

ADMINISTRATIVE APPROVAL ADD2022-00017

ADMINISTRATIVE APPROVAL
CONSUMPTION ON PREMISES
LEE COUNTY, FLORIDA

WHEREAS, Outback Steakhouse of Florida, LLC filed an application for administrative approval of consumption on premises for a 2COP alcoholic beverage license in conjunction with a Restaurant, Group II on a project known as Aussie Grill by Outback; and

WHEREAS, the subject property is located at 12916 S. Cleveland Ave., and the applicant has indicated the property's current STRAP number is 14-45-24-00-00004.012C (see Exhibit "A"); and

WHEREAS, the subject property is zoned Commercial (C-1) and Tourist Commercial (CT) and is located in the Intensive Development Future Land Use Category and the Mixed Use Overlay (MUO) as designated by the Lee Plan; and

WHEREAS, BJA Properties II, LLC, the owner of the subject parcel, has authorized Outback Steakhouse of Florida, LLC, to act as agent to pursue this application; and

WHEREAS, Lee County Land Development Code (LDC) Section 34-1264 provides for certain administrative approvals for consumption on premises; and

WHEREAS, the subject property is developed with a Group II Restaurant that is approximately 3,271 square feet with an indoor seating arrangement (see Exhibit "B"); and

WHEREAS, indoor consumption on premises of alcoholic beverages in conjunction with Restaurants, Groups II, III & IV are exempt from the location standards set forth in LDC Section 34-1264(b)(1), in accordance with LDC Section 34-1264(b)(2); and

WHEREAS, the applicant is requesting approval to obtain a 2COP (beer and wine) alcoholic beverage license for indoor consumption in conjunction with a Group II Restaurant (see Exhibit "C") with the hours for the sale and service of alcohol from 11 a.m. to 11 p.m. daily; and

WHEREAS, property located in both the Intensive Development Future Land Use Category and the MUO is entitled to a 50 percent reduction in the required number of parking spaces (LDC Section 34-2020(e)); and

WHEREAS, after the MUO parking reduction the Restaurant, Group II requires a total of 23 parking spaces and 27 parking spaces are provided on the subject property (see Exhibit "D"); 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 are suitable in regard to their location, site characteristics and intended purpose. Lighting must be shuttered and shielded from surrounding properties.

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

1. **Approval is limited to a 2COP alcoholic beverage license in conjunction with a Restaurant, Group II. If any other type of restaurant or license is sought, a new approval in accordance with the LDC will be required.**
2. **Approval is limited to the sale and service of alcoholic beverages between the hours of 11 a.m. and 11 p.m. daily.**
3. **The approval is limited to indoor consumption on premises in substantial compliance with the floor plan attached hereto as Exhibit "B".**
4. **Consumption on premises must be offered in conjunction with food service. Alcoholic beverages may not be offered for sale after the hours of serving or consumption of food have elapsed.**
5. **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 2/24/2022

Anthony R. Rodriguez, AICP, Zoning Manager

Exhibits

Exhibit A: STRAP Number

Exhibit B: Floor & Seating Plan

Exhibit C: Menu

Exhibit D: Site Plan & Parking Exhibit

EXHIBIT A

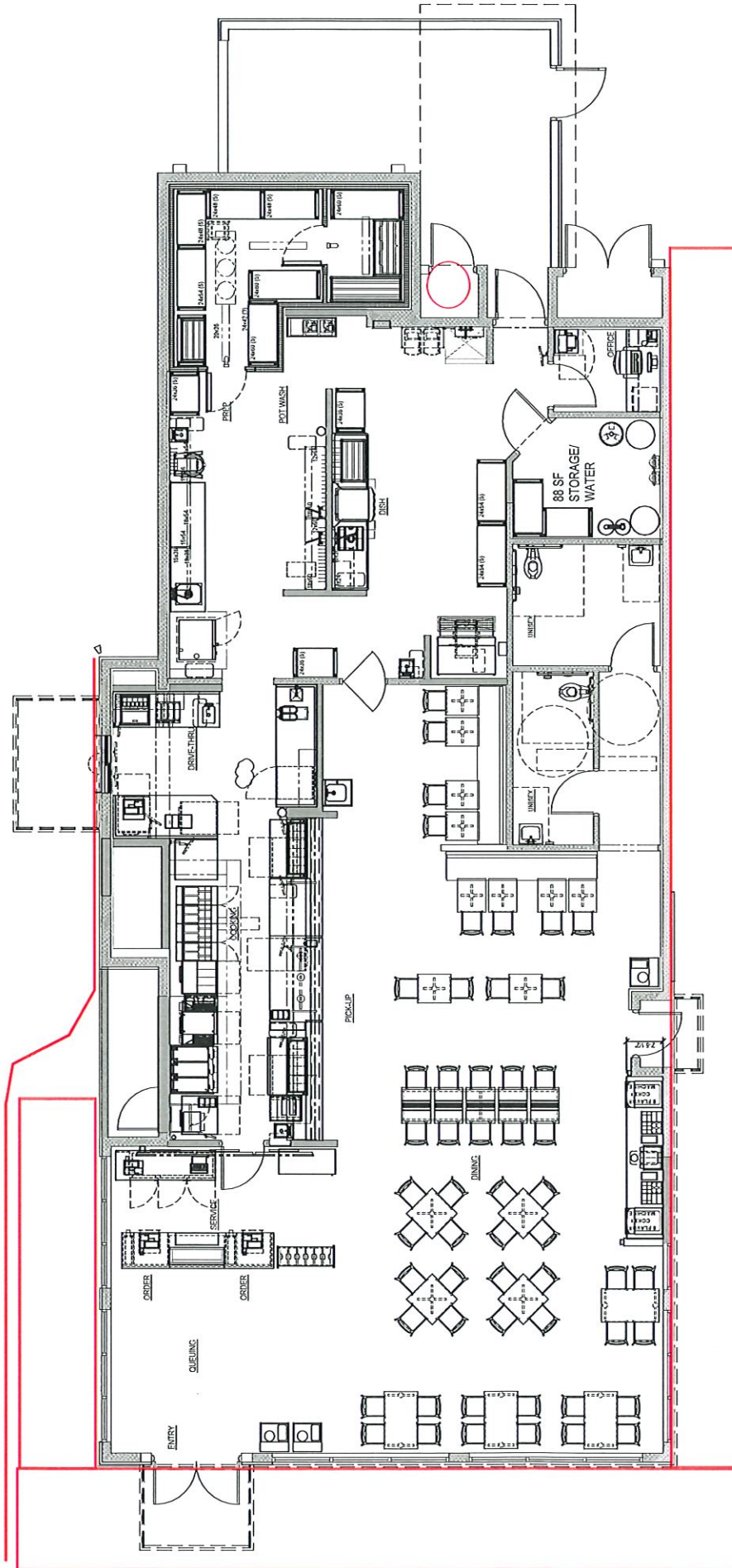
CASE NUMBER: ADD2022-00017

STRAP NUMBER

14-45-24-00-00004.012C

***REVIEWED
ADD2022-00017
Hunter Searson, GIS
Planner
Lee County Government
2/23/2022***

Exhibit B



AUSSIE GRILL
DINING

3,271 SF Free Standing Conversion with Drive-Thru
62 Seats / 23 Tables

Exhibit C

EVERYTHING IS FRESHLY PREPARED TO ORDER & SERVED WITH YOUR CHOICE OF SIGNATURE SIDE (EXCEPT SALADS)

CHICKEN



AF

CRISPY CHICKEN TENDERS 9.9

Fresh, hand-breaded, crispy tenders served with Honey Mustard

▲ BEST TENDERS IN FORT MYERS



ULTIMATE GRILLED CHICKEN SANDWICH 9.4

Perfectly seasoned, grilled chicken breast, AG pickles, lettuce, tomato, smoky mayo



AG OG CHICKEN SANDWICH 9.4

Fresh, hand-breaded crispy chicken breast, AG pickles, smoky mayo



AF

CRISPY SRIRACHA CHICKEN SANDWICH 9.9

Fresh, hand-breaded crispy chicken breast, Honey Sriracha, AG pickles, lettuce, tomato, smoky mayo

▲ AWARD-WINNING SANDWICH

AF

AUSSIE FAVORITE



HEAT

BURGERS



AF

BACON BOMB BURGER 10.9

Bacon onion jam, crispy bacon, Cheddar, AG pickles, smoky mayo, & topped with a pickled jalapeño



CLASSIC CHEESEBURGER 8.9

American cheese, AG pickles, lettuce, tomato, smoky mayo
ADD BACON +1



DOUBLE DOUBLE BURGER 11.9

American cheese, AG pickles, lettuce, tomato, smoky mayo
ADD BACON +1



VOLCANO BURGER 11.9

Crispy shrimp, creamy Cajun sauce, Cheddar, AG pickles, lettuce, tomato, smoky mayo



ALL BEEF PATTIES ARE 100% CERTIFIED USDA CHOICE

+ MORE



CRISPY SHRIMP PO'BOY 10.9

Crispy shrimp, creamy Cajun sauce, AG pickles, lettuce, tomato



AUSSIE COBB SALAD 9.4

GRILLED OR CRISPY CHICKEN 9.4
CRISPY SHRIMP 10.9
Fresh greens, cucumbers, diced tomatoes, eggs, chopped bacon, mixed cheese, kettle chip crunch, choice of Ranch, Honey Mustard or Balsamic Vinaigrette



CRANBERRY ARUGULA SALAD 9.4

GRILLED OR CRISPY CHICKEN 9.4
CRISPY SHRIMP 10.9
Fresh arugula, cucumbers, shredded carrots, toasted pumpkin seeds, dried cranberries, choice of Ranch, Honey Mustard or Balsamic Vinaigrette



BBQ RANCH SALAD 9.4

GRILLED OR CRISPY CHICKEN 9.4
CRISPY SHRIMP 10.9
Fresh greens, cucumbers, diced tomatoes, eggs, chopped bacon, mixed cheese, kettle chip crunch, drizzled with Ranch & BBQ

SIDES

SIGNATURE

FRIES	2.3
KETTLE CHIPS	2.3
COLESLAW	2.3
HOUSE SALAD	2.3

PREMIUM

AF SWEET HEAT FRIES 🔥	3.3
BBQ BACON FRIES	3.3

AUSSIE SNACKS



CHEESE FRIES AF	3.9
Crispy fries, melted cheese, bacon served with a side of Ranch	



CRISPY CAJUN SHRIMP 🔥	4.9
Crispy shrimp topped with creamy Cajun sauce	



KIDS

INCLUDES SIDE & DRINK

CRISPY CHICKEN TENDERS	5.5
GRILLED CHEESE SANDWICH	4.9

DESSERTS



GHIRARDELLI® DOUBLE AF DARK CHOCOLATE BROWNIE	2.9
SALTED CARAMEL COOKIE**	2.5

**MADE WITH NUTS

FAMILY MEAL TO GO



15 fresh, hand-breaded, crispy tenders served with fries, coleslaw, and choice of sauces	27.5
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HAND-SPUN SHAKES



CHOCOLATE MILKSHAKE	4.9
VANILLA MILKSHAKE	4.9
STRAWBERRY MILKSHAKE	4.9

BEVERAGES

BOTTLED BEVERAGES	2.0 - 3.0
SOFT DRINKS	
COCA-COLA®	R 2.4 L 2.9
ICED TEA	R 2.4 L 2.9
NOT YO' MAMA'S LEMONADE	R 2.7 L 3.3
CLASSIC OR WATERMELON	

BOOZY BEVERAGES AVAILABLE FOR 21+

PLEASE DRINK RESPONSIBLY

AF AUSSIE FAVORITE 🔥 **HEAT**

ASK ABOUT OUR **NEW CATERING MENU** & ORDER ONLINE AT **AUSSIEGRILL.COM**

Legend

PSM Id.	Professional Surveyor and Mapper No.	Number
LB	COP	Consumption on Premises
Wet Zone	STRAP	Section Township Range Area Parcel

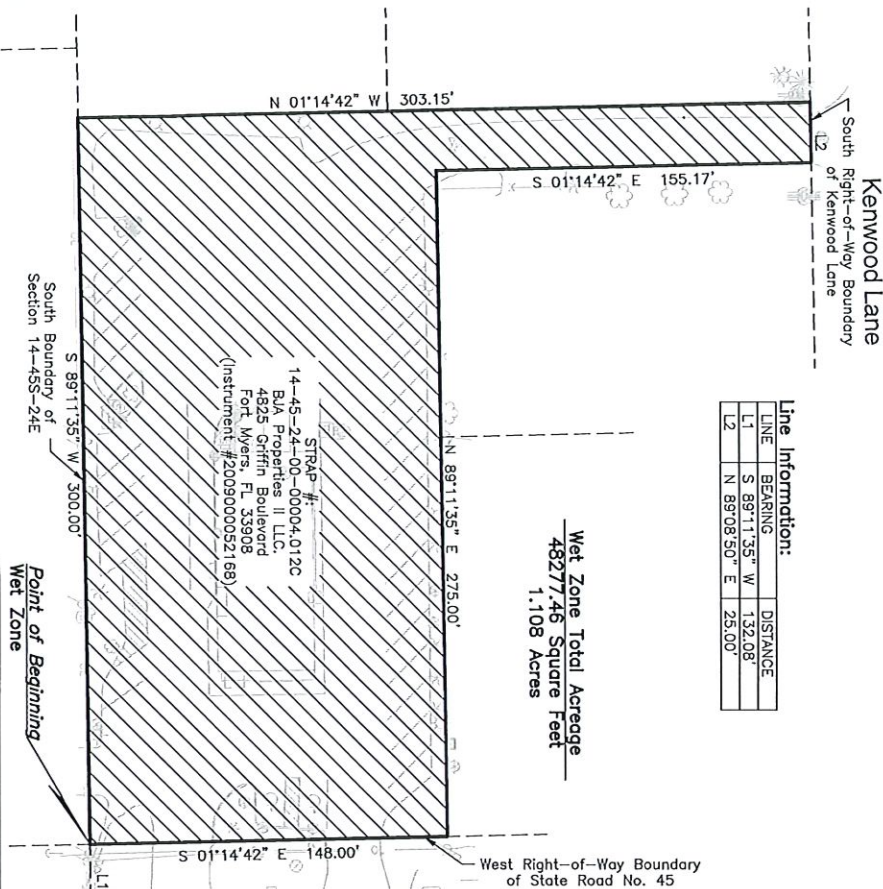
Specific Purpose Survey

Wet Zone Survey (COP)

Section 14, Township 45 South, Range 24 East

Lee County, Florida

LINE	BEARING	DISTANCE
L1	S 89°11'35" W	132.08'
L2	N 89°08'50" E	25.00'

**Surveyor's Notes:**

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 01°14'42" E for the East Boundary of Subject Property, also being the West Right-of-Way Boundary of South Cleveland Avenue.
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- 4.) The aeroids depicted hereon are from 2017 and obtained from the LBNINS websites (www.lbnins.org)
- 5.) THIS IS NOT A BOUNDARY SURVEY.

Wet Zone Description:

A parcel of land being the same lands as described per Instrument #2009000052168, Public Records, Lee County, Florida, lying and being in Section 14, Township 45 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southeast corner of Section 14, Township 45 South, Range 24 East, Lee County, Florida; thence coincident with the South boundary of said Section 14, S 89°11'35" W a distance of 132.08 feet to a point coincident with the West Right-of-Way boundary of State Road No. 45, said point also being the POINT OF BEGINNING; thence continuing coincident with said South Boundary, S 89°11'35" W a distance of 300.00 feet; thence departing said South boundary, N 01°14'42" E a distance of 303.15 feet to a point coincident with the South Right-of-Way boundary of Kenwood Lane; thence coincident with said South Right-of-Way boundary, S 01°14'42" E a distance of 25.00 feet; thence departing said South Right-of-Way boundary, S 01°14'42" E a distance of 155.17 feet; thence N 89°11'35" E a distance of 275.00 feet to a point coincident with the egressed West Right-of-Way boundary of State Road No. 45; thence coincident with said West Right-of-Way boundary, S 01°14'42" E a distance of 148.00 feet to the POINT OF BEGINNING. Containing an area of 48277.46 square feet, 1.108 acres, more or less.

Point of Commencement
Southeast Corner of
Section 14-45S-24E

Point of Beginning
Wet Zone

Specific Purpose Survey
Wet Zone (COP) at 12916 S Cleveland Avenue, Fort Myers, FL

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: K. Quibell, P. Hernandez
Date Drafted: 03/15/21
Revision Date: N/A
Approved By: S. Brown
Date Approved: 03/22/21

Project No.: 20210009

Drawing Name: 20210009_1WZ

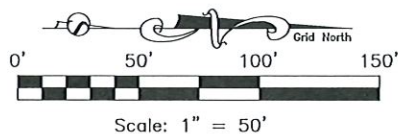
Last Field Date: 01/14/21

Field Book/Price: N/A

Stacy L. Brown PSM No. 6516
SurvTech Solutions, Inc. LB No. 7340



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

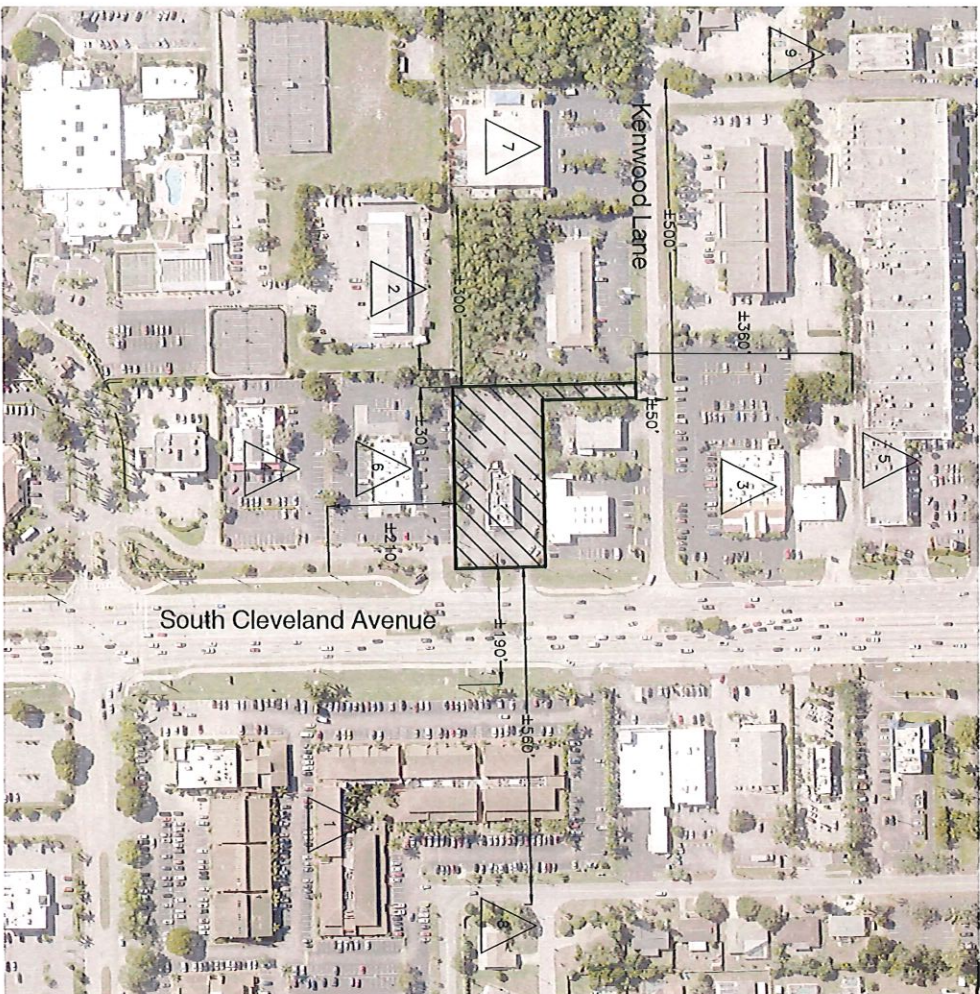
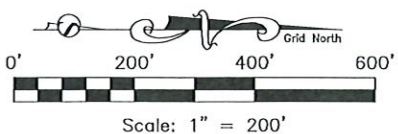


Visual Inspection Detail

STRAP #: 14-45-24-00-00004.0120
Zoning: C-1 & CT
Commercial & Commercial Tourist District

Note: Zoning information is depicted hereon for informational purposes only. Surveyor makes no guarantee to accuracy or interpretation of the zoning. Information obtained from the Lee County Zoning website.

Note: This is to certify that a visual inspection has been made of all property for the following uses: 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. Location and distances within 500-foot straight-line distance from the proposed site. A visual inspection of the apparent proposed special use permitted site from residentially zoned property has been made and is indicated in a straight-line distance as required for the specific alcoholic beverage permit classification.



(Church)(Antigua Baptist Church)

24-45-24-00-00005.002C
Pinebrook Pine, LLC
12995 S Cleveland Ave P88 34
Fort Myers, FL 33907
(±190 Feet)

(First Watch Restaurant #54)
14-45-24-00-00004.0150
OS College Parkway, LLC
3850 Hollywood Blvd Site 4000
Hollywood, FL 33021
(±350 Feet)

STRAP #:
(Wet Zone 2-COP) (Sun Liss Cuban Cafe)
(Wet Zone 2-COP) (Soligon Paris Bistro)
(Wet Zone 2-COP) (Liberty Culinary Workshop)
(Wet Zone 4-COP) (Outback Steakhouse)

24-45-24-00-00006.002C
(Wet Zone 2-COP) (Outback Steakhouse)
(Wet Zone 2-COP) (Sun Liss Cuban Cafe)
(Wet Zone 2-COP) (Soligon Paris Bistro)
(Wet Zone 2-COP) (Liberty Culinary Workshop)
(Wet Zone 4-COP) (Outback Steakhouse)

(Wet Zone 2-COP) (Mission BBQ)
23-45-24-00-00000.0010
Hollist Farm LLC
8938 Worcester Hwy
Berlin, MD 21811
(±0 Feet)

(Recreation)(Private)

STRAP #:
23-45-24-00-00000.000C
Seven Lakes Assn., Inc.
1985 Seven Lakes Boulevard
Fort Myers, FL 33907
(±350 Feet)

(School)(Kiddos Cove Preschool, Inc.)
STRAP #:
14-45-24-00-00004.0120
KIDDO COVE PRESCHOOL, INC
3009 SW 1ST ST
Cape Coral, FL 33914
(±500 Feet)

(Wet Zone 4-COP) (Olive Garden)

STRAP #:
14-45-24-00-00004.0200
FCPT Sunshine Properties, LLC.
1000 Darden Center Drive
Orlando, FL 32837
(±50 Feet)

Residential Zoning: RS-1
(Residential Single Family)
STRAP #:
13-45-24-19-00063.0010
Rodriguez Joselyn
Fort Myers, FL 33907
(±560 Feet)

(Wet Zone 4-COP) (Carrabba's Italian Grill)

STRAP #: 23-45-24-00-01000.0030
12990 Cleveland, LLC
c/o Outback Steakhouse
Property Management
2202 N West Shore Blvd Floor 4
Tampa, FL 33607
(±210 Feet)

(Wet Zone 2-COP)
(Kenwood Lane 00004.0220)
KENWOOD 500 LLC
c/o ACCENTS PRO
PO Box 101298
Cape Coral, FL 33910
(±500 Feet)

Specific Purpose Survey

Wet Zone (COP) at 12916 S Cleveland Avenue, Fort Myers, FL

Drawing Name: 20210009_1WZ

PROJECT NO: 20210009
PHASE: 1
LAST FIELD DATE: 02/02/21



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