

ADMINISTRATIVE APPROVAL (COP) ADD2025-00191

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Cecil L. Daniels filed an application for administrative approval of consumption on premises for a 4-COP alcoholic beverage license in conjunction with a restaurant/commercial kitchen on a project known as Southern Charm Bistro, located at 10970 South Cleveland Avenue, Suite 103, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 45 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 11-45-24-39-00001.0103; and

WHEREAS, the subject property is zoned Commercial (C-2) and is located in the Intensive Development Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the subject property was previously approved for consumption on premises for a 2-COP alcoholic beverage license in conjunction with a restaurant/commercial kitchen on a project known as Little Chefs in Training, Inc., via ADD2021-00056; and

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

WHEREAS, the applicant is requesting approval to obtain a 4-COP alcoholic beverage license with the hours for the sale and service of alcohol from 11:00 AM to 12:00 AM daily; and

WHEREAS, the applicant has provided a floor plan of the unit in accordance with LDC Section 34-203(b)(1)b. (see Exhibit "B"); and

WHEREAS, an application for approval of an administrative approval of on-premises consumption of alcoholic beverages has been filed pursuant to LDC Section 34-174(b); 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; and

WHEREAS, it is found that there will be no apparent adverse impact on surrounding properties within 500 feet of the premises.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for consumption on premises for a 4-COP Alcoholic Beverage License in conjunction with a restaurant/commercial kitchen is **APPROVED subject to the following conditions:**

- 1. Approval is limited to a 4-COP alcoholic beverage license in conjunction with a restaurant/commercial kitchen with no outdoor seating. If any other type of restaurant or license is sought, a new approval in accordance with the LDC will be required.**
- 2. Hours of operation for the consumption on premises is limited to 11:00 AM to 12:00 AM daily.**
- 3. 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 10/16/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal Description
Exhibit B: Floor Plan

Exhibit A

Legal Description

Case No. ADD2025-00191

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE QUARTER (NE ¼) OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, UNIT #1 PAGE FIELD PLAZA AS DESCRIBED IN INSTRUMENT NO. 2006000144735 FOR BLDG 1 UNIT 103 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA

STRAP NO. 11-45-24-39-00001.0103

Legal description found in instrument #2006000144735 incorrectly states the recording document for Katie's Park subdivision is Plat Book 39 Page 29, the correct plat book reference is Book 39 Page 27.

REVIEWED

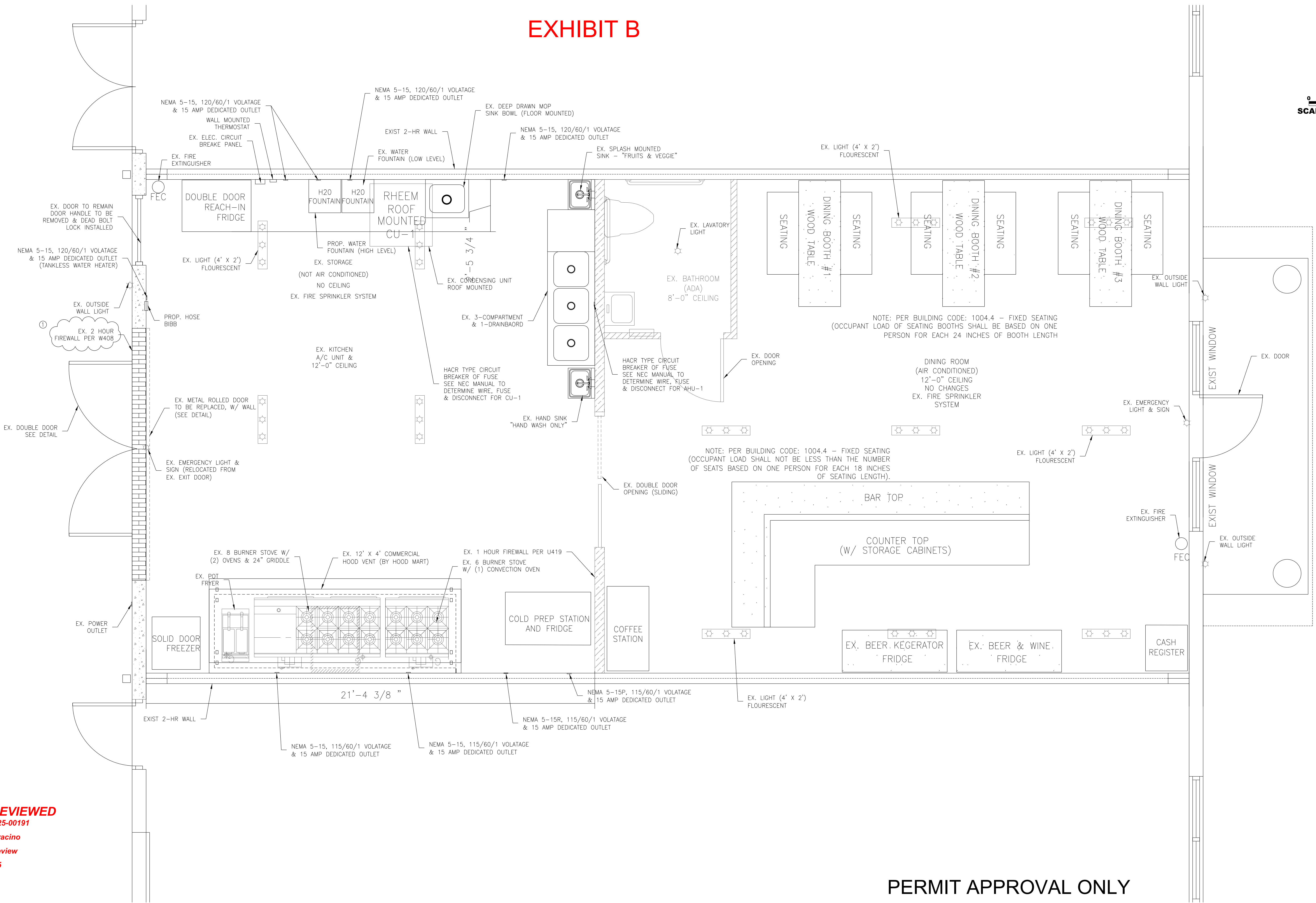
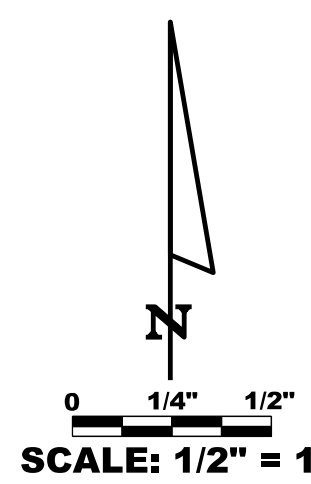
Project: ADD2025-00191

By: Richard Burris

Dept: Legal Review

Date: 09/30/2025

EXHIBIT B



REVIEWED
Project: ADD2025-00191
By: Joseph Sarracino
Dept: Zoning Review
Date: 10/15/2025

PERMIT APPROVAL ONLY

REVISIONS				DEI DANIELS ENGINEERING, INC. 10970 S. CLEVELAND AVE. #102 FORT MYERS, FL. 33907 PH: 239-628-2375 CANO. 30282	ENGINEER OF RECORD: BROCK H. DANIELS, P.E. PROFESSIONAL ENGINEER FL. LIC. NO. 75386 CECIL L. DANIELS 10971 CLEVELAND AVE. SUITE 103 FORT MYERS, FL. 33901 SOUTHERNCHARMBISTRO@GMAIL.COM PH: 239-823-0009		LITTLE CHEF'S IN TRAINING (D.B.A. SOUTHERN CHARM BISTRO)		SHEET NO.
DATE	NO.	BY	REMARKS				10970 S. CLEVELAND AVE., SUITE 103		
							SITE PLAN		
							CITY OF FORT MYERS, FLORIDA		