ADD2024-00081 Lee County ePlan

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee County Homes Associates I, LLP filed an application for an administrative amendment to a Residential Planned Development on a project known as Buckingham 345 RPD to revise the Master Concept Plan and amend the Development Regulations on property located on Buckingham Road, described more particularly as:

In Section 33, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned by Resolution Z-21-002 and subsequently was amended by ADD2021-00086; and

WHEREAS, the subject property is located in the Outlying Suburban Future Land Use Category as designated by the Lee Plan; 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 requests to revise the Master Concept Plan by reconfiguring the northern lake on the east side of the property; and

WHEREAS, the applicant requests to amend the Development Regulations to reduce the street setback for single family dwellings from 20 feet to 15 feet, while keeping the minimum 20-foot street setback for attached garages; and

WHEREAS, the applicant also proposes to reduce the rear setback for accessory structures from 5 feet to zero (0) feet when lots abut a lake maintenance easement or open space tract for R-1 and R-2 Lots while keeping the minimum rear yard setback for accessory structures for the R-3 Lots at 40 feet; and

WHEREAS, as required by the Land Development Code Section 33-1482, the applicant conducted an advertised public informational meeting on May 14, 2024 (Exhibit “D”); 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; 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 below the amount required by code; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Residential Planned Development to revise the Master Concept Plan and amend the Development Regulations is **APPROVED subject to the following conditions:**

1. **The Development must be in substantial compliance with the amended Master Concept Plan, revised on 05/23/2024, a copy of which is attached hereto as Exhibit "B."**

2. **The development is subject to the amended attached hereto as Exhibit "C."**

3. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 7/5/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits
Exhibit "A" Legal Description
Exhibit "B" Master Concept Plan
Exhibit "C" Development Regulations
Exhibit "D" Public Informational Meeting Notes

ADD2024-00081 Lee County ePlan

Exhibit A

RHODES & RHODES LAND SURVEYING, INC.
26100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 405-8166 FAX (239) 405-8163

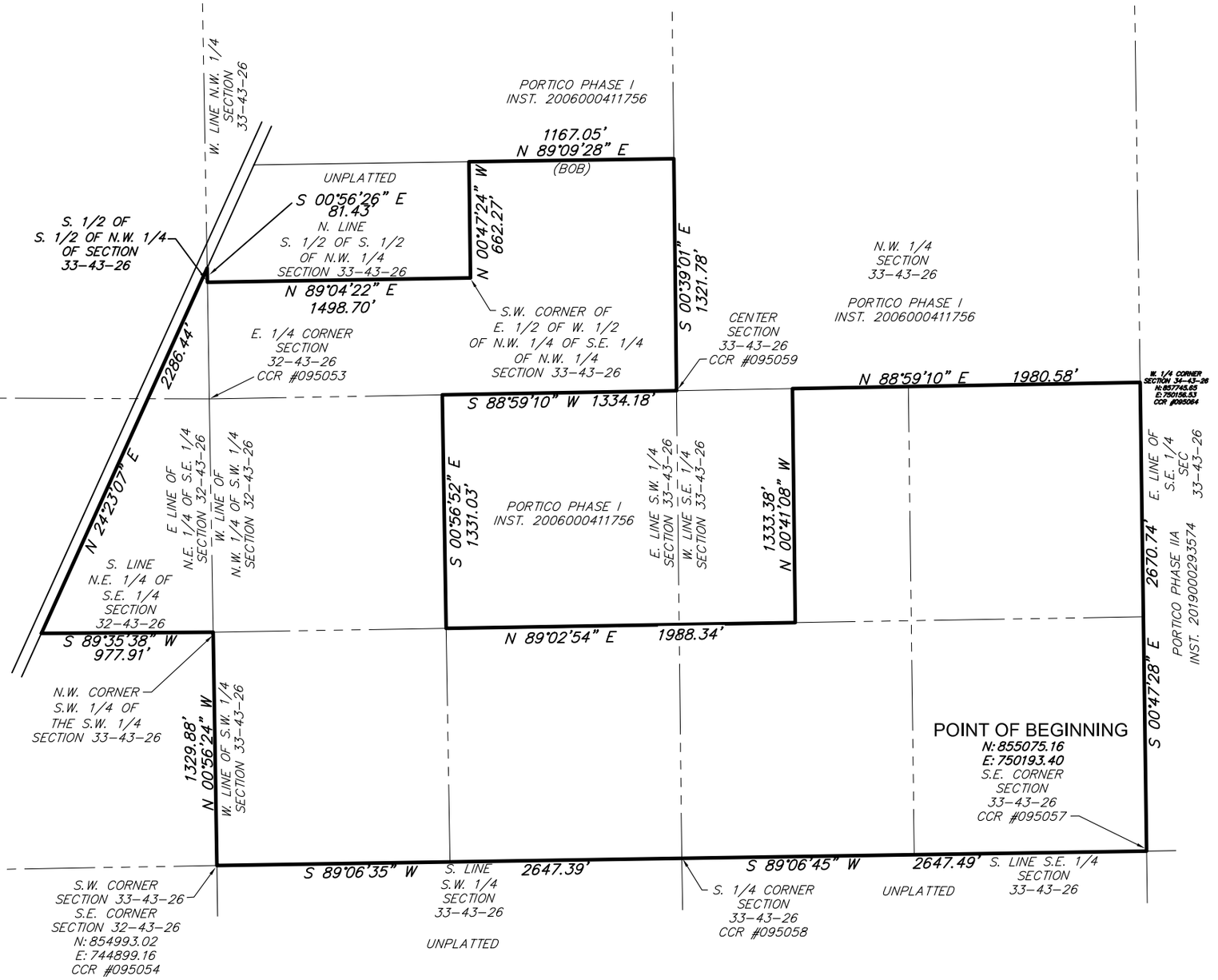
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°06'45"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.49 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S.89°06'35"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., FOR A DISTANCE OF 2286.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'26"E. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°04'22"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.00°47'24"W. ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #2006000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF 1167.05 FEET; THENCE S.00°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE IIA, RECORDED AS INSTRUMENT #2019000293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15,018,447 SQUARE FEET, 344.776 ACRES, MORE OR LESS.

REVIEWED
ADD2024-00081
Rick Burris, Principal
Planner
Lee County DCD/Planning
5/14/2024



ABBREVIATIONS

B.O.B. = BASIS OF BEARING
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
L.B.# = LICENSED BUSINESS NUMBER
INST. = INSTRUMENT NUMBER
PGS. = PAGES
OR = OFFICIAL RECORD

0 400 800
GRAPHIC SCALE IN FEET
1"= 800

REVIEWED
ADD2024-00081
Rick Burris, Principal Planner
Lee County DCD/Planning
5/14/2024

NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF PORTICO PHASE I, RECORDED AS INSTRUMENT NUMBER 200600411756, ALSO BEING THE THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING NORTH 89°09'28" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

BY: John Scott Rhodes PSM # 5739 State of Florida
Digitally signed by John Scott Rhodes PSM # 5739 State of Florida
Date: 2022.07.13 08:54:42 -04'00'

JOHN SCOTT RHODES PSM #5739

NOT A SURVEY

SKETCH FOR DESCRIPTION

BOUNDARY SKETCH

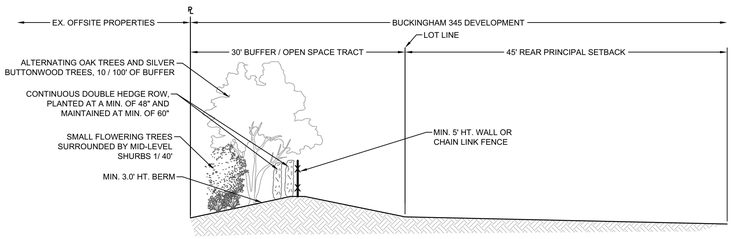
PSM:	JSR
drawn:	RWC
checked:	JSR
view:	SKETCH
project#:	2021-1114
sheet #:	2 of 2

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

date: APRIL 4, 2022
scale: 1" = 800'
cadd file: 2021-1114DO SKETCH

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

Z:\Buckingham GL Project\DO\2021-1114DOsketch.dwg, DO Sketch, 7/13/2022 8:29:09 AM, 1:1



6 30' LANDSCAPE BUFFER

SCALE: 1" = 10'

TABLES / NOTES:

NOTES

1. 25' TYPE 'D" LANDSCAPE BUFFER* - SEE DETAIL 5 ON SHEET C-501
2. 30' LANDSCAPE BUFFER* - SEE DETAIL 6 ON THIS SHEET
3. 15' TYPE 'B' BUFFER* - SEE DETAIL 7 ON SHEET C-501
4. 20' ENHANCED TYPE 'C' BUFFER* - SEE DETAIL 8 ON SHEET C-501
5. PRESERVE TO PROVIDE BUFFER
6. 20' LANDSCAPE BUFFER* - SEE DETAIL 11 ON SHEET C-501
7. 20' LANDSCAPE BUFFER* - SEE DETAIL 12 ON SHEET C-501

DEVIATIONS

1. ENHANCED TYPE "C" BUFFER
2. INDIGENOUS PRESERVATION
3. SUBURBAN STREETS
4. SUBURBAN STREETS
5. DRIVEWAY SEPARATION
6. HAMMERHEAD TURNAROUND

GENERAL NOTES:

1. THE SHORELINE CONFIGURATION OF ALL ON-SITE LAKES ARE DESIGNED TO BE SINUOUS IN CONFIGURATION AND COMPLY WITH LDC SECTION 10-418

LEGEND

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- SCHOOL SITE (RESERVED AREA)
- **R1** LOTS THAT ARE A MINIMUM 6,500 SQ. FT
- **R2** LOTS THAT ARE A MINIMUM 4,500 SQ. FT
- **R3** LOTS THAT ARE A MINIMUM 13,600 SQ. FT

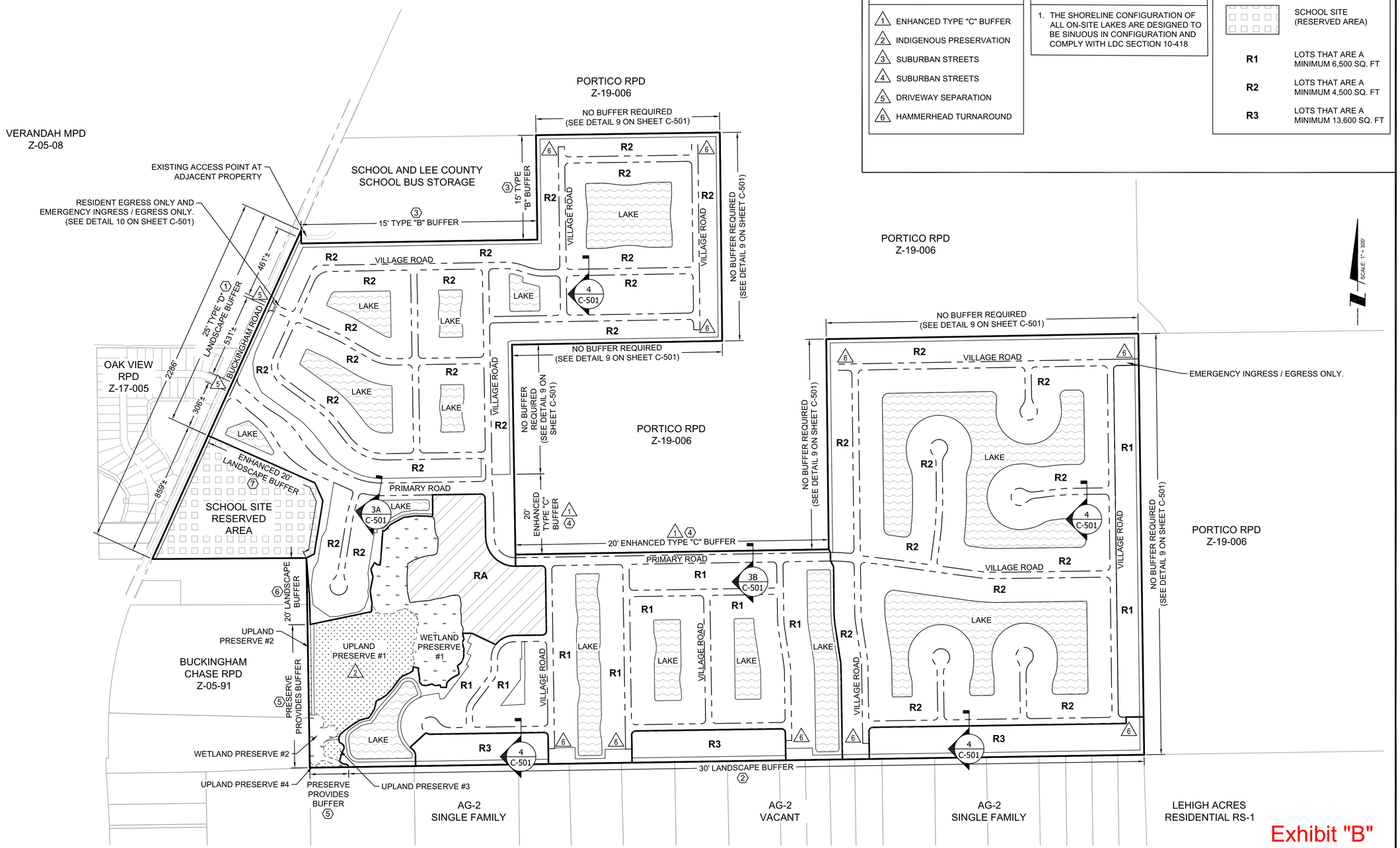


Exhibit "B"

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy 239.403.6700
Naples, FL 34105 Pen-Eng.com

PROJECT:

BUCKINGHAM 345

TITLE:

MASTER CONCEPT PLAN

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

REVISIONS:

No:	Revision:	Date:
1	REVISED PER LEE COUNTY COMMENTS	3/15/23
2	REVISED PER LEE COUNTY COMMENTS	4/10/23
3	REVISED PER LEE COUNTY COMMENTS	5/4/23
4	PROPOSED A.D.D.	05/04/24
5	REVISED PER LEE COUNTY COMMENTS	5/23/24

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
FLORIDA LICENSE NUMBER: 73943

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 300'
0 75' 150' 300' 600' 900'

SEC: 33 TWP: 43 RGE: 26E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: OCT. 2022
Horizontal Scale: 1" = 300'
Vertical Scale: N.T.S.
Project Number: P-GLHO-004-002
File Name: P-GLHO-004-002-X11-1.dwg
Sheet ID: C-101
Sheet Number: 01 of 03

ADD2024-00081 Lee County ePlan

TABLES / NOTES:

LAND USE AND REQUIRED OPEN SPACE SUMMARY

SITE AREA	ACREAGE	REQUIRED OPEN SPACE 40% (PER LDC SEC. 10-415)
R-1 DEVELOPMENT AREA	74.83	0.00
R-2 DEVELOPMENT AREA	211.55	84.62
R-3 DEVELOPMENT AREA	16.45	0.00
RA DEVELOPMENT AREA	10.87	4.35
SCHOOL SITE	13.18	5.27
REMAINING AREA	17.90	7.16
TOTAL	344.78	101.40

PROVIDED OPEN SPACE CALCULATION

LAND TYPE		OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED
GENERAL OPEN SPACE	GENERAL OPEN SPACE	44.12	79.69
	RECREATION SITE	4.95	
	LAKE**	25.35	
	SCHOOL SITE	5.27	
INDIGENOUS OPEN SPACE	INDIGENOUS UPLAND 1	8.70	21.71 *
	INDIGENOUS UPLAND 2	0.36	
	INDIGENOUS UPLAND 3	0.30	
	INDIGENOUS UPLAND 4	0.10	
	INDIGENOUS UPLAND CREDIT***	4.35	
	INDIGENOUS WETLAND 1	7.07	
	INDIGENOUS WETLAND 2	0.83	
TOTAL			101.40

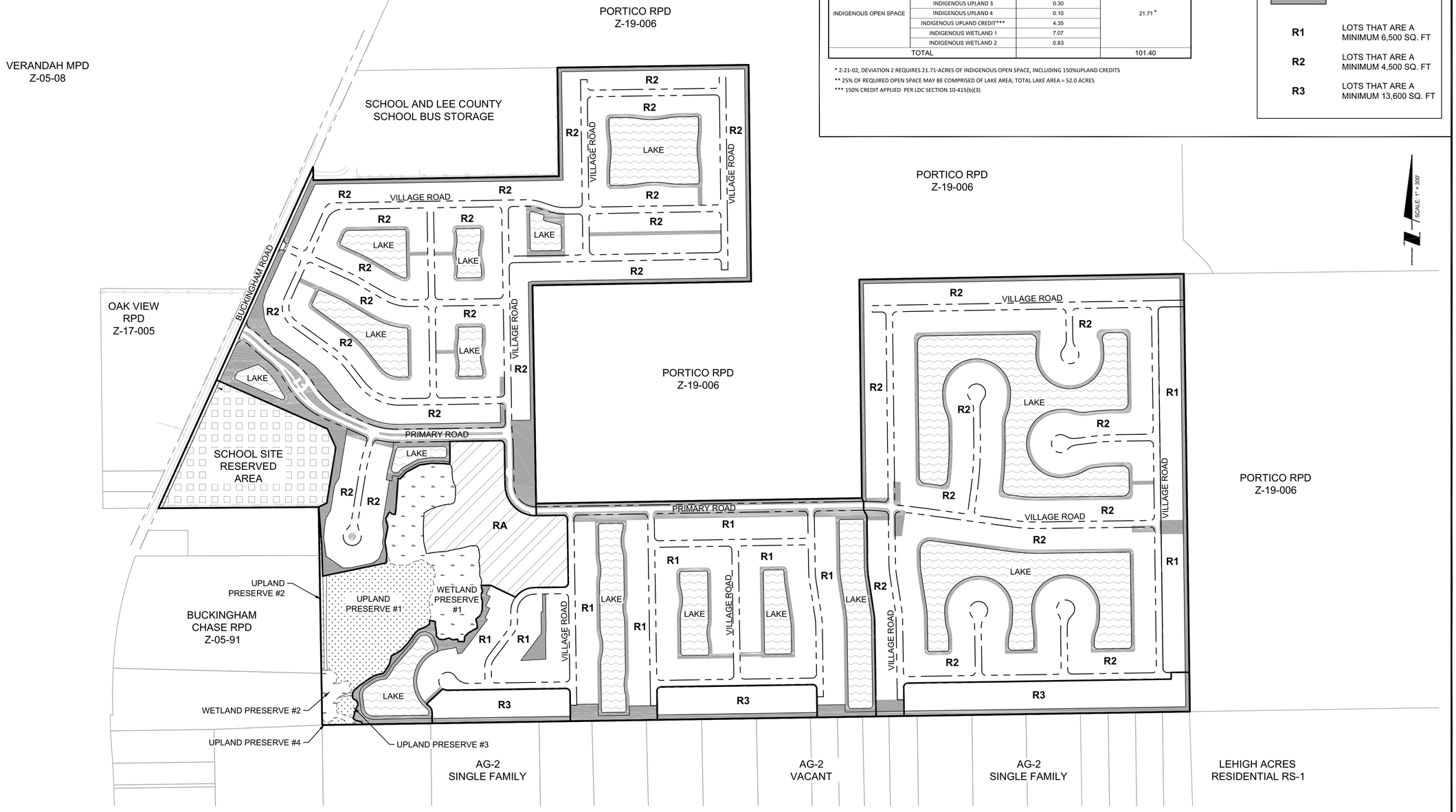
* Z-21-02, DEVIATION 2 REQUIRES 21.71-ACRES OF INDIGENOUS OPEN SPACE, INCLUDING 150%UPLAND CREDITS

** 25% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA; TOTAL LAKE AREA = 52.0 ACRES

*** 150% CREDIT APPLIED PER LDC SECTION 10-415(b)(3)

LEGEND

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- SCHOOL SITE (RESERVED AREA)
- OPEN SPACE
- **R1** LOTS THAT ARE A MINIMUM 6,500 SQ. FT
- **R2** LOTS THAT ARE A MINIMUM 4,500 SQ. FT
- **R3** LOTS THAT ARE A MINIMUM 13,600 SQ. FT



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• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy Naples, FL 34105
239.403.6700 Pen-Eng.com

PROJECT:

BUCKINGHAM 345

TITLE:

OPEN SPACE PLAN

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

REVISIONS:

No:	Revision:	Date:
1	REVISED OPEN SPACE CALCULATION	1/11/23
2	REVISED PER LEE COUNTY COMMENTS	3/15/23
3	REVISED PER LEE COUNTY COMMENTS	4/10/23

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
FLORIDA LICENSE NUMBER: 73943

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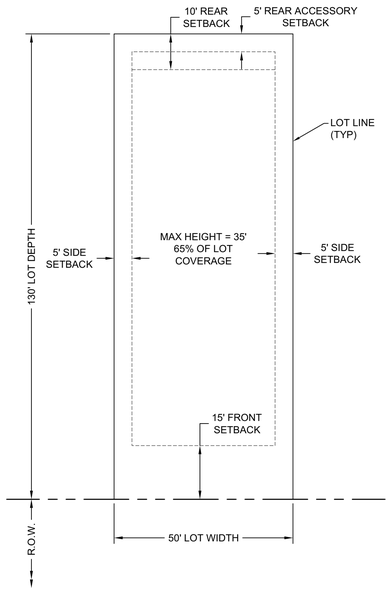
DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88
(NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 300'
0 75' 150' 300' 600' 900'

SEC: 33 TWP: 43 RGE: 26E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: OCT. 2022
Horizontal Scale: 1" = 300'
Vertical Scale: N.T.S.
Project Number: P-GLHO-004-002
File Name: P-GLHO-004-002-X11-2.dwg
Sheet ID: C-102
Sheet Number: 02 of 03

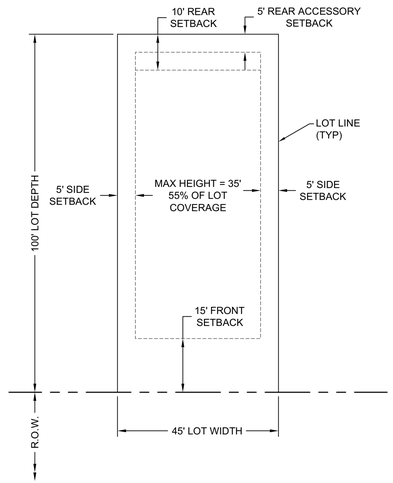
ADD2024-00081 Lee County ePlan

1. TYPICAL R-1 SINGLE FAMILY LOT



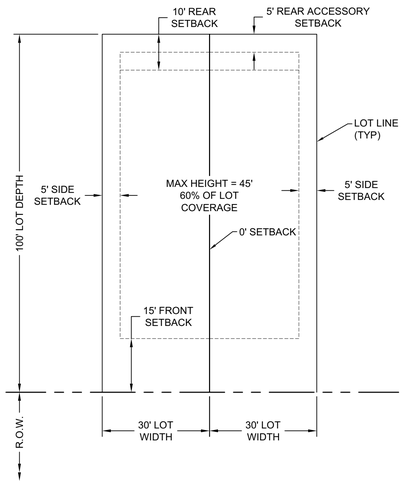
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

2. TYPICAL R-2 SINGLE FAMILY LOT



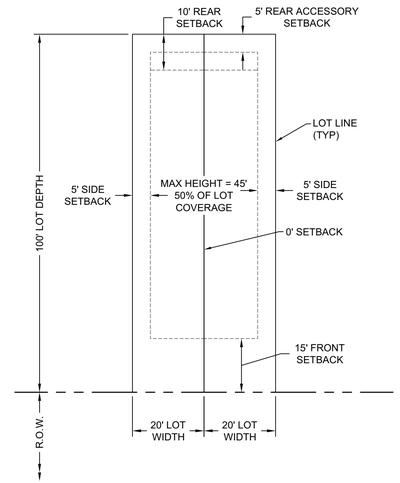
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

3. TYPICAL TWO FAMILY ATTACHED LOT(S)



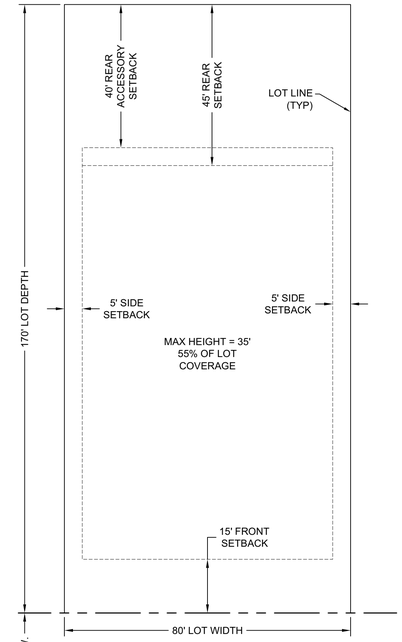
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

4. TYPICAL TOWNHOME LOT(S)



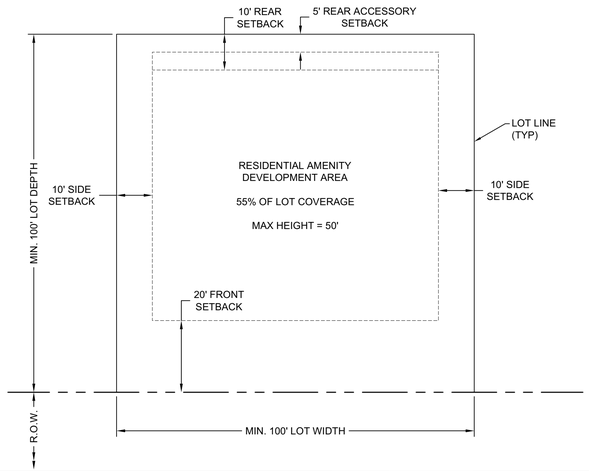
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

9. TYPICAL R-3 SINGLE FAMILY LOT

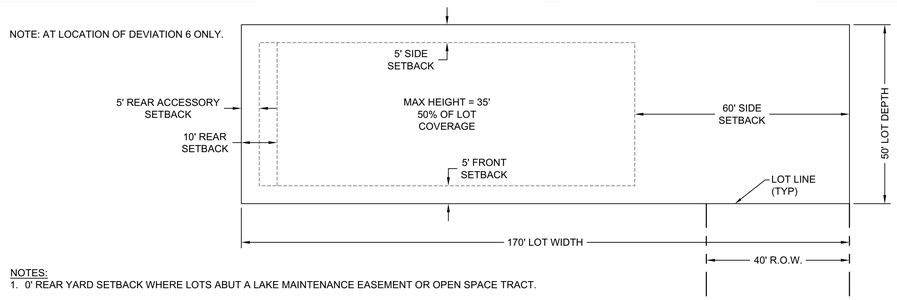


NOTES:
1. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

5. TYPICAL AMENITY LOT

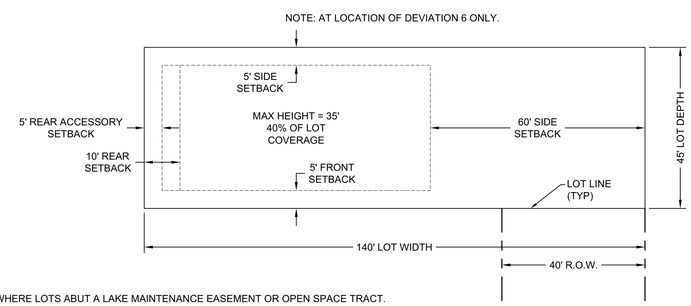


6. TYPICAL R-1 SINGLE FAMILY LOT AT DEAD END R.O.W.



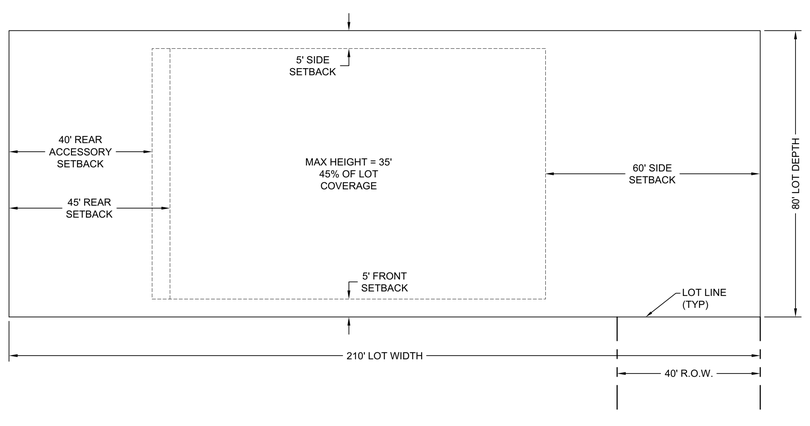
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.

7. TYPICAL R-2 SINGLE FAMILY LOT AT DEAD END R.O.W.



NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.

8. TYPICAL R-3 SINGLE FAMILY LOT AT DEAD END R.O.W.



PENINSULA ENGINEERING
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• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy 239.403.6700
Naples, FL 34105 Pen-Eng.com

PROJECT:

BUCKINGHAM 345

TITLE:

TYPICAL LOT LAYOUTS

CLIENT:

LEE COUNTY HOMES ASSOCIATES I, LLLP

REVISIONS:

No:	Revision:	Date:

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
FLORIDA LICENSE NUMBER: 73943

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 20'
0 5' 10' 20' 40' 60'

SEC: 33 TWP: 43 RGE: 26E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: OCT. 2022
Horizontal Scale: 1" = 20'
Vertical Scale: N.T.S.
File Name: P-GLHO-004-002-X11-3.dwg
Project Number: P-GLHO-004-002
Sheet ID: C-103
Sheet Number: 03 of 03

ADD2024-00081 Lee County ePlan

BUCKINGHAM 345
RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY DEVELOPMENT REGULATIONS

PENINSULA ENGINEERING

Land Uses	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Street Setback[2] (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback[3] (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Building Separation (FT)	Max. Building Height (FT)	Max. Lot Coverage (%)
R-1											
Single-Family	6,500	50	130	~~20~~15[6]	5	10	5	5/0[5]	10	35	65
Single-Family[4]	8,500	170	50	5	5 & 60	10	5	5/0[5]	10	35	50
R-2											
Single-Family	4,500	45	100	~~20~~15[6]	5	10	5	5/0[5]	10	35	55
Single-Family[4]	7,000	140	50	5	5 & 60	10	5	5/0[5]	10	35	40
Zero-Lot Line[1]	4,500	45	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10[1]	35	55
Two-Family Attached	3,000	30	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10	45	60
Townhouse	2,000	20	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10	45	50
R-3											
Single-Family	13,600	80	170	~~20~~15[6]	5	45	5	40	10	35	55
Single-Family[4]	16,800	80	210	60	5	45	5	40	10	35	45
Non-Residential											
Clubhouse/Amenity Sites	10,000	100	100	20	10	10	10	5/0[5]	10	50	55

Note 1: A minimum 10-foot building separation for zero lot line structures must be maintained.
Note 2: For Corner Lots, the secondary street setback is reduced to 5-feet to function as a side yard.
Note 3: Where lots abut a waterbody, setback is measured from the rear lot line.
Note 4: Lot dimensions and setbacks only apply to a residential lot intersecting with a dead end ROW consistent with the location of Deviation 6. Note 5: 5 feet (0 feet where lot abuts a lake maintenance easement or open space tract).
Note 6: A minimum 20 feet required from any front entry garage. (15 feet is permitted for all other portions of the principal structure.)

Underlined Text is Added; ~~Struck-through~~ text is deleted.
April 22, 2024

Exhibit "C"

Memorandum

Date: May 23, 2024

To: Chahram Badamtchian, AICP, Senior Planner

From: Jessica Harrelson, AICP

RE: Buckingham 345 ADD2024-00081
Community Meeting Summary

On Tuesday, May 14, 2024, a community meeting was held at the River Hall Town Amenity Center (3089 River Hall Parkway, Alva, FL 33920) to allow interested parties from the public to learn about and discuss the proposed project.

In attendance were John Asher and Luke Schultheis, representing Lee County Homes Associates I, LLLP, and Jessica Harrelson with Peninsula Engineering, the agent for the applicant.

From the public, two (2) individuals attended the meeting, including one (1) surrounding property owner and the previous owner of the subject Buckingham 345 property.

The presentation by the developer's team included a full-size site plan and a general discussion/overview of the development and the proposed modifications.

There were no objections voiced at the meeting.

End Memo.

Attachments: Affidavit of Publication

Exhibit "D"

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jessica Harrelson
Penninsula Engineering
2600 Golden Gate PKWY
Naples FL 34105-3227

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

05/04/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me on 05/04/2024

Legal Clerk

Notary, State of WI, County of Brown

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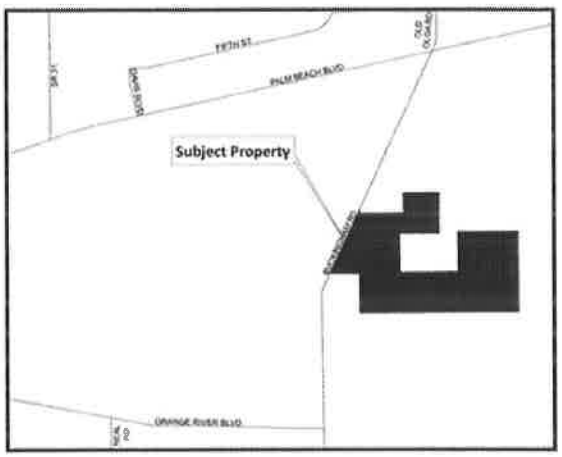
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NICOLE JACOBS
Notary Public
State of Wisconsin

The public is invited to attend a meeting to discuss minor changes proposed to Buckingham 345, an approved residential planned development. The meeting will begin at 5:30 pm on Tuesday, May 14th, 2024, at the River Hall - Town Hall Amenity Center, located at 3089 River Hall Parkway, Alva, FL 33920.
The Buckingham 345 site is located 1.3-miles south of Palm Beach Boulevard (SR 80), east of Buckingham Road.
If you are unable to attend the meeting and have questions related to the project, please contact the individual listed below:

John Asher
Lee County Homes Associates I, LLLP
Email: John.Asher@glhomes.com



5/4/24 #10144852