet to a Point of Tangency;
THENCE N57°32'01"W, 50.33 feet to the beginning of a curve concave to the Northeast, having a radius 400.00 feet, a central angle of 75°34'21", a chord distance of 490.17 feet and a chord bearing of N19°44'51"W;
THENCE along the arc of said curve, 527.60 feet;
THENCE S86°51'35"W, 139.28 feet;
THENCE S32°18'22"W, 36.21 feet;
THENCE S86°51'35"W, 138.21 feet;
THENCE N62°18'57"W, 171.71 feet;
THENCE along said West fractional line S00°32'23"E, 750.34 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 82-02-15-DCI (Z-82-38) (with subsequent amendments in Resolution Numbers ZAB-85-129, PUD-88-001, PUD-89-001, PUD-89-002, PUD-89-003, PUD-90-001, PUD-90-002, PUD-90-003, and PUD-91-017); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned unit development final development plans; and

WHEREAS, the applicant, Gleneagles of Naples, Inc., has requested these changes to allow for development of townhouse

configurations to be sold as individual ownership, which requires a change in building configurations from the eight-plex units that are approved, to allow four-plex buildings; and

WHEREAS, the applicant, Gleneagles of Naples, Inc., is not seeking to increase the density from the 617 units currently approved; and

WHEREAS, the proposed change is internal to the Breckenridge development, does not increase density or intensity nor decrease buffers, open space or preservation areas nor result in a substantial underutilization of public resources or infrastructure committed to the support of the development; and

WHEREAS, Broadway no longer appears on the Required Access Road Map; 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 #95-05-018.13A 02.01 for administrative approval for an amendment to Planned Unit Development to permit the following changes is APPROVED to permit the following changes:

1. Property Development Regulations per Lee County Land Development Code - Zoning Section 34-695 Table 34-695

Minimum Lot Areas and Dimensions:

Area from 6,500 square feet to 2,500 square feet
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. A deviation from Section 34-2192 of the Lee County Land Development Code, to allow a front setback deviation from 20 feet to one-half right-of-way plus 10 feet.
3. A deviation from Lee County Land Development Code - Development Standards Sections 10-291(2) and 10-296(b) Table 3 which requires 45 foot roadway width for a privately maintained local street with open drainage, to 40 feet.
4. A deviation from the Lee County Land Development Code - Development Standards Section 10-254(c), to allow lot lines that are not at right angles to street lines and radial to curved street lines.

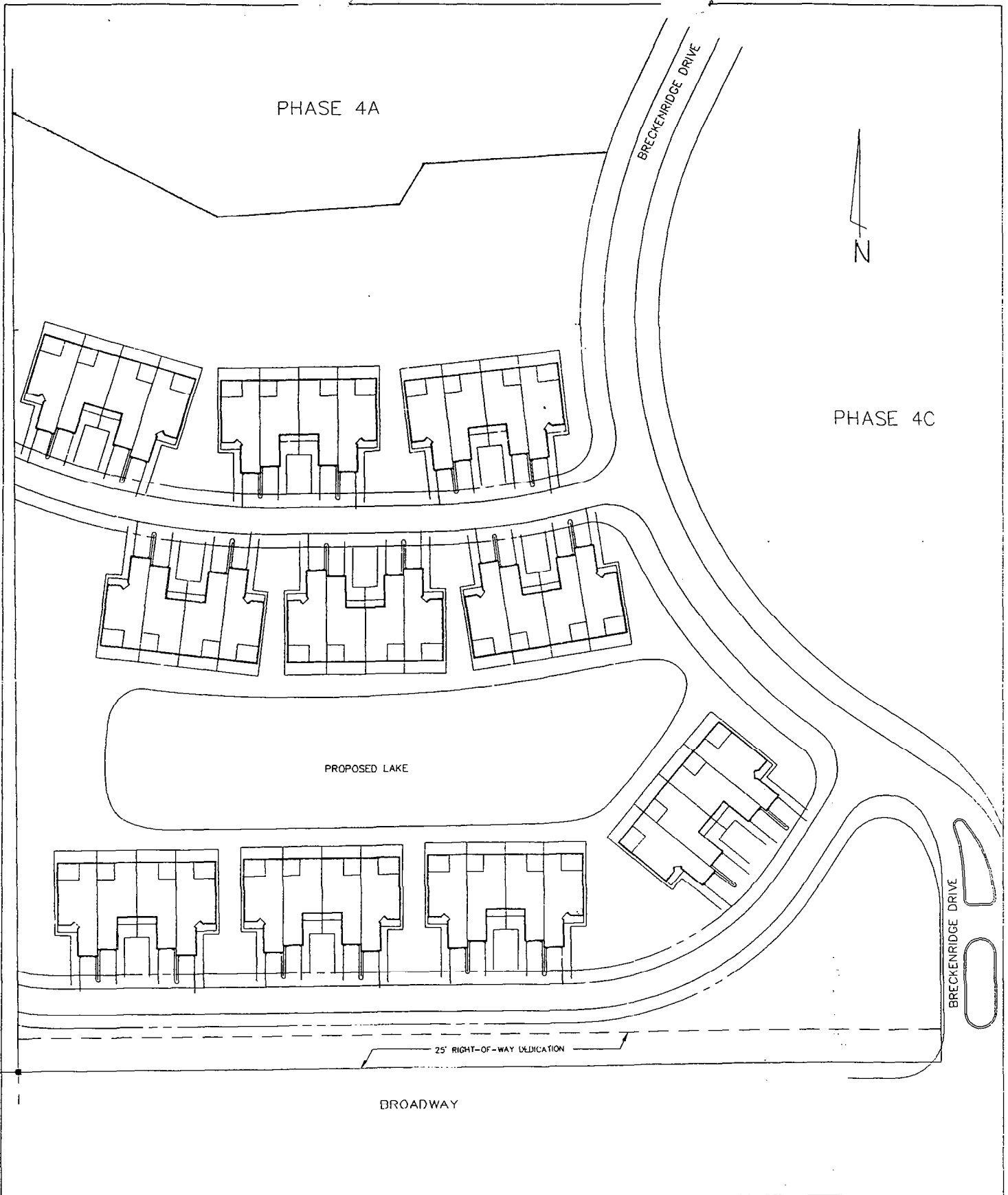
5. A deviation from the Lee County Land Development Code - Zoning Sections 34-2013(a) and 34-2015(2)d, to allow the parking area for guest parking to be designed to allow back-out parking.
6. A deviation from Lee County Land Development Code - Zoning Sections 34-1040(c) and 34-1040(e), to allow 15 feet between structures (separate buildings) instead of the requested one-half of the sum of the heights of the buildings with a 20 foot minimum.
7. A deviation from the Lee County Land Development Code - Zoning Section 34-1040(c), to allow 0 feet from a PUD boundary to a building or structure instead of one-half the building height with a 20 foot minimum, with a condition that construction cannot begin on those buildings along the westerly property line until the adjacent ten (10) acre parcel is acquired by the applicant.
8. A deviation from the PUD Zoning Resolution ZAB-85-129, Item No. 9(d) and Master Plan requiring a 40 foot frontage road along Broadway, to delete the 40 foot frontage road requirement.
9. A deviation from the Lee County Land Development Code - Development Standards Section 10-296(k) that a cul-de-sac will not be required for streets in Phase IV-B terminating at the westerly property line with a condition that construction cannot begin on those buildings along the westerly property line until the adjacent ten (10) acre parcel is acquired by the applicant or an alternate provision is made to address the dead-end street issue.

Approval is subject to the following conditions:

1. Approval is limited to the applicant's submittals entitled Master Concept Plan-Phase 4B, dated 4-30-95; Typical Roadway Section, Breckenridge Phase IV-B, dated 5-18-95; Breckenridge Phase 4B - Typical Buildings, dated 5-9-95 (stamped received 5/26/95); and the Conceptual Master Site Plan dated October, 1991, last revised April 24, 1992 and stamped "Received July 16, 1992."
2. Site Plan 95-016 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 7th day of June, A.D., 1995.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



JOHN J. RUSKAI P.E., INC.
Consulting Engineers and Planners

JRI INC.

Planning Zoning Engineering Permitting Environmental Permitting

2503 DEL PRADO BLVD., So., SUITE 510, CAPE CORAL, FLORIDA 33904
PHONE: 813-458-5544 FAX: 813-458-2233

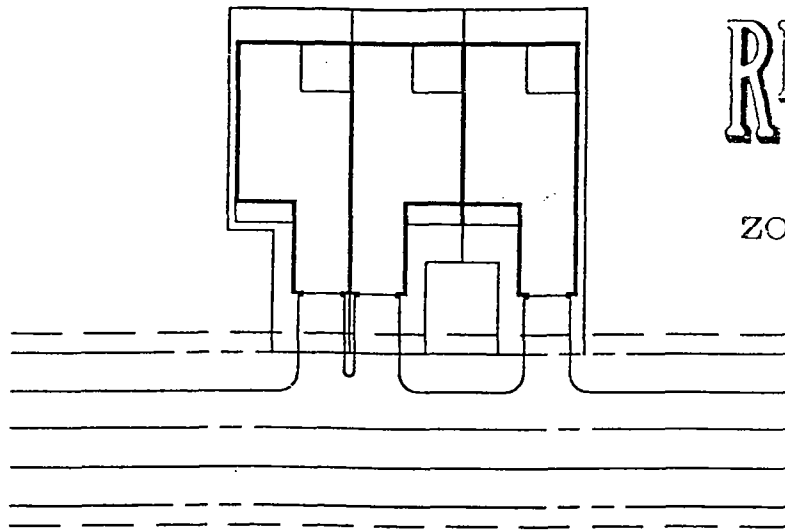
BRECKENRIDGE

MASTER CONCEPT PLAN - PHASE 4B

SCALE: 1"=100'	DESIGNED BY: JJR	DATE: 04-30-95	SHEET No. 1 OF 1
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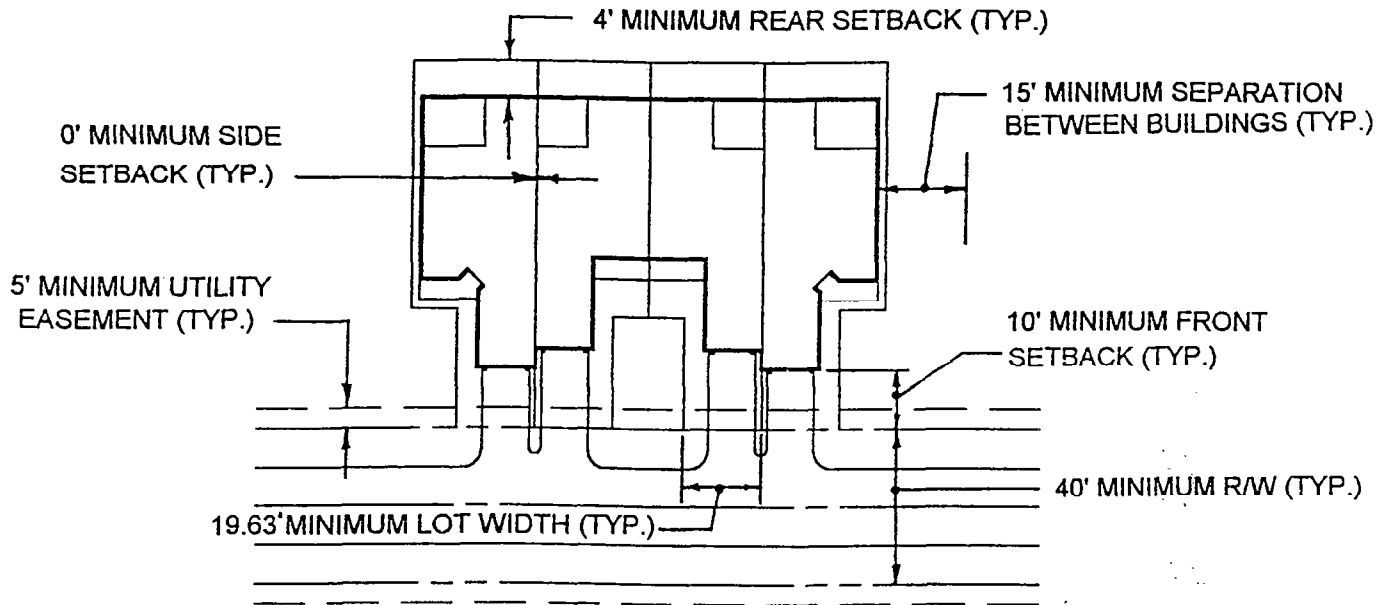
ZONING COUNTER



TYPICAL 2-STORY 3-PLEX, ZERO LOT LINE, ATTACHED BUILDING

THE DEVIATIONS AND MINIMUM DISTANCES, LOT AREA & LOT COVERAGE SHOWN FOR THE FOUR-PLEX BUILDING SHALL ALSO APPLY TO THE THREE-PLEX BUILDING.

MINIMUM LOT AREA: 2500 SF
MAXIMUM LOT COVERAGE: 80%



TYPICAL 2-STORY 4-PLEX, ZERO LOT LINE, ATTACHED BUILDING



JOHN J. RUSKAI P.E., INC.
Consulting Engineers and Planners

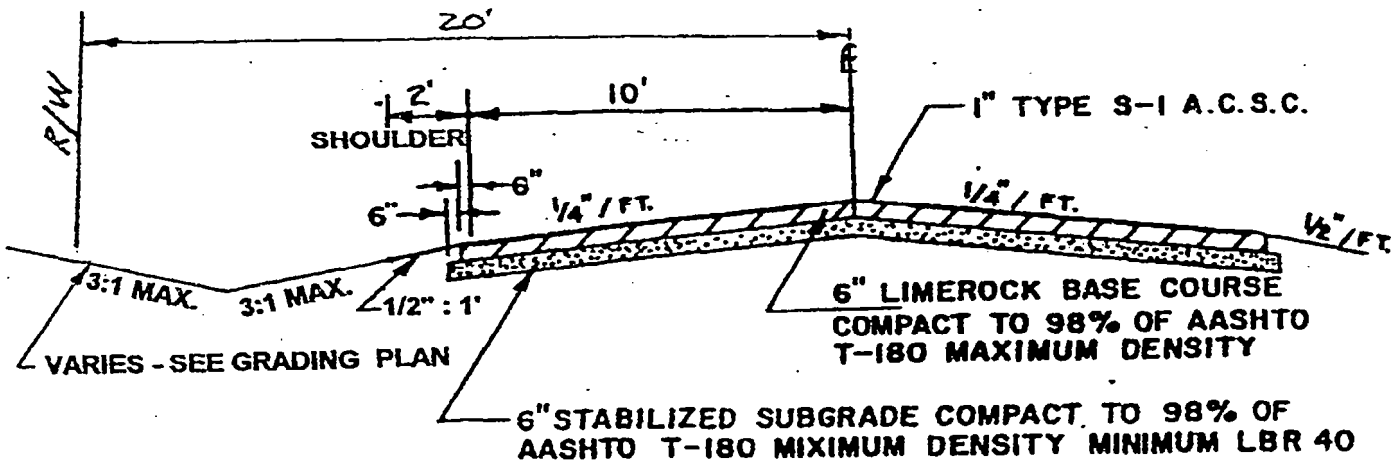
Planning Zoning Engineering Permitting Environmental Permitting

2503 DEL PRADO BLVD., So., SUITE 510, CAPE CORAL, FLORIDA 33904
PHONE: 813-458-5544 FAX: 813-458-2233

BRECKENRIDGE

PHASE 4B - TYPICAL BUILDINGS

SCALE: 1"=50' DESIGNED BY: JJR DATE: 05-09-95 SHEET No. 1 OF 1



TYPICAL ROADWAY SECTION

N.T.S.

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ZONING COUNTER.

BRECKENRIDGE PHASE IV-B