



Memo

To: Lee County Community Development From: PJ Olson,
Civil Designer
Project/File: Hyatt Sales Center Date: September 25, 2023

RE: Administrative Deviation App. – Hyatt Residence Club Bonita Springs Sales Gallery

Nature of Deviation #1: Roll Out Totes

Please provide on the proposed plans solid waste calculations and details of the garbage and recyclable collection area enclosure including an opaque gate demonstrating that the dumpster is fully shielded from adjacent properties and the road, consistent with design treatment of the primary facades of the commercial building or development and the landscape plans and callout and label the construction level and finish details per LDC Section 10-154(6), 10-154(7), and 10-610(c)2

Justification:

The Hyatt campus currently has a campus garbage collection plan which regularly collects waste from each building on-campus and disposes it at a central waste pickup area. This Sales Center is proposing to utilize this plan for the project site. This will require the use of roll-out totes that will be stored within an outside enclosed area of the sales gallery.

The request is based on sound engineering practices (not applicable to sections 10-352, 10-353 and division 7, article III, chapter 10);

All other residences on campus utilize roll-out totes, the existing plan will now also encompass the new sales center. Having a waste collection system that follows the same plan instituted by the rest of the campus is a sound engineering practice.

The request is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested;

The system in place does not harm the health, safety, and welfare of surrounding landowners and the public. Adding the new sales center to the system will not alter the health, safety, and welfare of others.

For division 7, article III, chapter 10, the required facility would unnecessarily duplicate existing facilities;

A campus roll-out tote plan is already in use, the addition of the sales center pickup would not unnecessarily duplicate existing facilities. The same facilities used by the rest of the campus will be used for the new sales center.

The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision;

Our understanding is that roll-out totes have been allowed and are used by existing facilities throughout the campus.

STANTEC CONSULTING SERVICES INC.

A handwritten signature in black ink, appearing to be "PJ Olson", written over a faint circular stamp.

Thank you,

PJ Olson Civil Designer | Phone: (239) 225-4801 | pj.olson@stantec.com