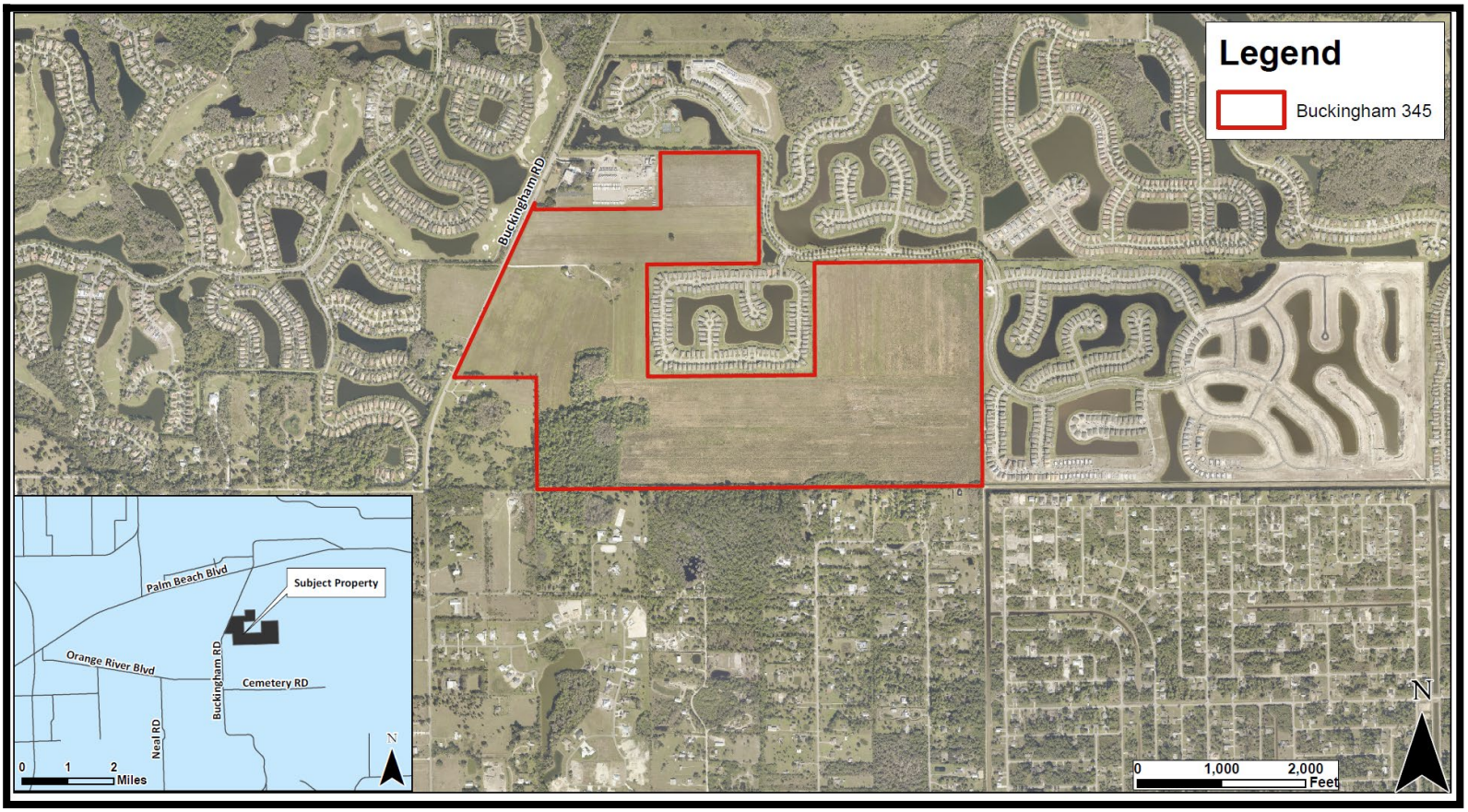
Buckingham 345 Residential Planned Development
Administrative Planned Development Amendment
Narrative of Request

Property Information

The subject property is located south of Palm Beach Boulevard, east of Buckingham Road, and consists of ±344.78-acres in Sections 32 & 33, Township 43 South and Range 26 East. The site is zoned the Buckingham 345 Residential Planned Development (Z-21-002, as amended) and is designated within the Outlying Suburban Category per the Future Land Use Map of the Lee Plan.

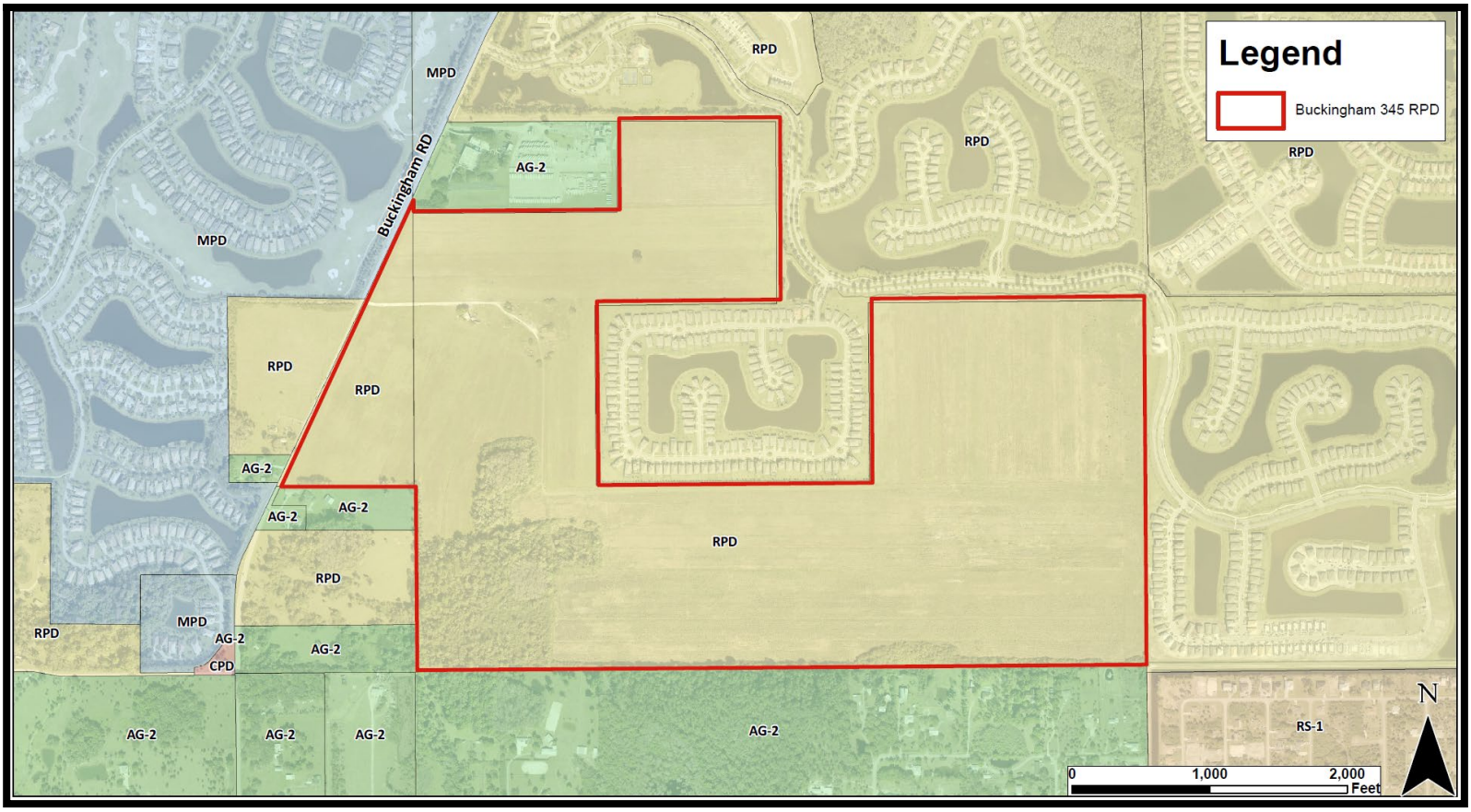
The Buckingham 345 Residential Planned Development is within the Caloosahatchee Shores Community Planning Area.



Location Map

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479



Zoning Exhibit

RPD History

The subject property was initially rezoned in 2000 from AG-2 to a Residential Planned Development (RPD) by way of Resolution Z-00-29. The original rezone approved a maximum density of 640 single-family dwelling units on ±325-acres.

In 2005, Resolution Z-05-074 approved an increase in the overall area of the RPD to ±344.78-acres and increased density to a maximum of 690 single-family residential dwelling units.

In 2021, Resolution Z-21-002 increased the number of residential units to a maximum of 1,015 single-family dwelling units (for a total of ±2.9 dwelling units per acre). Subsequent Administrative Amendments to the Residential Planned Development have been approved; refer to the document titled "*Previous Zoning Actions*" for further information.

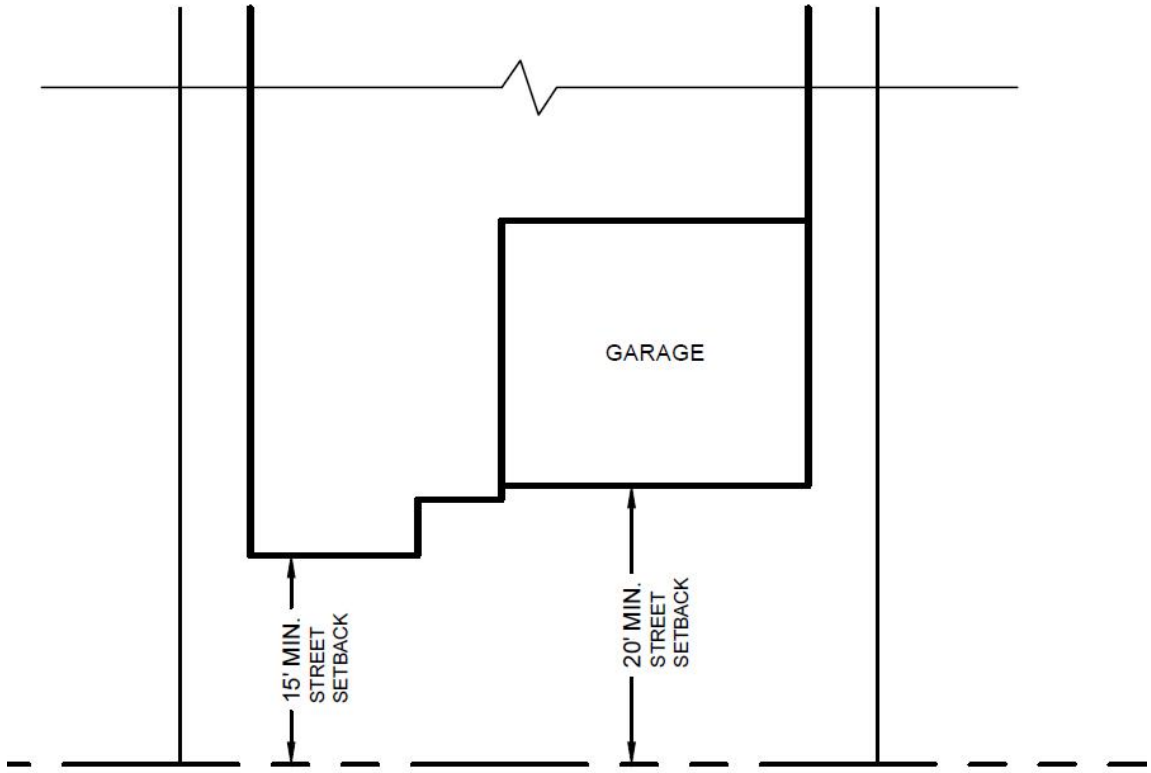
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Details of Request

In summary, this administrative amendment is seeking approval of the following:

1. A request to reduce the minimum rear yard setback for accessory structures to 0' when lots abut a lake maintenance easement or open space tract; refer to the amended 'Development Standards Table' and the 'Typical Lot Layout'. Note, this request does not apply to R3 lots; refer to the Development Standards Table.
2. A request to reduce the minimum street setback to 15' for single-family structures and a minimum 20' street setback from the face of any front entry garage; refer to the amended 'Development Standards Table' and 'Typical Lot Layout'. Below is an example layout demonstrating this request.

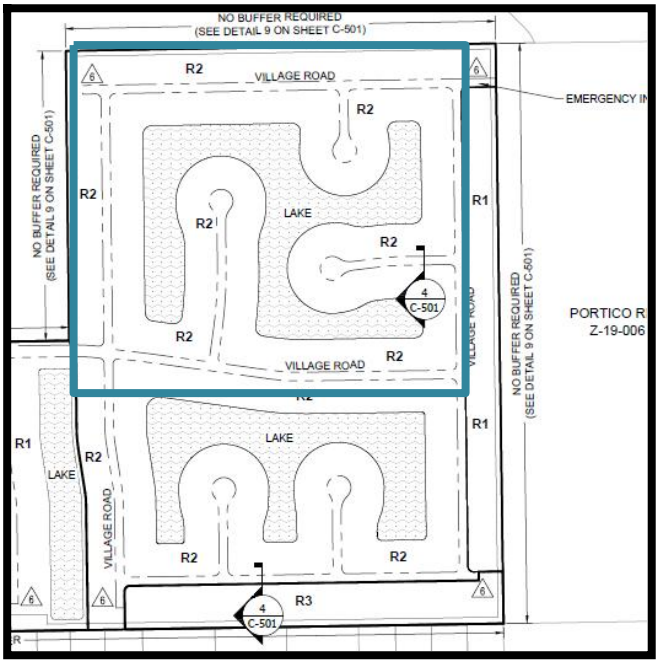


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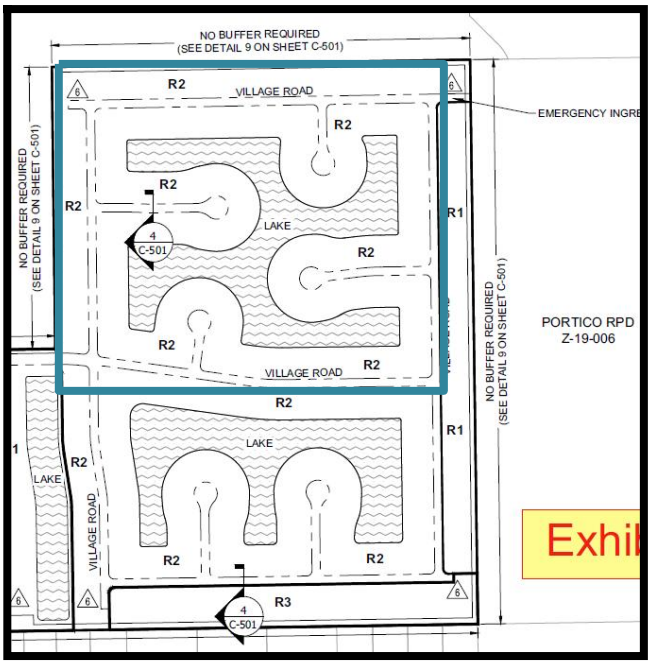
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3. A request to approve the reconfigured lake/layout within the R-2 area along the northeastern portion of the PD. See below for reference.

PROPOSED



EXISTING



Community Meeting

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 persons from the public to learn about and discuss the proposed project. Please refer to the Community Meeting Summary for details and copy of the Affidavit of Publication.

Administrative Amendment Criteria

The requests subject of this Administrative PD Amendment comply with LDC 34-174 (i):

- There is no request for an increase in height, density or intensity.
- The request does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.
- The request does not result in a reduction in total open space by more than ten percent.
- The request does not decrease indigenous native preservation or open space below the amount required by the Code.
- The request does not involve changes to buffers that are not equivalent or better in comparison with the currently approved Master Concept Plan.
- The request does not adversely affect surrounding land uses.
- The request is consistent with all applicable provisions of the Land Development Code and of the Lee Plan.

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