

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, Wilson, Miller, Barton and Peek, Inc., authorized representative of Columbia Breckenridge Development Corporation has filed an application to seek administrative final PUD approval for the Phase IV portion of a project known as Breckenridge, on property located in Estero, off US 41 South, described more particularly as:

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

PHASE IV FOR BRECKENRIDGE FINAL PUD

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 S00°46'20"E along the East line of said Section 29 for 2,598.07 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue S00°46'20"E for 25.00 feet;
THENCE run S89°27'59"W along the existing North right-of-way of Broadway for 1,334.28 feet;
THENCE run N00°32'23"W for 25.00 feet;
THENCE run N89°27'59"E for 1,334.18 feet to the POINT OF BEGINNING.

CONTAINING 0.766 acres.

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

AND

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 S00°46'20"E along the East line of said Section 29 for 2,598.07 feet;
THENCE run S89°27'59"W for 65.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue S89°27'59"W for 514.17 feet;
THENCE run N00°32'01"W for 92.13 feet;
THENCE run Northwesterly along the arc of a curve to the left of radius 155.00 feet (delta angle of 57°00'00" - chord distance of 147.92 feet - chord bearing of N29°02'01"W) for 154.20 feet;
THENCE run N57°32'01"W for 50.52 feet;
THENCE run Northwesterly, Northerly and Northeasterly along the arc of a curve to the right of radius 340.00 feet (delta angle of 82°58'10" - chord distance of 450.45 feet - chord bearing of N16°02'56"W) for 492.35 feet;
THENCE run N25°26'09"E for 143.89 feet;
THENCE run Northerly along the arc of a curve to the left of radius 290.00 feet (delta angle of 41°26'58" - chord distance of 205.25 feet - chord bearing of N04°42'40"E) for 209.80 feet;

Continued ...

THENCE run S59°55'20"E for 501.72 feet;
THENCE run N08°06'23"E for 200.00 feet;
THENCE run N89°13'40"E for 200.00 feet;
THENCE run S00°46'20"E for 960.51 feet to the POINT OF BEGINNING.

CONTAINING 14.069 Acres.

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

AND

A tract or parcel of land in the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

From the Northeast corner of said Section 29, run S00°46'20"E along the East line of said Section 29 for 2,598.07 feet;
THENCE run S89°27'59"W for 639.17 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING continue S89°27'59"W for 645.01 feet;
THENCE N00°32'23"W for 700.00 feet;
THENCE run S89°27'37"W for 25.00 feet;
THENCE run N00°32'23"W for 528.30 feet;
THENCE run S78°36'29"E for 170.03 feet;
THENCE run S12°37'16"W for 95.36 feet;
THENCE run S55°38'04"E for 90.65 feet;
THENCE run S32°33'59"W for 167.99 feet;
THENCE run N89°50'51"E for 104.14 feet;
THENCE run N63°26'09"E along a radial line for 305.21 feet to a Point on a Curve;
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;
THENCE run S25°26'09"W for 143.89 feet;
THENCE run Southwesterly, Southerly and Southeasterly along the arc of a curve to the left of radius 400.00 feet (delta angle of 82°58'10" - chord distance of 529.94 feet - chord bearing of S16°02'56"E) for 579.24 feet;
THENCE run S57°32'01"E for 50.52 feet;
THENCE run Southerly along the arc of a curve to the right of radius 95.00 feet (delta angle of 57°00'00" - chord distance of 90.66 feet - chord bearing of S29°02'01"E) for 94.51 feet;
THENCE run S00°32'01"E for 92.13 feet to the POINT OF BEGINNING.

CONTAINING 11.649 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, AAA-PUD-91-017 and AAA-PUD-92-010.

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 PUD approval granted in Resolution ZAB-85-129; and

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f., that an applicant holding a valid preliminary PUD plan may elect to seek final PUD approval through the administrative mechanism established for other "planned developments" in Section 804.03.J; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's exhibit referenced below, reduced copies of which are attached and designated as Site Plans 92-001, 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 and is subject to the following conditions:

1. Approval is limited to the applicant's submittal entitled "Breckenridge Phase IV Final Site Plan," prepared by Wilson, Miller, Barton, et al, date stamped "Received May 27, 1992," printed May 27, 1992, identified as file #D-2410-1, sheet 1 of 1.
2. The terms and conditions of the original zoning resolution(s) remain in full force and effect.
3. Site Plan PUD-92-001 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 13th day of June, A.D., 1992.

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

WATER DATA

Gross Area:	25.13 Acres
Loss:	1.47 Acres
Net Area:	23.10 Acres
Full Value:	279 Units
Gross Density:	10.65 Units/Acre
Net Density:	11.67 Units/Acre

CHILDREN, YOUTH, AND ADULTS

Property Lines:	20 feet
Night-of days:	28 feet
Lease:	28 feet
Building to Building (5 & 6 units):	20 feet
Building to Building (4 units):	24 feet

Property Line:	10 feet
Right-of-Way (Intersecting Highway):	33 feet
Right-of-Way (Intersecting Rd):	30 feet
Building Setback Building 1 & 4 units:	11 feet
Building Setback Building 16 units:	11 feet

<u>Phase II</u>	
Emergency Lane	10 ft
Night-of-way (sewerage & storm)	15 ft
Night-of-way (stormwater)	10 ft
Lane	15 ft
Building set backline (10' min)	15 ft

CASHING DISBURSEMENTS

PAYROLL

Payroll Disbursements \$1,000.00
Total Disbursements \$1,000.00

[illegible]

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      case IV-8
      Percent Required    90 miles @ ... speed/mph     = 102 spm
                        10% quest                       = 10 spm

                                     Total = 112 spm

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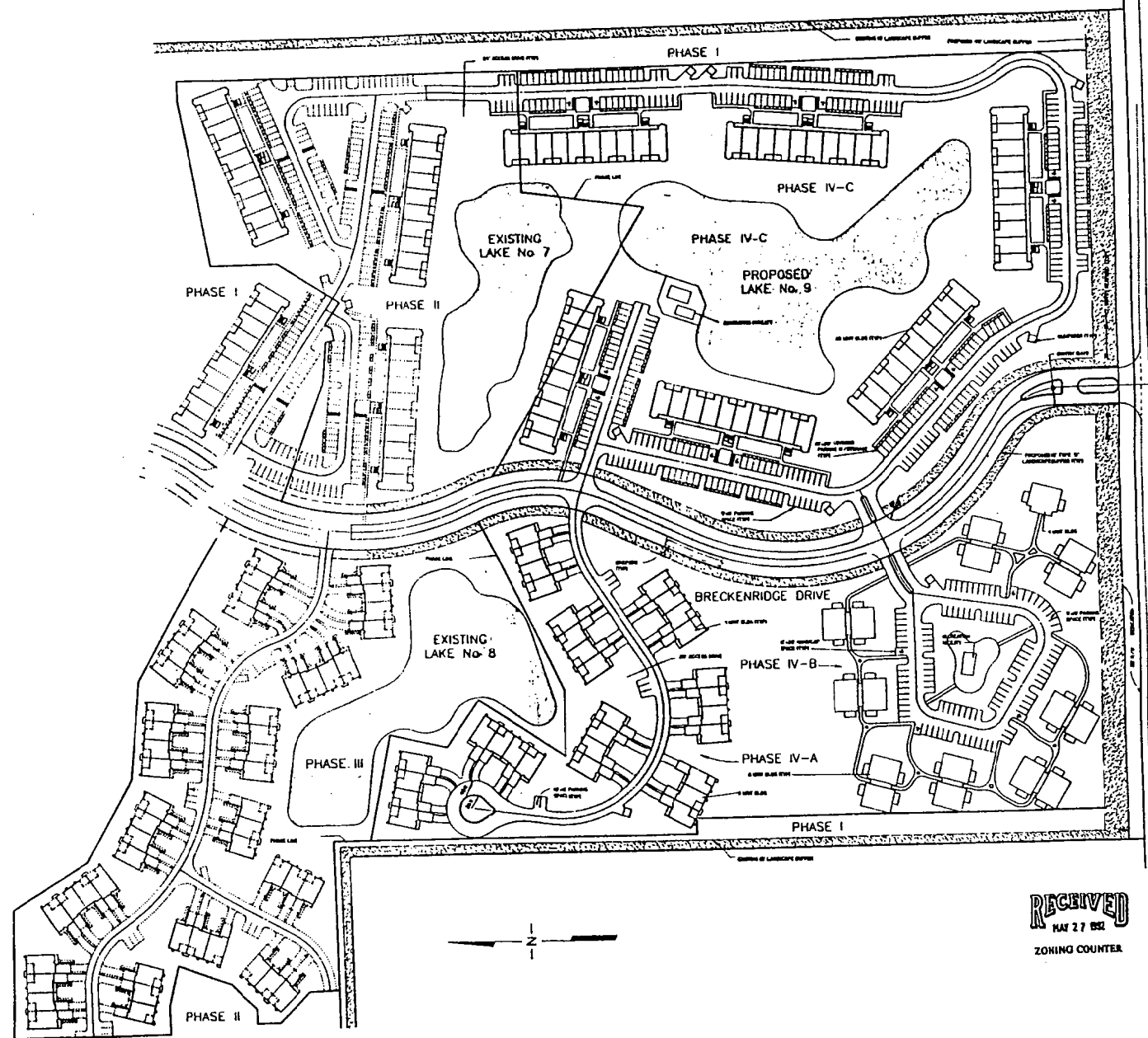
Packing Personnel:	2200 hrs	
family car	" "	
		Total = 112 hrs

Packing Requirements: 100 units x 1.1 space/unit = 110 space
 10% fixed = 11 space
 Total = 121 space

[illegible]

RETAINING FRAME IS WITH PLAN APPROVAL FOR THE COUNTY
APPROVAL, SUBJECT TO COMPLIANCE WITH ALL APPLICABLE F.U.D. AND
S.D.B. REQUIREMENTS

APPROVED: _____ DATE: _____
 ACCOUNTANT: _____ DATE: _____

[illegible]

RECEIVED
MAY 27 1962

ZONING COUNTER

PRINTED
WILSON, MILLER, SARTON
& PLEX, INC.
MAY 27 1952
4571 COLONIAL BLVD.
ST. LOUIS, IL 63112

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