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August 3, 2017

Ms. Jessica K. Leatherman
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

RECEIVED
AUG 03 2017
COMMUNITY DEVELOPMENT

Reference: **OLDE HICKORY GOLF & COUNTRY CLUB**
SEZ2017-00003

Dear Jessica:

SEZ 2017-00003

This letter is written in response to site plan revisions since the continuance of the hearing that was previously scheduled for July 13, 2017 which was continued to August 22, 2017 and additional existing COP license information received from the Florida Division of Alcoholic Beverages and Tobacco office in Tallahassee. Attached please find two copies of the following additional information:

1. Revised COP Special Exception Plan – 2 sheets (24"x36" & 11"x17")
   - Sheet 1 shows Existing Poolside Indoor & Outdoor COP and Temporary Event Outdoor COP
   - Sheet 2 shows proposed Expanded Indoor & Outdoor COP and Temporary Event Outdoor COP
2. Additional Existing COP license information from State from 1992 demonstrating clubhouse, former snack bar that was historically located between the 9 green and the 10 tee, and the beverage caddy
3. Applicant's proposed conditions in strike-through/underline
4. Applicant's proposed conditions – clean version

There are no existing limitations to where the beverage caddy can serve nor for where consumption on premises in the common areas can take place. This is why the community was unaware that an additional COP approval was required for the poolside area. These backup documents were not available prior to August 2nd.

The attached COP Special Exception Plan Sheet 1 demonstrates the proposed indoor and outdoor poolside seating areas for the current configuration as well as for temporary events that occur up to 29 times per year at which time the members are notified prior to the events that the pool area will be closed for the event. The temporary events include placement of a temporary bar structure, otherwise

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Engineering License No. EB 6469 • Surveying License No. LB 6690

food and beverage service is ordered by phone from the clubhouse restaurant. Sheet 2 demonstrates some potential additions where these seating areas and temporary event area are proposed to be expanded to prevent these minor revisions requiring additional public hearing.

The applicant has attached proposed conditions for consideration with the requested revisions. Should you have any questions or require further information, please do not hesitate to contact me at (239) 770-2527.

Sincerely,
BANKS ENGINEERING

Stacy Ellis Hewitt, AICP
Director of Planning

cc: Joseph M. Madden, Jr., Esq.

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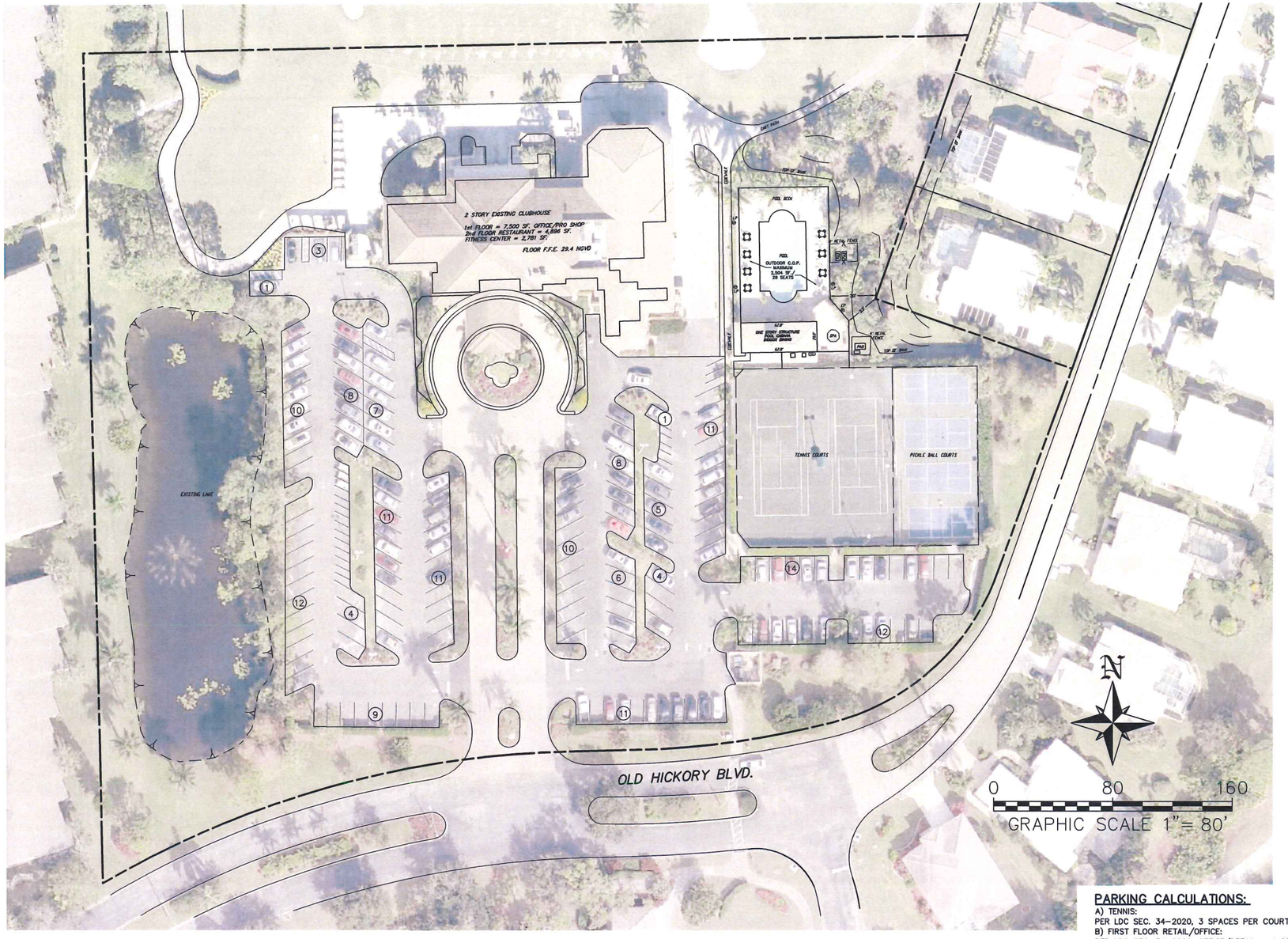
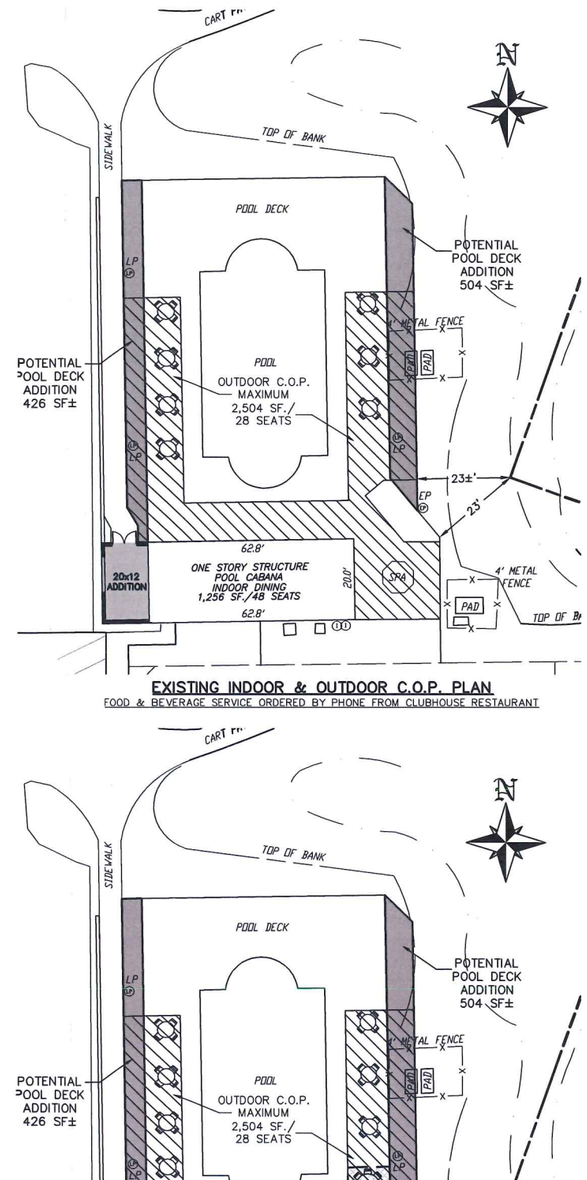


EXISTING CONDITIONS PLAN



EXISTING INDOOR & OUTDOOR C.O.P. PLAN

FOOD & BEVERAGE SERVICE ORDERED BY PHONE FROM CLUBHOUSE RESTAURANT

TEMPORARY EVENT OUDOOR C.O.P.

UP TO 29 PER YEAR ANNOUNCEMENTS GIVEN TO CLOSE POOL AND SPA DURING EVENTS

PARKING CALCULATIONS:

A) TENNIS:
PER LDC SEC. 34-2020, 3 SPACES PER COURT = 3x3 = 9
B) FIRST FLOOR RETAIL/OFFICE:
PER LDC SEC. 34-2020, OFFICE/RETAIL = 1 SPACE PER 250 SF. = 7,500 x 1/250 = 30
C) GOLF COURSE:
PER LDC SEC. 34-2020 GOLF COURSE = 6 SPACES PER HOLE
6x18 = 108
-OR-
RESTAURANT: 12.5 SPACES PER 1,000 SF. FLOOR AREA
FLOOR AREA IN CLUBHOUSE = 4,896 SF.
PARKING REQUIRED: 4.896 x 12.5 SPACES/1,000 SF. = 61 SPACES
FLOOR AREA POOLSIDE: 3,760 SF.
PARKING REQUIRED: 3,760 SF. x 12.5 SPACES/1,000 SF. = 47 SPACES
TOTAL RESTAURANT PARKING REQUIRED: 108 SPACES
SPACES REQUIRED EQUALS GREATER OF GOLF OR RESTAURANT = 108 SPACES
D) CLUBHOUSE FITNESS CENTER:
PER LDC SEC. 34-2020 RECREATION = 4 SPACES PER 1,000 SF.
2,781 x 4/1,000 = 11 SPACES
TOTAL SPACES REQUIRED: 9+30+108+11 = 158
CAR SPACES PROVIDED: EXIST. 158
GOLF CART SPACES PROVIDED: 21
TOTAL SPACES PROVIDED = 179, 113.3% OF REQUIRED.

	SERVING AREA	SEATS
EXISTING CLUBHOUSE RESTAURANT	4,896 SF.	209
POOLSIDE INDOOR	1,256 SF.	48
POOLSIDE OUTDOOR	MAXIMUM 2,504 SF.	*28
TOTAL	8,656 SF	285

*60 TEMPORARY EVENTS

SEZ2017-00003

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PREPARED FOR:
OLDE HICKORY GOLF & COUNTRY CLUB MASTER ASSN. INC.
14670 OLD HICKORY BLVD.
FORT MYERS FL. 33912

NO.	DATE	REVISION DESCRIPTION	BY

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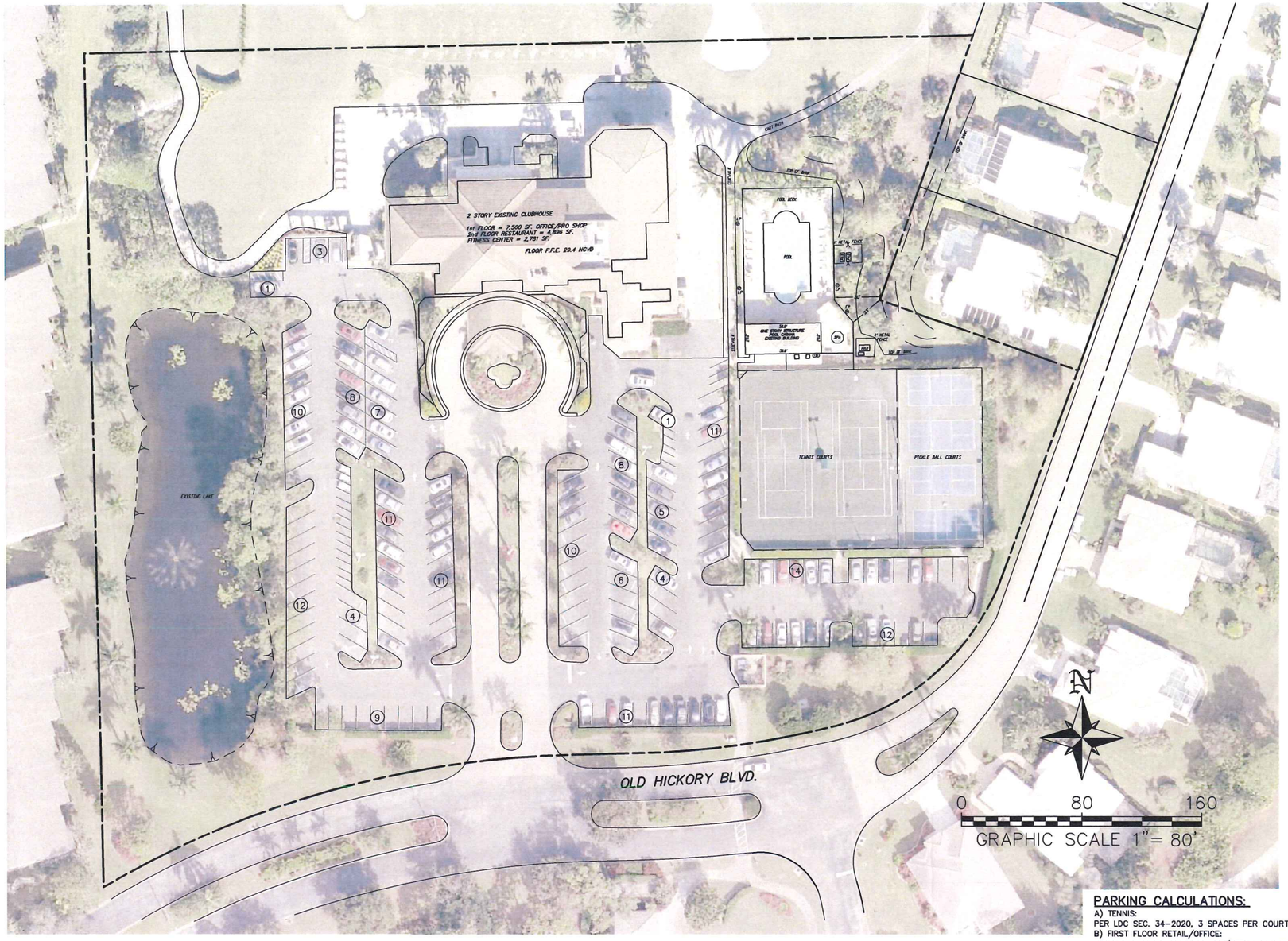
C.O.P. SPECIAL EXCEPTION PLAN
OLDE HICKORY GOLF & COUNTRY CLUB
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/2/2017	8150P	C.O.P.		JLS	SEH	AS SHOWN	2

S:\JOBS\81XX\8150\ZONING\(2) OLDE HICKORY GOLF & COUNTRY CLUB C.O.P. SPECIAL EXCEMTION PLAN.DWG 8/3/2017 11:00 AM JORGE SANCHEZ

SEZ 2017-00003



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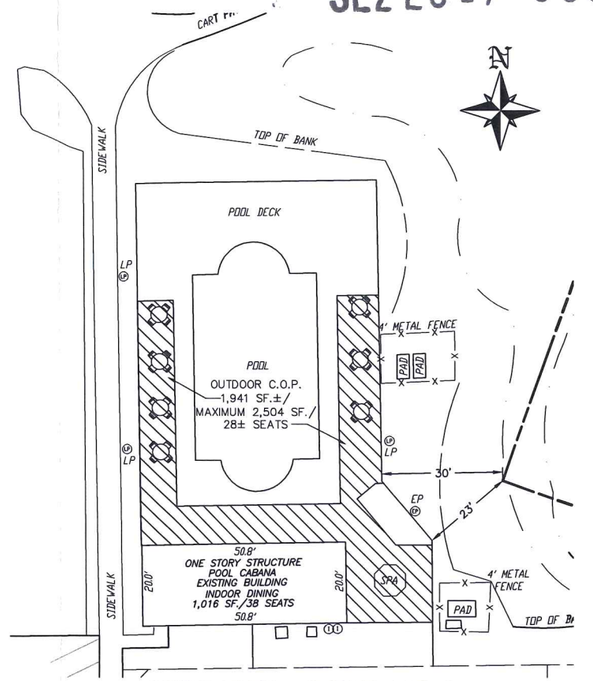

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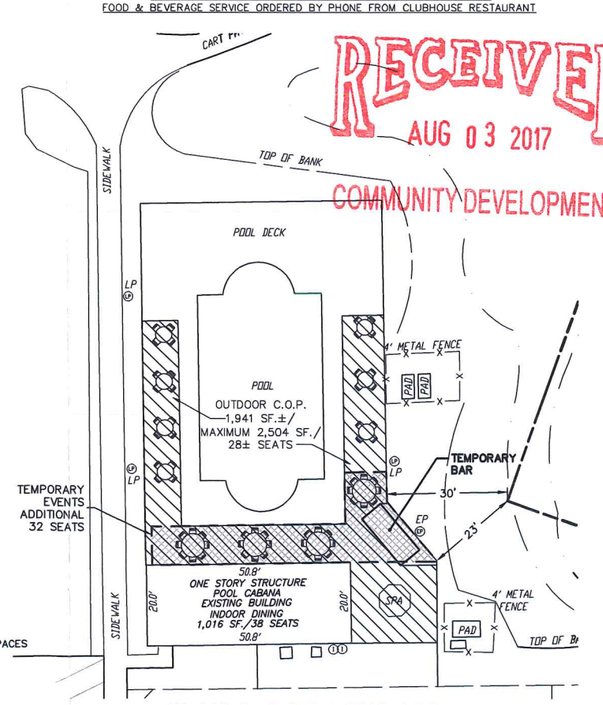

TEMPORARY EVENT OUDOOR C.O.P.

UP TO 29 PER YEAR ANNOUNCEMENTS GIVEN TO CLOSE POOL AND SPA DURING EVENTS

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PREPARED FOR:
OLDE HICKORY GOLF & COUNTRY CLUB MASTER ASSN. INC.
14670 OLD HICKORY BLVD.
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1	2/14/2017	1ST SUFFICIENCY RESPONSE	SEH

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OLDE HICKORY GOLF & COUNTRY CLUB
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/22/2016	8150P	C.O.P.		JLS	SEH	AS SHOWN	1

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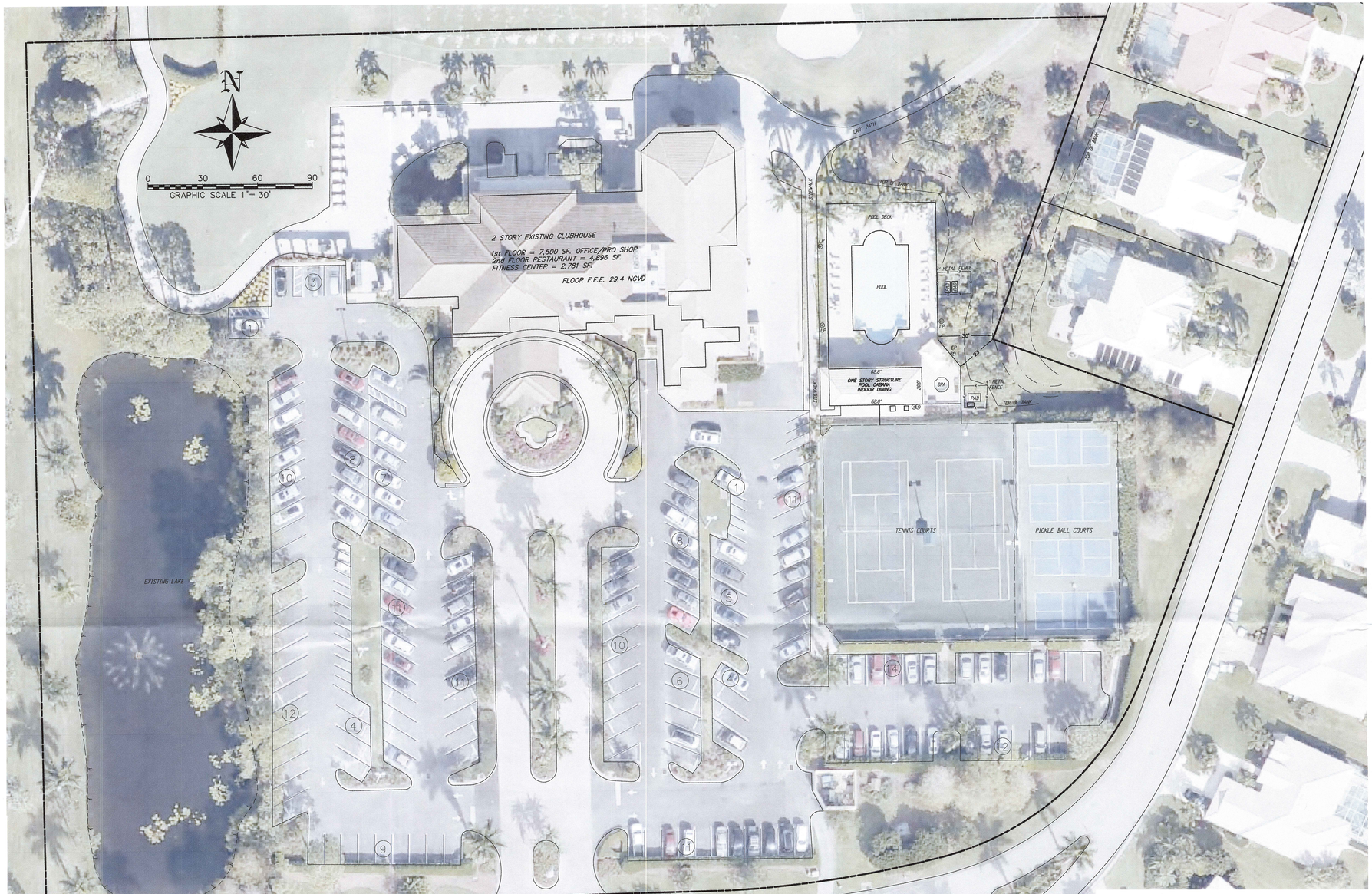

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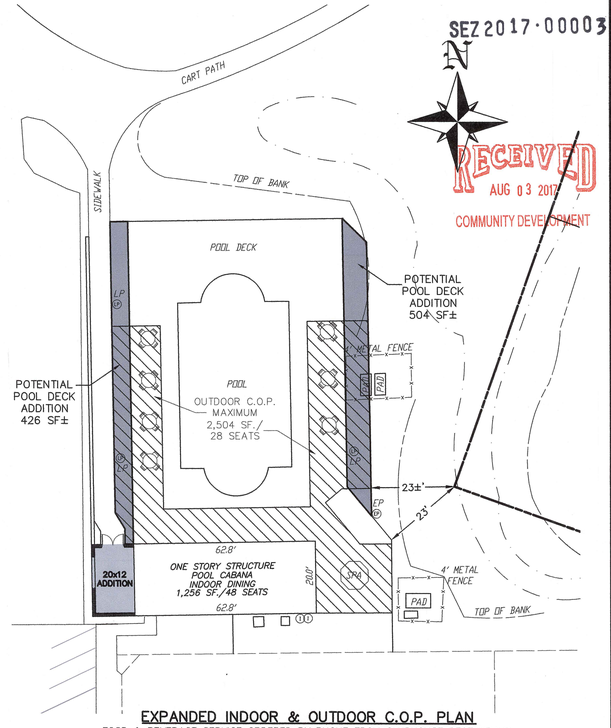

EXPANDED INDOOR & OUTDOOR C.O.P. PLAN

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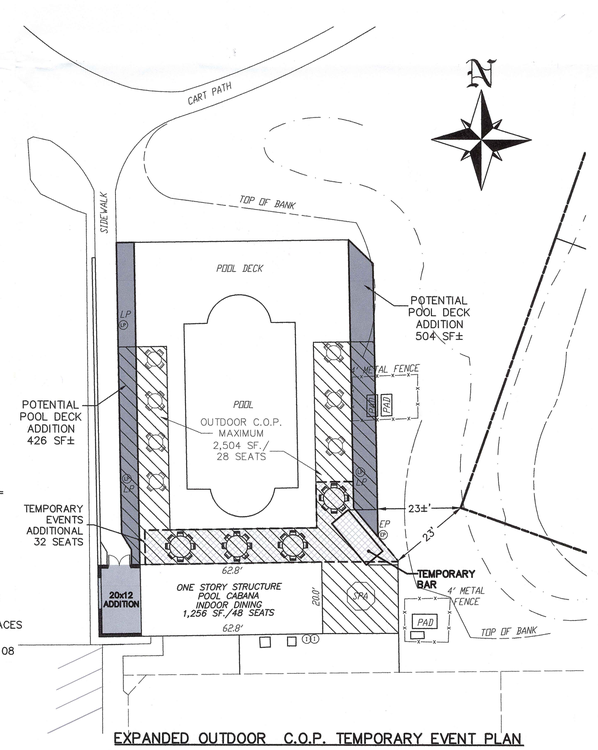

EXPANDED OUTDOOR C.O.P. TEMPORARY EVENT PLAN

UP TO 29 PER YEAR ANNOUNCEMENTS GIVEN TO CLOSE POOL & SPA DURING EVENTS

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LEE COUNTY, FLORIDA

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8/2/20117	8150P	C.O.P.		JLS	SEH	AS SHOWN	2

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0 30 60 90
GRAPHIC SCALE 1" = 30'

2 STORY EXISTING CLUBHOUSE
1st FLOOR = 7,500 SF. OFFICE/PRO SHOP
2nd FLOOR RESTAURANT = 4,896 SF.
FITNESS CENTER = 2,781 SF.
FLOOR F.F.E. 29.4 NGVD

CART PATH
TOP OF BANK
SIDEWALK
POOL DECK
POOL
METAL FENCE
LP
EP
50.8'
ONE STORY STRUCTURE
POOL CABANA
EXISTING BUILDING
20.8'
SPA
PAD
4' METAL FENCE
TENNIS COURTS
PICKLE BALL COURTS
EXISTING LAKE
OLD HICKORY BLVD.

EXISTING CONDITIONS PLAN

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EXISTING INDOOR & OUTDOOR C.O.P. PLAN

FOOD & BEVERAGE SERVICE ORDERED BY PHONE FROM CLUBHOUSE RESTAURANT

CART PATH
SIDEWALK
TOP OF BANK
POOL DECK
POOL
OUTDOOR C.O.P.
1,941 SF.±/
MAXIMUM 2,504 SF./
28± SEATS
4' METAL FENCE
PAD
LP
EP
30'
23'
50.8'
ONE STORY STRUCTURE
POOL CABANA
EXISTING BUILDING
INDOOR DINING
1,016 SF./38 SEATS
20.8'
SPA

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CART PATH
SIDEWALK
TOP OF BANK
POOL DECK
POOL
OUTDOOR C.O.P.
1,941 SF.±/
MAXIMUM 2,504 SF./
28± SEATS
4' METAL FENCE
PAD
LP
TEMPORARY BAR
TEMPORARY EVENTS ADDITIONAL 32 SEATS
30'
23'
EP
50.8'
ONE STORY STRUCTURE
POOL CABANA
EXISTING BUILDING
INDOOR DINING
1,016 SF./38 SEATS
20.8'
SPA

TEMPORARY EVENT OUDOOR C.O.P.

UP TO 29 PER YEAR ANNOUNCEMENTS GIVEN TO CLOSE POOL AND SPA DURING EVENTS

PREPARED FOR:
OLDE HICKORY GOLF & COUNTRY CLUB MASTER ASSN. INC.
14670 OLD HICKORY BLVD.
FORT MYERS FL. 33912

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C.O.P. SPECIAL EXCEPTION PLAN

OLDE HICKORY GOLF & COUNTRY CLUB

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
12/22/2016	8150P	C.O.P.		JLS	SEH	AS SHOWN	1

S:\JOBS\JEAN\JEAN\DRAWINGS\(1) OLDE HICKORY GOLF & COUNTRY CLUB C.O.P. SPECIAL EXCEPTION PLANS.DWG 8/3/2017 10:59 AM JORGE SANCHEZ

Business Name: The Olde Hickory Golf & Country Club Master Association, Inc.

Location Address: 14670 Olde Hickory Boulevard, Fort Myers, Florida 33912

SECTION IV (NOTE: THE DIVISION DOES NOT REQUIRE THAT ITEMS 1-3 BE COMPLETED IN ORDER)

1. ZONING:

If this application is for the issuance of an alcoholic beverage license where zoning approval is required, the zoning authority must complete "A" and "B".

If this application is for the issuance of an alcoholic beverage license where zoning approval is not required, the applicant must complete section "B".

To be completed by the Local Zoning Authorities.

A. The location (✓) Does Comply ( ) Does Not Comply with zoning requirements for the sale of alcoholic beverages pursuant to this application for a Series 4COP SRX alcoholic beverage license. as per resolution Z-87-237

Signed: [signature] Title: Principal Planner Date: Oct. 14/92

B. Is location within the limits of an Incorporated City or Town? ( ) YES (✓) NO

If "YES", Name of City or Town _____

2. HEALTH:

A. To be completed by the Division of Hotels and Restaurants, the County Health Authority or Department of Health and Rehabilitative Services.

The above establishment (✓) Does Comply ( ) Does Not Comply with the requirements of the Florida Sanitary Code.

Signed: [signature] Date: 10-16-92

Title: Sanitation & Safety Supervisor Agency: Hotels & Rests

3. RIGHT OF OCCUPANCY

	(YES)	(NO)
A. Does applicant have a legal right of occupancy to the premises?	X	
B. Does applicant own the property?	X	
C. Does applicant rent, lease or sublease the property?		X

Name of Landlord: _____

Address of Landlord: _____

Terms of Rental Agreement: _____

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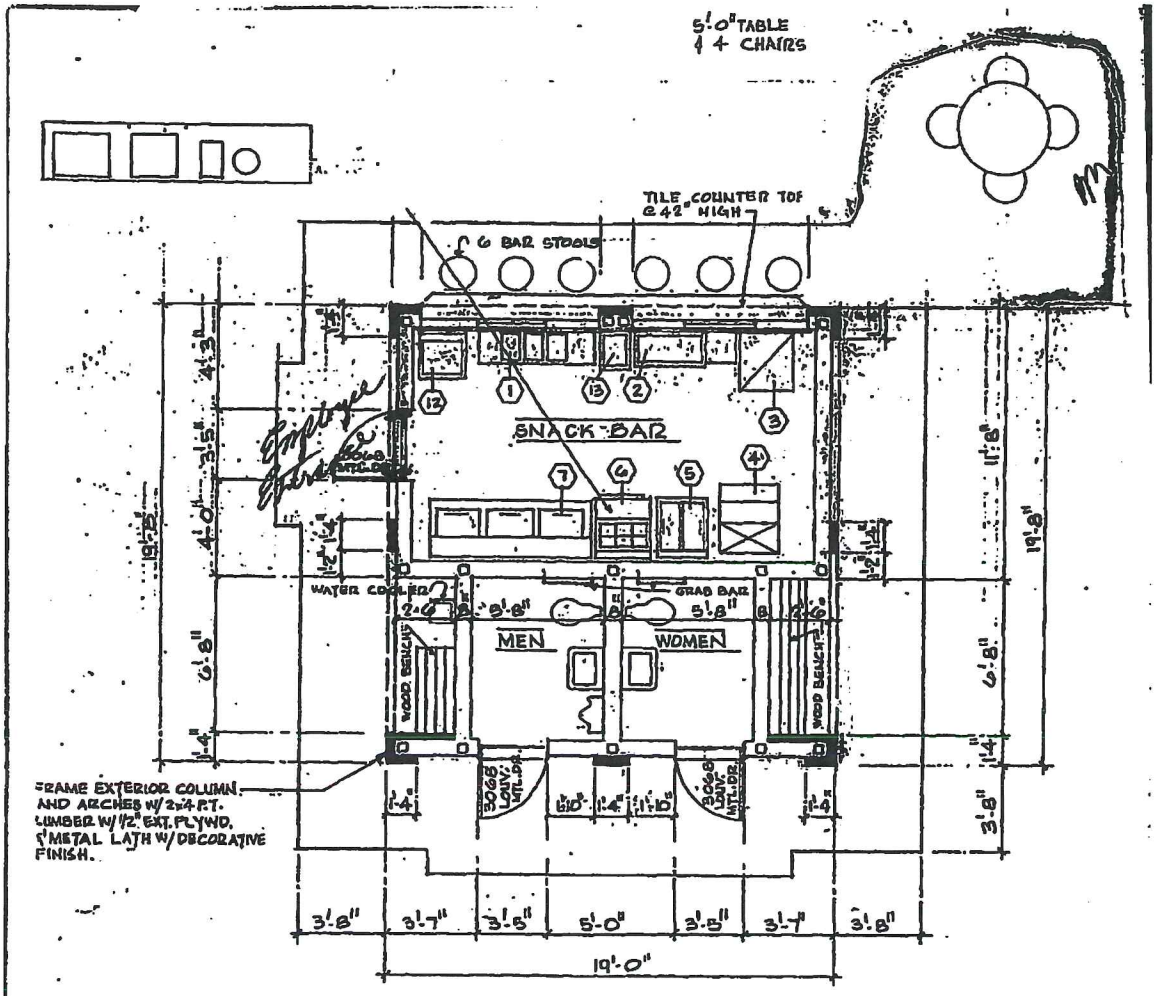

FLOOR PLAN SCALE: 1/4" = 1'-0"

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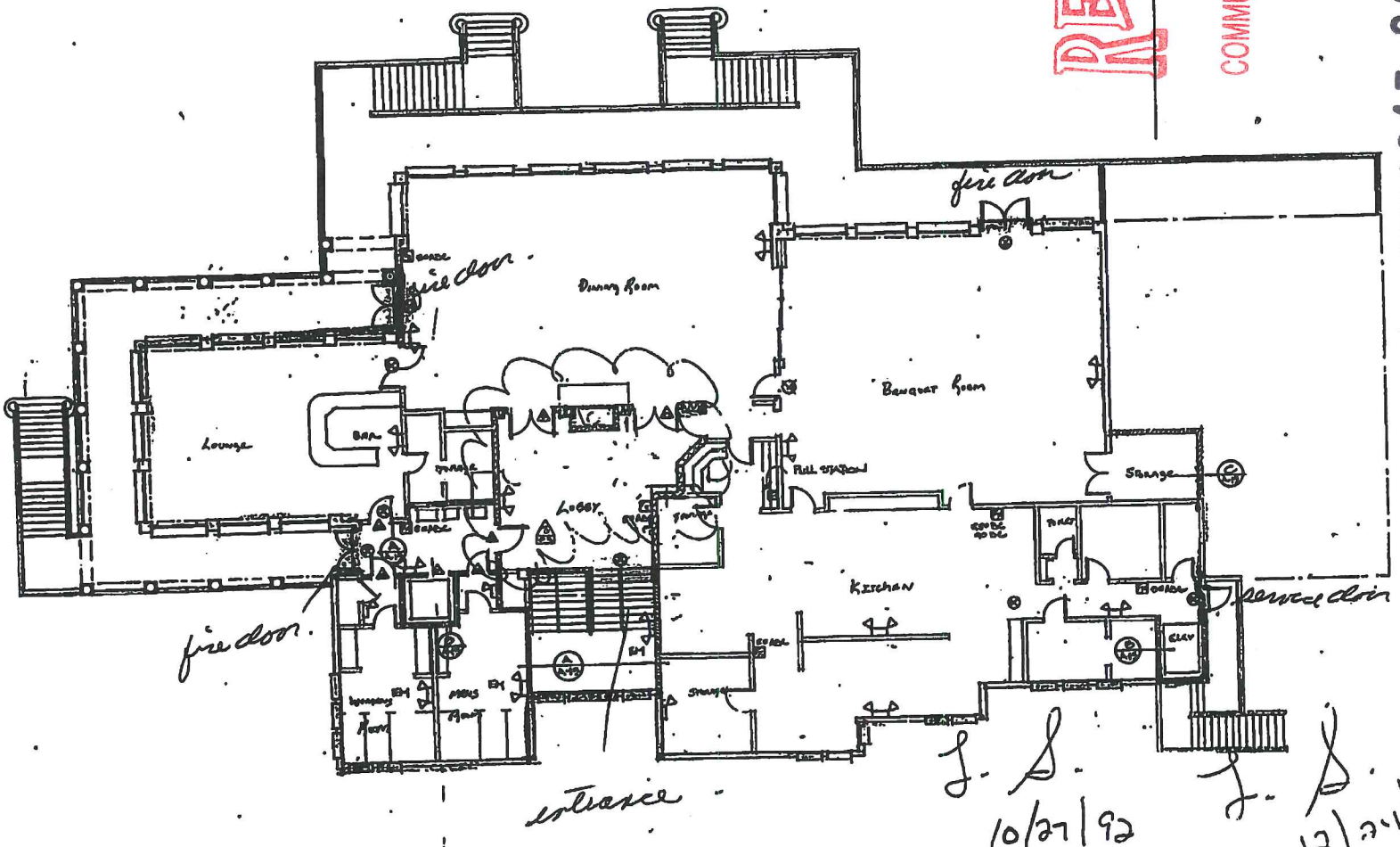
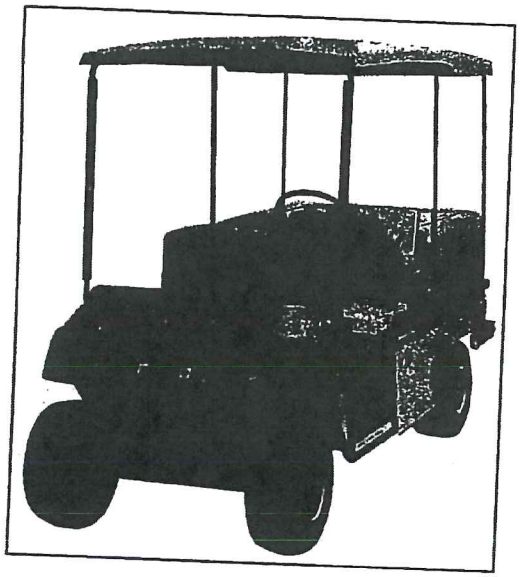
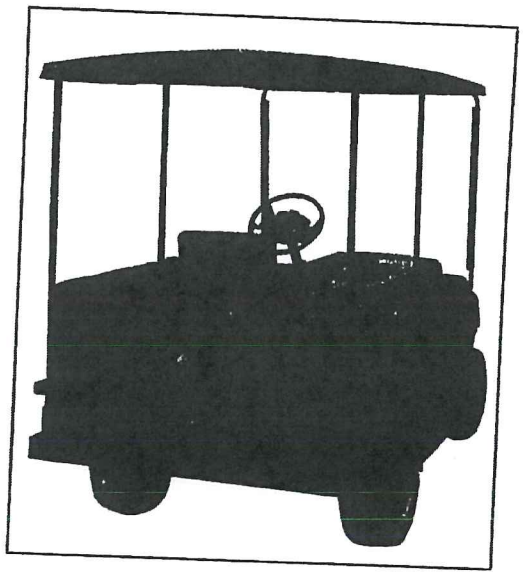


Gas Powered Beverage Caddy





- 244cc 2-cycle gasoline engine
- Large cooler compartment has 360 can capacity
- Small cooler compartment for ice, sandwiches, candy, etc.
- 12 mph governed speed
- Specifications:

Length: 108"
Width: 48"
Height: 70" (with Sun Canopy)
Ground Clearance: 5"
Turning Circle: 19'6"
Gas tank capacity: 6 gallons
Oil injection tank capacity: 1.5 quarts

- Continuously Variable Transmission for easy operation and no gear shifting
- Standard safety features include headlights, taillights, brakelights, and horn
- Standard fiberglass sun canopy and optional windshield
- Seat and cooler compartments tilt up for easy access to the powertrain

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DIV. ALC. BEV. & TOB
FORT MYERS FLORIDA

E-Z-GO TEXTRON

E-Z-GO® Division of Textron Inc.
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Augusta, Georgia 30913-2699

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Part #82019-G1 1/89 3M

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SEZ 2017-00003

OLDE HICKORY GOLF & COUNTRY CLUB
SEZ2017-00003
Applicant's proposed conditions
August 3, 2017

1. Approval is limited to indoor and outdoor consumption on premises (4-COP SFS) in conjunction with a Food and Beverage Service, Limited located within the pool area as shown on the **2-sheet** site plan stamped "Received" by Community Development on ~~**June 27, 2017**~~ **August 3, 2017**(see Attachment F).

2. The outdoor seating area is limited to the ~~**641**~~ **2,504** square-foot hatched area as shown on the site plan (see Attachment F). **Portions of the outdoor seating area may be converted to indoor seating area without further public hearing.**

3. **No amplified music shall be permitted in the outdoor seating area. Any music in the outdoor seating area will be** ~~**No outdoor live entertainment is permitted; however, background music may be piped into the outdoor seating area, provided the volume is**~~ kept at or below a normal conversation level.

4. The hours of operation for the outdoor consumption on premises (4-COP SFS) in conjunction with the Food and Beverage Service, Limited, will be from 11:00 AM to ~~**8:00**~~ **9:00** PM, with last call and music out at ~~**7:30**~~ **8:30** PM, in accordance with the Lee County Noise Control Ordinance.

5. All parts of the pool deck must be available for the residents and guests regardless of consuming any food or beverages from the clubhouse restaurant/bar. No portion of the pool deck may be reserved exclusively for customers of said restaurant/bar **with the exception of temporary events as noted on site plan**.

6. Any subsequent development will need to obtain appropriate approvals to ensure consistency with the Land Development Code.

7. Electrical equipment and connections for the temporary bar structure must be kept out of walkways, pool and spa.

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OLDE HICKORY GOLF & COUNTRY CLUB
SEZ2017-00003
Applicant's proposed conditions – clean version
August 3, 2017

1. Approval is limited to indoor and outdoor consumption on premises (4-COP SFS) in conjunction with a Food and Beverage Service, Limited located within the pool area as shown on the 2-sheet site plan stamped "Received" by Community Development on August 3, 2017 (see Attachment F).

2. The outdoor seating area is limited to the 2,504 square-foot hatched area as shown on the site plan (see Attachment F). Portions of the outdoor seating area may be converted to indoor seating area without further public hearing.

3. No amplified music shall be permitted in the outdoor seating area. Any music in the outdoor seating area will be kept at or below a normal conversation level.

4. The hours of operation for the outdoor consumption on premises (4-COP SFS) in conjunction with the Food and Beverage Service, Limited, will be from 11:00 AM to 9:00 PM, with last call and music out at 8:30 PM, in accordance with the Lee County Noise Control Ordinance.

5. All parts of the pool deck must be available for the residents and guests regardless of consuming any food or beverages from the clubhouse restaurant/bar. No portion of the pool deck may be reserved exclusively for customers of said restaurant/bar with the exception of temporary events as noted on site plan.

6. Any subsequent development will need to obtain appropriate approvals to ensure consistency with the Land Development Code.

7. Electrical equipment and connections for the temporary bar structure must be kept out of walkways, pool and spa.

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