

ADMINISTRATIVE AMENDMENT (PD) ADD2023-00181(A)

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

NOTE: This corrective resolution has been issued to include a deviation from LDC Section 10-261, which was requested as part of the application but was not addressed in ADD2023-00181. This resolution hereby supersedes ADD2023-00181.

WHEREAS, Pelican Landing Timeshare Ventures, LP filed an application for an administrative amendment to a Residential Planned Development known as Kersey-Smoot RPD to obtain a final plan approval for a Time Share sales, resales, management and administrative office and request the following deviation:

Deviation from the Land Development Code Section 10-261(a) that requires all new construction of multifamily developments, commercial businesses, and industrial uses to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to allow for roll-out totes for the Time Share sales and administrative office building.

on property located at 11702-760 Coconut Plantation Drive; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are 06-47-25-E3-00002.0030, 06-47-25-08-00000.00CE and 06-47-25-08-00001.5140 and a legal description of the property is attached hereto as Exhibit "A"; and

WHEREAS, the property was originally rezoned in resolution number Z-98-066 (with subsequent amendments in resolution numbers Z-03-029 and Z-07-031, and ADD2020-00095); and

WHEREAS, the subject property is located in the Outlying Suburban and Wetlands Future Land Use Categories 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 has applied for a local development order (DOS2023-00041) for a sales, resales, management, and administrative office for Hyatt Residence Club Time Share within the Pelican Landing Subdivision; and

WHEREAS, Resolution Z-98-066, Condition 3.c.4 requires an administrative approval to determine the location of the models and sales center for the timeshare portion of the Planned Development; and

WHEREAS, a permanent office is required for the sale, resale and management of the timeshare units; and

WHEREAS, the applicant is proposing to build a 7,945 square-foot permanent office building (labeled as "Sales Gallery" on the attached site plan) with the required parking lot and related infrastructure; and

WHEREAS, the Land Development Code Section 10-261 requires all commercial buildings between 5,001 and 10,000 square feet in floor area to provide a minimum of 80 square feet of garbage and 48 square feet of recyclable collection area with a 12-foot-wide, unobstructed opening; and

WHEREAS, all residences on campus utilize roll-out totes for trash and recyclables, and there is a campus wide garbage collection plan for the Hyatt Campus, which will include this office building, making commercial type garbage collection area and containers unnecessary; and

WHEREAS, the applicant requests a deviation from the Land Development Code Section 10-261 to allow roll-out totes for the proposed "Sales Gallery" office building; 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 obtain a final plan approval for a Time Share sales, resale, management and administrative office and a deviation from the Land Development Code Section 10-261(a) is **APPROVED, subject to the following conditions:**

1. **The development of the administrative office building must be in substantial compliance with the site plan attached hereto as Exhibit "B".**
2. **Approval of the requested deviation is limited to the "Sales Gallery" building and must use roll-out totes for trash and recyclables and must be included in the campus wide garbage collection plan of the Hyatt Campus.**
3. **The terms, conditions and Master Concept Plan 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.

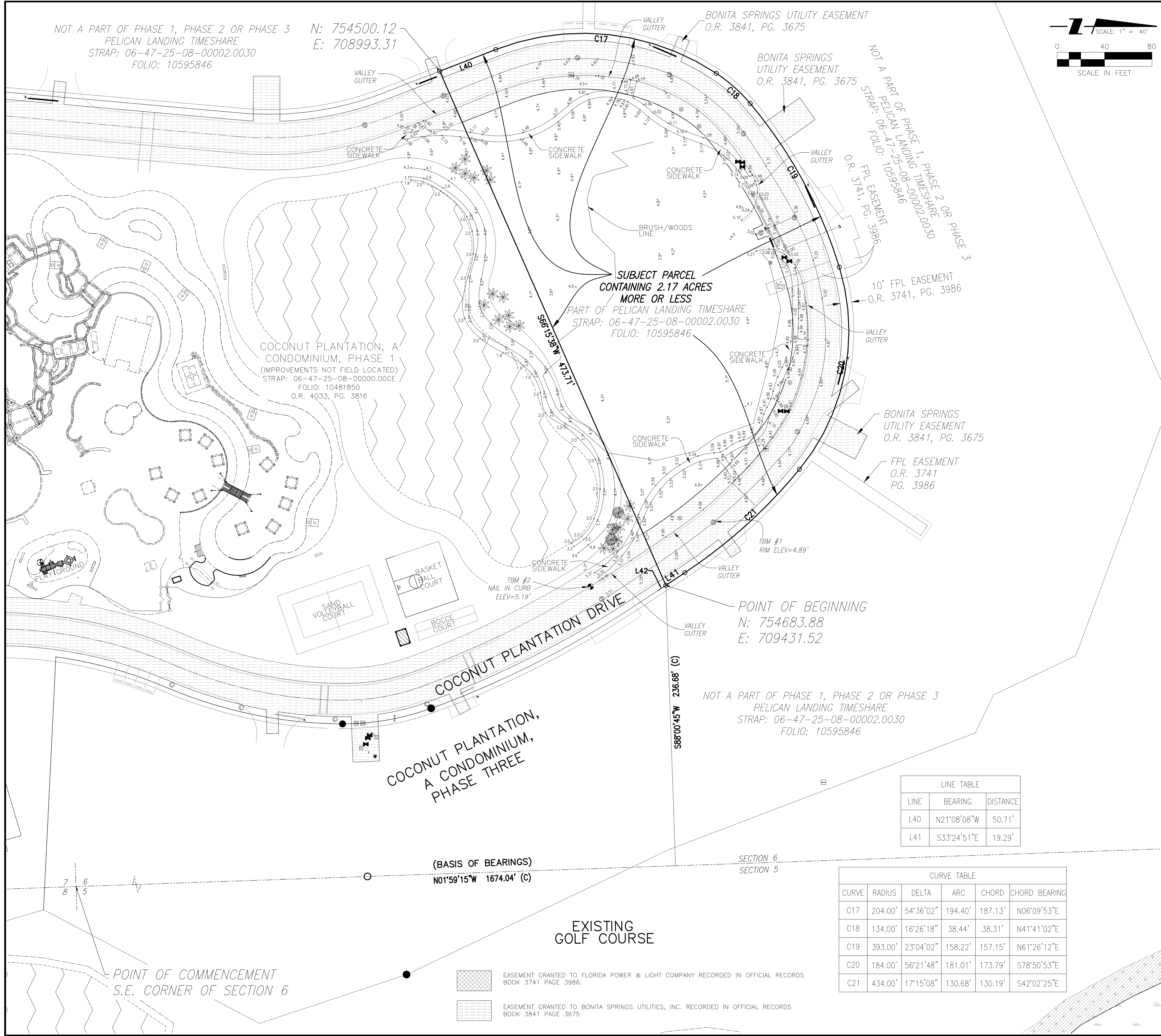
Duly passed, adopted, and electronically signed on 1/29/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Site Plan



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PART OF PELICAN LANDING TIMESHARE TRACT (STRAP: 06-47-25-00-00002.0030) (FOLIOID: 10595846), BEING A PART OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PREPARED FOR: L2 STUDIOS, INC.

STANTEC CONSULTING SERVICES, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3510 KRAFT RD., SUITE 200, (239) 649-4040
NAPLES, FLORIDA 34109

BY: NOAH J. MEDEIROS, PROFESSIONAL SURVEYOR AND MAPPER #LS7345

SEPTEMBER 1, 2023
DATE OF SURVEY

CERTIFICATE OF AUTHORIZATION #LB-7866

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

THIS EXHIBIT IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:
BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (NAD83) 2011 ADJUSTMENT.
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988, (N.A.V.D.)
LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
A.E. = ACCESS EASEMENT, U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT, P.U.E. = PUBLIC UTILITY EASEMENT,
F.E. = FLOOR ELEVATION, C.E. = COMMON ELEMENT
B.M. = BENCHMARK
EL. & ELEV. = ELEVATION
C/L = CENTERLINE
F.P.L. = FLORIDA POWER & LIGHT
POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT
P = PLAT, M = MEASURED, C = CALCULATED, F = FIELD
S.I.P. = SET 5/8" IRON PIN WITH CAP STAMPED LB-7866 18" LONG
F.I.P. = FOUND IRON PIN WITH CAP STAMPED LB-43 (UNLESS LABELED OTHERWISE)
S.C.M. = SET 4" X 4" CONCRETE MONUMENT 18" LONG STAMPED LB-43
F.C.M. = FOUND CONCRETE MONUMENT
D.H. = DRILL HOLES
P.K. NAIL = PARKER KYLON NAIL & DISK STAMPED LB-7866
P.V.C. = POLY VINYL CHLORIDE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 125124, FIRM NUMBER 12071C, PANEL 0587, SUFFIX G, DATED NOVEMBER 17, 2022, THE PROPERTY LIES IN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION OF 11 (NAVD88).

LEGAL DESCRIPTION
ALL THAT PART OF PELICAN LANDING TIMESHARE TRACT (STRAP: 06-47-25-00-00002.0030) (FOLIO ID: 10595846), ALSO BEING A PART OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6,
THENCE NORTH 01°59'15" WEST 1,674.04 FEET ALONG THE EAST LINE OF SECTION 6;
THENCE SOUTH 88°00'45" WEST 236.68 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 68°15'38" WEST 473.71 FEET;
THENCE SOUTH 21°08'08" WEST 50.71 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE TO THE RIGHT;
THENCE 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 204.00 FEET THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 06°09'53" EAST 187.13 FEET TO A POINT OF COMPOUND CURVE;
THENCE 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 134.00 FEET THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 41°41'02" EAST 38.31 FEET TO A POINT OF COMPOUND CURVE;
THENCE 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 393.00 FEET THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 61°26'12" EAST 157.15 FEET TO A POINT OF COMPOUND CURVE;
THENCE 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 184.00 FEET THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°50'53" EAST 173.79 FEET TO A POINT OF COMPOUND CURVE;
THENCE 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 434.00 FEET THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°02'25" EAST 130.19 FEET;
THENCE SOUTH 33°24'51" EAST 19.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 94,384.7 SQUARE FEET OR 2.17 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 6, BEING NORTH 01°59'15" WEST.

LINE TABLE		
LINE	BEARING	DISTANCE
L40	N21°08'08"W	50.71'
L41	S33°24'51"E	19.29'

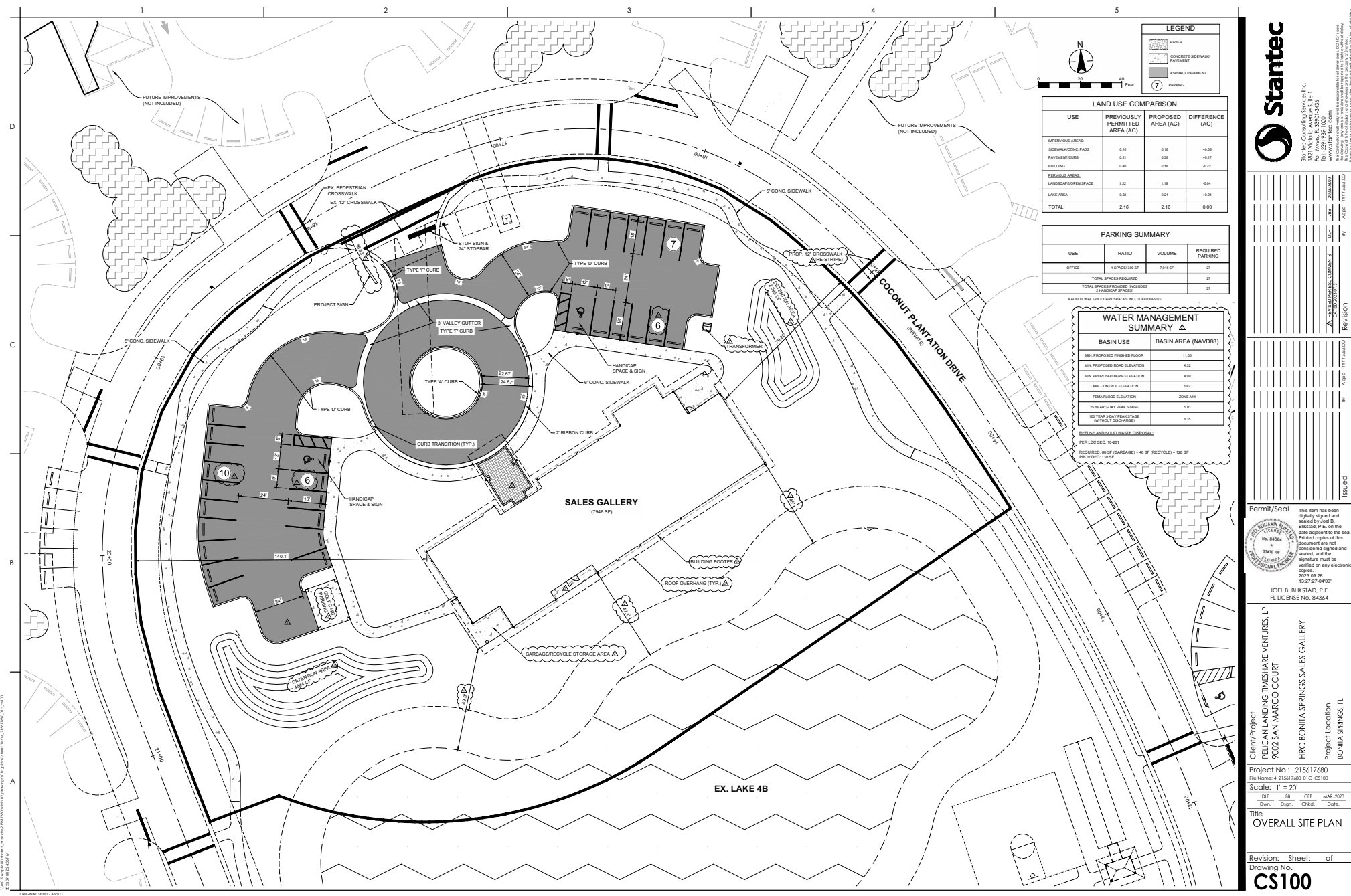
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	204.00'	54°36'02"	194.40'	187.13'	N06°09'53"E
C18	134.00'	16°26'18"	38.44'	38.31'	N41°41'02"E
C19	393.00'	23°04'02"	158.22'	157.15'	N61°26'12"E
C20	184.00'	56°21'48"	181.01'	173.79'	S78°50'53"E
C21	434.00'	17°15'08"	130.68'	130.19'	S42°02'25"E

SYMBOL LEGEND	
⊕	WOOD POWER POLE
⋈	GUY ANCHOR
⬢	CONCRETE POWER POLE
⦶	TRANSFORMER PAD
⦿	LIGHT POLE
⦶	TELEPHONE BOX
⦶	SANITARY CLEAN OUT
⦶	SANITARY MANHOLE
⦶	WATER
⦶	BACKFLOW PREVENTOR
⦶	WATER GATE VALVE
⦶	FIRE HYDRANT
⦶	WATER METER
⦶	GRATE INLET
⦶	DRAINAGE MANHOLE

SYMBOL LEGEND	
⦶	PALM TREE
⦶	PINE TREE

REVIEWED
ADD2023-00181
Rick Burris, Principal
Planner
Lee County DCD/Planning
12/15/2023

ACTIVITY										INITIALS										MO. DAY YR										APPROVED:									
RESEARCH:										FB										02 09 23																			
FIELD WORK/CREW CHIEF										NJM										09 01 23																			
DRAFTED:										NJM										09 01 23																			
CHECKED BY:										NJM										09 01 23																			
FIELD BOOK/PAGE										773/15,18-19,28-29																													
REV NO.																																							
REVISION																																							
MO/DAY/YR																																							
DRAWN BY																																							
EMP NO																																							
CHECKED BY																																							
EMP NO																																							
FIELD BOOK/PAGE										773/15,18-19,28-29																													
NOAH J. MEDEIROS, P.S.M.#LS7345																																							
Stantec										3510 Kraft Road, Suite 200, Naples, Florida 34109 Phone 239-649-4040 • Web Site www.stantec.com Certificate of Authorization #LB-7866																													
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY										PART OF PELICAN LANDING TIMESHARE TRACT (STRAP: 06-47-25-00-00002.0030) (FOLIOID: 10595846) BEING PART OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.																													
DATE: 09/01/2023										CLIENT: L2 STUDIOS, INC.																													
SCALE: 1"=40'																																							
CROSS REFERENCE FILE NO: F0250										PROJECT NO: 4K-438																													
SHEET NUMBER: 1										FILE NO: 4K-506																													



LEGEND

- PAVER
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- PARKING

LAND USE COMPARISON

USE	PREVIOUSLY PERMITTED AREA (AC)	PROPOSED AREA (AC)	DIFFERENCE (AC)
IMPROVED AREAS			
SEWALK/CONC. PADS	0.10	0.18	+0.08
PAVEMENT CURB	0.21	0.38	+0.17
LANDSCAPING	0.40	0.18	-0.22
DESIGN/USABLE			
LANDSCAPE/OPEN SPACE	1.22	1.18	-0.04
LAKE AREA	0.22	0.24	+0.02
TOTAL	2.16	2.16	0.00

PARKING SUMMARY

USE	RATIO	VOLUME	REQUIRED PARKING
OFFICE	1 SPACE/300 SF	7,946 SF	27
TOTAL SPACES REQUIRED			27
TOTAL SPACES PROVIDED (INCLUDES 4 HANDICAP SPACES)			27

4 ADDITIONAL GOLF CART SPACES INCLUDED ON-SITE

WATER MANAGEMENT SUMMARY Δ

Basin Use	Basin Area (NAVD88)
MIN. PROPOSED FINISHED FLOOR	11.00
MIN. PROPOSED ROAD ELEVATION	4.32
MIN. PROPOSED BERM ELEVATION	4.80
LAKE CONTROL ELEVATION	1.82
100-YEAR 2-DAY PEAK STAGE	2.06 A.H.
20-YEAR 2-DAY PEAK STAGE	2.01
100-YEAR 2-DAY PEAK STAGE WITHOUT DISCHARGE	6.00

REQUIRED AREAS FOR DISCHARGE (OPTIONAL)

APPROX. 100 SF

REQUIRED: 80 SF (GARAGE) + 40 SF (RECYCLE) + 120 SF PROVIDED: 100 SF

Stantec

Stantec Consulting Services Inc.
1501 Main Street, Suite 100
Fort Myers, FL 33901-3300
Tel: (239) 939-1000
Fax: (239) 939-1001
www.stantec.com

Permit/Seal

JOEL B. BLUKSTAD, P.E.
FL LICENSE NO. 84364

Client/Project

PELICAN LANDING TIMESHARE VENTURES, LP
9002 SAN MARCO COURT

Project Location

HRC BONITA SPRINGS SALES GALLERY
BONITA SPRINGS, FL

Project No.: 215617680
File Name: 4_215617680_01C_CS100

Scale: 1" = 20'

Disc.	Drawn	Check	Appr.	Date

Title

OVERALL SITE PLAN

Revision: Sheet: of
Drawing No.:
CS100

Issued

By: JTB
Date: 12/27/2023

Revision

By	Date	Revision
JTB	12/27/23	1

Exhibit "B"