

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Matthew D. Uhle, Esq. and John J. Ruskai, P.E., Inc., filed an application on behalf of the property owners, Gleneagles of Naples, Inc., to rezone a parcel from Agricultural (AG-2), Commercial Planned Development (CPD) and Planned Unit Development (PUD) to Residential Planned Development (RPD) in reference to Breckenridge, Phase VIII; and

WHEREAS, a public hearing was advertised and held on August 4, 1999 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case # 95-05-018.03Z 01.01; and

WHEREAS, a second public hearing was advertised and held on October 18, 1999 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicants filed a request to rezone a 19.78±-acre parcel from AG-2, CPD and PUD to RPD to permit a maximum of 160 multi-family dwelling units, utilizing 41 Transfer of Development Rights (TDRs), in buildings not to exceed 65 feet in height within a maximum of five stories. The property is located in the Urban Community and Wetlands Land Use Category and described in attached Exhibit A. The request is APPROVED in accordance with the conditions and deviations specified in Sections B and C.

SECTION B. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Breckenridge - Phase VIII, Master Concept Plan," stamped received 05/06/99, last revised 05/05/99, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. **Schedule of Uses**

Dwelling Units, Multiple family, limited to a zoning maximum of 118 dwelling units.
If bonus density units are approved, the maximum density must not exceed 160 dwelling units (this zoning approval does not guarantee any approval of bonus density.)

Clubhouse, to serve residents of the overall Breckenridge project only

Gates & Gatehouses

Golf Course

Fences & Walls, in compliance with the LDC

Recreational Facilities, private and personal

Home Occupation, in compliance with the LDC

Residential Accessory Uses, in compliance with the LDC

Excavation, water retention - no blasting is permitted

Signs, in accordance with LDC Chapter 30

b. **Site Development Regulations**

(1) **Minimum Lot Dimensions:**

Area	2,500 square feet
Lot width	19.63 feet
Lot depth	80.00 feet

(2) **Maximum building height** is limited to five stories/65 feet for Buildings #1, 2, 3 and 4.

(3) **Minimum setbacks:**

Street (front)	10 feet
Water body	25 feet
Side (between structures)	20 feet, or as required by additional height requirements of LDC Section 34-2174(a).

3. The following conditions address environmental issues:

- a. The type of gopher tortoise permit obtained from Florida Fish & Wildlife Conservation Commission (FWC) [formerly known as the Florida Game and Fresh Water Fish Commission (FGFWFC)] must be submitted with an appropriate management plan at time of development order submittal. If the Applicant obtains a relocation permit, a detailed relocation management plan per LDC Section 10-474, is required prior to development order approval. If an incidental take permit is obtained, all gopher tortoises and commensal species must be moved out of harm's way into a fenced, upland preserve area during construction. An approved plan describing the method of moving the tortoises out of harm's way and for

construction of the gopher tortoise fence is required prior to development order approval; and

- b. Prior to local development order approval, the development order plan must include the preservation and enhancement of the two conservation areas per the MCP counter stamped May 6, 1999. Native trees and shrubs must be preserved to the maximum extent possible as stated on the MCP.
4. The following recommendations are presented in order to mitigate future hurricane damage and/or loss of life, as well as to ensure compliance with comprehensive plan objectives.
- a. The Applicant must establish a homeowners' or residents' association if a separate one is desired for this part of the development, or these units may be incorporated into the existing association. The organization must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, which will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural and technological hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.
 - b. The Applicant must formulate an emergency hurricane notification and evacuation plan for the development, which will be subject to review and approval by the Lee County Office of Emergency Management.
 - c. This development lies within a designated Category 3 storm surge (SLOSH) zone. The Developer will cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. These "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the Developer, so long as the choice adequately mitigates the adverse impacts.
5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
6. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).
7. This development must comply with all of the requirements of the LDC at the time of local

development order approval, except as may be granted by deviations approved as part of this planned development.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC Section 10-329(e)(1)a.3. requirement to provide a 50-foot private property line setback for a water retention excavation, to allow a 25-foot setback along the western property line. This deviation is APPROVED SUBJECT TO the installation of a 6-foot-high fence between the lake and the adjoining property.

Deviation (2) seeks relief from the LDC Section 34-2192 requirement to provide a 20-foot building setback, to allow a 10-foot building setback. This deviation is APPROVED for the accessory structures of Building #2 ONLY. All other building setbacks must maintain a minimum 20-foot setback.

Deviation (3) seeks relief from the LDC Sections 10-8(2), 34-2013(a) and 34-2015(2)d., requirements prohibiting back-out parking, to allow back-out parking only in those specific areas shown on the MCP. This deviation is APPROVED.

Deviation (4) seeks relief from the LDC Section 34-935(b)(2) requirement to provide a minimum 15-foot setback for parking and internal roads or drives, to allow a 5-foot setback. This deviation is APPROVED.

Deviation (5) seeks relief from the LDC Section 34-1749(1)b. requirement to provide a 100-foot minimum setback for entrance gates, to allow 50 feet from the edge of pavement on Breckenridge Drive and 35 feet from the right-of-way line of Breckenridge Drive. This deviation is APPROVED for Building #4 ONLY.

Deviation (6) seeks relief from the LDC Section 10-285(a) requirement to provide a minimum 125-foot intersection separation for a local road, to allow a 100-foot separation distance between the entrance into Building #4 and the middle entrance into the commercial parcel on the east side of Breckenridge Drive. This deviation is APPROVED as depicted on the MCP.

Deviation (7) - WITHDRAWN BY THE APPLICANT AT PUBLIC HEARING.

Deviation (8) seeks relief from the LDC Section 34-2020(1) requirement to provide 1.75 spaces for 2-bedroom units, two spaces for 3-bedroom units, and 10 percent guest parking spaces for all units, to allow 1.5 spaces per unit and four handicapped spaces for each 40-unit, 5-story building with no additional guest parking. This deviation is APPROVED, PROVIDED the units are no larger than two bedrooms (with den).

Deviation (9) seeks relief from the LDC Section 10-416(d)(6) requirement to provide an 8-foot-high berm or wall or berm/wall combination where roads, drives or parking areas are located less than 125 feet from an existing residential subdivision or residential lot, to allow

the provision of a Type "B" buffer, i.e., elimination of the 8-foot-high wall, berm or wall/berm combination. This deviation is APPROVED SUBJECT TO the following conditions:

- a. A berm, minimum height of two feet, with Type "D" plantings as described below, is installed from the southeast corner of this parcel northward to a point even with the north side (rear) of the Building #3, and along the northwest property line; and south down the west property line from the northwest corner to a point even with the south side (rear) of Building #4.
- b. The Type "D" plants must include:
 - (1) At least five 14-foot-tall (at the time of planting) canopy/shade trees per 100 linear feet, said trees having a 3-inch caliper measurement at a distance of 12 inches above the ground; and
 - (2) A double staggered row of shrubs no less than 36 inches high at time of planting, which will be maintained, in perpetuity, at no less than 60 inches high; and
 - (3) Vegetation that is planted in accordance with the Landscape Buffer design depicted on attached Exhibit C (Applicant's Exhibit 6 at hearing).

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description and STRAP number of the property.
Exhibit B: The Master Concept Plan
Exhibit C: Landscape Buffer Typical Section
Exhibit D: Zoning Map

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The requested zoning, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

- c. is compatible with existing or planned uses in the surrounding area; and
- d. will not adversely affect environmentally critical areas or natural resources.
- 3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the development will be served by streets with the capacity to carry the traffic the development generates.
- 4. The proposed use or mix of uses is appropriate at the subject location.
- 5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest.
- 6. The recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
- 7. The requested deviations:
 - a. enhance the achievement of the objectives of the planned development;
 - b. preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety and welfare.
- 8. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Manning, seconded by Commissioner John E. Albion and, upon being put to a vote, the result was as follows:

Ray Judah	AYE
John E. Albion	AYE
John E. Manning	AYE
Douglas R. St. Cerny	AYE
Andrew Coy	AYE

DULY PASSED AND ADOPTED this 18th day of October, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Chairman

Approved as to form by:
Keith St. Cerny 10/19/99
County Attorney's Office

MINUTES OFFICE

Ray F

EXHIBIT "A"

COMMENCING AT THE THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00°42'00" W, ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 645.59 FEET; THENCE S 89°18'00" W, A DISTANCE OF 304.51 FEET TO A POINT ON A CURVE TO WHICH A RADIAL LINE BEARS N 87°29'58" W, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 295.00 FEET, A DELTA ANGLE OF 50°34'58", A CHORD DISTANCE OF 252.06 FEET AND A CHORD BEARING OF N 27°47'31" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 260.44 FEET TO A POINT OF TANGENCY; THENCE N 53°05'00" E, A DISTANCE OF 63.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 71°19'45", A CHORD DISTANCE OF 151.59 FEET AND A CHORD BEARING OF N 17°25'08" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 161.84 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE 59°47'00", A CHORD DISTANCE OF 44.85 FEET AND A CHORD BEARING N 11°38'45" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US-41 (TAMIAMI TRAIL); THENCE N 36°54'59" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 248.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE ROAD; THENCE S 88°39'20" W, A DISTANCE OF 76.95 FEET; THENCE S 17°23'50" W, A DISTANCE OF 62.04 FEET; THENCE S 38°56'00" E, A DISTANCE OF 286.25 FEET; THENCE S 53°05'00" W, A DISTANCE OF 23.96 FEET; THENCE S 88°30'00" W, A DISTANCE OF 498.56 FEET; THENCE THENCE S 00°42'00" E, A DISTANCE OF 995.91 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE N 88°30'00" E, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE TO WHICH A RADIAL LINE BEARS S 89°31'24" W, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 215.00 FEET, A DELTA ANGLE OF 00°13'24", A CHORD DISTANCE OF 0.84 FEET AND A CHORD BEARING OF S 00°35'18" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 0.84 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 46°49'35", A CHORD DISTANCE OF 218.55 FEET AND A CHORD BEARING OF S 22°42'47" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.75 FEET TO A POINT OF TANGENCY; THENCE S 46°07'35" W, A DISTANCE OF 39.09 FEET TO A POINT OF CUSP OF A CURVE, TO WHICH A RADIAL LINE BEARS N 43°52'25" W, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 22.00 FEET, A DELTA ANGLE OF 87°38'12", A CHORD DISTANCE OF 30.46 FEET AND A CHORD BEARING OF N 89°56'41" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.65 FEET TO A POINT OF TANGENCY; THENCE S 46°14'13" E, A DISTANCE OF 31.31 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 404.21 FEET, A DELTA ANGLE OF 13°13'54", A CHORD DISTANCE OF 93.12 FEET AND A CHORD BEARING OF S 52°51'09" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.33 FEET TO A POINT OF TANGENCY; THENCE S 59°28'06" E, A DISTANCE OF 82.15 FEET; THENCE S 80°42'21" E, A DISTANCE OF 269.41 FEET; THENCE S 10°38'25" E, A DISTANCE OF 30.87 FEET; THENCE N 79°21'35" E, A DISTANCE OF 118.33 FEET; THENCE N 89°12'08" E, A DISTANCE OF 132.01 FEET TO A POINT ON THE EAST LINE OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N 00°46'20" W, ALONG SAID EAST LINE OF SECTION 29, A DISTANCE OF 415.02 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 19.78 ACRES, MORE OR LESS.

The applicant has indicated that the STRAP number for the subject property is: Varied STRAP #'s

APPROVED

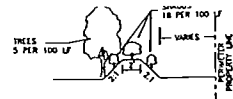
Master Concept Plan

Site Plan # 99-052 Page 1 of 1

Subject to conditions in Resolution Z-99-053 AG ZONING (NACENT)

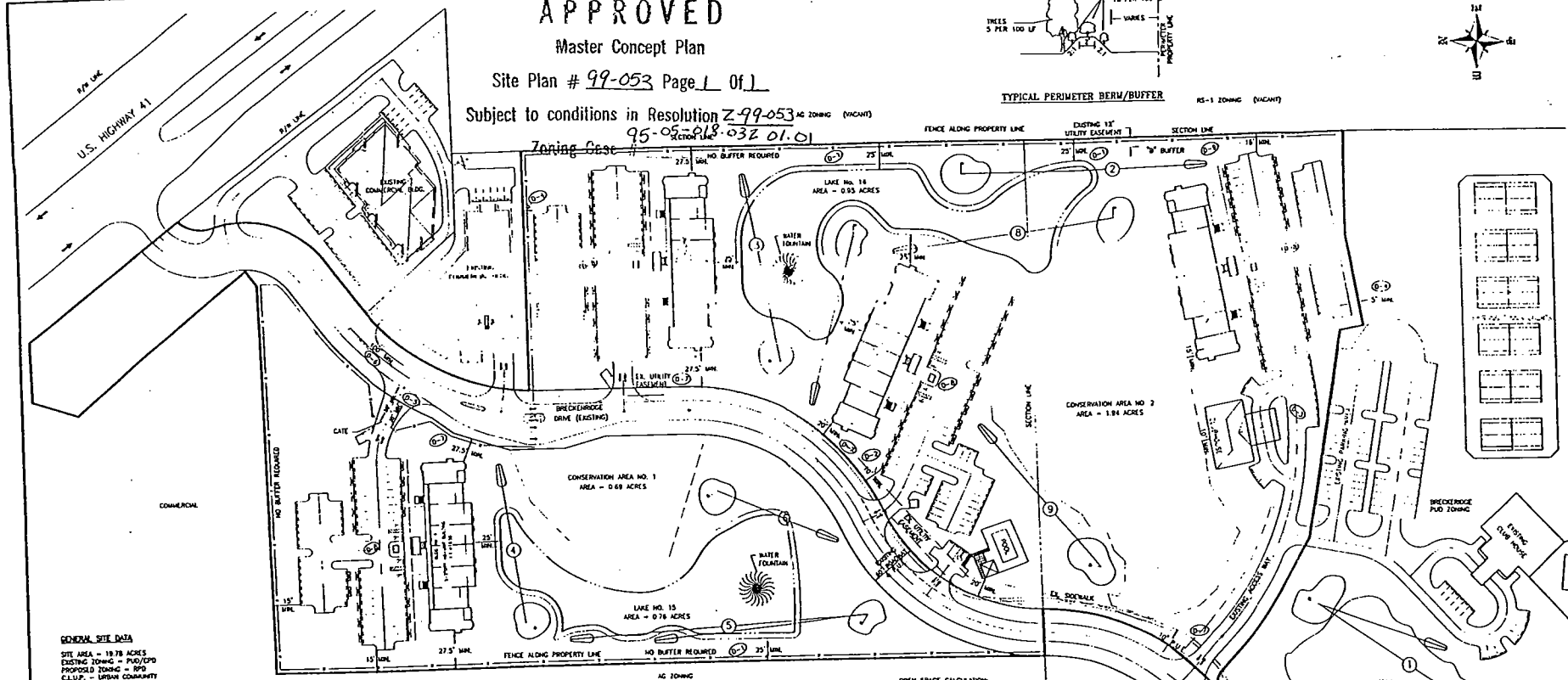
95-05-PL-03Z 01.01

Zoning Case



TYPICAL PERIMETER BERM/BUFFER

RS-1 ZONING (NACENT)



GENERAL SITE DATA

SITE AREA = 19.78 ACRES
EXISTING ZONING = PUD/EPD
PROPOSED ZONING = RPD
CLUP - URBAN COMMUNITY
FIRM - EDC B
WATER SERVICE - GOLF ENVIRONMENTAL SERVICES, INC.
SEWER SERVICE - GOLF ENVIRONMENTAL SERVICES, INC.
PUBLIC TRANSIT SERVICE IS NOT AVAILABLE IN THIS AREA

PROPOSED LAND USE

A MAXIMUM OF 180 MULTI-FAMILY, RESIDENTIAL DWELLING UNITS ARE TO BE LOCATED IN FOUR BUILDINGS FOR THE 19.78 ACRES OF LAND. THE MAXIMUM GROSS DENSITY IS 9.08 D.U.'S PER ACRE. THE PROPOSED BUILDINGS SHALL BE FIVE-STORIES.

THE ARCHITECTURE THERE IS VERNAL STYLE. THIS UNIT TYPE IS SIMILAR TO THAT OF THE BRECKENRIDGE PHASES 8 AND 9.

THE REMAINDER OF THE SITE SHALL CONSIST OF ROADS, LAKES, CLUB HOUSE, GOLF COURSE, RECREATIONAL AREAS, CONSERVATION AREAS AND LANDSCAPING. THE MAXIMUM AMOUNT OF OPEN SPACE SHALL BE 70%.

PROPOSED SCHEDULE OF USES

DWELLING UNIT: MULTI-FAMILY RESIDENTIAL CLUB HOUSE: GOLF COURSE: FENCE: WALLS: RECREATIONAL FACILITIES: PRIVATE, PERSONAL HOME OCCUPATION: RESIDENTIAL ACCESSORY USES: ELEVATIONS: WATER RETENTION: SHALL BE IN ACCORDANCE WITH CHAPTER 20.

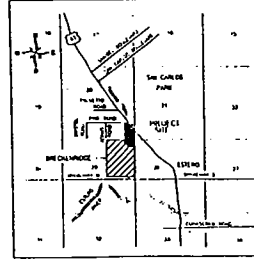
PROPERTY DEVELOPMENT REGULATIONS

MAXIMUM SETBACKS:
SIDE = 20 FEET
REAR = 20 FEET
FRONT = 10 FEET

MAXIMUM BUILDING HEIGHT = 5'

SCHEDULE OF DEVIATIONS

1. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-328 (1)(a) 3 TO ALLOW A SETBACK OF 25 FEET FOR A WATER RETENTION EXCAVATION TO THE PRIVATE PROPERTY LINE OF THE SITE, INSTEAD OF 50 FEET, PROVIDED THAT A FENCE IS INSTALLED BETWEEN THE LAKE AND THE ADJACENT PROPERTY. SETBACKS ARE TO BE MEASURED FROM THE CORNER ELEVATION OF THE LINES.
2. A DEVIATION FROM SECTION 34-3192 (1) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW A FRONT BUILDING SETBACK DEVIATION FROM 30 FEET TO 10 FEET.
3. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-328 (1)(a) 3 TO ALLOW A SETBACK OF 25 FEET FOR A WATER RETENTION EXCAVATION TO THE PRIVATE PROPERTY LINE OF THE SITE, INSTEAD OF 50 FEET, PROVIDED THAT A FENCE IS INSTALLED BETWEEN THE LAKE AND THE ADJACENT PROPERTY. SETBACKS ARE TO BE MEASURED FROM THE CORNER ELEVATION OF THE LINES.
4. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-325 (2)(c) TO REDUCE THE MAXIMUM SETBACK FOR PARKING AND INTERIOR ROADS OR DRIVES FROM 150 FEET TO (5) FEET ALONG THE SPECIFIED DEVELOPMENT PERMITTER LINES.
5. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-328 (1)(a) 3 TO REDUCE THE MAXIMUM SETBACK FOR THE ENTRANCE GATES AS THE ACCESSORY WAREHOUSE AREA FROM 100 FEET TO 50 FEET MINIMUM FROM THE EDGE OF PARKING LINE ON BRECKENRIDGE DRIVE AND 35 FEET MINIMUM AS MEASURED FROM THE BRECKENRIDGE DRIVE RIGHT OF WAY LINE.
6. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-328 (1)(a) 3 TO REDUCE THE MAXIMUM INTERSECTION SEPARATION ON A LOCAL ROAD FROM 125 FEET TO 50 FEET.
7. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-319 (1)(a) 3 TO ELIMINATE THE REQUIRED "D" BUFFER BETWEEN MULTI-FAMILY UNITS AND THE STREET RIGHT-OF-WAY.
8. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-320 (1) TO REDUCE THE NUMBER OF REQUIRED PARKING SPACES FROM 1.75 SPACES PER TWO BEDROOM UNITS AND 2.00 SPACES FOR THREE BEDROOM UNITS WITH AN ADDITIONAL TEN (10%) PERCENT GUEST PARKING REQUIREMENTS TO 1.5 SPACES PER UNIT WITH AN ADDITIONAL FOUR HANDICAPPED SPACES PER FIVE STORY BUILDING AND NO ADDITIONAL GUEST PARKING REQUIREMENTS.
9. A DEVIATION FROM LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-319 (1)(a) 3 TO ELIMINATE THE REQUIRED LIGHT FOOT HOOT BURN/WALL BETWEEN PARKING AREAS AND EXISTING RESIDENTIAL LOTS.



LOCATION MAP - NOT TO SCALE

OPEN SPACE CALCULATION:

BUILDING: 1.07 AC
LAKE: 1.71 AC
ROADS/PARKING: 8.00 AC
OPEN SPACE: 13.00 AC
TOTAL: 18.78 AC

OPEN SPACE = 18.78 AC 13.00 AC = 71%

REQUIRED OPEN SPACE ARE

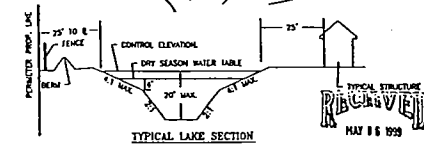
CONSERVATION AREA NO. 1 AND CONSERVATION AREA NO. 2 CONTAIN INDIGENOUS VEGETATION THAT IS TO BE PRESERVED. IN ADDITION, THESE AREAS ARE TO BE ENHANCED BY THE REMOVAL OF EXISTING VEGETATION, RECLAMATION OF HYDROPERIOD AND THE PLANTING OF 3-GALILEE NAMED HARDWOOD TREES, 20' ON CENTER THROUGHOUT THESE AREAS. THIS SITE DOES NOT CONTAIN ANY OTHER QUALIFYING INDIGENOUS VEGETATION AREAS WITHIN THE SITE BOUNDARIES OTHER THAN CONSERVATION AREAS 1 AND 2. HOWEVER, THE DEVELOPER WILL PRESERVE AS MANY OF THE REMAINING NATIVE TREES AND SHRUBS AS PRACTICAL THROUGHOUT THE DEVELOPMENT AREAS.

PROJECT TEAM

JOHN J. RUSKAI, P.E., INC. - PLANNING
JOHN J. RUSKAI, P.E., INC. - ENGINEERING
JOHN J. RUSKAI, P.E., INC. - SURVEYING
JOHN J. RUSKAI, P.E., INC. - TRAFFIC ENGINEER
BOYLAN ENVIRONMENTAL CONSULTANTS - ECOLOGIST
HARRIS & RUSKAI - ATTORNEY

LEGEND

- INDICATES TRAFFIC FLOW
- INDICATES DEVELOPMENT NUMBER
- INDICATES INDIGENOUS PRESERVATION AREA



TYPICAL LAKE SECTION

PERMIT COUNTIES

3	3/5/99	REV. INDIGENOUS PRESERVATION NOTE PER 4/29/99 MEETING WITH ENVIRONMENTAL SERVICES STAFF
2	2/12/99	REV. PER LEE CO. REVIEW

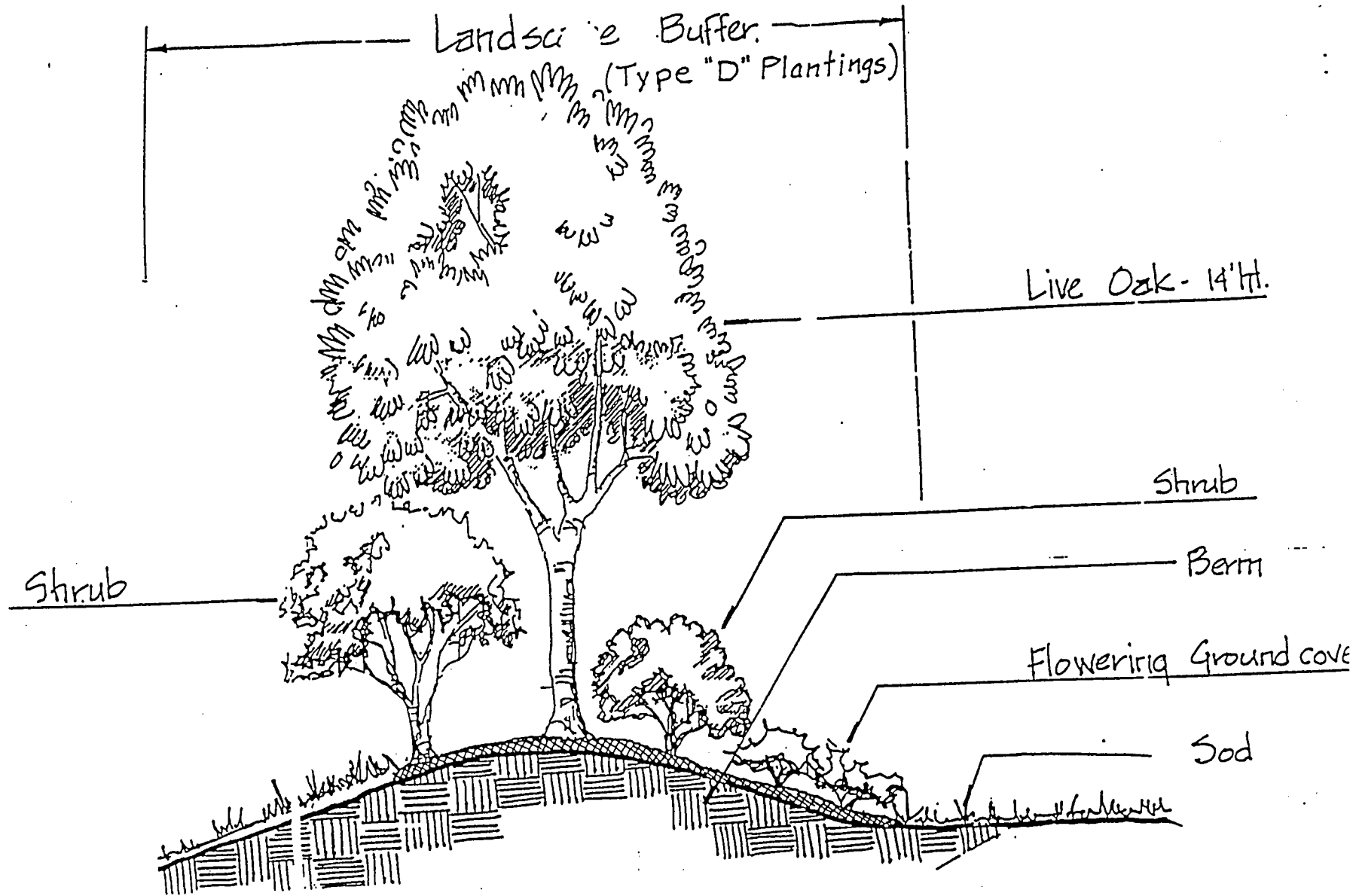
JOHN J. RUSKAI, P.E., INC.
Engineers, Planners and Surveyors
19000 BRECKENRIDGE DRIVE, ESTERO, FLORIDA 33928

GLENEAGLES OF NAPLES, INC.
19000 BRECKENRIDGE DRIVE, ESTERO, FLORIDA 33928

BRECKENRIDGE - PHASE VIII
MASTER CONCEPT PLAN

SCALE: 1"=40'
DATE: FEBRUARY 1999
SHEET: 1 OF 1

EXHIBIT B



TYPICAL SECTION
N.T.S.

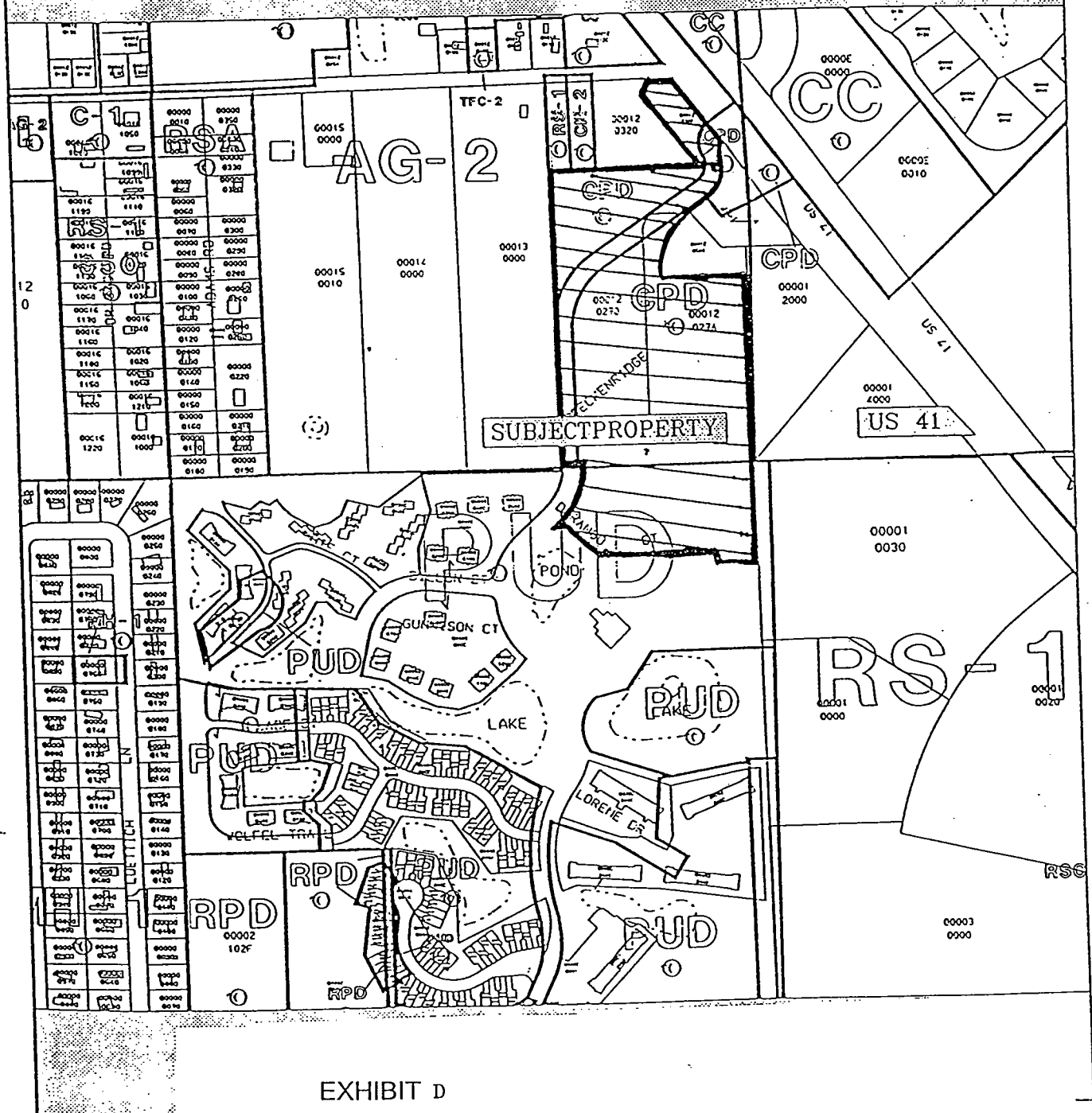


EXHIBIT D