BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

CELEBRATING 25 YEARS IN BUSINESS 1992 - 2017

August 16, 2017

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

Ms. Laura B. Belflower, Esq.
Lee County Hearing Examiners Office
1500 Monroe Street – Room 218
Fort Myers, FL 33901

Reference: **Olde Hickory Golf & Country Club**
SEZ2017-00003
Applicant's 48-Hour Letter for continued hearing

SEZ 2017-00003

Dear Madam Hearing Examiner:

Please accept this letter with attachments as the Applicant's 48 hour letter for the continued hearing to provide an update to the request. There have been site plan revisions since the continuance of the hearing that was previously scheduled for July 13, 2017 and continued to August 22, 2017. There has also been additional existing COP license information received from the Florida Division of Alcoholic Beverages and Tobacco office in Tallahassee. Attached please find the following additional information which has previously been provided to staff:

1. Revised COP Special Exception Plan
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 demonstrates the proposed indoor and outdoor poolside seating areas and additional seating 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 food and beverage service is ordered by phone from the clubhouse restaurant or will be from indoor poolside area.

The applicant has attached proposed conditions in strike-through/underline and a clean version for consideration with the requested revisions.

• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

The Applicant's Exhibit and Witness List is attached hereto as well.

I look forward to seeing you at the upcoming hearing.

Sincerely,
BANKS ENGINEERING

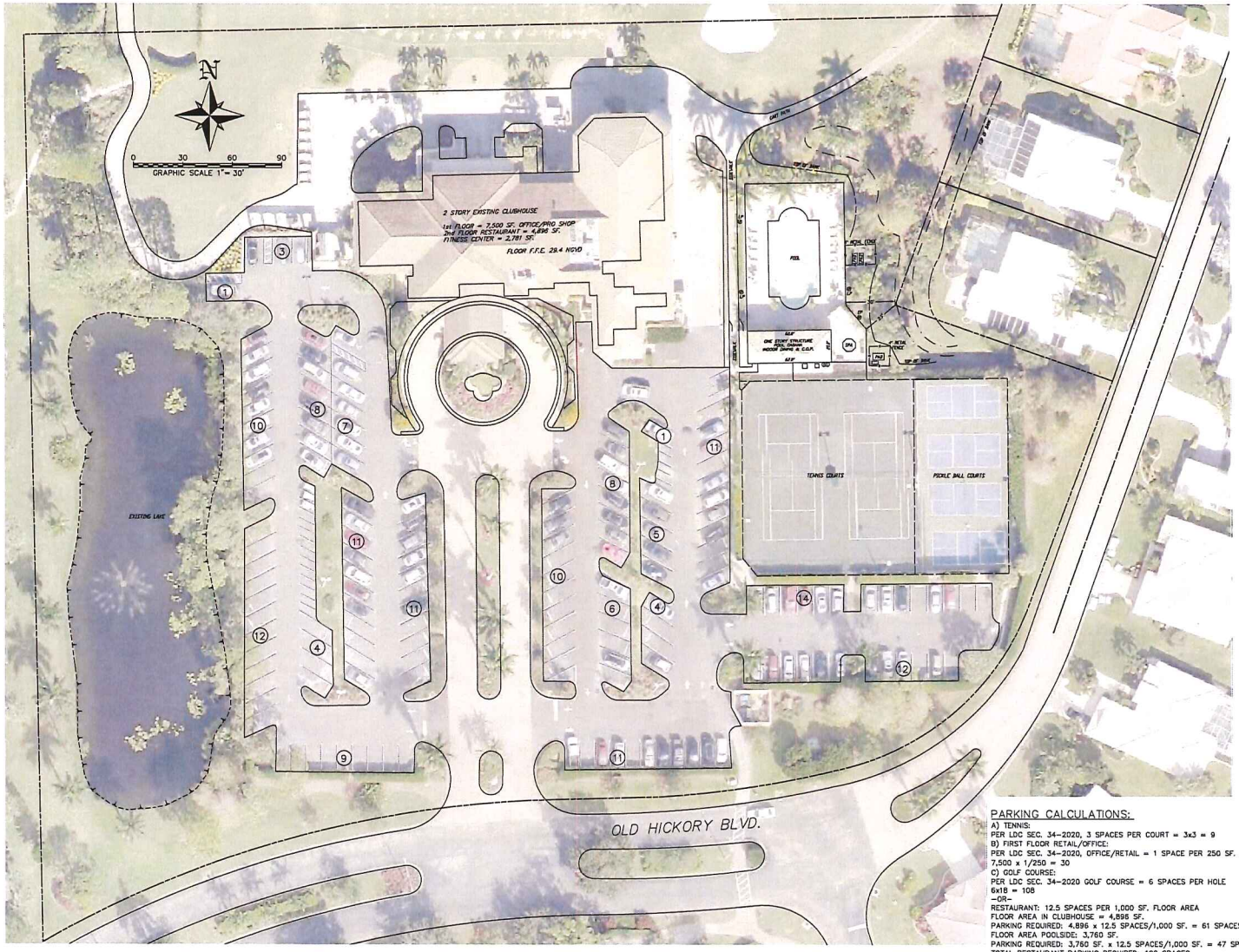


Stacy Ellis Hewitt, AICP
Director of Planning

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

SEZ 2017-00003

cc: Jessica Leatherman, Planner
Joseph M. Madden, Jr., Esq.
Audra Ennis, Zoning Manager
Michael Jacob, Deputy County Attorney



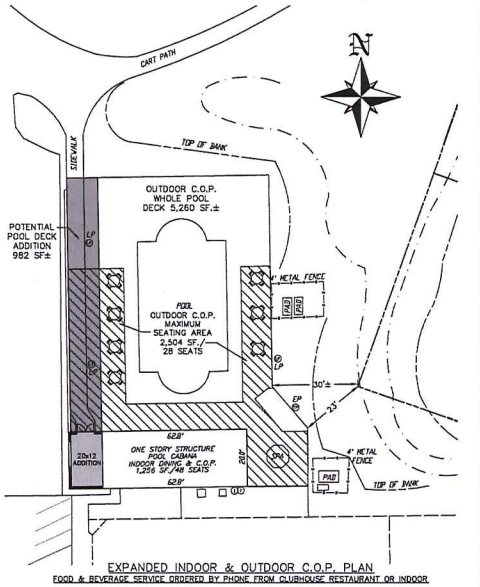
EXISTING CONDITIONS PLAN

	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 SEATS FOR TEMPORARY EVENTS

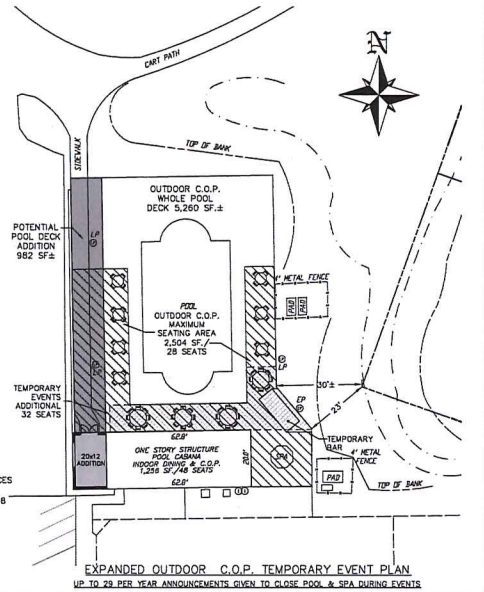
PARKING CALCULATIONS:

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.



EXPANDED INDOOR & OUTDOOR C.O.P. PLAN

FOOD & BEVERAGE SERVICE ORDERED BY PHONE FROM CLUBHOUSE RESTAURANT OR INDOOR



EXPANDED OUTDOOR C.O.P. TEMPORARY EVENT PLAN

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

RECEIVED
AUG 17 2017

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

NO.	DATE	REVISION DESCRIPTION	BY
1	8/15/2017	CLARIFY POOL DECK	SEH

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

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

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/2/20117	8150P	C.O.P.		JLS	SEH	AS SHOWN	1

COMMUNITY DEVELOPMENT

SEZ 2017-00003

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 SFX 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: Foundation V Sanitary 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

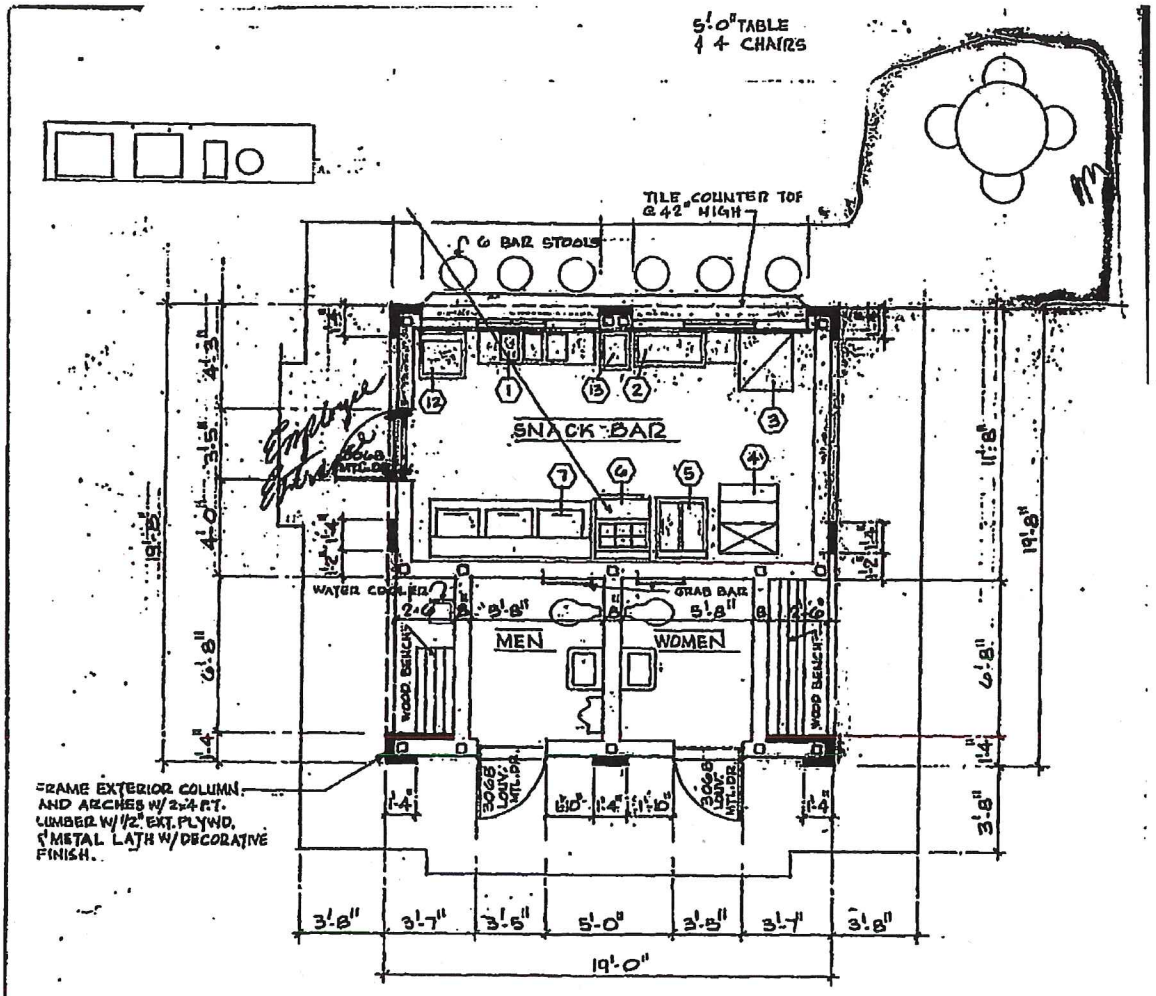
Name of Landlord: _____

Address of Landlord: _____

Terms of Rental Agreement: _____

SEZ 2017-00003

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT



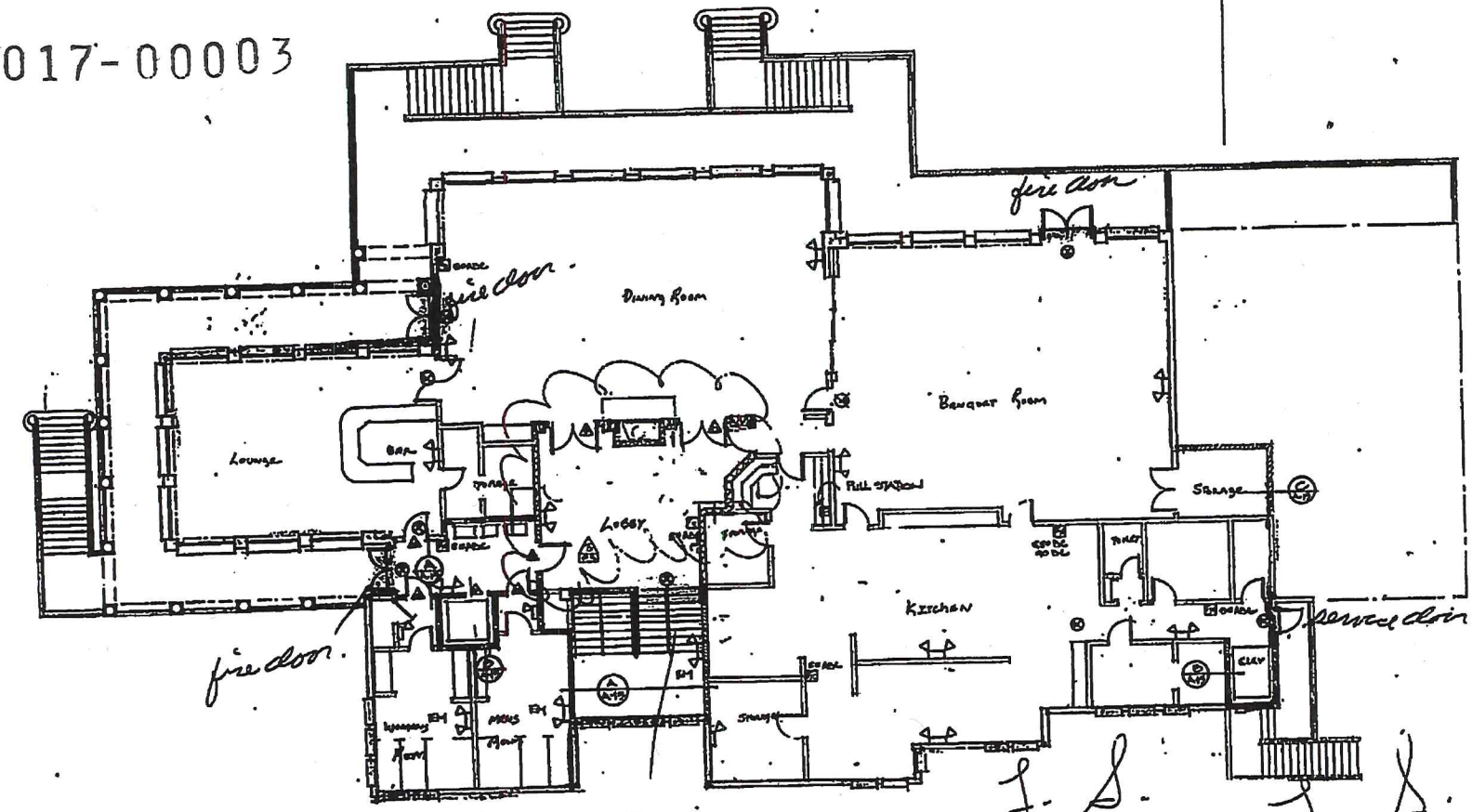
FLOOR PLAN SCALE: 1/4" = 1'-0"

SEZ 2017-00003

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

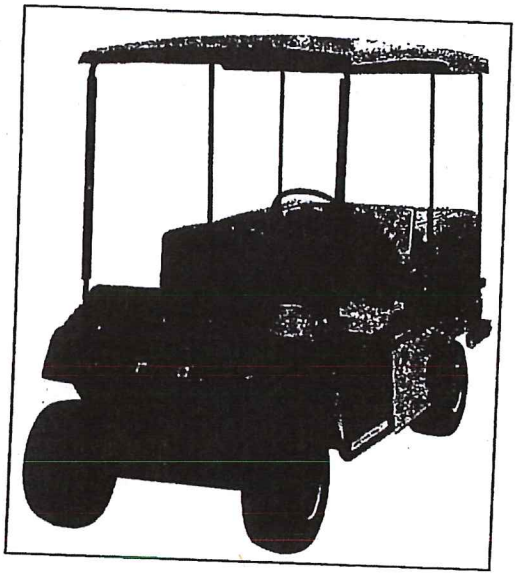
SEZ 2017-00003

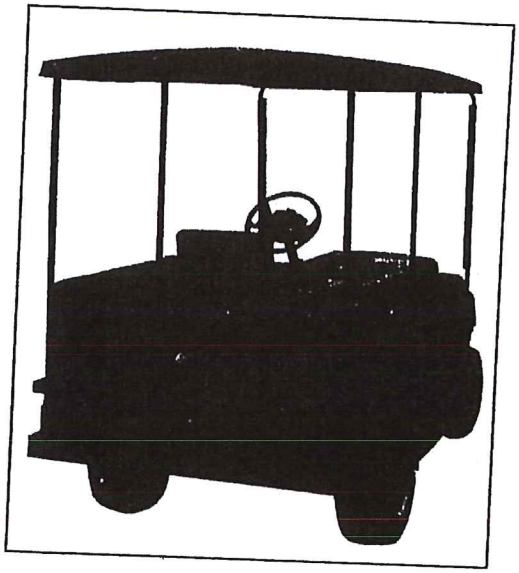


RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

SEZ 2017-00003

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:

RECEIVED
DEPT OF REVENUE
MAY 21 1992
DIV. ALC. BEV. & TOB
FORT MYERS FLORIDA

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

E-Z-GO TEXTRON

E-Z-GO® Division of Textron Inc.
P.O. Box 388
Augusta, Georgia 30913-2699

©1989 E-Z-GO Division of Textron Inc
Part #82019-G1 1/89 3M

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

OLDE HICKORY GOLF & COUNTRY CLUB
SEZ2017-00003
Applicant's proposed conditions
August 15, 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 site plan stamped "Received" by Community Development on ~~**June 27, 2017**~~ **August 15, 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.

SEZ 2017-00003

OLDE HICKORY GOLF & COUNTRY CLUB
SEZ2017-00003
Applicant's proposed conditions – clean version
August 15, 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 site plan stamped "Received" by Community Development on August 15, 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.

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

SEZ 2017-00003

Olde Hickory Golf & Country Club

SEZ2017-00003

Continued HEX Hearing August 22, 2017

Applicant's Exhibit List

1. PowerPoint Presentation
2. Application Package
3. Staff Report

Applicant's Witness List

Stacy Ellis Hewitt AICP, Director of Planning, Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, FL 33966

- **Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.**
- **Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning and land use planning.**

RECEIVED
AUG 17 2017
COMMUNITY DEVELOPMENT

SEZ 2017-00003