

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-92-010

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 for modification in the unit mix. More specifically, the unbuilt 28 unit veranda buildings are being changed to 30 unit buildings, and the remaining two story multi family buildings have been decreased from 170 to 164 units. There is no increase in the overall number of units.

WHEREAS, the subject property is located at 19850 South Tamiami Trail, Estero, described more particularly as:

LEGAL DESCRIPTION: In Sections 20, 21 & 29, Township 46 South, Range 25 East, Lee County, Florida:

A parcel or tract of land lying in Sections 20, 21, and 29, Township 46 South, Range 25 East, Lee County, Florida, further described as follows:

Parcel 1: The East Half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 29; PLUS

Parcel 2: The East Half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 29; PLUS

Parcel 3: That part of said Sections 20 and 21 described as follows:
COMMENCING at the corner marking Sections 20, 21, 28, and 29, Township 46 South, Range 25 East;
THENCE S88°30'00"W along the line between said Sections 20 and 29 for 600.00 feet to the POINT OF BEGINNING;
THENCE continue S88°30'00"W along said section line for 60.01 feet;
THENCE N00°42'00"W, leaving said section line, for 435.00 feet to a Point of Curvature;
THENCE Northeasterly 309.77 feet along the arc of a curve (radius = 330.00; interior angle = 53°47'00"; chord bearing and distance = N26°11'30"E, 298.52 feet) to a Point of Tangency;
THENCE N53°05'00"E for 441.56 feet to a Point of Curvature;
THENCE Northerly 87.15 feet along the arc of a curve concave to the Northwest (radius = 70.00 feet; interior angle = 07°19'45"; chord bearing and distance = N17°25'08"E, 81.63 feet) to a Point of Reverse Curvature;
THENCE Northerly 121.69 feet along the arc of a curve concave to the East (radius = 105.00 feet; interior angle = 66°24'06"; chord bearing and distance = N14°57'19"E, 114.99 feet) to a point on the Southwesterly right-of-way line of US 41;
THENCE S36°55'00"E along said right-of-way line (entering Section 21 at 190.00 feet) for 316.00 feet;
THENCE S53°05'00"W, leaving said right-of-way line (re-entering Section 20 at 92.27 feet) for 182.00 feet;
THENCE N36°55'00"W for 137.41 feet;
THENCE S53°05'00"W for 416.33 feet to a Point of Curvature;
THENCE Southwesterly 253.45 feet along the arc of a curve concave to the Southeast (radius = 270.00 feet; interior angle = 53°47'00"; chord bearing and distance = S26°11'30"W, 244.25 feet) to a Point of Tangency;
THENCE S00°42'00"E for 434.16 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned to Preliminary PUD in hearing number 82-2-15-DCI, Resolution Numbers Z-82-38 and ZAB-85-129 [a one year extension was granted in ZAB-84-194] (with subsequent amendments in Resolution Numbers PUD-88-001, PUD-89-001, PUD-89-002, PUD-89-003, PUD-90-001, PUD-90-002 and PUD-91-017); and

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 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. The site plan adopted herewith is entitled "Conceptual Master Site Plan Breckenridge", prepared by Wilson, Miller, Barton & Peek, Inc. (printed April 27, 1992, last revised April 24, 1992, stamped received April 27, 1992). This amended Preliminary PUD plan is to depict the changes enumerated on Page 1 of this resolution. No other amendments are approved as part of this action.
2. The terms and conditions of the original zoning resolution(s) remain in full force and effect.

DULY SIGNED this 22nd day of May, A.D., 1992

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

PREPARED FOR: BRECKENRIDGE BATH & TENNIS CLUB, INC.
PREPARED BY: WILSON, MILLER, BARTON & PEEK, INC.
OCTOBER 1991 REVISED: DECEMBER 30, 1991
REVISED: APRIL 24, 1992