ADD2023-00042

Lee County Community Development

APPLICATION FOR ADMINISTRATIVE APPROVAL OF CONSUMPTION ON PREMISES IN UNINCORPORATED AREAS ONLY

[LDC Section 34-1264]

Project Name: Esplanade Lake Club Homeowners Association, Inc.

Request: Administrative approval for 4COP License issued in connection with restaurant

1. **Name of Applicant:** Esplanade Lake Club Homeowners Association, Inc.
   Address: 11505 Canal Grande Dr.
   City, State, Zip: Fort Myers, FL 33913
   Phone Number: 239-829-5949 E-mail: lmendrala@taylormorrison.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

   ☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-203(a)(3)]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-203(a)(4)]**

   a. **Company Name:** Esplanade Lake Club Homeowners Association, Inc.
   Contact Person: Benjamin Stearns
   Address: 215 S. Monroe St., Suite 500
   City, State, Zip: Tallahassee, FL 32301
   Phone Number: 850-425-3383 E-mail: bstearns@carltonfields.com

   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-203(a)(4)]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-203(a)(2)]**
   Name: Taylor Morrison of Florida, Inc.
   Address: 11505 Canal Grande Dr.
   City, State, Zip: Fort Myers, FL 33913
   Phone Number: 239-829-5949 E-mail: lmendrala@taylormorrison.com

5. **Disclosure of Interest [34-203(a)(2)]**
   ☒ Attach Disclosure of Interest Form.

6. **STRAP Number(s) [34-203(a)(5)]:**
   12-46-25-L1-230A1.00CE

7. **Street Address of Property:** 11505 Canal Grande Dr., Fort Myers, FL 33913

8. **Legal Description (must submit one):**
   - ☐ Legal description and sealed sketch of the legal description. **[34-203(a)(5)]**
   - **OR**
   - ☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) **[34-203(a)(5)]**

9. **Use(s) of Property:**
   a. Current uses of property are:
   Community Amenity Center
   b. Intended uses of property are:
   Community Amenity Center and Restaurants

10. **Lee Plan (Future Land Use) Designation of Property:** University Community

11. **Current Zoning of Property:** MPD

12. **Type of Establishment:** Restaurant
    ***If a RESTAURANT**, submit copy of the menu. Label as **Menu. [34-1264(a)(1)g.]**

13. **Outdoor Seating: Is there (or will there be) outdoor seating areas?**
    - ☐ **NO**
    - ☒ **YES** – If **YES**, please indicate the number of outdoor seats **[34-1264(a)(1)g.1.]** 100

14. **Type of State Liquor License Requested [34-203(b)(1)a]:** 4COP SFS

15. **Hours for sale and service of alcoholic beverages [34-203(b)(1)a]:** From 11 a.m. to 10 p.m.

16. **Site Plan:** Submit a site plan (24"x36"), to scale, illustrating, at a minimum, all buildings on the property, all public entrances and exits to the buildings, all parking on the property and ingress/egress. **[34-203(a)(8)]**

17. **Floor Plan:** Submit a floor plan illustrating, at a minimum, the floor area including the kitchen, indoor seating area (including the area [sq. ft.] and number of seats), outdoor seating areas (including the area [sq. ft.] and number of seats), and rest rooms. If a restaurant is proposing a bar or lounge for patrons waiting to be seated in the restaurant, the floor area and seating area of the bar or lounge needs to be illustrated in addition to the restaurant seating area. **[34-203(b)(1)b]**

18. **Affidavit:** Submit a sworn statement that there are no religious facilities, schools (non-commercial), day care centers (child), parks, dwelling units under separate ownership, or other establishment primarily selling alcoholic beverages for consumption on site, within 500 feet of the proposed establishment. If within 500 feet of one of these uses, provide a map that indicates the location and distance of the religious facility, school, daycare, park, dwelling units under separate ownership and/or other establishment selling alcoholic beverages for consumption on site in relation to the proposed establishment. **[34-203(b)(1)c]**

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☒	Completed application [34-203(a)(1)]
☒	Filing Fee [34-201(d)]
☒	**Affidavit of Authorization** Form [34-203(a)(3)]
☒	**Additional Agents** [34-203(a)(4)]
☒	**Multiple Owners** List (if applicable) [34-203(a)(2)]
☒	**Disclosure of Interest** Form [34-203(a)(2)]
☒	**Legal description (must submit one)** [34-203(a)(5)]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Menu** (if a restaurant) [34-1264(a)(1)g.]
☒	**Site Plan** (24"x36") [34-203(a)(8)]
☒	**Floor Plan** [34-203(b)(1)b]
☒	**Location Affidavit** and Map (if applicable) [34-203(b)(1)c]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an administrative application in no way guarantees its approval. If the Director determines that the requested approval is beyond the scope of Land Development Code Section 34-1264 and that a public hearing for the approval is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing of the requested approval.

The Director's decision on an administrative application is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing special exception. No fees paid for the administrative approval will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or if the decision does not comply with the Land Development Code when rendered, then, at any time, the Director 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.