OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA
HEARING EXAMINER DECISION

SPECIAL EXCEPTION: SEZ2017-00003

Regarding: **OLDE HICKORY GOLF & COUNTRY CLUB**

Location: 14670 Old Hickory Boulevard

Daniels Parkway Planning Community
(District 2)

Hearing Date: July 13, 2017
Continued Date: August 22, 2017

I. Request:

Special Exception in Olde Hickory Golf & Country Club Residential Planned Development (RPD), pursuant to Lee County Land Development Code (LDC) Section 34-1264(a)(3)c., to amend the existing approval for alcohol beverage consumption on premises (COP) at the clubhouse to allow indoor and outdoor COP in the adjacent pool area, with the Limited Food and Beverage Service.

The Special Exception applies to the portion of STRAP Number: 27-45-25-02-0000D.00CE labeled as Tract F in the Olde Hickory Golf and Country Club Subdivision Plat, per Plat Book 48, Pages 86 to 114, shown as in the details of the site plan (Exhibit B).

II. Hearing Examiner Decision:

APPROVAL, subject to the conditions set forth in Section V.

III. Discussion:

Request

The Request is located in the area of the existing swimming pool, east of the clubhouse, at 14670 Old Hickory Boulevard. The existing Olde Hickory Golf and Country Club RPD allows the COP in the country club clubhouse and Limited Food and Beverage Service uses[1] throughout the development, both as ancillary commercial uses.[2]

The Request seeks Special Exception approval to expand the clubhouse COP to include the adjacent pool area. The proposed COP expansion would be indoor and outdoor, in association with Limited Food and Beverage Services from the clubhouse restaurant. As the zoning currently allows the building, seating, and food and beverage services in the

[1] LDC §34-2 defines the "Food and beverage service, limited" use as "the provision of food or beverages for: members and guests of a private club or recreational center but not available to the general public; or, members of the general public when accessory to an agritourism activity permitted in accordance with LDC § 34-1711. This term will not be interpreted to include restaurants, groups I, II, III and IV."
[2] See Zoning Resolution Z-87-237.

pool area, the Request is limited to review of the expansion of the COP. The Special Exception will not change the existing zoning or apply to any other portion of the RPD.

Department of Community Development Staff recommended approval with conditions. The members of the public that spoke were in support of the Request, as conditioned.

Site and Surrounding Area Information

Olde Hickory is a golf and country club residential development. The Request area is part of the 6.57 acre Olde Hickory clubhouse development. The proposed Special Exception relates only to the existing area of the pool building and the area around the pool, as shown in Exhibit B.

The Request area is located north of the development's tennis courts, northeast of the main parking lot, east of the clubhouse building, and south of the Olde Hickory golf course. The single-family houses to the east are the only adjacent uses that are not part of the golf course/clubhouse development.

Special Exception Review Criteria

Special Exceptions are specified departures from the LDC for uses that a zoning district generally does not permit. The LDC allows the Special Exception uses, however, when controlled by conditions designed to promote the public's health, safety, welfare, order, comfort, convenience, appearance or prosperity.[3]

Under the LDC, a Hearing Examiner must grant a Special Exception request unless:

1. The Hearing Examiner finds the request conflicts with the Special Exception review criteria; or

2. The Hearing Examiner concludes the request is contrary to the public interest and the health, safety, comfort, convenience, and welfare of the citizens of the County.[4]

Before granting a Special Exception, the Hearing Examiner must find the Applicant has proven entitlement to the Special Exception by demonstrating the Request meets the applicable review criteria.[5] As conditioned, the Request meets the review criteria.

Compatible and non-injurious

The primary concern about this Request is how it relates to the surrounding area. As conditioned, the Request meet the review criteria requirements that the use be compatible with and non-injurious to the surrounding areas.

[3] LDC §34-2.
[4] LDC §34-145(c)(4)a.
[5] LDC §34-145(c)(3).

In this case, the two review criteria are interrelated. The LDC requires that the Request not be injurious to the neighborhood.[6] The only identified potential injury to the neighborhood is impacts from noise and incompatible activities. The LDC also requires that the Request be compatible with existing and planned uses.[7] Therefore, by adequately addressing compatibility, the Request complies with both review criteria.

The compatibility analysis starts with the definition of compatible uses under the LDC.[8] Under this definition, the focus is whether the Request, as conditioned by this Decision, will have at least a neutral relationship with the surrounding properties, based on a relative lack of conflict or negative influence by one on the other. Compatibility does not require that there be no impacts by one use on the other; compatibility requires that what impacts do exist do not create materially negative impacts or conflicts.

The existing zoning already allows the use of the Request area for a pool and pool cabana. Similarly, the zoning currently allows the serving of food and non-alcoholic beverages in the Request area. Consequently, the zoning already determined potential impacts from those uses are compatible. Therefore, the compatibility review is limited to whether the potential impacts from the COP create materially negative impacts or conflicts with the surrounding uses.

There is no evidence the Request will have a materially negative impact on the rest of the clubhouse development around it. The only concern is whether the COP will have a materially negative impact on the single-family development to the east.

As conditioned, the Request COP will not have a materially negative impact on the single-family development to the east. The conditions protect compatibility by significantly limiting the Request as follows:

- Limiting the COP to a type of license that keeps the alcohol sales subordinate to the food sales;
- Limiting the service area;
- Prohibiting a permanent service bar;
- Prohibiting amplified music in or directed toward the outdoor seating area;
- Requiring limited music volumes;
- Limiting the hours of operation for the outdoor COP to end mid-evening;
- Restricting the COP to residents and guests; and
- Preserving the existing natural area between the COP and residences, providing buffering.

[6] LDC §34-145(c)(3)a.4. The second part of this criterion is that the use not be detrimental to the public welfare. There is no evidence the Request is detrimental to the public welfare.
[7] LDC §34-145(c)(3)a.3.
[8] LDC §34-2 (In describing the relation between two land uses, buildings or structures, or zoning districts, those two things are considered compatible when they have either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship, based on a relative lack of conflict (actual or potential) or on a failure of one to negatively or harmfully influence the other).

Compliance with the Lee Plan

The Request is consistent with the goals, objectives, policies and intent of Lee Plan.[9] The Request is in the Daniels Parkway Planning Community. The Olde Hickory development as a whole is consistent with the anticipated low-density gated communities expected in this area.[10] The Request does not impact the expected vision for the community.

The Request is located in the Outlying Suburban Future Land Use category.[11] The overall development is consistent with the category's expectation of residential development.[12] The Request allows an ancillary commercial use that supports the residential uses. Therefore, the Request is consistent with the Outlying Suburban Future Land Use category.

As discussed further under "Compatible and non-injurious," the Request is compatible with the surrounding area. As conditioned, it is part of an appropriate residential support use, rather than an encroachment of a destructive use into the residential area. As such, it is consistent with the Lee Plan compatibility policies.[13]

Compliance with applicable regulations

The Request meets with the final applicable criterion,[14] which requires that the Request comply with zoning regulations pertaining to the use and other applicable regulations.[15] The Request is consistent with the approved zoning.[16] Further, it complies with the LDC alcoholic beverage service requirements.[17]

IV. Findings and Conclusions:

Based upon the testimony and exhibits presented during the hearing, the Hearing Examiner finds and concludes the Request:

A. Is consistent with the Lee Plan, specifically, Lee Plan Vision Statement 11 and Policies 1.1.6, 2.2.1, 5.1.5, and 135.9.5;

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[9] LDC §34-145(c)(3)a.1.
[10] Lee Plan Vision Statement 11.
[11] The Staff Report indicates the Request is also located in the Wetlands Future Land Use category. However, the Future Land Use Map indicates the southwest corner of the larger country club property is in the Wetlands Future Land Use category, but not the Request area.
[12] Lee Plan Policy 1.1.6.
[13] Lee Plan Policies 2.2.1, 5.1.5, and 135.9.5.
[14] The §34-145(c)(3)a.2 requirement that the use protect environmentally critical and sensitive areas and natural resources is not applicable to this case as the Request area is currently developed and does not impact these areas.
[15] LDC §34-145(c)(3)a.5.
[16] Zoning Resolution Z-87-237.
[17] LDC §34-1264.

B. Is compatible with existing and planned uses, in that the design and required conditions protect the Request's compatibility with the surrounding area;

C. Will not injure the neighborhood or otherwise be detrimental to the public welfare, in that the conditions prevent potentially injurious impacts and there is no evidence of detriment to the public welfare; and

D. Complies with the applicable County regulations pertaining to the use.

V. Conditions of Approval:

1. Approval is limited to indoor and outdoor Consumption on Premises (4-COP SFS), in conjunction with Food and Beverage Service, Limited, within the pool area, as shown on the Master Plan stamped "Received" by Community Development on August 15, 2017 (Exhibit B), as amended by these conditions.

2. The outdoor seating area is limited to the 2,504 square-foot hatched area shown on Exhibit B. Portions of the outdoor seating area may be converted to indoor seating area without further public hearings for the COP, but must obtain appropriate approvals to ensure consistency with the LDC.

3. This approval does not allow a permanent outdoor bar. The temporary event bar, shown on Exhibit B, must be limited to a service bar only, with no seating at the bar. Exhibit B must be amended to reflect this condition.

4. No amplified sounds are permitted in, or may be directed toward, the outdoor seating area. Any entertainment sound levels in the outdoor seating area will be kept at or below a normal conversation level and all sound levels must be maintained in accordance with the Lee County Noise Control Ordinance.

5. The hours of operation for the outdoor Consumption on Premises will be from 11:00 AM to 9:00 PM, with last call and music out at 8:30 PM.

6. Consumption on Premises service is for residents and guests only and is not open to the general public.

7. Exhibit B must be amended to remove the indicated limit on the number of temporary events, as this Special Exception does not address that limit.

8. The existing natural area/indigenous preserve immediately east of the Request area must remain substantially as shown in Exhibit A of the Olde Hickory Golf and Country Club Natural Area Maintenance Plan approved by Lee County August 10, 2017, attached as Exhibit C.

VI. Participants:

Staff:

1. John Fredyma, Esq.
2. Jessica Leatherman

Applicant's Representatives:

1. Stacy Ellis Hewitt
2. Joseph M. Madden, Jr., Esq.
3. Peter Tschernitz

Public Participants:

1. Bruce Bunkenburg
2. Jan Bunkenburg
3. Jerry French
4. Michael White

VII. Legal Description:

See Exhibit A (scanned legal description with vicinity map).

The Strap # as furnished by the Applicant is: 27-45-25-02-0000D.00CE

VIII. Exhibits Submitted at Hearing:

Staff's Exhibits

a. *48-Hour Notice:* Memorandum from Jessica Leatherman, Planner, to Hearing Examiner & the Applicant, dated August 21, 2017, submitting revised Master Concept Plan & Conditions (multiple – 8.5"x11")

1. *DCD Staff Report with attachments:* Prepared by Jessica Leatherman, Planner, dated July 5, 2017 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

Applicant's Exhibits

a. *First 48-Hour Notice:* Letter from Stacy Ellis Hewitt, Director of Planning for Banks Engineering, to Lee County Hearing Examiner's Office, with copies to

Jessica Leatherman & Joseph M. Madden, Jr., dated July 10, 2017 (multiple pages – 8.5"x11")

b. *Second 48-Hour Notice:* Email from Stacy Ellis Hewitt, Director of Planning for Banks Engineering, to Hearing Examiner, with copies to Jessica Leatherman, Joseph M. Madden, Jr., Audra Ennis, Michael Jacob, and John Fredyma, submitting exhibit & witness lists, revised COP Special Exception Plan, additional existing COP license information from the State, & Applicant's proposed conditions in strikethrough/underline & clean versions (multiple pages – 8.5"x11" 7 & 1 page – 24"x36")

1. *Application for Special Exception Public Hearing:* Project name Olde Hickory Golf & Country Club, stamped received by Community Development March 3, 2017 (multiple pages – 8.5"x11" & 1 page – 24"x36")

2. *PowerPoint Presentation:* Olde Hickory Golf & Country Club, Zoning case SEZ2017-00003, dated August 22, 2017 (multiple pages – 8.5"x11")[color]

3. *Application for Vegetation Removal, Natural Area Maintenance Plan, & Master Plan:* For site address 14760 Olde Hickory Boulevard, Fort Myers, Florida 33912, Strap number 27-45-25-02-0000D.00CE, Property Owner Olde Hickory Golf and Country Club Master Association Inc., Application dated 8/10/2017, Natural Area Maintenance Plan dated July 2017, prepared by BearPaws Environmental Consulting Inc, & Master Plan stamped received August 15, 2017 (5 pages – 8.5"x11" & 2 pages – 11"x17"){post hearing submittal}

IX. Unauthorized Communications:

Pursuant to LDC, no person may communicate with a Hearing Examiner or the Hearing Examiner's staff on the substance of a pending zoning action, code enforcement hearing or appeals from administration decisions. There are limited exceptions to this rule for written communications specifically requested by the Hearing Examiner or where the Hearing Examiner, after notice, seeks advice from a disinterested expert.

X. Appeals:

This Decision becomes final on the date rendered. A Hearing Examiner Decision may be appealed to the Circuit Court in Lee County. Appeals must be filed within thirty (30) days of the date the Hearing Examiner Decision is rendered. Appeal is by Petition for Writ of Certiorari in accordance with LDC Section 34-146.

XI. Copies of Documents and Testimony:

A. Every hearing is recorded. Recordings are public records that become part of the case file. The Department of Community Development is the custodian of the case file. The case file and recordings are available for examination and copying by interested persons Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. On occasion, a court reporter may be present, and if so, a verbatim transcript may be available for purchase upon request from the court reporting service.

This Decision is rendered September 28, 2017.

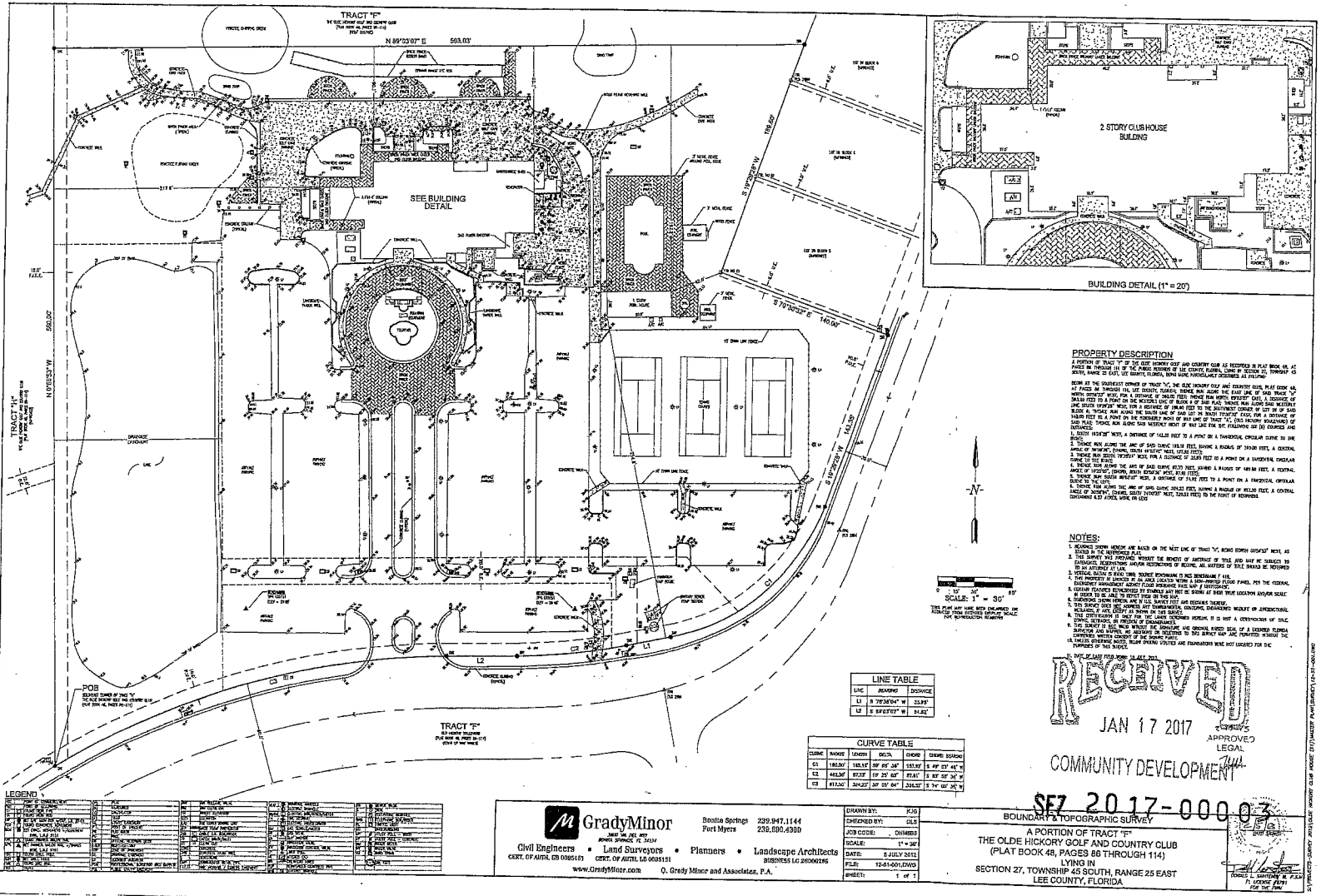
LAURA B. BELFLOWER
Hearing Examiner

Lee County Office of the Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner Decision

A: Legal Description and Vicinity Map
B: Master Plan
C: Natural Areas

EXHIBIT A



PROPERTY DESCRIPTION

A PORTION OF TRACT "F" OF THE OLDE HICKORY GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 48, AT PAGES 86 THROUGH 114 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "U", THE OLDE HICKORY GOLF AND COUNTRY CLUB, PLAT BOOK 48, AT PAGES 86 THROUGH 114, LEE COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID TRACT "U" NORTH 00°56'53" WEST, FOR A DISTANCE OF 590.00 FEET; THENCE RUN NORTH 89°03'07" EAST, A DISTANCE OF 593.03 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 4 OF SAID PLAT; THENCE RUN ALONG SAID WESTERLY LINE SOUTH 19°56'53" EAST, FOR A DISTANCE OF 198.00 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF SAID BLOCK 4; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 24 AND LOT 25 OF BLOCK 5 OF SAID PLAT SOUTH 70°03'03" EAST, FOR A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRACT "A", (BIG HICKORY BOULEVARD) OF SAID PLAT; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 19°56'53" WEST, A DISTANCE OF 14.55 FEET TO A POINT ON A TANGENTIAL CIRCULAR CURVE TO THE RIGHT;
2. THENCE RUN ALONG THE ARC OF SAID CURVE 183.91 FEET, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 39°28'38", CHORD BEING 183.57 FEET, SOUTH 39°40'32" WEST;
3. THENCE RUN SOUTH 79°26'04" WEST, FOR A DISTANCE OF 33.95 FEET TO A POINT ON A TANGENTIAL CIRCULAR CURVE TO THE RIGHT;
4. THENCE RUN ALONG THE ARC OF SAID CURVE 87.73 FEET, HAVING A RADIUS OF 481.96 FEET, A CENTRAL ANGLE OF 10°25'53", CHORD BEING 87.61 FEET, SOUTH 84°39'01" WEST;
5. THENCE RUN SOUTH 89°52'07" WEST, A DISTANCE OF 51.82 FEET TO A POINT ON A TANGENTIAL CIRCULAR CURVE TO THE RIGHT;
6. THENCE RUN ALONG THE ARC OF SAID CURVE 334.23 FEET, HAVING A RADIUS OF 613.50 FEET, A CENTRAL ANGLE OF 31°12'04", CHORD BEING 330.07 FEET, SOUTH 74°16'07" WEST, 330.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.57 ACRES, MORE OR LESS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT "U", BEING NORTH 00°56'53" WEST, AS BEARING A GRID BEARING (N.A.D. 83/90).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE, AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD. ALL MATTERS OF TITLE SHALL BE REFERRED TO AN ATTORNEY AT LAW.
3. VERTICAL DATUM IS BASED UPON THE SOURCE BENCHMARK IS NGS BENCHMARK F 418.
4. THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED WITHIN A NON-PRINTED FLOOD PANEL, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) REFERENCE.
5. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT SAME TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO REFLECT THEM ON THIS MAP.
6. CONFLICTING DATUM HEREON ARE IN FEET. SURVEY FEET ARE RECORDS THEREOF.
7. THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONDITIONS, ENCUMBRANCES, WETLANDS OR JURISDICTIONAL ISSUES OF ANY NATURE THAT MAY OR MAY NOT BE SHOWN ON THIS SURVEY.
8. THIS SURVEY IS NOT A BOUNDARY SURVEY OF THE LANDS DESCRIBED HEREON. IT IS NOT A DETERMINATION OF TITLE, ZONING, SETBACKS, OR OWNERSHIP OF PROPERTY.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE SIGNATORY.
10. UNLESS OTHERWISE NOTED, BUILDING OVERHANG STRUCTURES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
11. DATE OF LAST FIELD WORK: 19 JULY 2016.

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APPROVED
LEGAL
COMMUNITY DEVELOPMENT

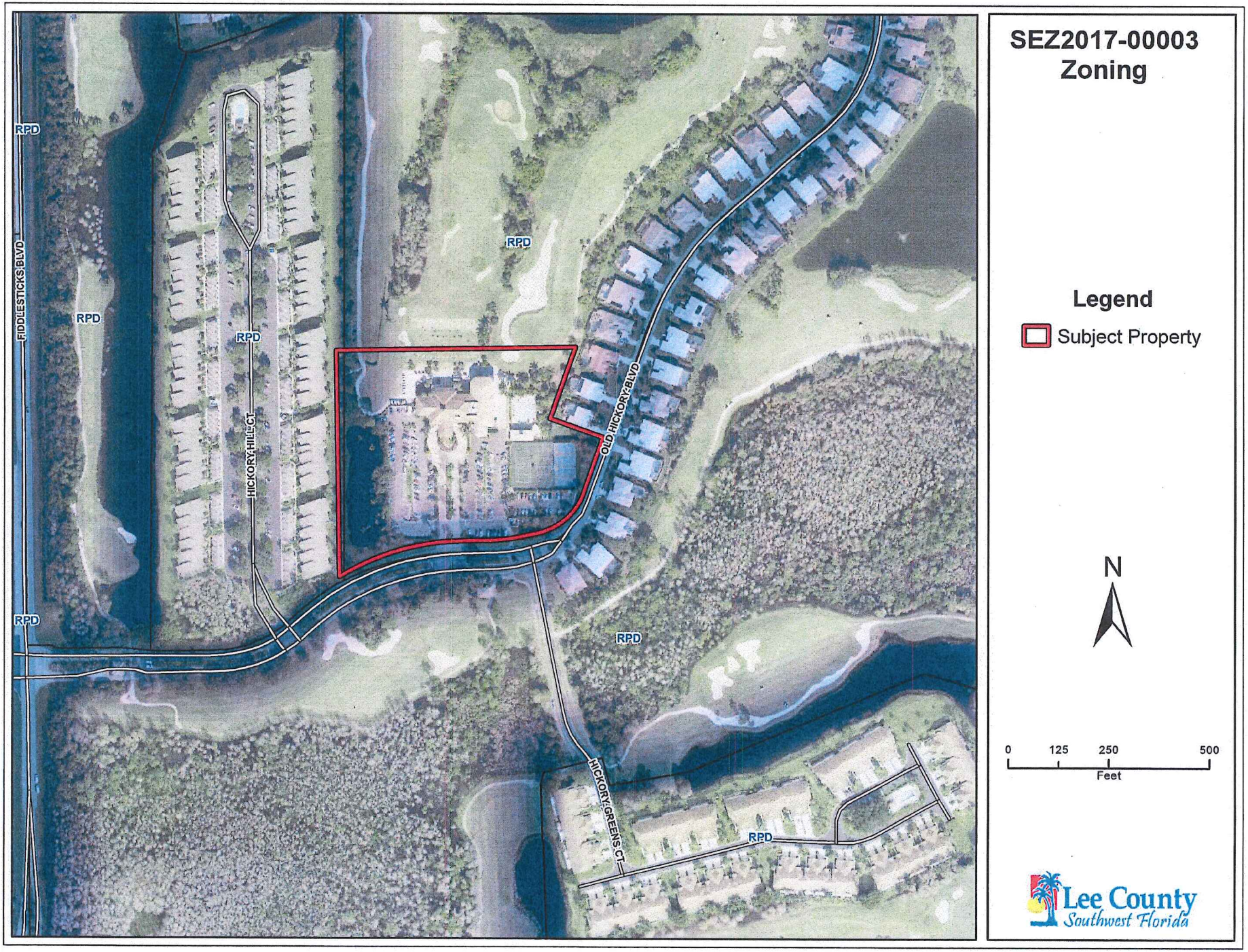
SEZ 2017-00003

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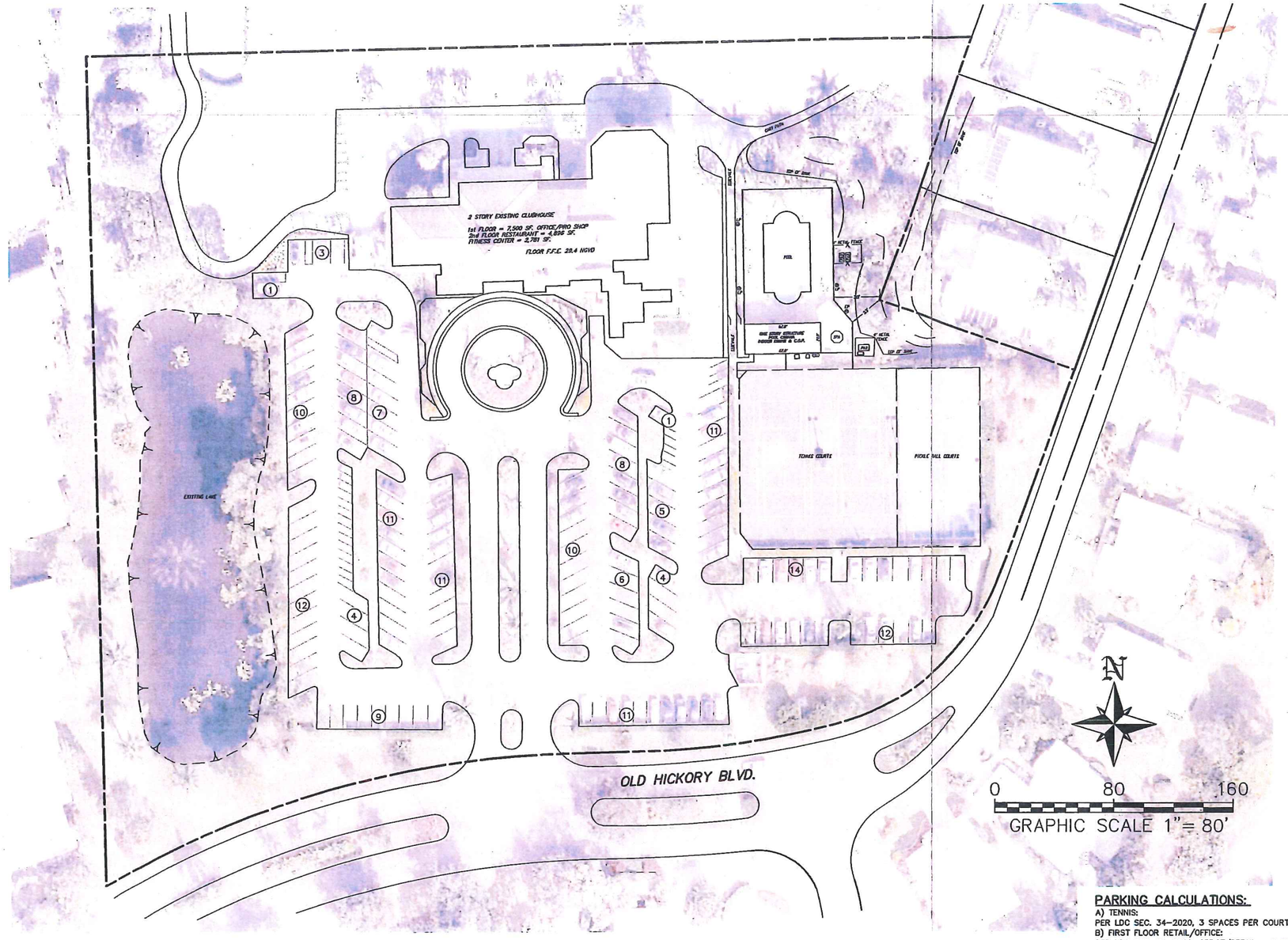
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JOB CODE:	OHM685
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DATE:	5 JULY 2016
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SHEET:	1 of 1

BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF TRACT "F"
THE OLDE HICKORY GOLF AND COUNTRY CLUB
(PLAT BOOK 48, PAGES 86 THROUGH 114)
LYING IN
SECTION 27, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

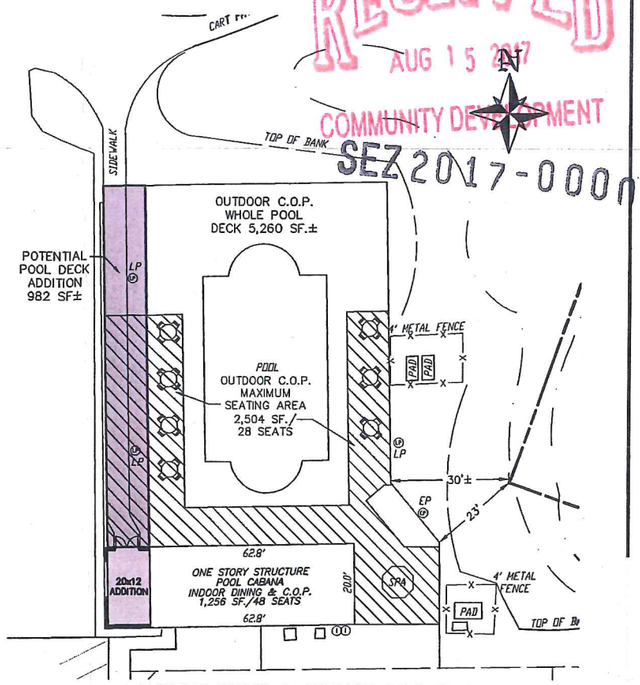
DONALD L. SANTERRE JR. P.S.M.
FL LICENSE #5791
FOR THE FIRM


SEZ2017-00003
Zoning
Legend
Subject Property
N
0
125
250
500
Feet
Lee County
Southwest Florida
RPD
FIDDLESTICKS BLVD
HICKORY HILL CT
OLD HICKORY BLVD
HICKORY GREENS CT

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AUG 15 2017
COMMUNITY DEVELOPMENT
SEZ2017-00003

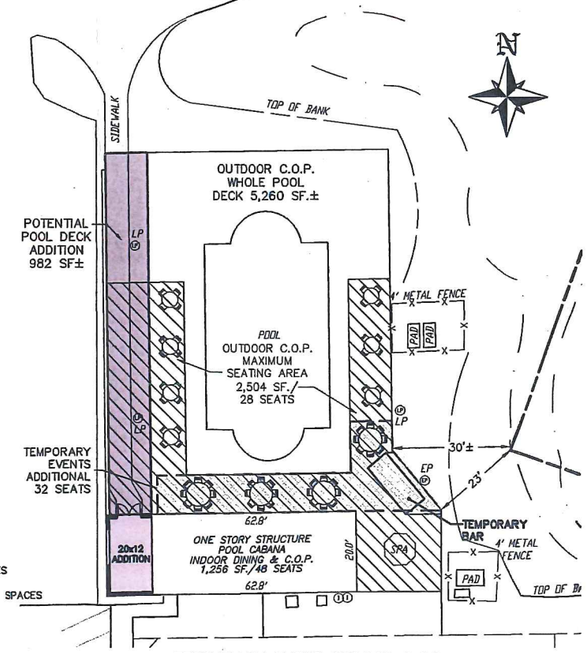


EXISTING CONDITIONS PLAN



EXISTING INDOOR & OUTDOOR C.O.P. PLAN

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



TEMPORARY EVENT OUDOOR C.O.P.

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

	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.

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

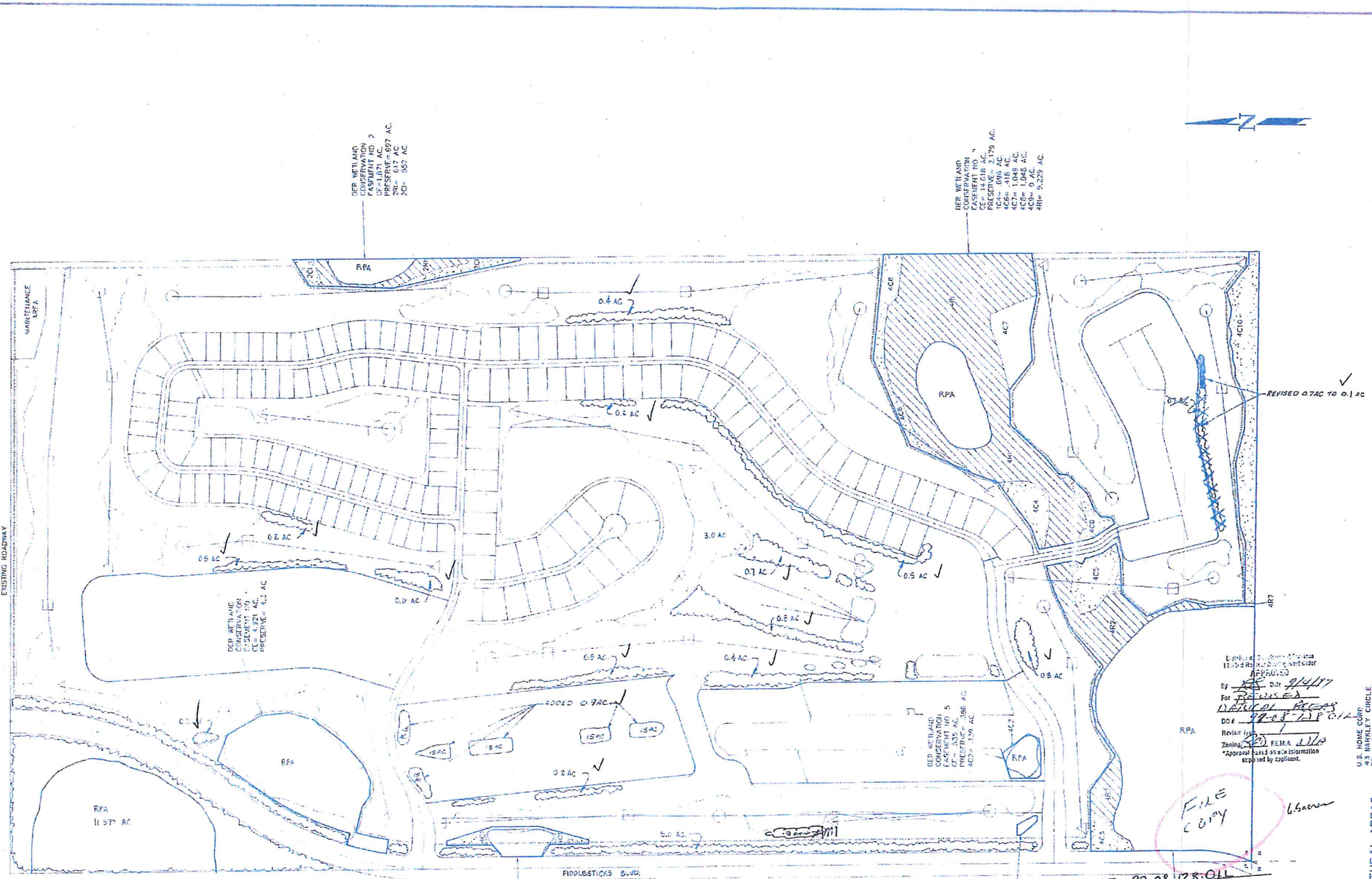
C.O.P. SPECIAL EXCEPTION PLAN
OLDE HICKORY GOLF & COUNTRY CLUB
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/2/2017	8150P	C.O.P.		JLS	SEH	AS SHOWN	1

EXHIBIT B

S:\JOBS\81XX\8150\ZONING\(1) OLDE HICKORY GOLF & COUNTRY CLUB C.O.P. SPECIAL EXCEMTION PLAN 8-15-2017.DWG 8/15/2017 1:58 PM JORGE SANCHEZ

EXHIBIT C



NATURAL AREAS PROVIDED

SUMMARY OF AREAS:

CONSERVATION EASEMENTS, LESS CREATED WETLANDS	=	35.230 AC.
CREATED WETLAND W/ TREE PRESERVATION 50% OF 11.168	=	5.584
NORTHWEST CORNER OF SITE	=	11.557
GOLF COURSE FRINGE	=	11.100
~~TOTAL WITH REVISED AREAS~~		~~63.471~~ AC.
		63.76 AC

RPA INDICATES RESOURCE PROTECTION AREA

INDICATES CREATED WETLAND AREA W/ TREE PRESERVATION

INDICATES RESTORED AREA (WETLAND)

INDICATES NATURAL AREA

8/15/97

PLAN SHOWING NATURAL AREAS

OLD HICKORY GOLF & COUNTRY CLUB
PART OF
SECTION 27, TOWNSHIP 45 S., RANGE 25 E.
LEE COUNTY, FLORIDA

INK ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (813) 936 - 4500 • 6320 BEAU DRIVE • FT. MYERS, FLORIDA 33907

DATE NOV '96
SCALE 1"=200'
DESIGN
DRAWN
CHECK
APPROVED

11/26/97 Rev Nat Areas GAM
DATE REVISION BY

FILE 8749DER
DWG. NO. 8749-US
1 OF 1