

ADMINISTRATIVE AMENDMENT PUD-96-006

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Gleneagles of Naples, Inc., filed an application for administrative approval to a Planned Unit Development on a project known as Breckenridge to permit portions of the structures permitted as part of Phase V to overlap into this portion of the project in Phase IV-A, and to adopt property development regulations for Phase IV-A that will allow this portion of the project to be developed in a fashion similar to Phases III, IV-B and V. The property is located at Breckenridge Drive, Estero, described more particularly as:

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

Commencing at the Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 29, Township 46 South, Range 25 East, Lee County, Florida;
THENCE S89°27'59"W along the South line said Northeast Quarter (NE $\frac{1}{4}$) a distance of 1,334.38 feet to the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 29;
THENCE N00°32'23"W along the West line of said Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) a distance of 795.90 feet to the POINT OF BEGINNING;
THENCE continue N00°32'23"W a distance of 439.63 feet;
THENCE S32°33'12"E along a radial line a distance of 82.56 feet to a point on the Northwestern right-of-way line of Kirby Lane (VILLAGE ON LAKE GENEVA AT BRECKENRIDGE, Plat Book 57, Pages 48 and 49) said point being on a curve concave to the Southeast, having a radius of 55.00 feet, a delta angle of 91°01'20", a chord distance of 78.47 feet and a chord bearing of S11°56'08"W;
THENCE along the arc of said curve, a distance of 87.38 feet to a Point of Reverse Curvature, being concave to the Southwest, having a radius of 90.00 feet, a delta angle of 40°39'26", a chord distance of 62.53 feet and a chord bearing of S13°14'49"E;
THENCE along the arc of said curve, a distance of 63.86 feet to a Point of Tangency;
THENCE S07°04'54"W a distance of 40.65 feet to the beginning of a curve concave to the Northeast, having a radius of 185.00 feet, a delta angle of 47°42'59", a chord distance of 149.66 feet and a chord bearing of S16°46'35"E;
THENCE along the arc of said curve, a distance of 154.07 feet;
THENCE S64°54'11"W, a distance of 43.05 feet;
THENCE S25°05'49"E a distance of 11.67 feet;

continued...

THENCE S64°54'11"W a distance of 46.97 feet to the POINT OF BEGINNING.

Parcel contains 0.356 acres, more or less.

AND

Commencing at the Southeast corner of the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida;
THENCE S89°27'59"W along the South line of said Northeast Quarter (NE¼) a distance of 1,334.38 feet to the Southwest corner of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section 29;

THENCE N00°32'23"W along the West line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) a distance of 538.66 feet to the POINT OF BEGINNING;

THENCE continue N00°32'23"W a distance of 211.68 feet;

THENCE S62°18'57"E along the boundary line of VILLAGE ON LAKE GENEVA AT BRECKENRIDGE, Plat Book 57, Pages 48-49, a distance of 64.55 feet;

THENCE S16°49'52"W a distance of 189.87 feet to the POINT OF BEGINNING.

Parcel contains 0.138 acres, more or less.

AND

Commencing at the Southeast corner of the Northeast Quarter (NE¼) of Section 29, Township 46 South, Range 25 East, Lee County, Florida;
THENCE S89°27'59"W along the South line of said Northeast Quarter (NE¼) a distance of 1,334.38 feet to the Southwest corner of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of said Section 29;

THENCE N00°32'23"W along the West line of said Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) a distance of 25.00 feet to the POINT OF BEGINNING;

THENCE continue N00°32'23"W a distance of 316.15 feet;

THENCE S89°36'50"E a distance of 43.30 feet;

THENCE S00°23'10"W a distance of 134.00 feet;

THENCE N89°36'50"W a distance of 15.63 feet;

THENCE S00°32'01"E a distance of 181.72 feet;

THENCE S89°27'59"W along the Northerly right-of-way line of Broadway, a distance of 25.48 feet to the POINT OF BEGINNING.

Parcel contains 0.236 acres, more or less.

WHEREAS, the project 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, PUD-91-017, PUD-92-001, PUD-92-010, PUD-92-018, PUD-95-026 along with Resolution Z-95-073, which added Phase V to the project]; and

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

WHEREAS, the applicant, Gleaneagles of Naples, Inc., has requested this amendment to allow some structures within Phase V to overlap into Phase IV-A; and

WHEREAS, the proposed changes are internal to the overall Breckenridge development (either the PUD or RPD zoned areas), and these changes will allow Phase IV-A to be developed in conformance with other approved Phases of the project; and

WHEREAS, Administrative Approval Amendment PUD-92-018 amended the property development regulations for Phase III, Administrative Approval Amendment PUD-95-016 amended Phase IV-B property development regulations, and Zoning Resolution Z-95-073 adopted similar property development regulations for Phase V to allow the building configurations that are shown with this amendment; 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; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development, because these partial units are included in the calculations for Phase V, not Phase IV-A; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application 95-05-018.13A 03.01 for administrative approval for an amendment to Planned Unit Development to permit portions of the structures permitted as part of Phase V to overlap into Phase IV-A, and to adopt property Development Regulations for Phase IV-A, is **APPROVED** to permit the following changes:

1. Property Development Regulations per Lee County Land Development Code are as follows:

Minimum lot area and dimensions:
Area: 2,500 Square Feet

Minimum setbacks:
Side: 0 feet

Width: 19.63 feet
Depth: 80.00 feet

Rear: 4 feet
Front: 10 feet

Maximum Lot Coverage: 80%

Maximum Building Height: 35 feet

2. A deviation from Lee County Land Development Code Section 34-2192 which requires a 20 front setback, to allow a 10 foot setback; and
3. A deviation from Lee County Land Development Code Section 10-296.(b.).Table 3 which requires a 45 foot roadway width for a privately maintained local street with open drainage, to allow a 40 foot roadway; and
4. A deviation from Lee County Land Development Code Section 34-2013(a) and 34-2015(2)d which requires vehicles to exit parking areas in a forward motion, to allow the parking areas to be designed with back-out parking; and
5. A deviation from Lee County Land Development Code Section 34-1040(c) and 34-1040(e) which requires a separation between building of one half the building height with a 20 foot minimum, to allow a 15 foot building separation; and
6. A deviation from Lee County Land Development Code Section 34-1040(c) which requires a building or structure setback from a PUD boundary of one half the building height with a minimum 20 foot setback, to allow a 0 foot setback.

Approval is subject to the following conditions:

1. Approval is limited to the applicant's submittals entitled "Master Concept Plan Breckenridge PUD" (which is a partial rendering of the Master Concept Plan for this project), dated 1-17-96, stamped received January 22, 1996; and "Breckenridge Phase 4 - Typical Building," stamped received January 22, 1996. Copies are attached hereto.
2. The complete Master Concept Plan that reflects all other phases of this project is entitled "Conceptual Master Site Plan", dated October, 1991, last revised April 24, 1992 and stamped received July 16, 1992.
3. All other terms and conditions of the original zoning resolutions not affected by this amendment remain in full force and effect.

DULY SIGNED this 2nd day of February, A.D., 1996.

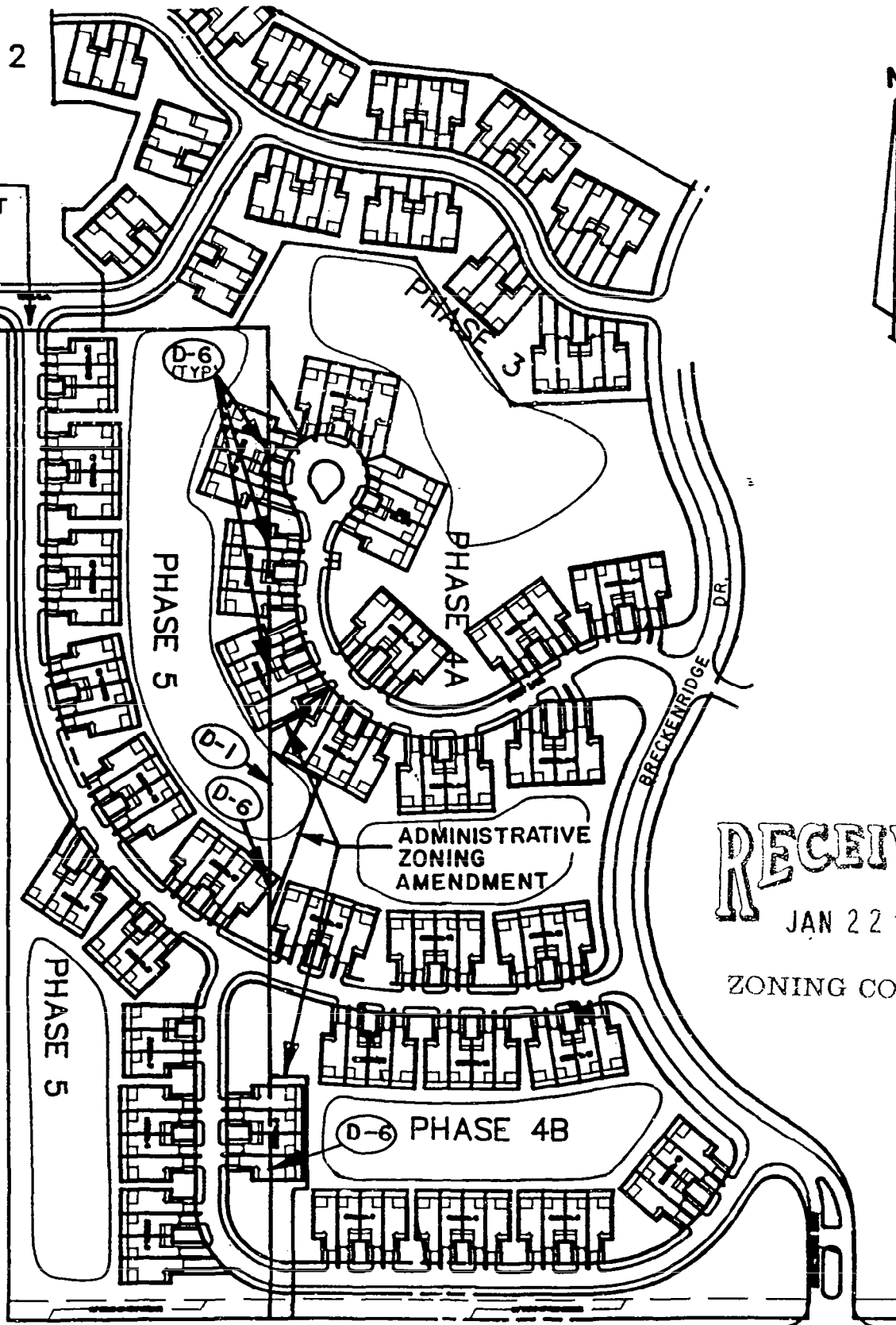
BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

PHASE 2

PROPOSED
ACCESS POINT

EXISTING
ROADWAY

N



RECEIVED
JAN 22 1996

ZONING COUNTER

BROADWAY

BRECKENRIDGE PUD

MASTER CONCEPT PLAN

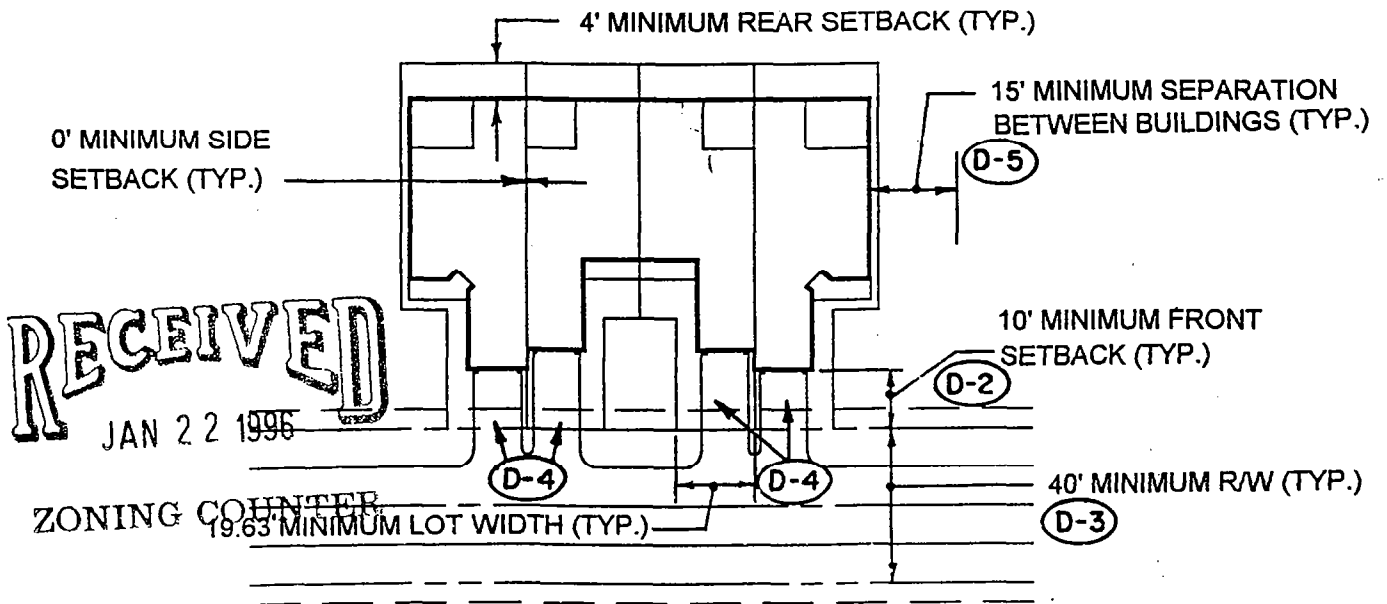


JOHN J. RUSKAI P.E., INC.
Engineers, Planners and Surveyors

Planning Zoning Engineering Surveying Environmental Permitting

2503 DEL PRADO BLVD. So., SUITE 510, CAPE CORAL, FLORIDA 33904

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
JRI
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 4 - TYPICAL BUILDING

SCALE:	DESIGNED BY:	DATE:	SHEET No. 1 OF 1
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