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CELEBRATING 25 YEARS IN BUSINESS 1992 - 2017

LETTER OF TRANSMITTAL

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

DATE: 6/27/2017
PHONE:
FAX:

REFERENCE: Olde Hickory Golf & Country Club – SEZ2017-00003 JOB NO: 8150

COPIES	DESCRIPTION
2	Settlement Agreement Packages

REASON:
____ Your Comments
____ Your Approval
____ Your Information
____ Your Review
X Per Your Request

SENT VIA:
____ Regular Mail
____ FedEx / UPS
X Courier
____ Pick-up
____ E-mail

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COMMENTS:

Stacy E. Hewitt
MIB

Stacy Ellis Hewitt, AICP
Director of Planning
Email: shewitt@bankseng.com

SEZ 2017-00003

cc: _____

• SERVING THE STATE OF FLORIDA •
10511 Six Mile Cypress Parkway, Suite 101, Ft. Myers, FL • (239) 939-5490 • Fax (239) 939-2523
www.bankseng.com

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

CELEBRATING 25 YEARS IN BUSINESS 1992 - 2017

June 22, 2017

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

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

Dear Jessica:

This letter is written in response to negotiations and resulting settlement agreement that have transpired since the correspondence received regarding the above referenced case from Pavese Law Firm dated April 4, 2017.

Attached please find the Agreement between Old Hickory Golf & Country Club Master Association, Inc. and Dr. Mitchell Lasoff, together with several other owners dated May 26, 2017 and recorded June 14, 2017 at Instrument No. 2017000129736 of the Public Records of Lee County. Below is an aerial depicting the location of Dr. Lasoff's residence as well as the location of the additional residences named on Page 2, Item 4.



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 is submitting the following in accordance with this agreement:

- Page 2, Item 2. Applicant respectfully requests that Lee County incorporate the following conditions into any recommendation of approval of the Special Exception request:
  1) The Association shall advertise that daily phone and walk-up outdoor COP service and sales shall only be from 11:00 a.m. to 5:00 p.m. and enforce said hours.
  2) The Association shall advertise that outdoor COP service for special events, defined as those events held outside when the Association closes its indoor facilities for another function ("Special Events"), and private outdoor events requested by members or individual homeowners' associations ("Private Events") shall only be from 4:00 p.m. to 8:30 p.m. with all patrons and staff leaving the premises and lights out by 9:00 p.m., and enforce said hours.
  3) In October, November, and December there shall be no more than two (2) Special Events per month. In January, February, March, and April there shall be no more than four (4) Special Events per month. Additionally, individual homeowners' associations may hold no more than one (1) private event each, between October 1st and April 30th, and there shall be no more than one (1) private homeowners' association event per month between October 1st and April 30th. There shall be no more than two (2) Special or Private Events in a given week between October 1st and April 30th. Allocations for Special Events or Private Events cannot be carried over from a given week or month.
  4) The use of animated signs (defined as those that are composted of moving parts or lights or lighting devices that change color, flash, alternate illumination, show motion, movement or otherwise change appearance) and neon signs are prohibited. Any signs that are back-lit for display at night shall be oriented to the west away from adjacent residences.
  5) There shall be no amplified music.
  6) Should the Association utilize a permanent or temporary structure ("Structure") for outdoor COP service, the Structure shall not be located in the northeast corner of the pool deck.
- Page 3, Item 5. The applicant respectfully submits the attached amended outdoor COP Special Exception Plan which removes the previously proposed approximately 8-foot tall sound barrier wall which was to be located between the pool and adjacent residences. This wall is no longer a part of this Special Exception application. Since the four adjacent property owners closest to the proposed outdoor COP use have specifically requested that the previously proposed sound barrier wall be removed, the applicant respectfully submits that removal of the sound barrier does not change the fact that the proposed use is compatible with existing and planned uses and will not be injurious to the neighborhood or detrimental to the public welfare.

Please do not hesitate to contact me at (239) 770-2527 if you have any questions or need anything further.

Sincerely,
BANKS ENGINEERING

Stacy E. Hewitt sms

Stacy Ellis Hewitt, AICP
Director of Planning

SEZ 2017-00003

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JUN 27 2017
COMMUNITY DEVELOPMENT

cc: Joseph M. Madden, Jr.
Audra Ennis, Section Manager, Zoning Department
John Fredyma, Senior Assistant County Attorney
Kathleen O. Berkey, Esq.

INSTR # 2017000129736, Doc Type AGR, Pages 9, Recorded 06/14/2017 at 10:33 AM, Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee $78.00 Deputy Clerk ERECORD

Prepared by and to be returned to:
Kathleen O. Berkey, Esq.
Pavese Law Firm
P.O. Drawer 1507
Fort Myers, FL 33902-1507

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STRAP No.:
27-45-25-02-0000A.00CE

AGREEMENT

THIS AGREEMENT is made this 26th day of May 2017 by and between The Olde Hickory Golf & Country Club Master Association, Inc., a Florida not for profit corporation, whose address is 14670 Old Hickory Boulevard, Fort Myers, Florida 33912 ("Association") and Dr. Mitchell Lasoff, whose address is 14600 Old Hickory Boulevard, Fort Myers, Florida 33912, together with several other owners ("Lasoff").

RECITALS

WHEREAS, Peter Tschernitz ("General Manager"), as General Manager on behalf of Association, applied to Lee County, Florida for a special exception (Case No. SEZ2017-00003) in the Residential Planned Development zoning district to allow an amendment to the existing consumption on premises ("COP") license to allow outdoor consumption on premises by the existing Association pool ("Special Exception") on property located at 14670 Old Hickory Boulevard, Fort Myers, Florida 33912 further identified by STRAP No. 27-45-25-02-0000A.00CE and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, Association is the record title owner of the Property and Lasoff owns a lot that is approximately 100-feet from the Property, as more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, Lasoff's lot contains his primary residence; and

WHEREAS, Lasoff has concerns about the impacts of the proposed outdoor COP use on his residence; and

WHEREAS, Association and Lasoff have agreed to certain conditions of approval to be made part of the Special Exception approval, and which conditions will help to address Lasoff's concerns.

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged by both parties, Association and Lasoff agree as follows:

1. The above recitals are true and correct and incorporated herein by this reference.

SEZ 2017-00003

2. Association shall request that Lee County incorporate the following conditions ("Conditions") into any approval of the Special Exception:

1) The Association shall advertise that daily phone and walk-up outdoor COP service and sales shall only be from 11:00 a.m. to 5:00 p.m. and enforce said hours.
2) The Association shall advertise that outdoor COP service for special events, defined as those events held outside when the Association closes its indoor facilities for another function ("Special Events"), and private outdoor events requested by members or individual homeowners' associations ("Private Events") shall only be from 4:00 p.m. to 8:30 p.m., with all patrons and staff leaving the premises and lights out by 9:00 p.m., and enforce said hours.
3) In October, November, and December there shall be no more than two (2) Special Events per month. In January, February, March, and April there shall be no more than four (4) Special Events per month. Additionally, individual homeowners' associations may hold no more than one (1) private event each, between October 1st and April 30th, and there shall be no more than one (1) private homeowners' association event per month between October 1st and April 30th. There shall be no more than two (2) Special or Private Events in a given week between October 1st and April 30th. Allocations for Special Events or Private Events cannot be carried over from a given week or month.
4) The use of animated signs (defined as those that are composted of moving parts or lights or lighting devices that change color, flash, alternate illumination, show motion, movement or otherwise change appearance) and neon signs are prohibited. Any signs that are back-lit for display at night shall be oriented to the west away from adjacent residences.
5) There shall be no amplified music.
6) Should the Association utilize a permanent or temporary structure ("Structure") for outdoor COP service, the Structure shall not be located in the northeast corner of the pool deck.

3. Regardless of whether Lee County incorporates the Conditions into an approval of the Special Exception, if the Special Exception is approved and/or the Association's existing COP license (BEV4602220) is amended or expanded by the State of Florida, the Association and its agents and representatives shall adhere to the Conditions as though they were a part of the Special Exception approval and/or the State of Florida's approval of an amendment to or expansion of the Association's existing COP license (BEV4602220).

4. Lasoff. as well as other owners that are concerned about the outdoor COP service, including the Postlers, Barkers and Connors, shall not object to the Special Exception at the Lee County Hearing Examiner public hearing scheduled for July 13,

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2017, and shall instruct Pavese Law Firm to send a letter withdrawing earlier concerns sent to Lee County Zoning.

5. Simultaneously with the execution and delivery of this Agreement, the Association shall transmit to Lee County an amended outdoor COP Special Exception Plan and a corresponding narrative which explains that the approximately 8-foot tall sound barrier to be located between the pool and Lasoff's lot is no longer a part of its Special Exception application.

6. Association represents and warrants to Lasoff that the execution and delivery of this Agreement has been duly approved by all requisite corporate or partnership action, as applicable, that is required to be taken.

7. Attorneys' Fees. In connection with any litigation, including appellate proceedings, arising out of this Agreement the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred by the enforcement of any of the obligations contained in this Agreement.

8. Injunctive Relief. It is hereby agreed and acknowledged that it will be impossible to measure monetary damages that would be suffered if the parties fail to comply with any of the obligations herein imposed on them and that in the event of any such failure, an aggrieved Person will be irreparably damaged and will not have an adequate remedy at law. Any such Person shall, therefore, be entitled (in addition to any other remedy to which it may be entitled in law or in equity) to injunctive relief, including specific performance, to enforce such obligations, and if any action should be brought in equity to enforce any of the provisions of this Agreement, none of the parties hereto shall raise the defense that there is an adequate remedy at law.

9. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and the Association's successors in interest, heirs, and assigns.

10. Governing Law. This agreement shall be governed by, construed and interpreted under the laws of the State of Florida.

11. Venue and Jurisdiction. The venue and jurisdiction of any dispute relating to this Agreement shall be construed in accordance with the laws of Florida, and for the purposes of this contract, venue and jurisdiction for any litigation is construed to be in Lee County, Florida, and both parties waive any objection to said venue or jurisdiction.

12. Entire Agreement. This agreement contains the entire understanding of the parties hereto and supersedes any prior agreement. Neither party shall be bound by any terms, conditions, statements, or representations, oral or written, which are not contained in this Agreement. The parties hereby acknowledge they have not been induced, persuaded, or motivated by any promise or representation made by the other party in entering into this Agreement unless expressly set forth herein.

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JUN 27 2017
COMMUNITY DEVELOPMENT

SEZ 2017-00003

13. Severability. The illegality, invalidity, or unenforceability of any provision of this agreement shall not affect the remainder of this agreement.

14. Time. Time is of the essence of each provision of this Agreement.

15. Successors and Assigns. All rights and liabilities herein given to, or imposed upon the Association hereto shall extend to and inure to the benefit of the Association's parties, agents, representatives, lessees, employees, heirs, executors, administrators, successors and assigns; and if more than one, shall all be bound jointly and severally by the terms, covenants and agreement herein contained.

16. Amendment. Except as otherwise provided herein, this Agreement may not be amended, altered, or modified except by writing executed by both parties hereto.

17. Section Headings. The section headings and captions in this Agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

18. Executed Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered, shall constitute an original, but all counterparts shall together constitute one and the same instrument. The final executed instrument shall be recorded in the Public Records of Lee County at Association's sole expense.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of the date set forth above.

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[Remainder of Page Intentionally Left Blank]

SEZ2017-00003

1st Witness
Print Name: Sandra H. Saint

By: Dr. Mitchell Lasoff

2nd Witness
Print Name: Leslie Hutchinson

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25th day of May, 2017. The above-named person is personally known to me or has produced _____ as identification.

Signature of Notary Public
Sheldon B. Matzick
Printed Name of Notary Public
My commission expires on 7/25/2020

(Notary Seal)

Notary Public State of Florida
Sheldon B Matzick
My Commission FF 997346
Expires 07/25/2020

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SEZ 2017-00003

By: _____
Dr. Mitchell Lasoff

_____
1st Witness
Print Name: _____

_____
2nd Witness
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of_____, 2017. The above-named person is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public

(Notary Seal)

_____
Printed Name of Notary Public
My commission expires on_____

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

Melanie Huh
1st Witness
Print Name: MELANIE Huh

By: _____
Gerald French, President

Peter Isgrecki
2nd Witness
Print Name: PETER ISGRECKI

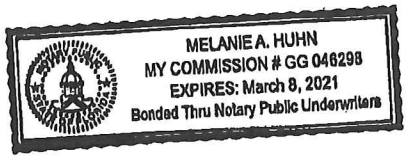
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STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26 day of MAY, 2017 by Gerald French as President of The Olde Hickory Golf & Country Club Master Association, Inc. on behalf of the Florida not for profit corporation. The above-named person is personally known to me or has produced _____ as identification.

SEZ2017-00003

(Notary Seal)



Melanie A. Huhn
Signature of Notary Public

MELANIE A. HUHN
Printed Name of Notary Public

My commission expires on 03/08/21

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SEZ 2017-00003

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 "H", 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 TRACK "H" NORTH 00°56'53" WEST, FOR A DISTANCE OF 560.00 FEET; THENCE RUN NORTH 89°03'07" EAST, A DISTANCE OF 593.03 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 6 OF SAID PLAT; THENCE RUN ALONG SAID WESTERLY LINE SOUTH 19°29'28" WEST, FOR A DISTANCE OF 189.60 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF SAID BLOCK 6; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 26 SOUTH 70°30'32" EAST, FOR A DISTANCE OF 140.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TRACT "A", (OLD HICKORY BOULEVARD) OF SAID PLAT; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. SOUTH 19°29'28" WEST, A DISTANCE OF 143.35 FEET TO A POINT ON A TANGENTIAL CIRCULAR CURVE TO THE RIGHT;
2. THENCE RUN ALONG THE ARC OF SAID CURVE 165.16 FEET, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 59°08'36", (CHORD, SOUTH 49°03'46" WEST, 157.92 FEET);
3. THENCE RUN SOUTH 78°38'04" WEST, FOR A DISTANCE OF 35.95 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 482.50 FEET, A CENTRAL ANGLE OF 10°25'03", (CHORD, SOUTH 83°50'36" WEST, 87.61 FEET);
5. THENCE RUN SOUTH 89°03'07" WEST, A DISTANCE OF 54.82 FEET TO A POINT ON A TANGENTIAL CIRCULAR CURVE TO THE LEFT;
6. THENCE RUN ALONG THE ARC OF SAID CURVE 324.23 FEET, HAVING A RADIUS OF 617.50 FEET, A CENTRAL ANGLE OF 30°50'04", (CHORD, SOUTH 74°00'35" WEST, 320.52 FEET) TO THE POINT OF BEGINNING.

CONTAINING 6.57 ACRES, MORE OR LESS

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SEZ2017-00003

EXHIBIT B

LEGAL DESCRIPTION

Lot 24, Block 6, of The Olde Hickory Golf and Country Club, as per map or plat thereof recorded in Plat Book 48, Pages 86 through 114, inclusive, of the Public Records of Lee County, Florida.

STRAP Number 27-45-25-02-00006.0240

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E-recording Report of Recorded Documents

Itemized Fee View

Prepared for: Madden Law Firm LLC
Included Organization: Madden Law Firm LLC
For the period: 06/14/2017
Account number: FLTEH8
Report generated: 06/14/2017 08:49 AM MDT

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE		SF		AMT	TOTAL	PROCESSED
Lee County, FL										
Jun 14, 2017										
OLDE HICKORY										
20170613100827734	*Agreement*	9	E 2017000129736	06/14/2017 10:33 AM EDT	Submission Fee	4.50	Recording Fee	78.00	82.50	06/14/2017
						0.00	No fee	0.00	0.00	06/14/2017
						4.50		***78.00***	***82.50***	
						4.50		**78.00**	**82.50**	
Totals for Lee County, FL						**4.50**		**78.00**	**82.50**	

Recording Fee Totals

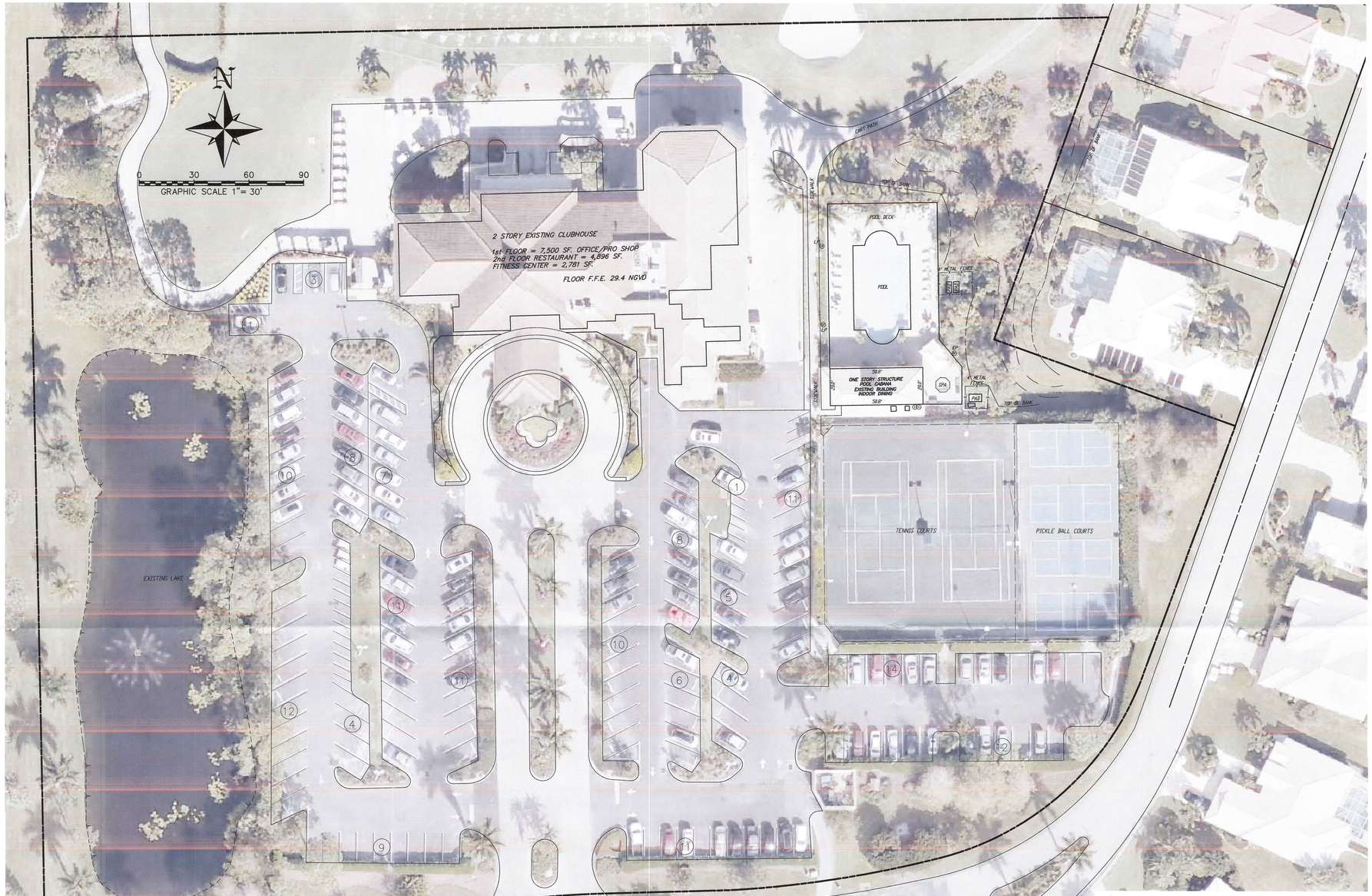
COUNTY	RECORD DATE	SF	AMT	
Lee County, FL	06/14/2017	4.50	78.00	82.50
Totals for Lee County, FL		**4.50**	**78.00**	**82.50**
Total of All Recording Fees		**4.50**	**78.00**	**82.50**

Document Count: 1

Questions Contact:
Simplifile Support 1-800-460-5657, option 3
4844 North 300 West, Suite 202
Provo, UT 84604

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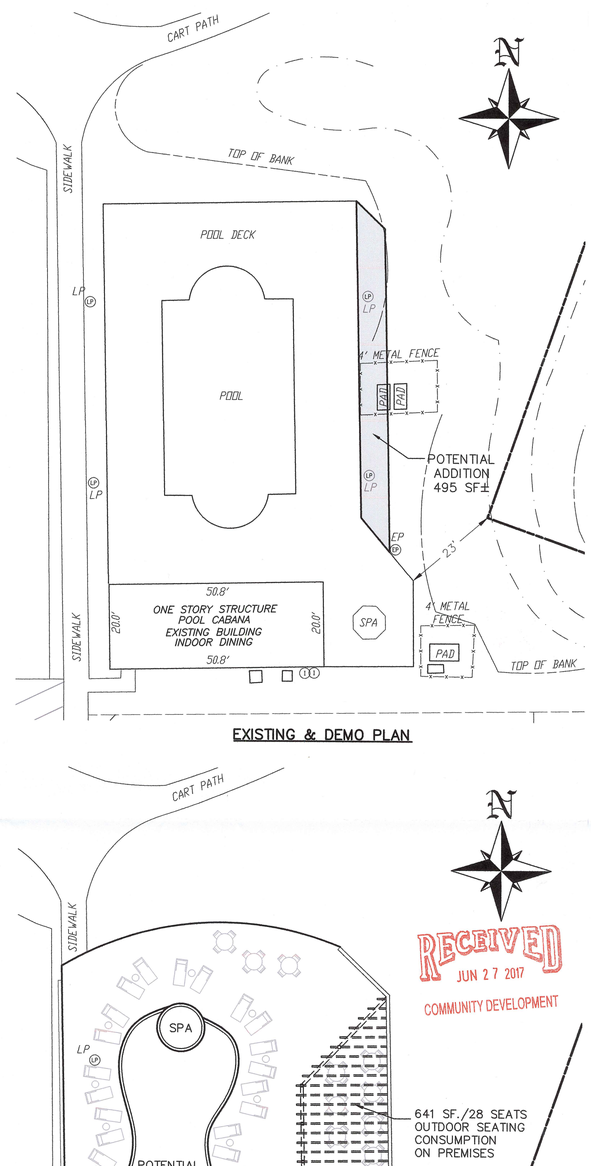


EXISTING CONDITIONS PLAN

	SERVING AREA	SEATS
EXISTING CLUBHOUSE RESTAURANT	4,896 SF.	209
PROPOSED POOLSIDE INDOOR	1,845 SF.	38
PROPOSED POOLSIDE OUTDOOR	641 SF.	28
TOTAL	**7,382 SF.**	**275**

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: 2,486 SF.
PARKING REQUIRED: 2,486 SF. x 12.5 SPACES/1,000 SF. = 31
TOTAL RESTAURANT PARKING REQUIRED: 92 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.



EXISTING & DEMO PLAN

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PROPOSED PLAN

SEZ 2017-00003

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

NO.	DATE	REVISION DESCRIPTION	BY
3	6/14/2017	PER SETTLEMENT AGREEMENT	SEH
2	4/7/2017	UPDATED SEATING	SEH
1	2/14/2017	1ST SUFFICIENCY RESPONSE	SEH

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Professional Engineers, Planners, & Land Surveyors
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FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

OUTDOOR COP SPECIAL EXCEPTION PLAN
OLDE HICKORY GOLF & COUNTRY CLUB
LEE COUNTY, FLORIDA

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

S:\JOBS\8150\SURVEY\DRAWINGS\8150 HICKORY GOLF & COUNTRY CLUB-POOL AREA 2-10-2017.DWG 6/27/2017 12:49 PM JOSE SANCHEZ