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 to:

1-Revise the Master Concept Plan to:

a) Convert the R-2 Development Tract along the southeast corner of the development to an R-1 Development Tract; and
b) Convert the “School Site Reserved Area” to an R-2 development Tract; and

2-Amend the condition of approval of Deviation #2 of Resolution Z-21-002, as amended by ADD2022-00190, to adjust the minimum required Open Space; and

WHEREAS, the subject property is located on the east side of Buckingham Road, south of Palm Beach Blvd., in Sections 32 & 33, Township 43 South, Range 26 East, Lee County, Florida (see attached Exhibit “A”); and

WHEREAS, the property was originally rezoned by Resolution Z-00-029 and was subsequently amended by ADD2003-00067, Resolutions Z-05-074 and Z-05-076, ADD2006-00220, ADD2007-00018, Resolution Z-21-002, ADD2021-00086, ADD2022-00190, ADD2024-00081 and ADD2025-00049; 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, Condition #12b of Resolution Z-21-002 states that if the “School Site Reserved Area” is not conveyed to the Lee County School District, it may be developed with single family and accessory uses; and

WHEREAS, Condition #12c of Resolution Z-21-002 states that “Density for the RPD remains limited to 1,015 dwelling units even if the School Site Reserved Area is utilized for Residential Uses”; and

WHEREAS, this development was approved with three different types of single-family Development Tracts; R-2 Tracts: allowing smaller lots, R-1 Tracts: allowing medium size lots, and R-3 Tracts: allowing larger lots; and

WHEREAS, the site in question was not conveyed to the Lee County School District, and the applicant proposes to redesignate this 13.18±-acre site as an R-2 type Tract allowing

single family dwellings without increasing the maximum number of units approved by Resolution Z-21-002 (Exhibit “B”); and

WHEREAS, the applicant also proposes to redesignate an R-2 development Tract on the southeast corner to an R-1 development Tract to develop the tract with larger lot homes (Exhibit “B”); and

WHEREAS, the changes to the Master Concept Plan decreases the minimum required open space for the site, and the applicant requests to modify the condition of approval for deviation #2 of Resolution Z-21-002, as amended by ADD2022-00190, to reflect the change in the required open space; and

WHEREAS, the applicant conducted a publicly advertised information session on August 13, 2025, as required by LDC Sec. 33-1482 (Exhibit “C”); and

WHEREAS, this application was reviewed by the Lee County Department of Transportation, the Development Services Section and the Zoning Section Environmental staff and is recommended for approval; 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; 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 amend the Master Concept Plan and condition of approval of Deviation #2 of Resolution Z-21-002, as amended by ADD2022-00190, is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, revised on 07/10/2025, a copy of which is attached hereto as Exhibit “B”.**

2. **The condition of approval of Deviation #2 of Resolution Z-21-002, as amended by ADD2022-00190, is hereby amended as follows:**

   This deviation is APPROVED SUBJECT TO the condition that the development order must depict 93.93 acres open space comprised of 72.22 acres general open space and 21.71 acres indigenous open space that includes 150% upland credits for upland indigenous area #1.

3. **The terms and conditions of the original zoning resolution and amendments 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 10/01/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

List of Exhibits:
Exhibit “A” Legal Description
Exhibit “B” Master Concept Plan
Exhibit “C” Synopsis of Public Informational Meeting

Exhibit A

RHODES & RHODES LAND SURVEYING, INC.
28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 405-8166 FAX (239) 405-8163

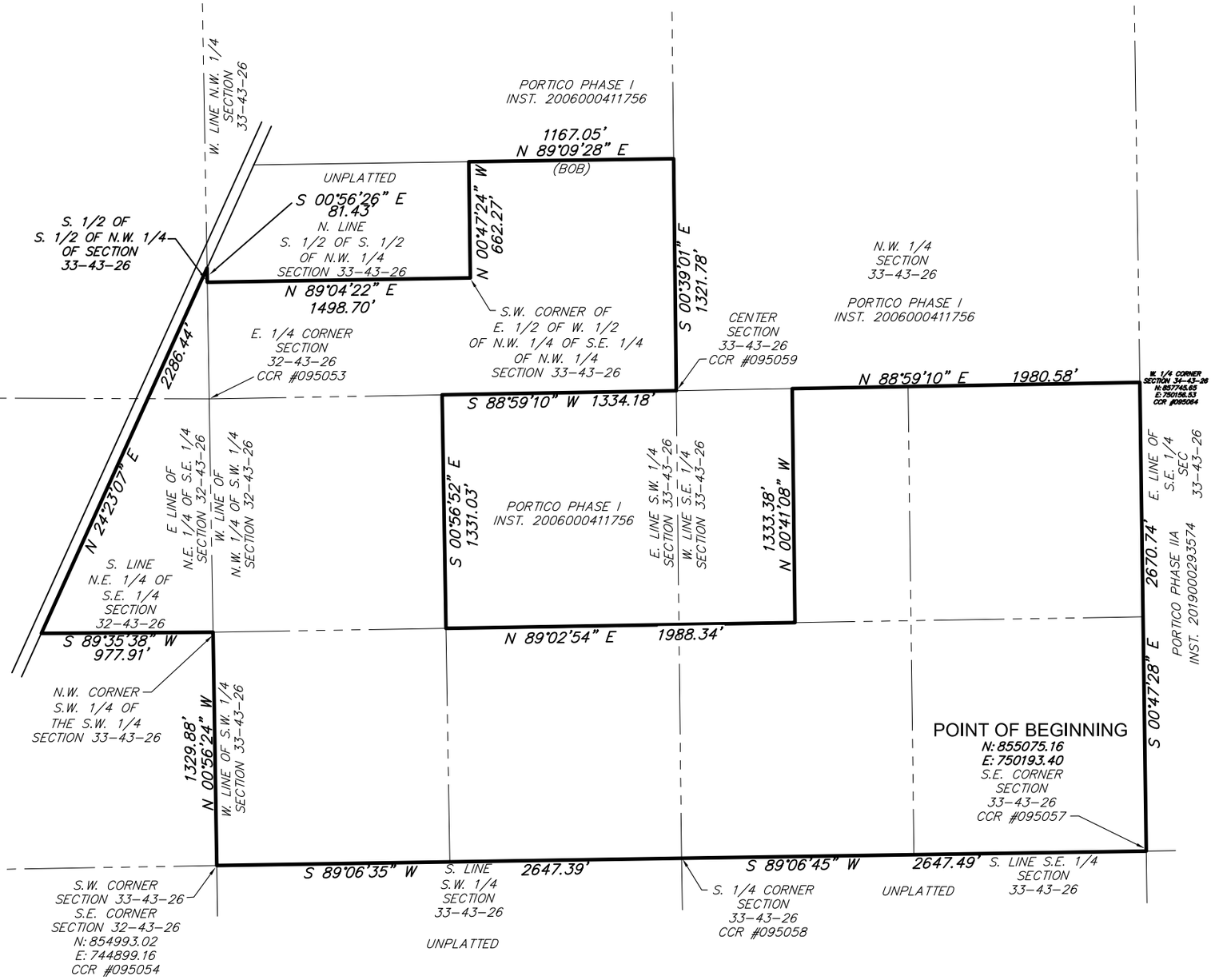
LEGAL DESCRIPTION

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
Project: ADD2025-00151
By: Richard Burris
Dept: Legal Review
Date: 07/29/2025



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
Project: ADD2025-00151
By: Richard Burris
Dept: Legal Review
Date: 07/29/2025

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

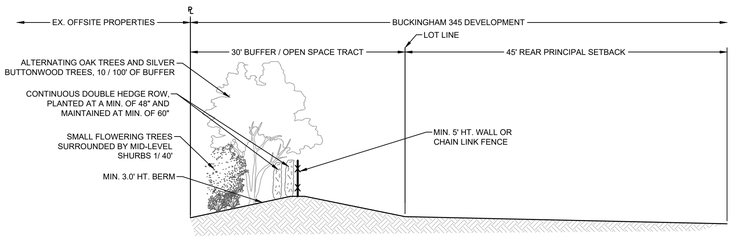
RHODES & RHODES LAND SURVEYING, INC.
LICENSE #LB 6897

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

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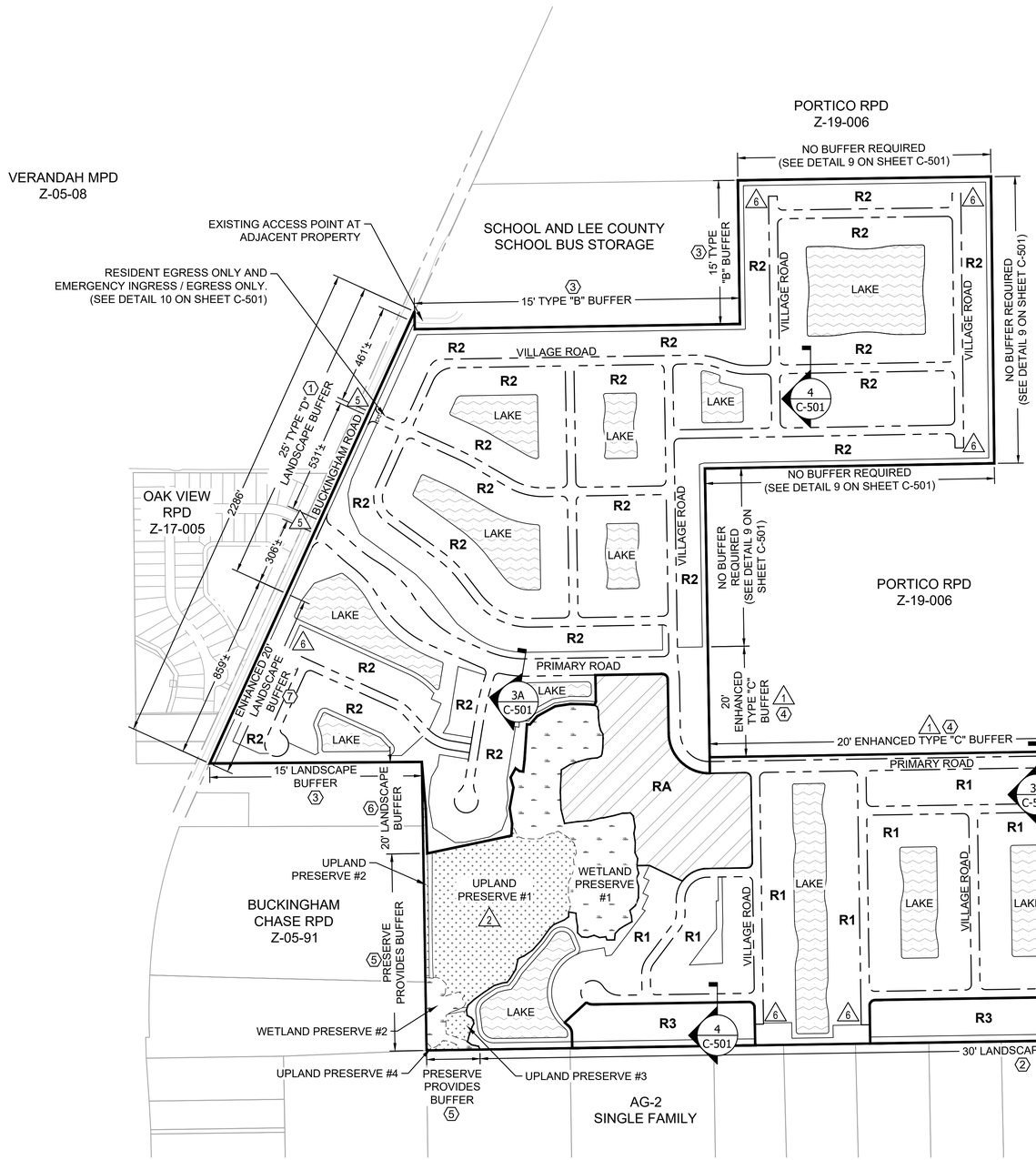
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drawn:	RWC
checked:	JSR
view:	SKETCH
project#:	2021-1114
sheet #:	2 of 2

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6 30' LANDSCAPE BUFFER

SCALE: 1" = 10'



SCALE: 1" = 300'

EXHIBIT "B"

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)
- **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 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
6	REVISED PER A.D.D. COMMENTS	7/10/25

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-X13-1.dwg
Sheet ID:	C-101
Sheet Number:	01 of 03

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	116.83	0.00
R-2 DEVELOPMENT AREA	182.72	73.09
R-3 DEVELOPMENT AREA	16.46	0.00
RA DEVELOPMENT AREA	10.87	4.35
REMAINING AREA (Indigenous Areas)	17.90	7.16
TOTAL	344.78	84.60

PROVIDED OPEN SPACE CALCULATION

LAND TYPE		OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED
GENERAL OPEN SPACE	GENERAL OPEN SPACE	46.72	72.22
	RECREATION SITE	4.35	
	LAKE**	21.15	
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			93.93

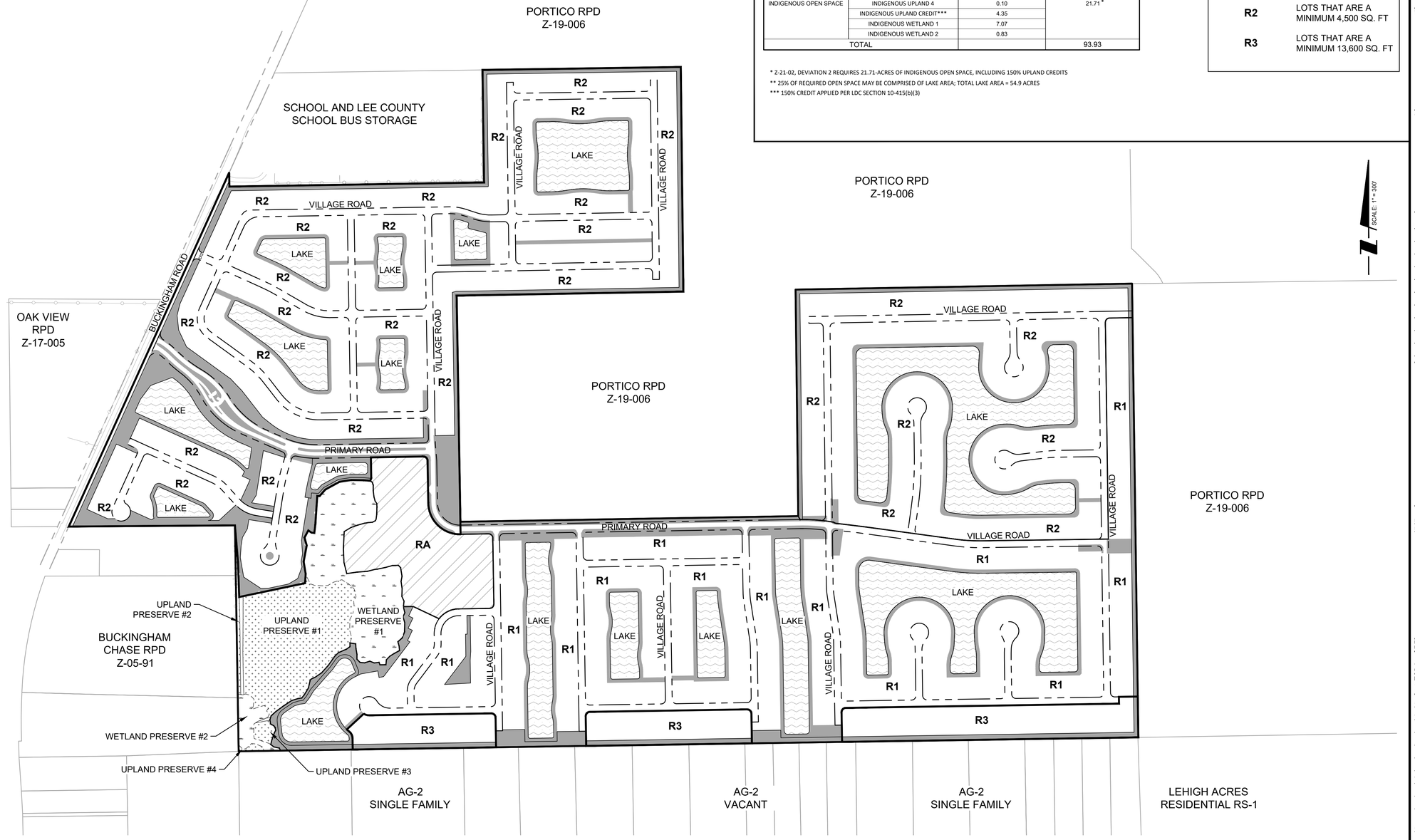
* Z-21-02, DEVIATION 2 REQUIRES 21.71-ACRES OF INDIGENOUS OPEN SPACE, INCLUDING 150% UPLAND CREDITS

** 25% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA; TOTAL LAKE AREA = 54.9 ACRES

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

LEGEND

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- 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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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
6	REVISED PER A.D.D. COMMENTS	7/10/25

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
FLORIDA LICENSE NUMBER: 73943

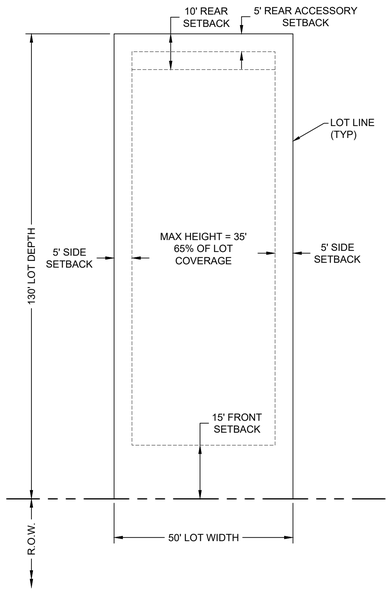
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

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

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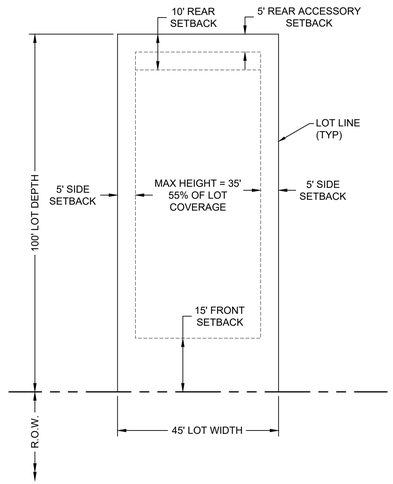
SEC: 33 TWP: 43 RGE: 26E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: OCT. 2022
Horizontal Scale: 1" = 300'
Vertical Scale: N.T.S.
Project Number: P-GLHO-004-002
File Name: P-GLHO-004-002-X13-2.dwg
Sheet ID: C-102
Sheet Number: 02 of 03

1. TYPICAL R-1 SINGLE FAMILY LOT



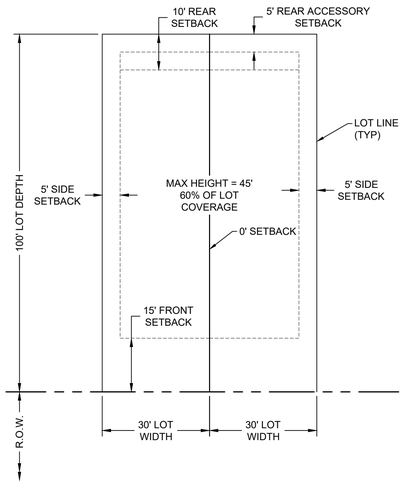
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

2. TYPICAL R-2 SINGLE FAMILY LOT



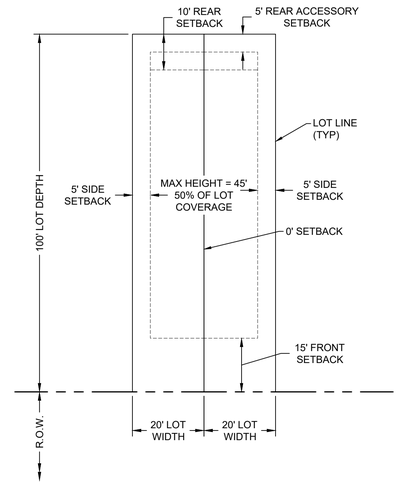
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

3. TYPICAL TWO FAMILY ATTACHED LOT(S)



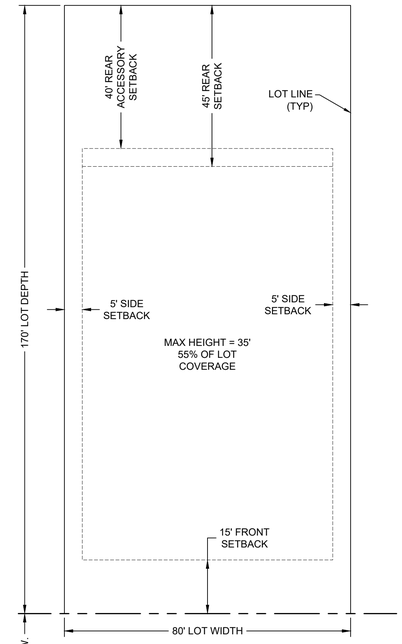
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

4. TYPICAL TOWNHOME LOT(S)



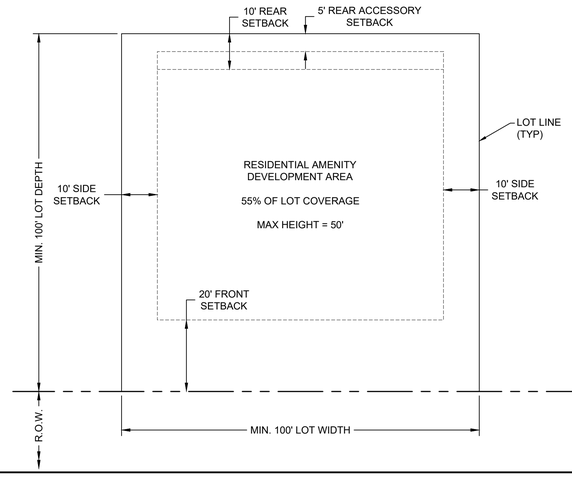
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.
2. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

9. TYPICAL R-3 SINGLE FAMILY LOT

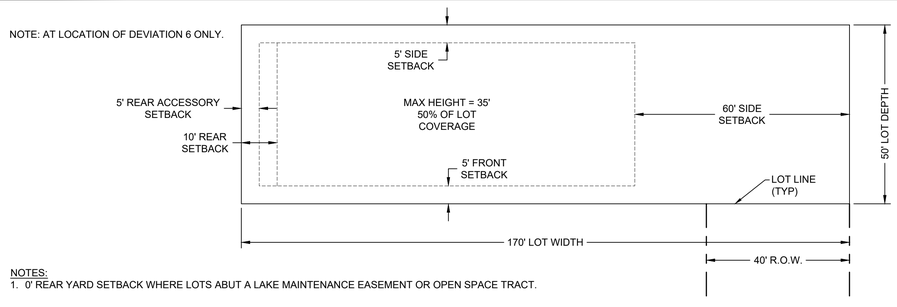


NOTES:
1. A MINIMUM 20 FEET REQUIRED FROM ANY FRONT ENTRY GARAGE. (15 FEET IS PERMITTED FOR ALL OTHER PORTIONS OF THE PRINCIPAL STRUCTURE.)

5. TYPICAL AMENITY LOT

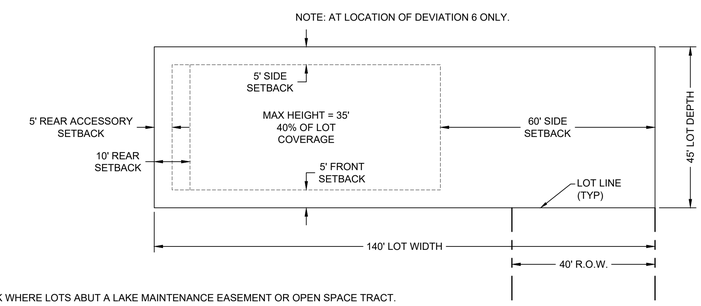


6. TYPICAL R-1 SINGLE FAMILY LOT AT DEAD END R.O.W.



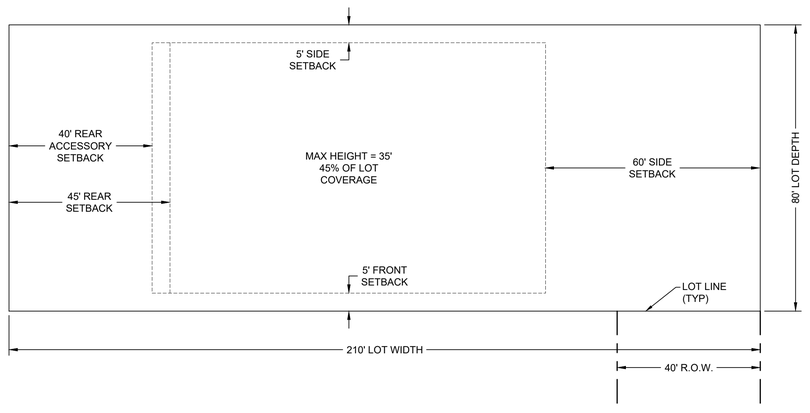
NOTES:
1. 0' REAR YARD SETBACK WHERE LOTS ABUT A LAKE MAINTENANCE EASEMENT OR OPEN SPACE TRACT.

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.



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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
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DATUM NOTE:
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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-X13-3.dwg
Project Number: P-GLHO-004-002
Sheet ID: C-103
Sheet Number: 03 of 03

Plotted By: Curtis Wickstrom on 10/26/2022 8:14:41 AM
File Name: P:\GLHO-004-002\Engineering\Plans\P-GLHO-004-002-X13-3.dwg

Memorandum

Date: August 14, 2025

To: Lee County Staff

From: Jessica Harrelson, AICP

RE: Buckingham 345/Valencia Harbor
Community Meeting Summary

A community meeting was held on Wednesday, August 13th, 2025, 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 following petitions related to the Buckingham 345 PD:

- Administrative PD Amendment (ADD2025-00151)
- Valencia Harbor Recreation Site (DOS2025-00071)
- Valencia Harbor Phase 2 (Addition of ±118 lots in the SE corner of the PD)

The meeting was advertised in the Lee County News-Press on July 28, 2025; *see attached Affidavit of Publication*.

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

There were no members of the public in attendance at the meeting.

Attachments: Affidavit of Publication

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jessica Harrelson
Peninsula 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 , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025

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 07/28/2025

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

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