

FINAL P.U.D. APPROVAL

LEE COUNTY, FLORIDA

WHEREAS, Ronald O. Glass, P.E., of Wilson, Miller, Barton and Peek, Inc., authorized representative of Columbia-Breckenridge Development Corporation has filed an application to amend Preliminary PUD approval granted in Resolution Z-85-129 and Final PUD approval granted by PUD-89-002, and for administrative final PUD 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: In Section 29, Township 46 South, Range 25 East, Lee County, Florida:

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

BEGINNING at the Northeast corner of Section 29;  
THENCE run S00°46'20"E along the East line of said Section 29 for 2623.07 feet to the North right-of-way of Broadway;  
THENCE run S89°27'59"W along said North right-of-way for 65.00 feet;  
THENCE run N00°46'20"W for 1535.80 feet;  
THENCE run S89°13'40"W for 32.43 feet;  
THENCE run S79°48'10"W for 277.29 feet;  
THENCE run S04°02'10"W for 211.28 feet;  
THENCE run S57°03'31"E for 122.28 feet;  
THENCE run S31°32'39"W for 86.03 feet;  
THENCE run N57°03'31"W for 237.90 feet;  
THENCE run N70°39'13"W for 252.36 feet to a point on a curve;  
THENCE run Southerly along the arc of a curve to the left of radius 370.00 feet (delta angle of 41°47'49" - chord distance of 263.97 feet - chord bearing of S05°39'57"E) for 269.91 feet to the Point of Reverse Curvature;  
THENCE run Southerly along the arc of a curve to the right of radius 290.00 feet (delta angle of 52°00'00" - chord distance of 254.26 feet - chord bearing of S00°33'50"E) for 263.20 feet to the Point of Tangency;  
THENCE run S25°26'09"W for 143.89 feet to a Point of Curvature;  
THENCE run Southerly along the arc of a curve to the left of radius 340.00 feet (delta angle of 82°58'10" - chord distance of 450.45 feet - chord bearing of S16°02'56"E) for 492.35 feet to a Point of Tangency;  
THENCE run S57°32'01"E for 50.52 feet to a Point of Curvature;  
THENCE run Southeasterly along the arc of a curve to the right of radius 155.00 feet (delta angle of 57°00'00" - chord distance of 147.92 feet - chord bearing of S29°02'01"E) for 154.20 feet to a Point of Tangency;  
THENCE run S00°32'01"E for 117.13 feet to the North right-of-way of Broadway;  
THENCE run S89°27'59"W along said North right-of-way for 60.00 feet;  
THENCE run N00°32'01"W for 117.13 feet to a Point of Curvature;

CONTINUED...

THENCE run Northwesterly along the arc of a curve to the left of radius 95.00 feet (delta angle of 57°00'00" - chord distance of 90.66 feet - chord bearing of N29°02'01"W) for 94.51 feet to the Point of Tangency;  
 THENCE run N57°32'01"W for 50.52 feet to a Point of Curvature;  
 THENCE run Northerly along the arc of a curve to the right of radius 400.00 feet (delta angle of 82°58'10" - chord distance of 529.94 feet - chord bearing of N16°02'56"W) for 579.24 feet to a Point of Tangency;  
 THENCE run N25°26'09"E for 143.89 feet to a Point of Curvature;  
 THENCE run Northerly along the arc of a curve to the left of radius 230.00 feet (delta angle of 52°00'00" - chord distance of 201.65 feet - chord bearing of N00°33'50"W) for 208.74 feet to a Point of Reverse Curvature;  
 THENCE run Northerly along the arc of a curve to the right of radius 430.00 feet (delta angle of 56°15'06" - chord distance of 405.41 feet - chord bearing of N01°33'42"E) for 422.16 feet;  
 THENCE run N60°18'45"W along a radial line for 301.63 feet;  
 THENCE run N84°41'30"W for 155.49 feet;  
 THENCE run N61°12'34"W for 149.34 feet;  
 THENCE run N31°48'55"W for 140.94 feet;  
 THENCE run N88°57'16"W for 423.75 feet;  
 THENCE run N76°47'13"W for 145.70 feet;  
 THENCE run S00°25'19"E for 571.15 feet;  
 THENCE run N88°59'07"E for 664.48 feet;  
 THENCE run S00°32'23"E for 588.07 feet;  
 THENCE run N89°27'59"E for 25.00 feet;  
 THENCE run S00°32'23"E for 725.00 feet to the North right-of-way of Broadway;  
 THENCE run S89°27'59"W along said North right-of-way for 50.00 feet;  
 THENCE run N00°32'23"W along the West line of the East Half (E½) of the Northeast Quarter (NE¼) of said Section 29 for 1287.86 feet;  
 THENCE run S88°59'07"W along the South line of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 29 for 664.53 feet;  
 THENCE run N00°25'19"W along the West line of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 29 for 1307.28 feet;  
 THENCE run N88°30'00"E along the North line of said Section 29 for 1985.73 feet to the POINT OF BEGINNING.  
 CONTAINING 52.451 acres.

EXCEPTING THEREFROM the following described parcel:  
 From the Northeast corner of said Section 29 run S88°30'00"W along the North line of said Section 29 for 1985.73 feet;  
 THENCE run S00°25'19"E along the West line of the East Half (E½) of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 29 for 503.39 feet;  
 THENCE run N89°34'41"E for 62.88 feet to the POINT OF BEGINNING;  
 From said POINT OF BEGINNING run S11°03'05"E for 137.75 feet;  
 THENCE run N45°17'51"E for 243.04 feet to a Point of Curvature;  
 THENCE run Northerly along the arc of a curve to the left of radius 140.00 feet (delta angle of 48°55'03" - chord distance of 115.93 feet - chord bearing of N20°50'20"E) for 119.53 feet to a Point of Compound Curvature;  
 THENCE run Northerly along the arc of a curve to the left of radius 215.00 feet (delta angle of 24°15'40" - chord distance of 90.36 feet - chord bearing of N15°45'01"W) for 91.04 feet;  
 THENCE run S62°07'09"W along a radial line for 110.00 feet;  
 THENCE run S00°16'07"E for 61.95 feet;  
 THENCE run S45°17'51"W for 167.31 feet to the POINT OF BEGINNING.  
 CONTAINING 0.906 acre.

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

Phase One area containing 51.545 net acres.

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 in PUD Approval Numbers 88-001, 89-001, 89-002, 89-003, and 90-001.

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 has 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.

WHEREAS, the Lee County Zoning Ordinance provides, in Section 484.D.3.f, that 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 amend the preliminary and final PUD granted by various actions already enumerated (and later clarified by the Master Site Plan, dated March, 1990, stamped "received May 30, 1990.") for Phase I for the following:

- 1) Replace the area of Phase I (after removal/relocation of utilities) identified on sheet 3 of 10 of the plans identified as "Phase I Amendment for Breckenridge," job #1289, File #D-1289-4, prepared by Wilson, Miller, Barton, Soll & Peek, Inc., stamped received July 20, 1990. That area noted as "Future Greenwood Village Condo Phases 5 & 6" will be replaced by the area shown on sheet 5 as "Breckenridge Villages of Courtside Lake." This area was originally part of a later phase. This amendment will allow for a build-out of Phase I of 164 units; and
- 2) Amend the final PUD granted by PUD-88-001 for Phase IA to allow a widened entranceway; and
- 3) Amend the final PUD granted by ZAB-85-129 to show Phase I-G detail for a pool/cabana facility.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the applicant's exhibit referenced above (sheets 1-6), reduced copies of which are attached and designated as Site Plans 90-002, 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 to the notes referenced on the July 20, 1990, site plan, and is subject to the following conditions:

- (a) No open space shown on this plan shall qualify as open space for any other phase; each phase shall provide the required open space/landscape area.
- (b) The designs of the entranceway changes are subject to compliance with the DSO; no variance/deviation approvals are to be implied by this final PUD approval.
- (c) The swimming pool/cabana area shall comply with all setback requirements of the Zoning Ordinance and/or the Development Standards Ordinance; no variance/deviation approvals are to be implied by this final PUD approval.
- (d) The terms and conditions of the original zoning resolution and any applicable subsequent approval documents remain in full force and effect.

DULY SIGNED this 14 day of August, A.D., 1990.

BY:   
Hans Behrens  
Deputy Director  
Department of Community Development

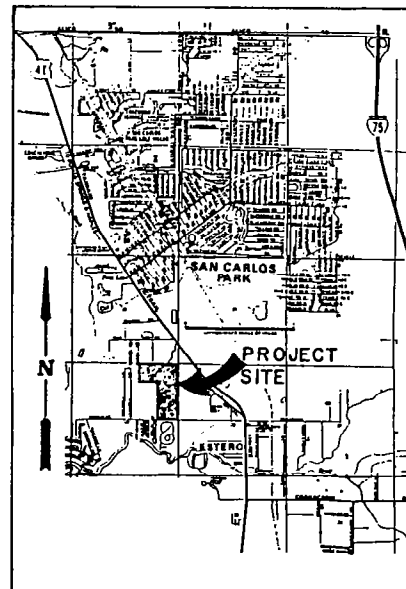
**SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA**

**A DEVELOPMENT BY**

# BRECKENRIDGE LTD.

19850 S. TAMiami TRAIL, ESTERO, FLORIDA 33928

**(813) 992-8000**



LOCATION MAP  
N.T.S.

WILSON, MILLER, BARTON, SOLL & PEEK, INC.  
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
NAPLES, FLORIDA (813) 643-4545 • FORT MYERS, FLORIDA (813) 939-1020

### LEGEND

## GENERAL

|                            |                                  |
|----------------------------|----------------------------------|
| VERTICAL                   | BACK OF CURB OR BACK OF GUTTER   |
| OR SO                      | DRAINAGE EASEMENT                |
| ELEV OR EL                 | ELEVATION                        |
| FWL                        | FLORIDA POWER & LIGHT            |
| FWL                        | INVERT                           |
| LAT                        | LATERAL                          |
| LIN                        | LINEAL FEET                      |
| LEAD OR LF                 | NATIONAL GEODETIC VERTICAL DATUM |
| NIC                        | NOT IN CONTRACT                  |
| ROW OR R/W                 | RIGHT OF WAY                     |
| STA                        | SOIL BORING                      |
| STR                        | STRUCTURE                        |
| TV                         | TELEVISION                       |
| UP                         | UTILITY EASEMENT                 |
| UP                         | UTILITY POLE                     |
| UNITS OR                   | UNITED TELEPHONE SERVICE         |
| FILE OR F                  | BASE LINE                        |
| FILE OR F                  | CENTER LINE                      |
| FILE OR F                  | FLOW LINE                        |
| FEET L OR                  | FEET LEFT/RIGHT/OF BASE LINE     |
| PAVEMENT OR GRADE          | PROPOSED ELEVATION               |
| EXISTING ELEVATION         |                                  |
| LENGTH, SIZE, TYPE & SLOPE |                                  |
| STORM SEWER                |                                  |
| WATER                      |                                  |
| SAN OR SS                  | SANITARY SEWER                   |

**PIPE**

|     |                                    |
|-----|------------------------------------|
| ACP | ASBESTOS CEMENT PIPE               |
| CMP | CORRUGATED METAL PIPE              |
| DCP | DUCTILE CAST IRON PIPE             |
| PVC | POLYVINYL CHLORIDE PIPE            |
| RCP | REINFORCED CONCRETE PIPE           |
| ARV | AIR RELEASE VALVE                  |
| BRV | BUTTERFLY VALVE                    |
| GV  | GATE VALVE                         |
|     | PIPE HYDRANT WITH GATE VALVE 8 BOX |
|     | BACTERIAL SAMPLING POINT           |
|     | PERM BLOW-OFF & BACTERIAL SAMPLING |
|     | TEMPORARY BLOW-OFF                 |
| PV  | PLUS VALVE                         |
| W   | WATER LINE                         |
| CO  | SANITARY SEWER CLEANOOUT           |
|     | SANITARY SEWER LATERAL             |
| PE  | WATER WATER                        |
|     | PIPE END                           |
|     | FLARED END                         |
|     | PIPE PLUG                          |

## STRUCTURES

### PAVING & STRIPING

| PAVING CODE | DESCRIPTION                       |
|-------------|-----------------------------------|
| .....       | VALLEY GUTTER                     |
| .....       | MODIFIED DOT TYPE C CURB & GUTTER |
| .....       | DOT TYPE A CURB                   |
| .....       | SKIP TRAFFIC STRIPE               |
| .....       | SOLID TRAFFIC STRIPE              |
| .....       | OPEN SPACE                        |
| .....       | ASPHALT PAVEMENT                  |
| .....       | BUFFER AREA                       |

## SHEET INDEX

[illegible][illegible]

## REVISIONS

|                                          |                                           |                         |
|------------------------------------------|-------------------------------------------|-------------------------|
| PROJECT MANAGER<br>Ronald O. Glass, P.E. | PROJECT ENGINEER<br>Ronald O. Glass, P.E. | PROJECT SURVEYOR<br>N/A |
|------------------------------------------|-------------------------------------------|-------------------------|

CHECKED BY ..... DATE .....

RECEIVED  
JUL 29 1970  
ZONING COUNTER

PRINTED  
WILSON, MILLER, BARTON  
SOLL & PECK, INC.  
JUL 20 1990

4571 COLONIAL BLVD.  
FT. MYERS, FL 33917

**JOB NUMBER**  
**1289**

DATE  
JULY, 1990

|             |          |
|-------------|----------|
| FILE NUMBER | D-1289-4 |
|-------------|----------|

# GENERAL NOTES

- All alterations are referenced to the National Geospatial Vertical Datum (NGVD).
- All stations and offsets are referenced to the construction base line.
- Contractor shall notify the following utilities at least 48 hours prior to commencement of any underground work:  
Florida Power & Light Company (813) 999-7333  
United Telephone System (813) 251-2522  
Bell Telephone Company (813) 251-7147  
Palmetto Construction of South Florida (813) 977-1544
- Contractor shall retain on the work site copies of any permits necessary for construction.
- Contractor shall notify Lee County Division of Transportation and Engineering, a division of the Department of Transportation, of the following phases of construction in writing for the proposed (specifications):  
a) Storm sewer pipe after placement and before  
b) Manhole installation;  
c) Sanitary sewer;  
d) Water;  
e) Gas;  
f) Electric;  
g) Fuel.
- Lowest and stabilized subgrade to extend 1 foot beyond slope of pavement unless shown otherwise.
- Contractor shall promptly report all field changes to the Engineer.
- Contractor shall clear all excavation and fill areas, actual limits of clearing shall be determined in the field by Owner or Engineer.
- Contractor shall remove all rock and other unsuitable material from fill areas prior to placement of fill. All rock and other unsuitable material excavated from below or removed from fill areas shall be stockpiled at the proposed project or otherwise by owner.
- Contractor shall seed and mulch all disturbed areas.
- Storm sewer pipe lengths are measured from center of structure and manholes and from face of manholes.
- Site grades may be adjusted in field by Engineer.
- Alignment of sidewalk may be adjusted in field by Engineer to avoid existing vegetation.
- The predevelopment grade line depicted on the plan and profile sheets is based on predevelopment topographic information and does not necessarily reflect the current condition of the site.
- Location of storm sewer manholes, storm manhole and related work are subject to modification in the field by Owner or Engineer to preserve existing vegetation.
- Contractor shall obtain all permits necessary for the work to be done.
- All drainage facilities located beneath the stabilized portion of the road and shall be installed prior to completion of the subgrade.
- Location of manhole may be adjusted in field by Engineer to avoid existing vegetation.
- Contractor shall use designated construction entrances for employee and delivery of materials.

## GENERAL NOTES RELATED TO WATER AND SEWER FACILITIES

- Locations of all existing utilities shown are approximate and based on available records drawings and field information.
- Contractor to field verify all existing utilities and to report any discrepancies to the Engineer and owner.
- SANITARY SEWER COLLECTION AND POTABLE WATER SYSTEMS** - Gulf Utility Company shall only be responsible for maintaining these sanitary sewer and potable water mains and laterals within the designated public utility easements. All mains, laterals and/or appurtenances and located within the public easements shall be maintained by the owner and/or an association.
- All PVC water mains shall be C-100, class 150 maximum except where indicated otherwise.
- All PVC force mains shall be C-100, class 100 maximum except where indicated otherwise.
- All water main valves shall conform to A.W.W.A. C-100 (swirllock) model type.
- All fire hydrants shall conform to the requirements of the State Fire Control District. Contractor to verify.
- Fire hydrants shall be a minimum of 5 feet from back of valley gutter or edge of pavement.
- All 8" sanitary sewer to be sloped at 0.25 maximum.
- All 6" sanitary sewer laterals to be sloped at 1.25 maximum.
- All 18" sanitary sewer to be sloped at 0.25 maximum.
- 6" pipe-cum-ditch located at right-of-way line to be constructed by plunger at the time of connection of building to the appropriate lateral.
- All underground utilities located beneath the stabilized portion of the road bed shall be installed prior to completion of the subgrade.
- Underground contractors shall maintain and coordinate with the Gulf Utility Company (813-251-7147) operation department the following specific construction items:  
a) Potable water distribution system:  
1. Not top, including tapping above pressure test;  
2. Complete test and more installations;  
3. Pressure testing;  
4. Flushing and bacteriological testing;  
5. Meter water and meter pressure installations.  
b) Sanitary sewer collection and pumping system:  
1. Not top, including tapping above pressure test, to service laterals;  
2. Potable water pressure testing;  
3. Collection system inspection;  
4. Infiltration testing;  
5. Lift station start-up.
- Alignment of pressure mains and sanitary sewer sub-stations are subject to modification in the field by Owner or Engineer to preserve existing vegetation.
- Sanitary sewer main depth of cut to be based on the profile grade line.
- Alignment of water mains may be adjusted in field by Engineer to avoid existing vegetation.
- Water service and sanitary sewer laterals to be extended up to 2' above finish grade 5' from proposed building.
- Sanitary sewer laterals to be placed 5' from proposed building with electronic marking device at plug.
- Sanitary sewer pipe lengths are measured from center of manhole.

## EXISTING CITY UTILITIES

P.L.D.C.P.C.S. - NO. 415 - OTHER PHASE  
P.L.D.C.P.C.S. - NO. 424 - NEALPACA  
P.L.D.C.P.C.S. - NO. 715 - LARSEN LARSEN 10 ACRES

## EXISTING MAIL UTILITIES

U.S.A. SOIL SURVEY OF LEE CO., FL. - NO. 18 - PORTLAND FIRE SAND  
U.S.A. SOIL SURVEY OF LEE CO., FL. - NO. 18 - VALLARTA FIRE SAND  
U.S.A. SOIL SURVEY OF LEE CO., FL. - NO. 18 - NEALPACA SAND

## EXISTING UTILITY PHASE (PLAN)

244 - A.M. 1000

## LANDSCAPE AND BUFFER NOTES

- Type "B" Buffer required where recreational tract is adjacent to roadway or off-site property.
- No buffer required where recreational tract is adjacent to lot line. Cypress preserve or future lateral development tracts.
- Any trees saved within buffer areas or existing landscape areas may be credited against total required to accordance with 280 Section C.3.2.(4).
- Trees selected to meet parking area requirements shall be those species which are not susceptible to urban stress canopy equivalent to 35% of the parking area.
- No trees or shrubs to be located within utility easements.
- Trees selected shall be 75% indigenous species and shrubs shall be 75% indigenous species of the total number relative to buffer and landscape requirements.

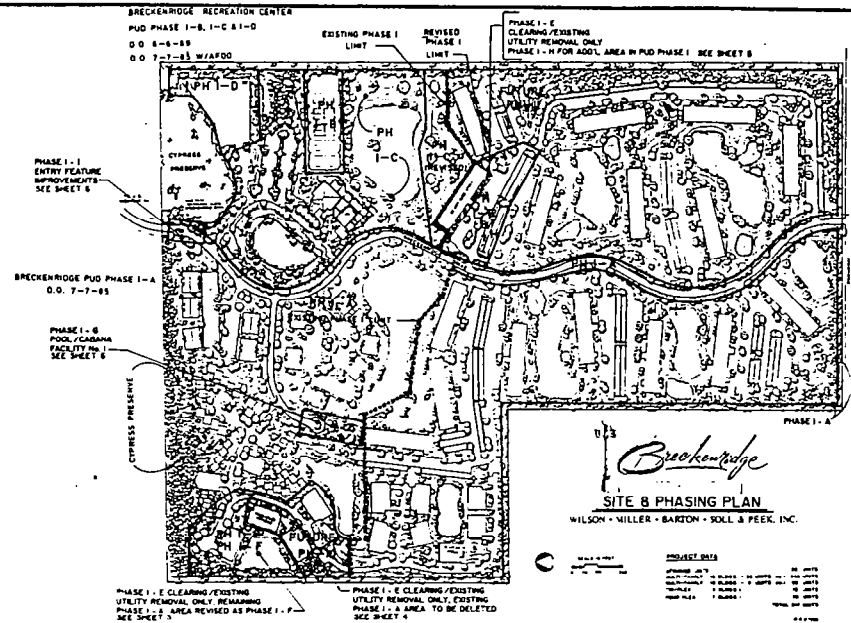
## VEGETATION NOTES

- All trees are to be a minimum of six (6) feet overall height at the time of planting, and shall meet the requirements of D.O. Section C.3.2.(1)(a).
- All plant species shall conform to the standards for Florida No. 1 as given in "Grades and Standards for Nursery Plants," Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.
- Newly landscaped areas shall be irrigated.
- Single trunk palm which normally obtain a height of twenty (20) feet or greater may be substituted for up to 25% of the required number of trees.
- All plant material is to be watered in thoroughly at the time of planting.
- No trees or shrubs are to be placed within the fire second lines.
- All shrubs shall be a maximum height of eighteen (18) inches overall height at the time of planting.
- Shrub trees in buffer areas shall be species which normally obtain a maximum height of six (6) feet.

## VEGETATION PLANT SPECIES

| SYMBOL | COMMON NAME      | SYMBOL | COMMON NAME |
|--------|------------------|--------|-------------|
| A-1    | Acacia (Formosa) | B-1    | Banksia     |
| A-2    | Acacia (Formosa) | B-2    | Banksia     |
| A-3    | Acacia (Formosa) | B-3    | Banksia     |
| A-4    | Acacia (Formosa) | B-4    | Banksia     |
| A-5    | Acacia (Formosa) | B-5    | Banksia     |
| A-6    | Acacia (Formosa) | B-6    | Banksia     |
| A-7    | Acacia (Formosa) | B-7    | Banksia     |
| A-8    | Acacia (Formosa) | B-8    | Banksia     |
| A-9    | Acacia (Formosa) | B-9    | Banksia     |
| A-10   | Acacia (Formosa) | B-10   | Banksia     |
| A-11   | Acacia (Formosa) | B-11   | Banksia     |
| A-12   | Acacia (Formosa) | B-12   | Banksia     |
| A-13   | Acacia (Formosa) | B-13   | Banksia     |
| A-14   | Acacia (Formosa) | B-14   | Banksia     |
| A-15   | Acacia (Formosa) | B-15   | Banksia     |
| A-16   | Acacia (Formosa) | B-16   | Banksia     |
| A-17   | Acacia (Formosa) | B-17   | Banksia     |
| A-18   | Acacia (Formosa) | B-18   | Banksia     |
| A-19   | Acacia (Formosa) | B-19   | Banksia     |
| A-20   | Acacia (Formosa) | B-20   | Banksia     |
| A-21   | Acacia (Formosa) | B-21   | Banksia     |
| A-22   | Acacia (Formosa) | B-22   | Banksia     |
| A-23   | Acacia (Formosa) | B-23   | Banksia     |
| A-24   | Acacia (Formosa) | B-24   | Banksia     |
| A-25   | Acacia (Formosa) | B-25   | Banksia     |
| A-26   | Acacia (Formosa) | B-26   | Banksia     |
| A-27   | Acacia (Formosa) | B-27   | Banksia     |
| A-28   | Acacia (Formosa) | B-28   | Banksia     |
| A-29   | Acacia (Formosa) | B-29   | Banksia     |
| A-30   | Acacia (Formosa) | B-30   | Banksia     |
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| A-38   | Acacia (Formosa) | B-38   | Banksia     |
| A-39   | Acacia (Formosa) | B-39   | Banksia     |
| A-40   | Acacia (Formosa) | B-40   | Banksia     |
| A-41   | Acacia (Formosa) | B-41   | Banksia     |
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| A-46   | Acacia (Formosa) | B-46   | Banksia     |
| A-47   | Acacia (Formosa) | B-47   | Banksia     |
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| A-50   | Acacia (Formosa) | B-50   | Banksia     |
| A-51   | Acacia (Formosa) | B-51   | Banksia     |
| A-52   | Acacia (Formosa) | B-52   | Banksia     |
| A-53   | Acacia (Formosa) | B-53   | Banksia     |
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| A-62   | Acacia (Formosa) | B-62   | Banksia     |
| A-63   | Acacia (Formosa) | B-63   | Banksia     |
| A-64   | Acacia (Formosa) | B-64   | Banksia     |
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| A-74   | Acacia (Formosa) | B-74   | Banksia     |
| A-75   | Acacia (Formosa) | B-75   | Banksia     |
| A-76   | Acacia (Formosa) | B-76   | Banksia     |
| A-77   | Acacia (Formosa) | B-77   | Banksia     |
| A-78   | Acacia (Formosa) | B-78   | Banksia     |
| A-79   | Acacia (Formosa) | B-79   | Banksia     |
| A-80   | Acacia (Formosa) | B-80   | Banksia     |
| A-81   | Acacia (Formosa) | B-81   | Banksia     |
| A-82   | Acacia (Formosa) | B-82   | Banksia     |
| A-83   | Acacia (Formosa) | B-83   | Banksia     |
| A-84   | Acacia (Formosa) | B-84   | Banksia     |
| A-85   | Acacia (Formosa) | B-85   | Banksia     |
| A-86   | Acacia (Formosa) | B-86   | Banksia     |
| A-87   | Acacia (Formosa) | B-87   | Banksia     |
| A-88   | Acacia (Formosa) | B-88   | Banksia     |
| A-89   | Acacia (Formosa) | B-89   | Banksia     |
| A-90   | Acacia (Formosa) | B-90   | Banksia     |
| A-91   | Acacia (Formosa) | B-91   | Banksia     |
| A-92   | Acacia (Formosa) | B-92   | Banksia     |
| A-93   | Acacia (Formosa) | B-93   | Banksia     |
| A-94   | Acacia (Formosa) | B-94   | Banksia     |
| A-95   | Acacia (Formosa) | B-95   | Banksia     |
| A-96   | Acacia (Formosa) | B-96   | Banksia     |
| A-97   | Acacia (Formosa) | B-97   | Banksia     |
| A-98   | Acacia (Formosa) | B-98   | Banksia     |
| A-99   | Acacia (Formosa) | B-99   | Banksia     |
| A-100  | Acacia (Formosa) | B-100  | Banksia     |

NOTE: Species of plants used to satisfy D.O. requirements shall be selected from this list. 15% of the total number of plants selected shall be of the same species and shall be of indigenous varieties.



**Breckenridge**  
SITE 8 PHASING PLAN  
WILSON - MILLER - BARTON - SOLL & PECK, INC.

| DATE   | DESCRIPTION | BY     | CHKD   |
|--------|-------------|--------|--------|
| 7/1/90 | PHASE I-A   | WILSON | MILLER |
| 7/1/90 | PHASE I-B   | MILLER | BARTON |
| 7/1/90 | PHASE I-C   | BARTON | SOLL   |
| 7/1/90 | PHASE I-D   | SOLL   | PECK   |
| 7/1/90 | PHASE I-E   | PECK   |        |
| 7/1/90 | PHASE I-F   |        |        |
| 7/1/90 | PHASE I-G   |        |        |
| 7/1/90 | PHASE I-H   |        |        |
| 7/1/90 | PHASE I-I   |        |        |
| 7/1/90 | PHASE I-J   |        |        |
| 7/1/90 | PHASE I-K   |        |        |
| 7/1/90 | PHASE I-L   |        |        |
| 7/1/90 | PHASE I-M   |        |        |
| 7/1/90 | PHASE I-N   |        |        |
| 7/1/90 | PHASE I-O   |        |        |
| 7/1/90 | PHASE I-P   |        |        |
| 7/1/90 | PHASE I-Q   |        |        |
| 7/1/90 | PHASE I-R   |        |        |
| 7/1/90 | PHASE I-S   |        |        |
| 7/1/90 | PHASE I-T   |        |        |
| 7/1/90 | PHASE I-U   |        |        |
| 7/1/90 | PHASE I-V   |        |        |
| 7/1/90 | PHASE I-W   |        |        |
| 7/1/90 | PHASE I-X   |        |        |
| 7/1/90 | PHASE I-Y   |        |        |
| 7/1/90 | PHASE I-Z   |        |        |

## PHASING PLAN FOR P.U.D. PHASE I COMPLETION

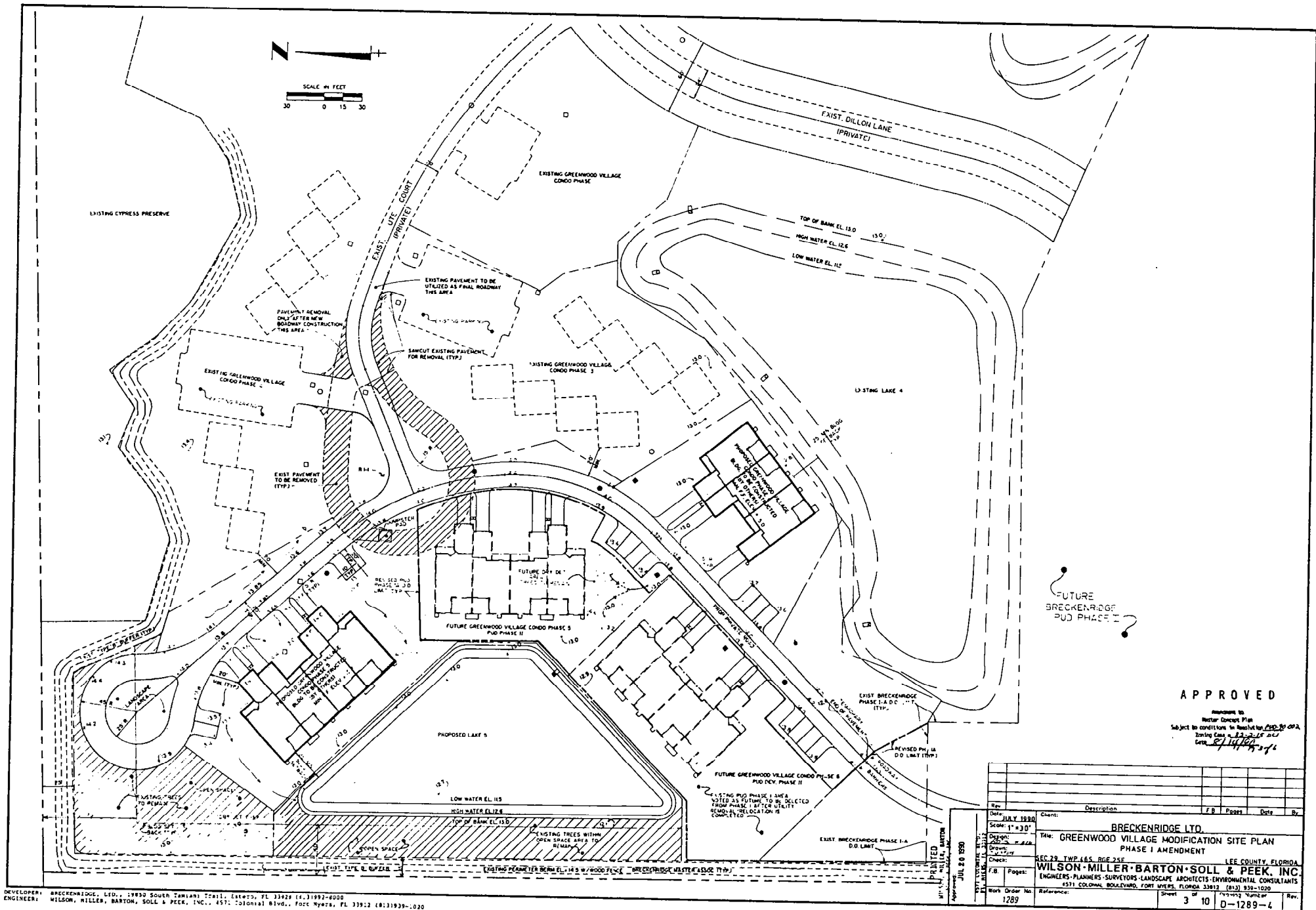
- Existing Phase I-A: All previously permitted development Not included in this amendment (D.O. 7-7-85 with APD).
- Existing Phase I-B: Recreation Center (D.O. 6-8-88 with APD).
- Proposed Phase I-B: Existing utility removal and clearing for revised/expanded area.
- Proposed Phase I-C: Revised Recreation Village Area (2 d.m.).
- Proposed Phase I-D: Pool/Cabana Facility No. 1.
- Proposed Phase I-E: Village of Courtyard Lakes - Section 1 (28 d.m.).
- Proposed Phase I-F: Entry Feature Improvements.

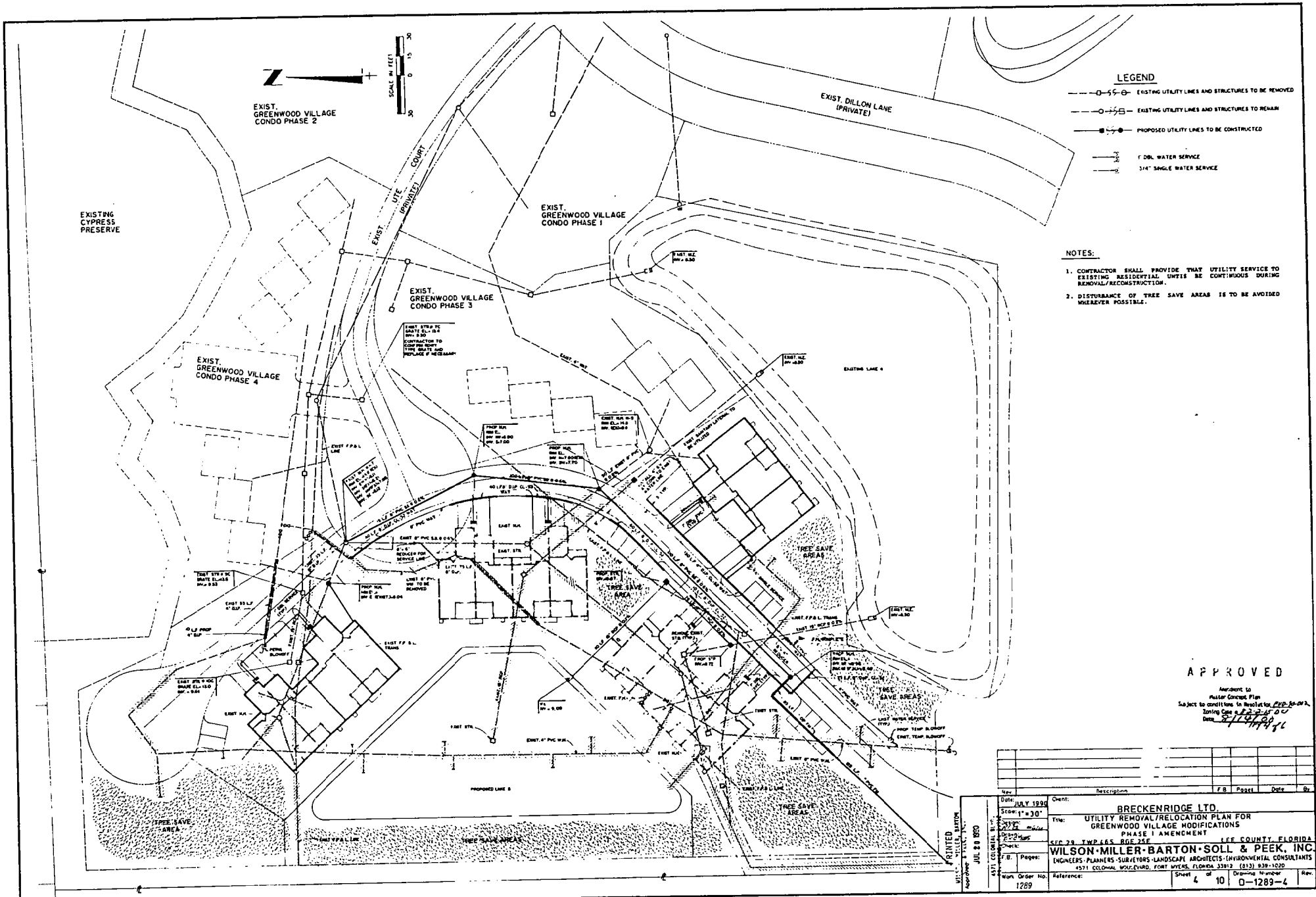
## LEGEND INFORMATION

LEGEND CLASSIFICATION: P.U.D.

APPROVED

Amended to Master Concept Plan Subject to conditions in Resolution 7-10-89, 12-1-89, 1-1-89, 2-1-89, 3-1-89, 4-1-89, 5-1-89, 6-1-89, 7-1-89, 8-1-89, 9-1-89, 10-1-89, 11-1-89, 12-1-89, 1-1-90, 2-1-90, 3-1-90, 4-1-90, 5-1-90, 6-1-90, 7-1-90, 8-1-90, 9-1-90, 10-1-90, 11-1-90, 12-1-90, 1-1-91, 2-1-91, 3-1-91, 4-1-91, 5-1-91, 6-1-91, 7-1-91, 8-1-91, 9-1-91, 10-1-91, 11-1-91, 12-1-91, 1-1-92, 2-1-92, 3-1-92, 4-1-92, 5-1-92, 6-1-92, 7-1-92, 8-1-92, 9-1-92, 10-1-92, 11-1-92, 12-1-92, 1-1-93, 2-1-93, 3-1-93, 4-1-93, 5-1-93, 6-1-93, 7-1-93, 8-1-93, 9-1-93, 10-1-93, 11-1-93, 12-1-93, 1-1-94, 2-1-94, 3-1-94, 4-1-94, 5-1-94, 6-1-94, 7-1-94, 8-1-94, 9-1-94, 10-1-94, 11-1-94, 12-1-94, 1-1-95, 2-1-95, 3-1-95, 4-1-95, 5-1-95, 6-1-95, 7-1-95, 8-1-95, 9-1-95, 10-1-95, 11-1-95, 12-1-95, 1-1-96, 2-1-96, 3-1-96, 4-1-96, 5-1-96, 6-1-96, 7-1-96, 8-1-96, 9-1-96, 10-1-96, 11-1-96, 12-1-96, 1-1-97, 2-1-97, 3-1-97, 4-1-97, 5-1-97, 6-1-97, 7-1-97, 8-1-97, 9-1-97, 10-1-97, 11-1-97, 12-1-97, 1-1-98, 2-1-98, 3-1-98, 4-1-98, 5-1-98, 6-1-98, 7-1-98, 8-1-98, 9-1-98, 10-1-98, 11-1-98, 12-1-98, 1-1-99, 2-1-99, 3-1-99, 4-1-99, 5-1-99, 6-1-99, 7-1-99, 8-1-99, 9-1-99, 10-1-99, 11-1-99, 12-1-99, 1-1-00, 2-1-00, 3-1-00, 4-1-00, 5-1-00, 6-1-00, 7-1-00, 8-1-00, 9-1-00, 10-1-00, 11-1-00, 12-1-00, 1-1-01, 2-1-01, 3-1-01, 4-1-01, 5-1-01, 6-1-01, 7-1-01, 8-1-01, 9-1-01, 10-1-01, 11-1-01, 12-1-01, 1-1-02, 2-1-02, 3-1-02, 4-1-02, 5-1-02, 6-1-02, 7-1-02, 8-1-02, 9-1-02, 10-1-02, 11-1-02, 12-1-02, 1-1-03, 2-1-03, 3-1-03, 4-1-03, 5-1-03, 6-1-03, 7-1-03, 8-1-03, 9-1-03, 10-1-03, 11-1-03, 12-1-03, 1-1-04, 2-1-04, 3-1-04, 4-1-04, 5-1-04, 6-1-04, 7-1-04, 8-1-04, 9-1-04, 10-1-04, 11-1-04, 12-1-04, 1-1-05, 2-1-05, 3-1-05, 4-1-05, 5-1-05, 6-1-05, 7-1-05, 8-1-05, 9-1-05, 10-1-05, 11-1-05, 12-1-05, 1-1-06, 2-1-06, 3-1-06, 4-1-06, 5-1-06, 6-1-06, 7-1-06, 8-1-06, 9-1-06, 10-1-06, 11-1-06, 12-1-06, 1-1-07, 2-1-07, 3-1-07, 4-1-07, 5-1-07, 6-1-07, 7-1-07, 8-1-07, 9-1-07, 10-1-07, 11-1-07, 12-1-07, 1-1-08, 2-1-08, 3-1-08, 4-1-08, 5-1-08, 6-1-08, 7-1-08, 8-1-08, 9-1-08, 10-1-08, 11-1-08, 12-1-08, 1-1-09, 2-1-09, 3-1-09, 4-1-09, 5-1-09, 6-1-09, 7-1-09, 8-1-09, 9-1-09, 10-1-09, 11-1-09, 12-1-09, 1-1-10, 2-1-10, 3-1-10, 4-1-10, 5-1-10, 6-1-10, 7-1-10, 8-1-10, 9-1-10, 10-1-10, 11-1-10, 12-1-10, 1-1-11, 2-1-11, 3-1-11, 4-1-11, 5-1-11, 6-1-11, 7-1-11, 8-1-11, 9-1-11, 10-1-11, 11-1-11, 12-1-11, 1-1-12, 2-1-12, 3-1-12, 4-1-12, 5-1-12, 6-1-12, 7-1-12, 8-1-12, 9-1-12, 10-1-12, 11-1-12, 12-1-12, 1-1-13, 2-1-13, 3-1-13, 4-1-13, 5-1-13, 6-1-13, 7-1-13, 8-1-13, 9-1-13, 10-1-13, 11-1-13, 12-1-13, 1-1-14, 2-1-14, 3-1-14, 4-1-14, 5-1-14, 6-1-14, 7-1-14, 8-1-14, 9-1-14, 10-1-14, 11-1-14, 12-1-14, 1-1-15, 2-1-15, 3-1-15, 4-1-15, 5-1-15, 6-1-15, 7-1-15, 8-1-15, 9-1-15, 10-1-15, 11-1-15, 12-1-15, 1-1-16, 2-1-16, 3-1-16, 4-1-16, 5-1-16, 6-1-16, 7-1-16, 8-1-16, 9-1-16, 10-1-16, 11-1-16, 12-1-16, 1-1-17, 2-1-17, 3-1-17, 4-1-17, 5-1-17, 6-1-17, 7-1-17, 8-1-17, 9-1-17, 10-1-17, 11-1-17, 12-1-17, 1-1-18, 2-1-18, 3-1-18, 4-1-18, 5-1-18, 6-1-18, 7-1-18, 8-1-18, 9-1-18, 10-1-18, 11-1-18, 12-1-18, 1-1-19, 2-1-19, 3-1-19, 4-1-19, 5-1-19, 6-1-19, 7-1-19, 8-1-19, 9-1-19, 10-1-19, 11-1-19, 12-1-19, 1-1-20, 2-1-20, 3-1-20, 4-1-20, 5-1-20, 6-1-20, 7-1-20, 8-1-20, 9-1-20, 10-1-20, 11-1-20, 12-1-20, 1-1-21, 2-1-21, 3





DEVELOPER: BRECKENRIDGE LTD., 1980 SOUTH RAVENHILL STREET, LAKELAND, FL 33804 (813) 973-7000  
DESIGNER: WILSON-MILLER-BARTON-SOLL & PEEK, INC., 4371 COLONIAL BOULEVARD, FORT MYERS, FL 33912 (813) 939-1020

LEGEND

- EXISTING UTILITY LINES AND STRUCTURES TO BE REMOVED
- EXISTING UTILITY LINES AND STRUCTURES TO REMAIN
- PROPOSED UTILITY LINES TO BE CONSTRUCTED
- 1" DBL. WATER SERVICE
- 3/4" SINGLE WATER SERVICE

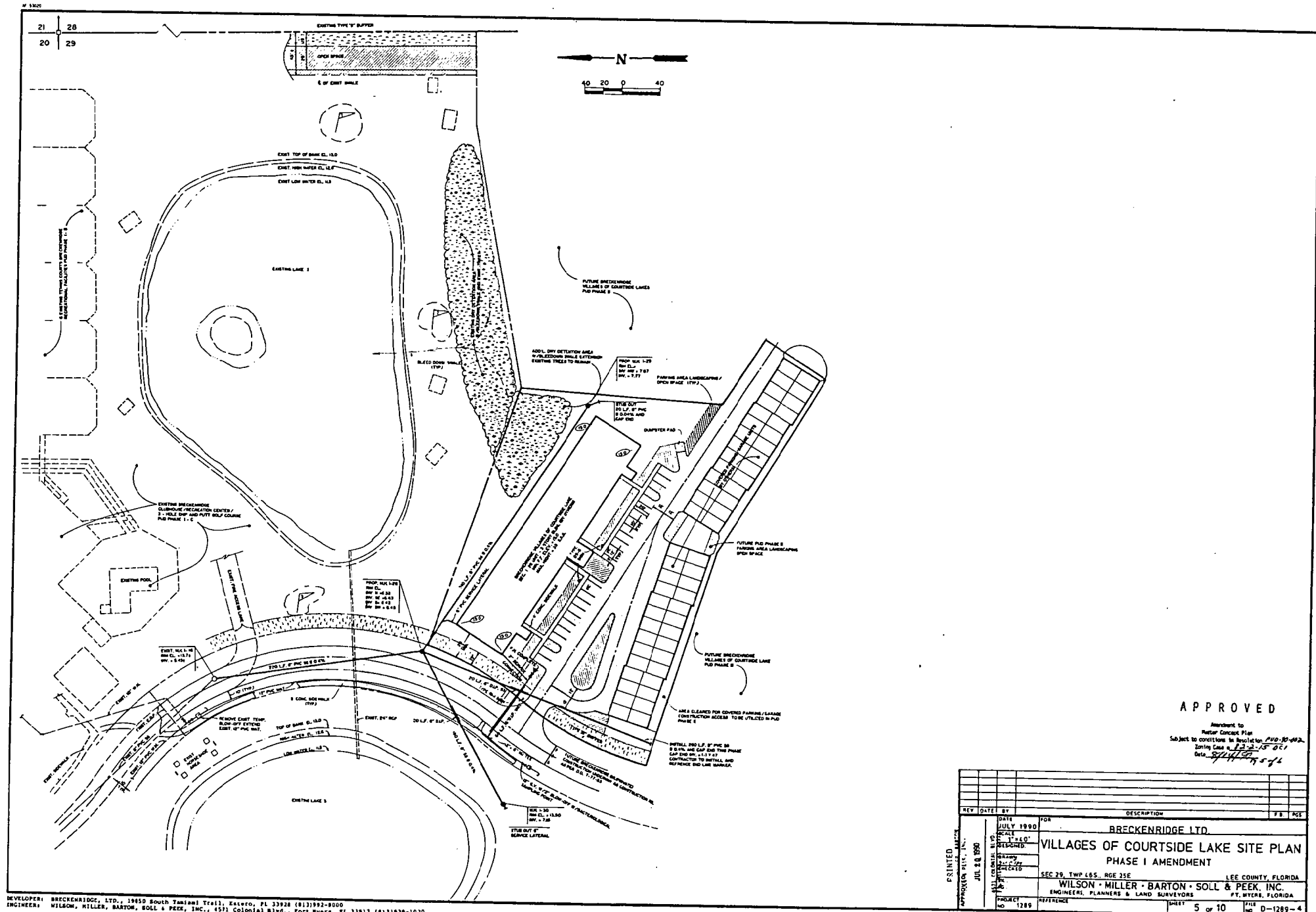
NOTES:

1. CONTRACTOR SHALL PROVIDE THAT UTILITY SERVICE TO EXISTING RESIDENTIAL UNITS BE CONTINUOUS DURING REMOVAL/RECONSTRUCTION.
2. DISTURBANCE OF TREE SAVE AREAS IS TO BE AVOIDED WHEREVER POSSIBLE.

APPROVED

Amended to  
Master Concept Plan  
Subject to conditions in Resolution No. 200-50-001  
Zoning Code 12-2-2-00  
Date 8/18/90

| No. | Description                                                                                  | F.B. | Project | Date | By |
|-----|----------------------------------------------------------------------------------------------|------|---------|------|----|
| 1   | DATE: JULY 1990                                                                              |      |         |      |    |
| 2   | Scale: 1" = 30'                                                                              |      |         |      |    |
| 3   | Client: BRECKENRIDGE LTD.                                                                    |      |         |      |    |
| 4   | Title: UTILITY REMOVAL/RELOCATION PLAN FOR GREENWOOD VILLAGE MODIFICATIONS PHASE I AMENDMENT |      |         |      |    |
| 5   | Check: SEP-28 TWP-165 REG-156                                                                |      |         |      |    |
| 6   | Check: LEE COUNTY, FLORIDA                                                                   |      |         |      |    |
| 7   | Check: WILSON-MILLER-BARTON-SOLL & PEEK, INC.                                                |      |         |      |    |
| 8   | Check: ENGINEERS-PLANNERS-SURVEYORS-LANDSCAPE ARCHITECTS-ENVIRONMENTAL CONSULTANTS           |      |         |      |    |
| 9   | Check: 4371 COLONIAL BOULEVARD, FORT MYERS, FLORIDA 33912 (813) 939-1020                     |      |         |      |    |
| 10  | Work Order No. 1289                                                                          |      |         |      |    |
| 11  | Reference:                                                                                   |      |         |      |    |
| 12  | Sheet 6 of 10                                                                                |      |         |      |    |
| 13  | Drawing Number: 0-1289-4                                                                     |      |         |      |    |
| 14  | Rev.                                                                                         |      |         |      |    |

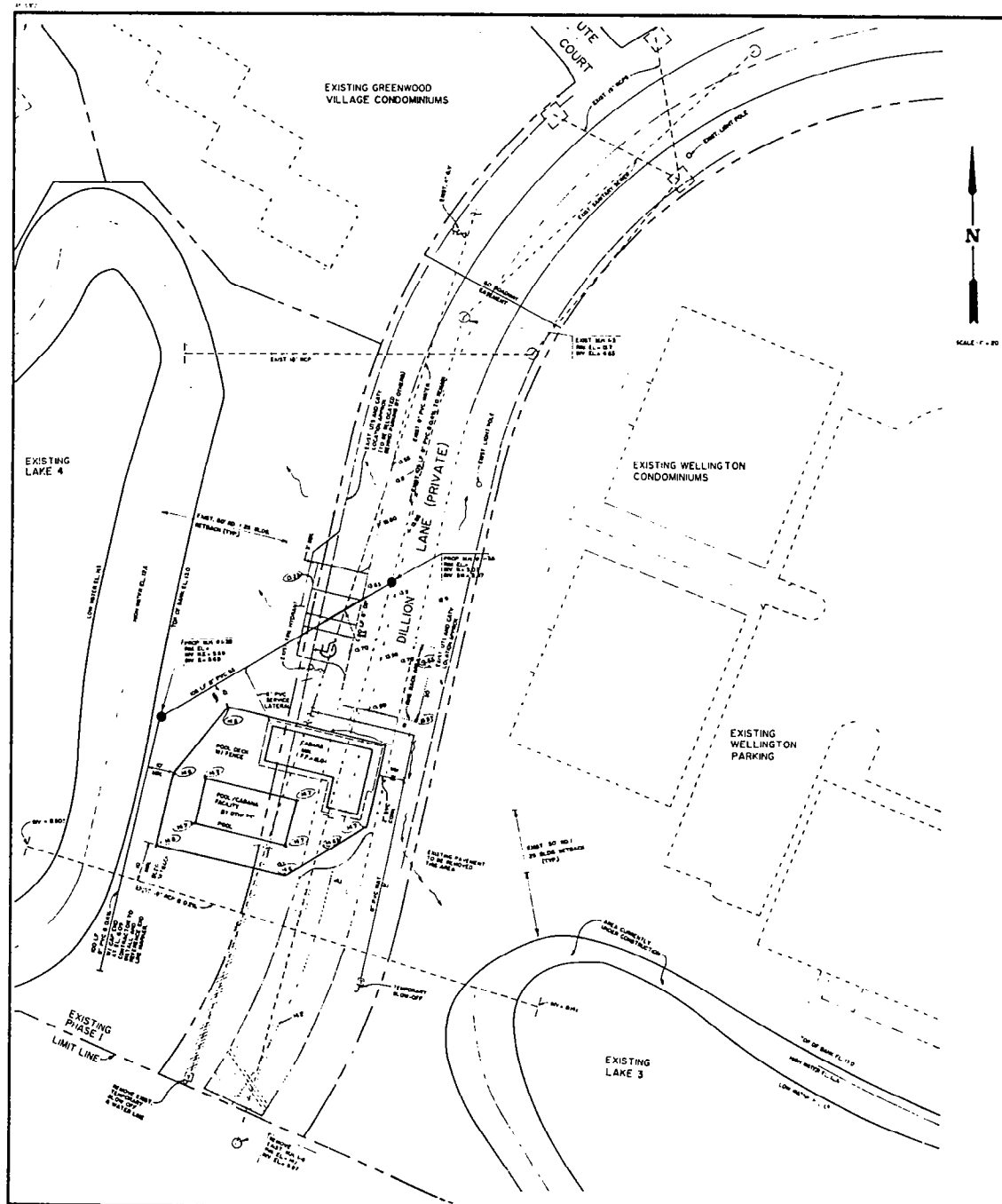


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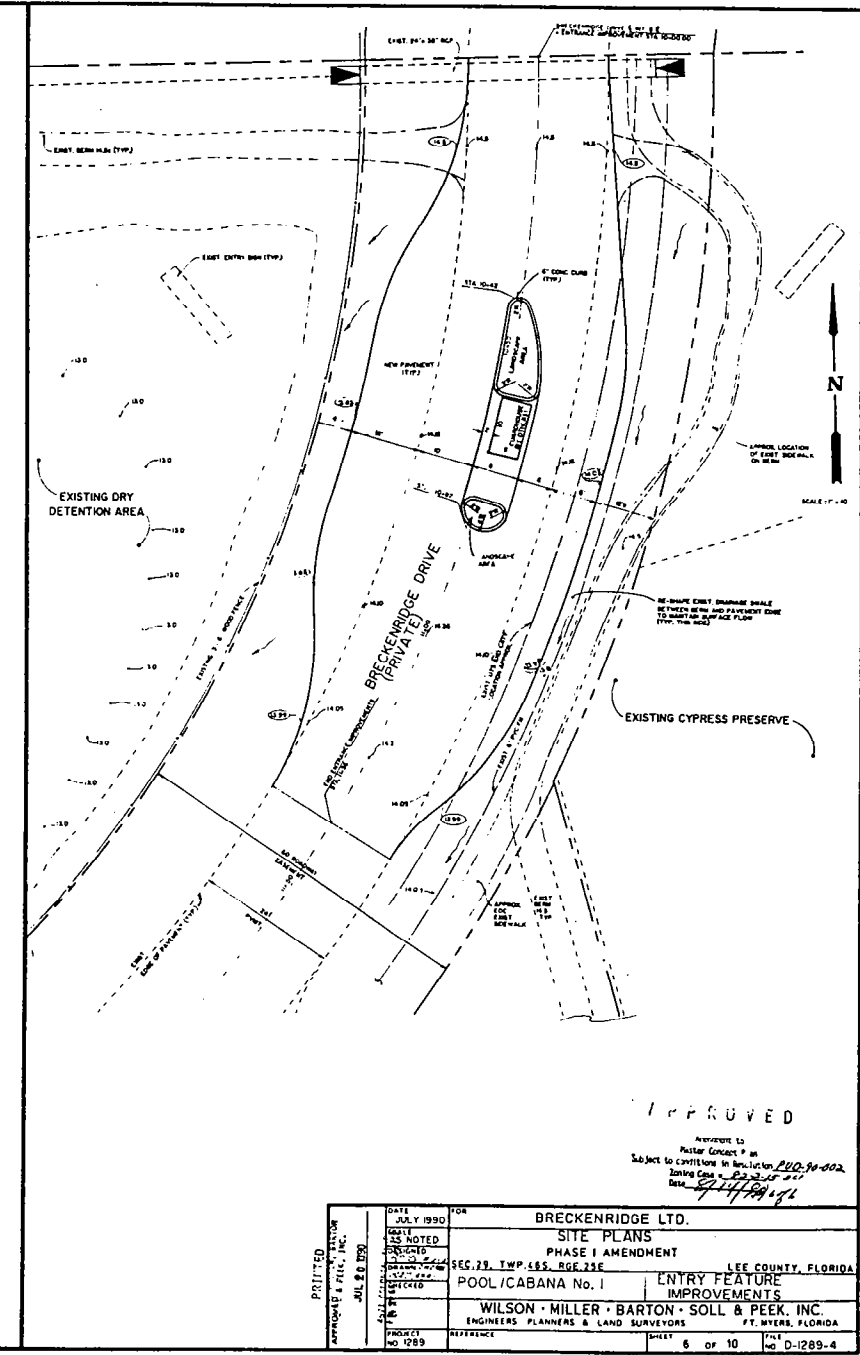
Amendment to  
Master Concept Plan  
Subject to conditions in Resolution PHD-90-002  
Zoning Case # 22-2-15-01  
Date 7/25/90

| REV | DATE        | BY | FOR | DESCRIPTION | P.B. | AGE |
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| 1   | JUL 20 1990 |    |     |             |      |     |
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DEVELOPER: BRECKENRIDGE, LTD., 19850 South Yamami Trail, Estero, FL 33928 (813)992-8000  
ENGINEERS: WILSON, MILLER, BARTON, SOLL & PECK, INC., 4571 Colonial Blvd., Fort Myers, FL 33912 (813)939-1020



DEVELOPER: BRECKENRIDGE, LTD., 4950 SOUTH TAPLAIN TRAIL, GELAND, FL 33928 (813) 992-4000  
 ENGINEER: WILSON, MILLER, BARTON, SOLL & PEEK, INC., 4571 COLONIAL BLVD., FORT MYERS, FL 33912 (813) 939-1020



APPROVED  
 SUBMITTED TO  
 MASTER CONCEPT # 10  
 SUBJECT TO CONDITIONS IN RESOLUTION #20-70-002  
 ZONING CODE # 20-25-01  
 DATE 7/17/90

|                                       |                           |           |       |                                              |
|---------------------------------------|---------------------------|-----------|-------|----------------------------------------------|
| PRINTED<br>APPROVED BY<br>JUL 20 1990 | DATE                      | JULY 1990 | FOR   | BRECKENRIDGE LTD.                            |
|                                       | AS NOTED                  |           |       | SITE PLANS                                   |
|                                       | DESIGNED                  |           |       | PHASE I AMENDMENT                            |
|                                       | CHECKED                   |           |       | SEG. 29, TWP. 16S, RGE. 21E                  |
| JUL 20 1990<br>PROJECT NO. 1289       | DESIGNED                  |           |       | POOL/CABANA No. 1                            |
|                                       | CHECKED                   |           |       | ENTRY FEATURE IMPROVEMENTS                   |
|                                       | ENGINEERS                 |           |       | WILSON • MILLER • BARTON • SOLL & PEEK, INC. |
|                                       | PLANNERS & LAND SURVEYORS |           |       | FT. MYERS, FLORIDA                           |
| REFERENCE                             | SHEET                     | 6         | OF 10 | FILE NO. D-1289-4                            |