

ADMINISTRATIVE APPROVAL ADD2022-00100

ADMINISTRATIVE APPROVAL
CONSUMPTION ON PREMISES
LEE COUNTY, FLORIDA

WHEREAS, Dean Maggs filed an application for administrative approval of consumption on premises of alcoholic beverages (4-COP Beverage License) within the residential amenity tract on property located at 14690-760 Corkscrew Woods Pkwy; and

WHEREAS, the applicant has indicated the property's current STRAP number is 21-46-26-03-000FD.02CE (see Exhibit "A"); and

WHEREAS, the property was originally rezoned to Residential Planned Development (RPD) by Resolution number Z-12-021 (with subsequent amendments in case numbers ADD2013-00092, and ADD2015-00092); and

WHEREAS, the subject property is located in the Density Reduction/Groundwater Resource Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Condition 2 of Resolution Z-12-021 permits the use of clubs, clubhouse, consumption on premises (of alcoholic beverages) and restaurants (Groups I, II and III, including outdoor seating and service areas) within the amenity area of the planned development; and

WHEREAS, the subject property is a 13-acre peninsula amenity tract for the Corkscrew Shores residential subdivision, developed with a clubhouse, off-street parking, tennis club and other recreational uses (see Exhibit "E"); and

WHEREAS, the clubhouse includes a restaurant and bar known as "Captain's Club" and currently operates under a 4-COP alcoholic beverage license with only indoor seating (see Exhibit "D"); and

WHEREAS, Limited-Review Development Order LDO2022-00290 is issued for the construction of a canopy with outdoor seating and covered walkway between the clubhouse and Captain's Club building (see Exhibit "B"); and

WHEREAS, the applicant proposes consumption on premises of beer, wine and liquor with an extension to the existing 4-COP Beverage License (BEV4607539) to license the proposed outdoor seating area (see Exhibit "C"); and

WHEREAS, the daily hours for consumption on premises are from 10:00AM to 9:00PM daily (see Exhibit "E"); and

WHEREAS, Lee County Land Development Code (LDC) Section 34-1264 provides for certain administrative approvals for consumption on premises, including consumption in conjunction with tennis clubs and restaurant establishments; and

WHEREAS, the amenity tract does not contain the specific quantity of tennis courts or combination thereof of indoor racquetball courts; and

WHEREAS, therefore, consumption on premises may only be considered in conjunction with the restaurant within the amenity tract and the service of food may not elapse prior to the service of alcoholic beverages unless approved by special exception; and

WHEREAS, the Captain's Club and its outdoor expansion is located approximately 720 feet from the nearest property line containing a residence under separate ownership; and

WHEREAS, the 13-acre residential amenity tract contains sufficient off-street parking to accommodate the expansion; 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 the following findings of fact are offered:

1. There will be no apparent deleterious effect upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises.
2. The premises is suitable concerning its location, site characteristics and intended purpose.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the administrative application for consumption on premises is **APPROVED, subject to the following conditions:**

Approval is subject to the following conditions:

1. **License/Use.** Approval is limited to a 4-COP Alcoholic Beverage License in conjunction with a Group II or III Restaurant. Restaurant food service may not elapse prior to consumption on premises of alcoholic beverages. A new approval will be required in accordance with the LDC if any other type of establishment or license is sought.
2. **Time Limitation.** Consumption on premises is limited to the service of alcoholic beverages between the hours of 10:00AM and 9:00PM daily.

3. **Floor Area.** Outdoor consumption on premises must be in substantial compliance with the Floor Plan attached hereto as Exhibit "C", with a total outdoor floor area of ± 890 square-feet.
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 7/19/2022

Anthony R. Rodriguez, AICP, Zoning Manager

List of Exhibits

Exhibit A: STRAP Numbers

Exhibit B: Site Plan

Exhibit C: Floor Plan

Exhibit D: Menu

Exhibit E: Aerial

Exhibit A

CASE NUMBER: ADD2022-00100

STRAP NUMBER

21-46-26-03-000FD.02CE

REVIEWED
ADD2022-00100
Hunter Searson, GIS
Planner
Lee County Government
7/5/2022

****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

Exhibit B

CORKSCREW SHORES AMENITY CENTER

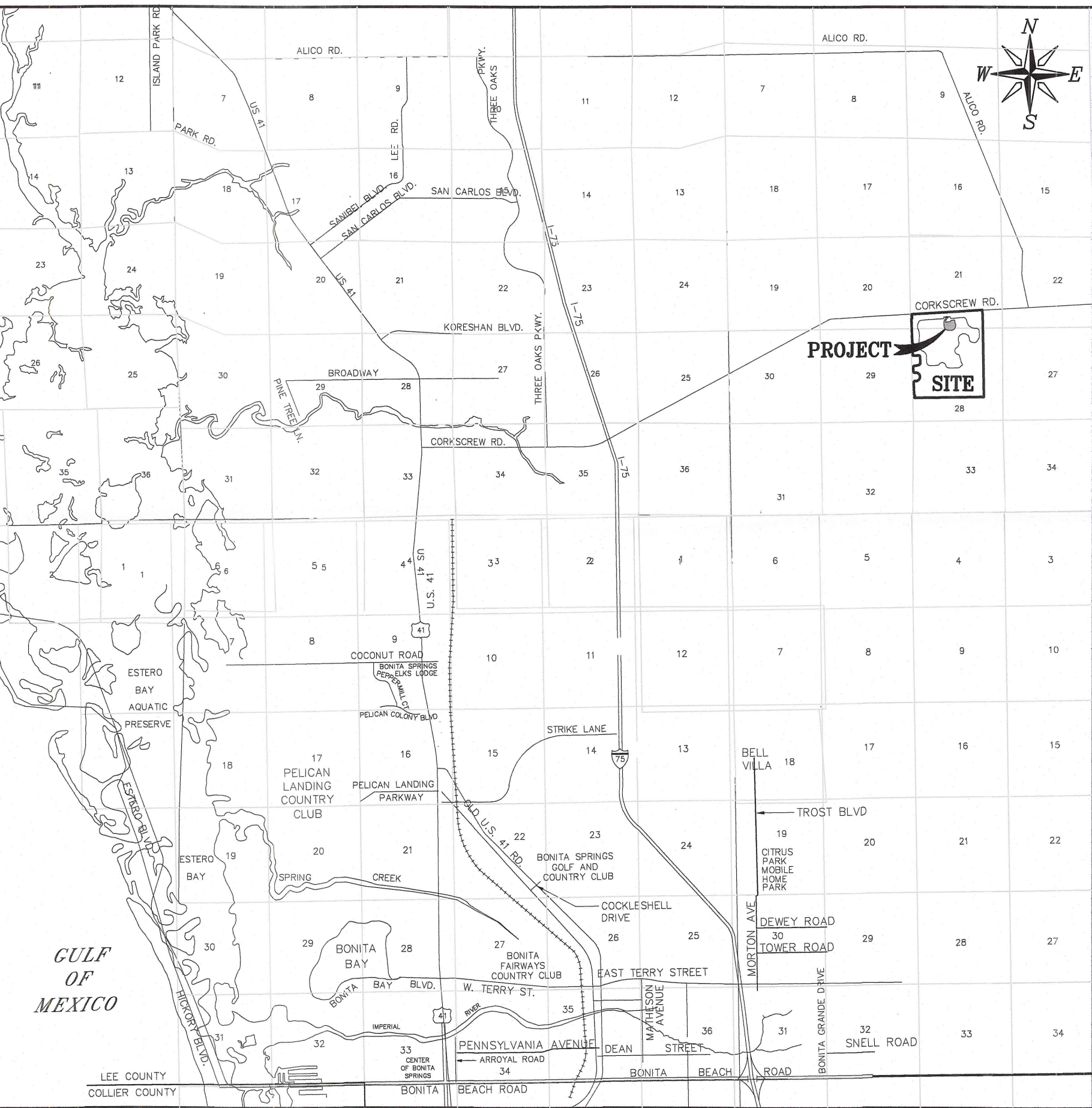
CONSTRUCTION PLANS FOR LEE COUNTY DEVELOPMENT ORDER AMENDMENT

LOCATED IN LEE COUNTY
SECTIONS 21 & 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST

#	DATE	SUBMITTAL OR REVISION DESCRIPTION	BY
1	4/2014	REVISED PER DEVELOPER AND LEE COUNTY COMMENTS	DCH
2	5/2014	REVISED PER LEE COUNTY COMMENTS	DCH
3	8/2014	REVISED PER DEVELOPER	DCH
4	10/2014	REVISED PER LEE COUNTY COMMENTS	
5	04/2022	DO MINOR CHANGE #4	

PROPERTY OWNER

CORKSCREW LAKES, LLC
4954 ROYAL GULF CIRCLE
FORT MYERS, FLORIDA 33966
TEL: (239) 425-8662



LOCATION MAP
N.T.S.

INDEX OF SHEETS

- COVER SHEET
- NOTES
- PROJECT SITE EXISTING CONDITIONS WITH AERIAL
- OVERALL DRAINAGE BASIN PLAN AND SITE SUMMARY TABLES
- SITE PLAN AND PROJECT SUMMARY TABLES
- GRADING, PAVING AND DRAINAGE PLAN
- UTILITY PLAN AND PROFILE
- CROSS-SECTION DETAILS
- CONTROL STRUCTURE AND DRAINAGE DETAILS
- PAVING AND MISCELLANEOUS DETAILS
- GENERAL AND POTABLE WATER DETAILS
- POTABLE WATER DETAILS
- WASTEWATER DETAILS
- LIFT STATION DETAIL
- PUMP DETAILS
- LIFT STATION DETAIL - ELECTRICAL DIAGRAM AND NOTES
- EROSION CONTROL PLAN



J.R. EVANS ENGINEERING, P.A.

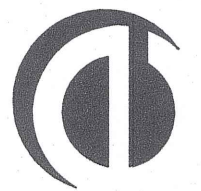
23150 FASHION DRIVE, SUITE 242
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WWW.JREVAENGINEERING.COM
FL COA # 29226

APPROVED
LDO2022-00290
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
5/18/2022

Brandon M. Frey P.E.

Digitally signed by Brandon M. Frey P.E.
DN: E=brandon@reeng.com, CN=Brandon M. Frey P.E., O=Brandon M. Frey P.E., L=Estero, S=Florida, C=US
Location: Printed copies of this document are not considered signed and sealed and all SHA-1 authentication codes must be verified on any electronic copies.
Date: 2022.05.09 11:18:52-04'00'

BRANDON M. FREY P.E.
FL LICENSE No. 86651





PARKING REQUIREMENTS

FITNESS (PORTION OF CLUBHOUSE):
4895 SF (APPROX.) @ 5 SPACES/1000 SF
= (4895/1000) x 5 = 23.5 SPACES

MEETING HALL (PORTION OF CLUBHOUSE):
7215 SF (APPROX.) @ 1 SPACE/100 SF
= (7215/100) x 1 = 72.2 SPACES

RESTAURANT MULTI-USE (PORTION OF CAPTAINS CLUB):
2976 SF (APPROX.) @ 12.5 SPACES/1000 SF
= (2976/1000) x 12.5 = 37.2 SPACES

TENNIS COURTS
6 COURTS TOTAL @ 3 SPACES/COURT
= 6 x 3 = 18 SPACES

TENNIS COURT SEATING AREA
8 SEATS @ 1 SPACE/3 SEATS = 8/3 = 2.7 SPACES

BASE PARKING REQUIREMENT: 154 SPACES

TOTAL PROVIDED: 136 SPACES (INCLUDING 5 HANDICAP SPACES)

NOTE:
JUSTIFICATION FOR REDUCED NUMBER OF SPACES INCLUDES ASSUMPTION THAT THE HIGHEST TRAFFIC-GENERATING USES AS DESCRIBED ABOVE WOULD NOT BE UTILIZED TO FULL POTENTIAL SIMULTANEOUSLY, ASSUMPTION THAT A PORTION OF RESIDENTS WILL UTILIZE PEDESTRIAN AND/OR BICYCLE TRANSPORTATION IN LIEU OF VEHICLES, AND ASSUMPTION THAT THE PRIVATE NATURE OF THE DEVELOPMENT PRECLUDES TYPICAL PUBLIC/COMMERCIAL TRAFFIC GENERATION.

REFUSE AND SOLID WASTE DISPOSAL

PER LEE COUNTY LDC SECTION 10-281

TOTAL AREA OF ON-SITE BUILDINGS GREATER THAN 10,000 AND LESS THAN 25,000 SF

GARBAGE COLLECTION REQUIRED: 120 SF

RECYCLE COLLECTION REQUIRED: 98 SF

TOTAL AREA REQUIRED: 216 SF

FIRE FLOW CALCULATION

DEMAND CALCULATED PER NFPA 1, TABLE 18.4.5.1.2

CLUBHOUSE (LARGEST SPRINKLERED STRUCTURE)

TOTAL BUILDING AREA FOR FIRE FLOW = 13,530 SF

CONSTRUCTION TYPE = TYPE V(000)

BASE FIRE FLOW REQUIRED = 3,250 GPM

REDUCTION FACTOR FOR SPRINKLER SYSTEM = 0.75

RESULTANT FIRE FLOW CALCULATION = (3,250 GPM * 0.75) = 812.50 GPM

MINIMUM ALLOWABLE FIRE FLOW = 1,000 GPM

MINIMUM FIRE FLOW FOR THIS BUILDING = 1,000 GPM

(NOTE: SINCE BELOW CALCULATION CONTROLS, 1,500 GPM MINIMUM FIRE FLOW PROVIDED ON-SITE)

TENNIS CENTER (LARGEST NON-SPRINKLERED STRUCTURE)

TOTAL BUILDING AREA FOR FIRE FLOW = 2,467 SF

CONSTRUCTION TYPE = TYPE V(000)

BASE FIRE FLOW REQUIRED = 1,500 GPM

MINIMUM FIRE FLOW PROVIDED = 1,500 GPM

BIKE RACK CALCULATIONS

133 AUTOMOBILE PARKING SPACES AT AMENITY CENTER
133/20 = 6.7 BIKE SPACES REQUIRED
15 (MIN.) BICYCLE RACK SPACES PROVIDED

BUILDING AREAS

CLUBHOUSE

COVERED OUTDOOR AREA: 3,058 SF

ENCLOSED BUILDING AREA: 10,472 SF

TOTAL BUILDING AREA: 13,530 SF

CAPTAINS CLUB

COVERED OUTDOOR AREA: 2,045 SF

ENCLOSED BUILDING AREA: 1,630 SF

TOTAL BUILDING AREA: 3,675 SF

POOL BATH CABANA

COVERED OUTDOOR AREA: 447 SF

ENCLOSED BUILDING AREA: 1,082 SF

TOTAL BUILDING AREA: 1,529 SF

TENNIS CENTER

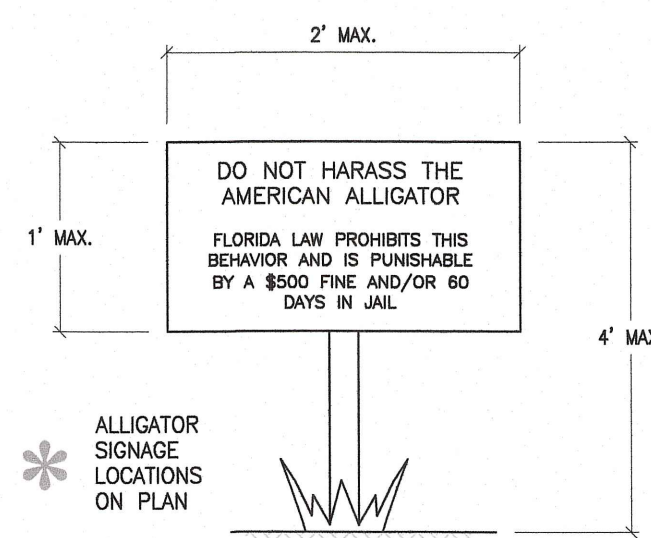
COVERED OUTDOOR AREA: 1,428 SF

ENCLOSED BUILDING AREA: 1,039 SF

TOTAL BUILDING AREA: 2,467 SF

PAVILION

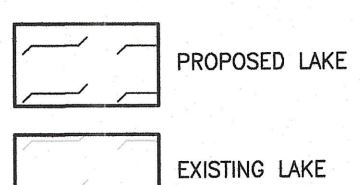
COVERED OUTDOOR AREA: 800 SF



TYPICAL AMERICAN ALLIGATOR SIGNAGE
N.T.S.

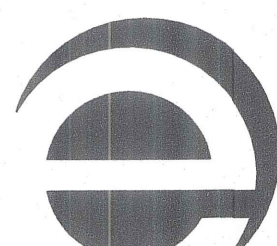
APPROVED
LDO2022-00290
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
5/18/2022

LAKE LEGEND



NGVD/NAVD NOTE:
ALL DESIGN ELEVATIONS REFERENCE NGVD-29 DATUM UNLESS OTHERWISE NOTED. TO CONVERT TO NAVD-88 DATUM, SUBTRACT 1.18 FROM NGVD (0.0 FT-NGVD = (-)1.18 FT-NAVD)

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1	4/2014	REVISED PER DEVELOPER AND LEE COUNTY COMMENTS
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CORKSCREW SHORES AMENITY CENTER

SITE PLAN AND PROJECT SUMMARY TABLES

PROJECT #:	5013-9 DO
FILE DATE:	01 / 2014
DESIGN BY:	DCH
DRAWN BY:	BNN
SEC. 21 & 28 / T. 46 S / R. 26 E	
SCALE:	1" = 50'
SHEET:	5 of 17

BRANDON M. FREY P.E.
FL. LICENSE No. 86651

Exhibit C

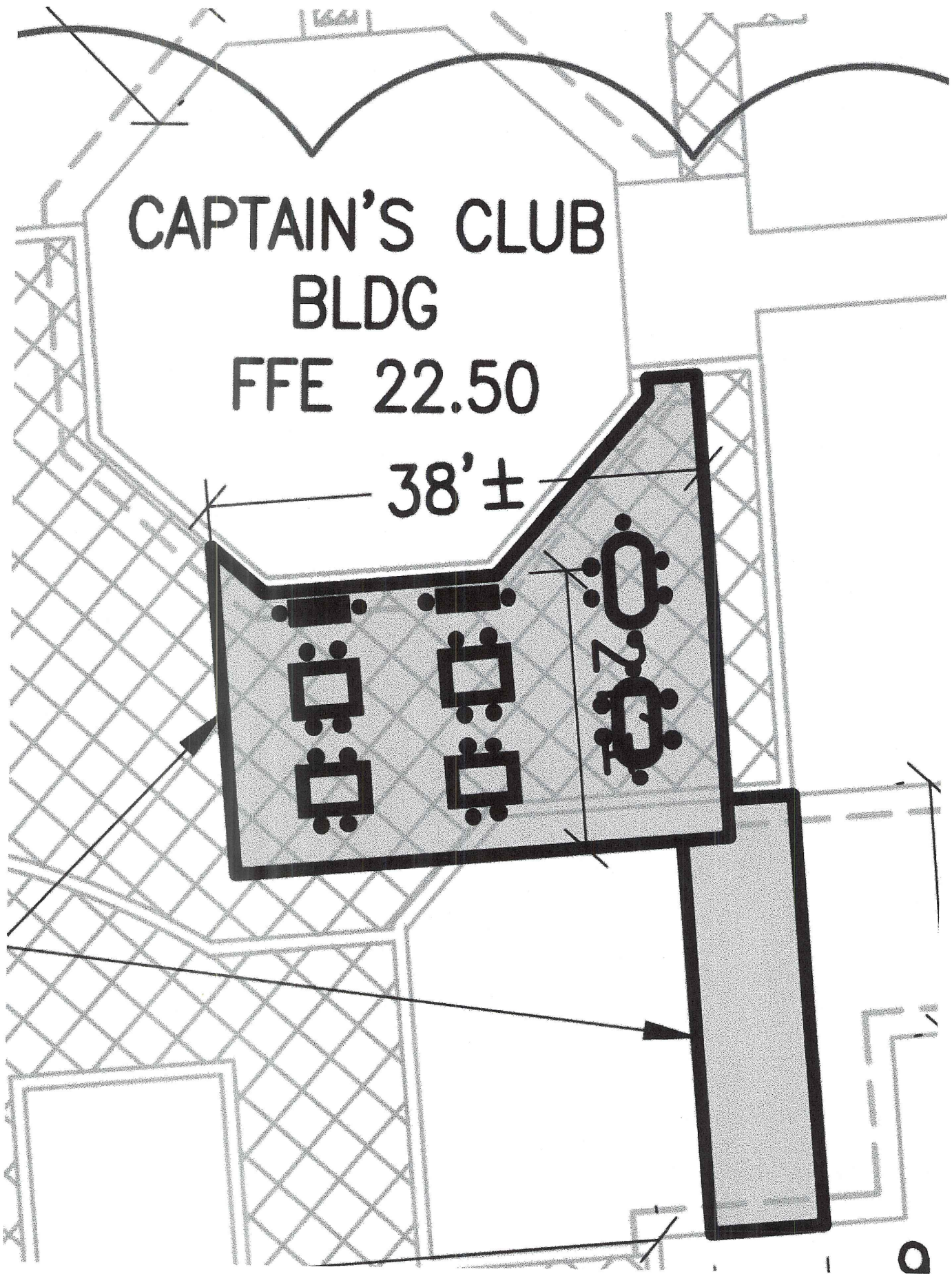


Exhibit D

Summer Menu
Wednesday – Sunday



12pm – 9pm Bar Service
12pm – 8pm Food Service

Starters

Popcorn Shrimp | 8

Tempura batter, scotch bonnet remoulade & asian Slaw

Club Nachos | 6

Cheddar jack cheese, guacamole, sour cream,
jalapeño, salsa fresca
add Chicken 4| Shrimp 6

Philly Cheese Steak Egg Rolls | 10

Wasabi ranch

Chicken Wings | 9

Your choice - cajun, buffalo, bbq, garlic parmesan,
blue cheese or ranch, carrots & celery

***Ahi Tuna Tower | 12**

Mango, avocado, tomatoes, cucumbers, wasabi ranch

Salads

***Blackened Ahi Tuna Salad | 15**

Mixed greens, mango, avocado, goat cheese,
asian vinaigrette

California Cobb Salad | 12

Chopped romaine lettuce, bacon, tomato, blue cheese,
hard-boiled egg, chicken, avocado & cucumber

Grilled Caesar Salad | 10

Romaine heart, croutons, parmesan cheese, white anchovies

Southwest Chopped Salad | 12

Mixed greens, roasted corn, avocado, tomato,
black bean, corn tortillas, cajun vinaigrette

Add to any salad

Chicken 4| Salmon 6| Shrimp 6| Grouper 8

Handhelds

All our handhelds are served with your choice of fries, sweet potato fries, fruit salad, house salad

Grouper Sandwich | 16

Pan fried or blackened, caramelized onion,
cajun remoulade, brioche

Corned Beef or Turkey Reuben | 11

Sauerkraut, russian dressing, swiss cheese,
Rye Bread

Southern Chicken Sandwich | 11

Your choice of fried or grilled
Mango honey barbecue sauce, bacon,
provolone, lettuce, tomato, brioche bun

***Salmon BLT | 15**

Lettuce, tomato, bacon, avocado,
chipotle aioli, brioche bun

***Club Prime Burger | 13**

8oz prime beef, red onion, lettuce, tomato, brioche
Add |1 each

american, cheddar, swiss, pepper jack, provolone, bacon,
caramelized onion, mushroom, avocado

***Captain Burger Royal | 15**

8oz prime beef, cheddar cheese, avocado, bacon,
fried egg, lettuce, tomato, onion, brioche

Pizza

Bacon Goat Cheese | 13

Bacon jam, caramelized onions,
fresh herbs, parmesan

Margarita | 12

Garlic oil, tomato, fresh
mozzarella, basil

Three Cheese | 10

Provolone, mozzarella, parmesan,
pomodoro

Dinner Entrée's

Available after 4pm daily

***Salmon | 21**

Your choice of –
grilled, blackened, pan seared
Lemon caper beurre blanc,
island rice, grilled asparagus

Cajun Grouper Duo | 24

Popcorn shrimp,
scotch bonnet remoulade,
avocado, lime cabbage slaw,
island rice

***New York Strip | 26**

Bacon jam, goat cheese,
twice baked potato

Dessert

Molten Lava Cake | 6

Seasonal berries,
whipped cream

Florida Key Lime Pie | 6

Graham cracker crust,
whipped cream

Florida Coconut Cream Pie | 6

Crème anglaise,
seasonal berries, whipped cream

**Consuming raw or undercooked meats, poultry, shellfish or eggs may increase your risk of foodborne illness
All sales include 7% sales tax and a 18% service*



BEVERAGES

12pm – 9pm Wednesday – Sunday

CLUB COCKTAILS

Green Flash | 8

Blanco Tequila, Jalapeño, Cilantro, Cucumber, Lime

Sweet Tea | 7

Bourbon, Earl Grey, Mango, Lemon

Summer Thyme | 8

Vodka, Thyme, Basil, Lemon, Prosecco Float

Jungle Bird | 7

Rum, Dark Rum, Campari, Pineapple, Lime

POOL DECK COCKTAILS

FROZEN COCKTAILS \$8

The Alligator

Rum, Pina Colada, Melon Liqueur Float

Mango Bango

Vodka, Lemonade, Mango, Strawberry

Sandía Fresca Menta

Tequila, Watermelon, Mint, Lime

Miami Vice

Rum, Strawberry, Pina Colada

WHITE WINE

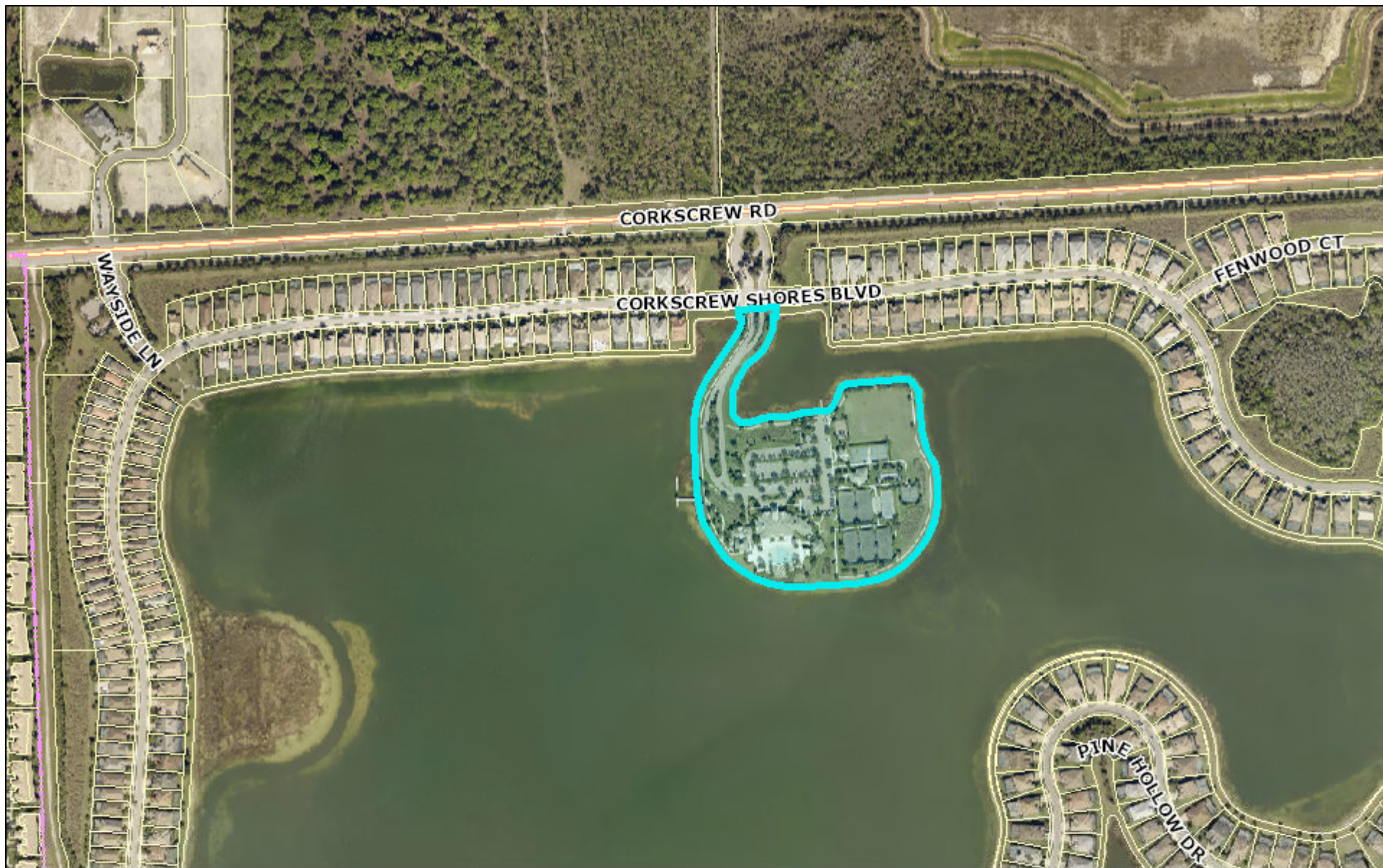
Anthony Hills Chardonnay | 7
Kim Crawford Sauvignon Blanc | 10
Bruno M. Riesling | 8
Paradosso Pinot Grigio | 8

RED WINE

Anthony Hills Merlot | 7
Anthony Hills Pinot Noir | 7
Anthony Cabernet Sauvignon | 7
Laposta Malbec | 10

Exhibit E

GeoView Map



July 19, 2022

Air Photos: 2022 Hi-Res (4 inch)

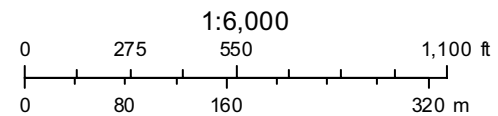
 Hospital Locations

 Library Locations

School Locations

 School Locations

 Police Locations



This map is NOT a legal land survey and should not be used or relied upon as such. No warranties, express or implied, are provided with the data, use, accuracy or interpretation.