



Stantec Consulting Services Inc.
1821 Victoria Ave. Suite 1, Ft. Myers FL 33901

October 3, 2023
File: 215617680

Lee County Department of Community Development
1500 Monroe St.
Fort Myers, FL 33901

**Subject: Hyatt Residence Club Bonita Springs Sales Gallery
Application to amend a planned development or PUD**

Dear Community Development:

On behalf of the Property Owner, Pelican Landing Timeshare Ventures, LP, we are hereby requesting Development Order approval to construct a vacation sales gallery in support of the Hyatt Residence Club in Bonita Springs, Florida. We are submitting an application to amend a planned development or PUD.

Project Site Description:

The site is located in the Pelican Landing Subdivision within unincorporated Lee County, Florida, Section 6, Township 47, Range 25 at approximately 11750 Coconut Plantation Drive. There is a current Development Order (DOS2017-00056) that straddles the two (2) STRAP numbers: parcels 06-47-25-00-00002.0030 and 06-47-25-08-00000.00CE. The DO for the sales center which is currently under review is under Record Number DOS2023-00041

All of the DO area within STRAP 06-47-25-08-00000.00CE has been certified, leaving only work within STRAP 06-47-25-00-00002.0030. A condo declaration amendment will be recorded concurrently with this Development Order that removes the property line through the middle of the sales gallery parcel, merging it completely with STRAP 06-47-25-08-00000.00CE.

Project Summary:

The proposed site improvements include the installation of one (1) 8,000 s.f. sales center with utility connections (i.e., electric, gas, sanitary sewer, water, etc.), stormwater management infrastructure, paved uncovered parking lot, driveway access point along Coconut Point Resort Drive (private road), traffic signage and pavement markings, sidewalk, and outdoor lighting and landscaping. The Project is located north of existing Lake '4B' and will require site clearing and grading, some fill to raise the building at least one-foot above FEMA base flood elevation, and minor grading of the lake side slope. A condo declaration amendment will be recorded concurrently with this Development Order that removes the property line through the middle of the sales gallery parcel, merging it completely with STRAP 06-47-25-08-00000.00CE. This will eliminate issues with the sales gallery setback from the property line.

Enclosed please find the following items for staff review and approval below. Except for the check, all documents have been submitted electronically:

Design with community in mind



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**Reference: Hyatt Residence Club Bonita Springs Sales Gallery
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1. Cover letter explaining this Project
2. Application to amend a planned development or PUD
3. Affidavit of Authorization
4. Disclosure of Interest
5. Boundary Survey with Legal Description
6. Explanation and Justification of Request
7. Master Concept Plan
8. Proposed Final Plan

The following items will be submitted under separate cover:

- Check in the amount of \$1500.00 to amend a planned development or PUD

We trust that the above information, enclosed plans and documents are sufficient for staff review and approval. If you should have any questions or need any additional information, please contact me.

Regards,

STANTEC CONSULTING SERVICES, INC.



Joel Blikstad, M Eng., P.E.
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Attachments: As stated above

Cc. Project File