

ADMINISTRATIVE APPROVAL (COP) ADD2025-00205

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Keith Long filed an application on behalf of Nauti Parrot Oasis Inc. for administrative approval for Consumption on Premises to amend a previous Consumption on Premises (COP) approval (4COP-SFS (COP2008-00011)), to allow Consumption on Premises under a 4COP alcoholic beverage license in conjunction with a Restaurant Group, III with outdoor seating on a project known as Nauti Parrot Oasis; and

WHEREAS, the subject property is located at 17200 S Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 07-46-25-00-00004.0020; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category and the Mixed-Use Overlay as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the subject property was rezoned from Agricultural (AG) and Recreational Vehicle (RV) to Community Commercial (CC) by Resolution ZAB-86-011, with a special exception for consumption on premises of alcoholic beverages (see Exhibit "B"); and

WHEREAS, in accordance with the Land Development Code (LDC), Section 34-622, the Nauti Parrot Oasis is classified as a Group III Restaurant, which is a permitted use in the Community Commercial (CC) zoning district; and

WHEREAS, Consumption on Premises in conjunction with a Restaurant, Group III with outdoor seating was approved by COP2003-00228 as amended by COP2008-00011 (see Exhibit "C"); and

WHEREAS, an occupancy permit (OCC2021-00457) was issued to allow use of the subject property and associated site improvements for a Group III Restaurant (Nauti Parrot Oasis) on June 30, 2021; and

WHEREAS, the applicant has filed the subject request to amend the previously approved 4COP-SFS alcoholic beverage license (COP2008-00011) to allow Consumption on Premises in conjunction with the existing Group III Restaurant with outdoor seating under a 4COP alcoholic beverage license with hours for sale and service between 10 a.m. to 12 a.m. daily; and

WHEREAS, the applicant proposes to serve beer, wine and liquor in outdoor seating areas previously approved by COP2008-00011, including an outdoor dining area and an outdoor bar along the eastern side of the restaurant totaling 1,600 square feet (see Exhibit "E"); and

WHEREAS, the applicant has provided a sworn statement that the restaurant with outdoor seating was previously approved for Consumption on Premises by COP2008-00011; although there are dwelling units within the 500-foot distance as measured per LDC Section 34-1264(b)(1)a, LDC Section 34-1264(b)(1)b exempts establishments that previously were located in conformity with separation requirements from separation requirements when a use requiring separation is subsequently established in the proximity of the existing establishment (see Exhibit "F"); and

WHEREAS, COP2008-00011 confirms that the existing outdoor seating areas are not located within 500 feet of a school (noncommercial), specifically Rayma C. Page Elementary School, located west of the subject property (see Exhibit "C"); and,

WHEREAS, LDC Section 34-1264(a)(1)g allows for administrative approval of consumption on-premises in accordance with LDC Section 34-174 in conjunction with Restaurants, Groups II, III and IV, subject to certain operational and site design criteria; and

WHEREAS, LDC Section 34-174(b) allows for administrative approval of on-premises consumption of alcoholic beverages provided that there will be no apparent adverse impact on surrounding properties within 500 feet of the premises; 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 the following findings of fact are offered:

- (1) There will be no apparent adverse impact on surrounding properties within 500 feet of the premises;
- (2) The restaurant is in full compliance with state requirements and serves cooked, full-course meals prepared daily on the premises; and
- (3) The establishment complies with the parking requirements for the principal use set forth by LDC Section 34-2020(b).

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for Consumption on Premises to amend the previously approved 4COP-SRX, to allow the applicant to pursue a 4-COP-QUOTA Alcoholic Beverage License for a project known as Nauti Parrot Oasis is **APPROVED subject to the following conditions:**

- 1. Approval is limited to a 4COP Alcoholic Beverage License for consumption on premises in conjunction with a Group III Restaurant with outdoor seating as depicted on the Site Plan attached hereto as Exhibit "D" and the Floor Plan attached hereto as Exhibit "E". If a new type of alcoholic beverage license or establishment is sought, a new approval in accordance with the LDC is required.**

2. Outdoor seating is limited to the outdoor dining room depicted on the one-page floor plan attached hereto as Exhibit "E". The outdoor seating area is limited to a maximum of 1,806 square feet (see Exhibit "D").
3. The hours of alcoholic beverage service are limited to 10 a.m. to 12 a.m. daily.
4. Consumption on Premises must occur in conjunction with food and nonalcoholic beverage service. The sale and service of alcoholic beverages may not occur after the sale and service of food and nonalcoholic beverages has elapsed.
5. Outdoor music and entertainment must be limited to the outdoor seating and bar area. Speakers and other amplification must be oriented to direct music away from residential and public uses.
6. Outdoor music and entertainment are subject to Lee County Noise Ordinance as amended.
7. 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 12/16/2025
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Community Development

Exhibits

Exhibit A: Legal
Exhibit B: ZAB-68-011
Exhibit C: COP2008-00011
Exhibit D: Site Plan
Exhibit E: Floor Plan
Exhibit F: Affidavit of Separation
Exhibit G: Menu

BOUNDARY SURVEY

Legal Description:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N 00°22'37" W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 A DISTANCE OF 52.38 FEET; THENCE RUN N 72°38'41" W A DISTANCE OF 104.96 FEET; THENCE RUN N 00°23'36" W A DISTANCE OF 128.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N 00°23'36" W A DISTANCE OF 170.29 FEET; THENCE RUN S 72°44'40" E A DISTANCE OF 104.92 FEET; THENCE RUN S 84°25'50" E A DISTANCE OF 598.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TAMiami TRAIL; THENCE RUN ALONG A CURVE CONCAVE SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH TAMiami TRAIL HAVING A RADIAL BEARING S 45°28'05" W, RADIUS OF 1364.69 FEET, DELTA OF 10°06'53", CHORD BEARING AND DISTANCE OF S 39°28'29" E FOR 240.60 FEET, FOR AN ARC DISTANCE OF 240.91 FEET; THENCE RUN N 84°25'50" W A DISTANCE OF 751.32 FEET; THENCE RUN N 72°44'40" W A DISTANCE OF 104.94 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY TRANSMISSION LINE EASEMENT OVER THE WEST 50 FEET.

SAID LANDS SITUATE, LYING, AND BEING IN LEE COUNTY, FLORIDA, AND CONTAIN 132,705.51 SQUARE FEET OR 3.0464 ACRES, MORE OR LESS.

Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.
11. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'
12. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE SURVEY FEET UNLESS OTHERWISE NOT

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by
Pablo A Alvarez
Date: 2025.10.29
17:29:24 -04'00'

SIGNATURE _____ DATE: 10-29-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Survey Related Information and Certifications:

CERTIFIED TO
LEE SHAN PROPERTIES INC

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 8507

BOUNDARY SURVEY

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	FPL = FLORIDA POWER AND LIGHT	PH = POOL HEATER	TR = TELEPHONE RISER
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV.	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BFP = BACKFLOW PREVENTER	FIR = FOUND IRON ROD	PK = PARKER KAELOON	UE = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE	FN = FOUND NAIL	R = RADIUS	UP = UTILITY POLE
C/O = CLEANOUT	FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
CA = CENTRAL ANGLE	G.F.F.E = GARAGE FINISHED FLOOR ELEV.	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
CATV = CABLE TV RISER	ICV - IRRIGATION CONTROL VALVE	PP = POOL PUMP	
CF = CALCULATED FROM FIELD	L = LEGAL DESCRIPTION	PRC = POINT OF REVERSE	
CH = CHORD DISTANCE	M = MEASURED	CURVATURE	
CONC. = CONCRETE	OHC = OVERHEAD CABLE	QTR = QUARTER	
CR = CALCULATED FROM RECORD	P = PLAT	RNG = RANGE	
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE	ROW = RIGHT OF WAY	
EL OR ELEV = ELEVATION	PCC = POINT OF COMPOUND CURVATURE	SEC = SECTION	
EM = ELECTRIC METER			

Symbols (Some items in legend may not appear on drawing - Not to Scale)

			Line types
 = UTILITY POLE	 = WELL	 = HANDICAP SPACES	BOUNDARY 
 = LIGHT POLE	 = CENTER LINE	 = CONTROLLING POINT (POINT OF ROTATION)	BUILDING 
 = CATCH BASIN	 = PARTY WALL	 = HELD FOR ALIGNMENT	EASEMENT 
 = FIRE HYDRANT	 = AIR CONDITIONER	 = SEC. QTR. CORNER	CHAIN LINK FENCE 
 = MANHOLE	 = SEPTIC LID	 = SECTION CORNER	WOOD FENCE 
 = WATER VALVE	 = ELEV. SHOT	 = TEMPORARY SITE BENCHMARK	PLASTIC FENCE 
 WM = WATER METER			OVERHEAD 



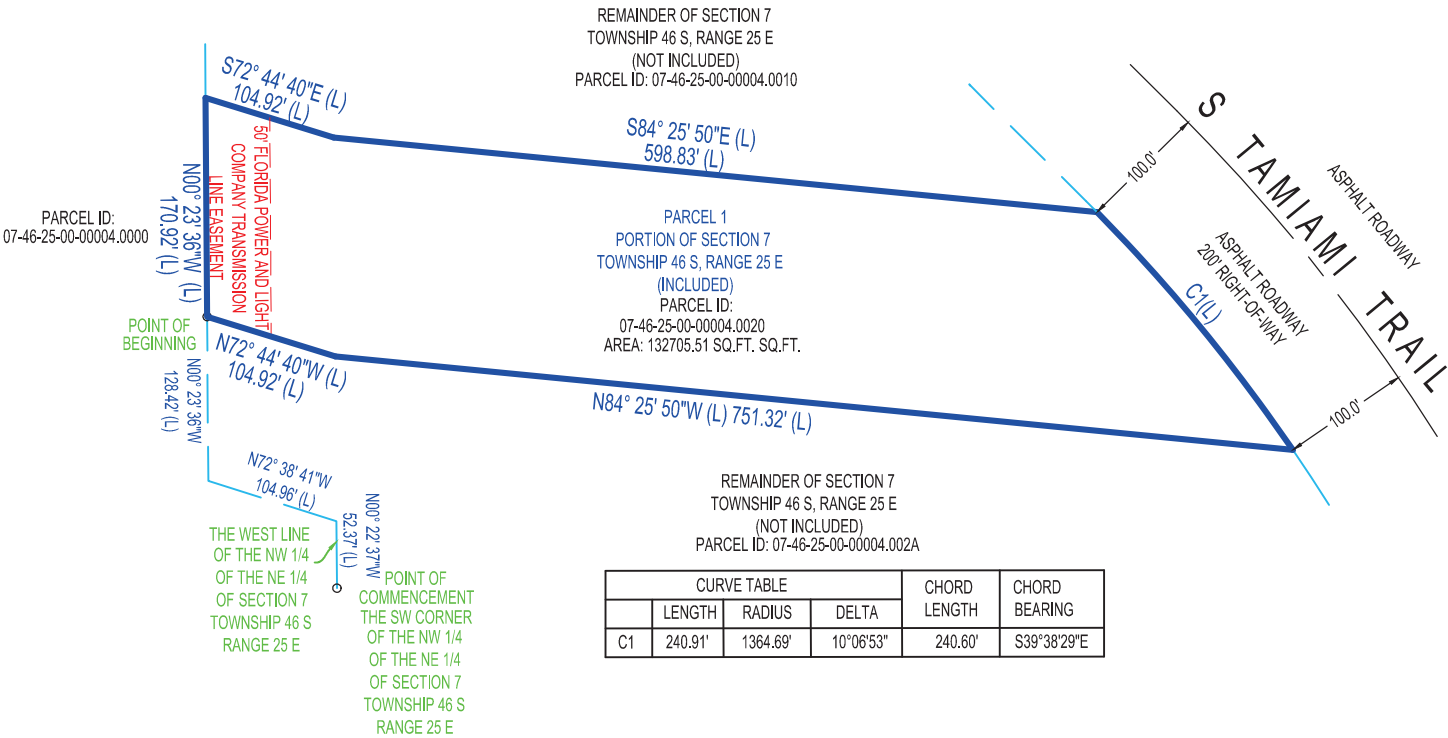
SCALE: 1"=150'

BOUNDARY SURVEY

BEARING REFERENCE:
THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST RECORDED AS
N 00°27'08" W AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



Elevations, if shown:

Benchmark: DR 8421

Benchmark Elev.: 14.28'

Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:

N.G.V.D.29 ☐ N.A.V.D.88 ☒

This sketch of description has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

Job No.: 201566-SW Date: 03/19/2024

Drawn By: K.T.

Revisions:

UPDATE - 10/29/2025 - D.C.

LANDTEC
SURVEYING
and Lien
LICENSED BUSINESS No. 8507

2101149

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Jock Lee, has properly filed an application in the AG and RV districts for:

- a) District boundary change to CC; and
- b) Special exception for consumption on premises of alcoholic beverages (Section 614.C).

The subject property is located on a piece of property just south of the U.S. 41 and Alico Road intersection, on the west side of U.S. 41, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 25 East, Lee County, Florida.

PARCEL 1: Commencing at the Southwest Corner of the NW¼ of the NE¼ of Section 7, Township 46 South, Range 25 East; thence run N 0°23'10"W along the West line of said NW¼ of NE¼ for 180.98 feet to the POINT OF BEGINNING; thence continue N 0°23'10"W along the West line of said NW¼ of NE¼ for 170.92 feet; thence S 84°25'50" E (parallel to and 350 feet perpendicular with the South line of said NW¼ of NE¼) for 598.34 feet to the West right-of-way line of the Tamiami Trail (State Road #45); thence Southeasterly along the arc of a curve to the right for 241.40 feet (cord bearing S 39°35'25"E 241.08 feet; delta 10°08'14" and radius of 1364.40 feet) along the west right-of-way line of Tamiami Trail; thence N 84°25'50"W (parallel to and 180 feet perpendicular with the South line of said NW¼ of NE¼) for 751.53 feet to the POINT OF BEGINNING.

PARCEL 2: Commencing at the Southeast corner of the NE¼ of the NW¼ of Section 7, Township 46 South, Range 25 East; thence run N 0°23'10" W along the East line of said NE¼ of the NW¼ for 180.98 feet to the POINT OF BEGINNING; thence continue N 0°23'10"W along the East line of said NE¼ of the NW¼ for 170.92 feet; thence N 72°44'40"W (parallel to and 350 feet perpendicular to the South line of the said NE¼ of the NW¼) for 104.94 feet; thence S 0°23'10"E (parallel to and 100 feet perpendicular to the East line of said NE¼ of the NW¼) for 170.92 feet; thence S 72°44'40"E (parallel to and 180 feet perpendicular with the South line of said NE¼ of the NW¼) for 104.94 feet to the POINT OF BEGINNING.

WHEREAS, proper authorization has been given to Humphrey, Jones, Myers, P.A., by Jock Lee, the owner of the subject parcel, to act as agents to pursue this zoning application;

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval, with conditions on the special exception, based on the analysis contained in the Staff Report of January 17, 1986 and the testimony given at the January 27, 1986 Zoning Board Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The requested district boundary change from AG to CC meets the site location standards of the Lee Plan, as this parcel is within one-quarter of a mile of the intersection of US 41 and Alico Road (two arterial roads). An on-site inspection of the area would suggest that the requested uses might constitute premature strip development, which is contrary to Policy III.D.8. of the Lee Plan. However, recent re-zoning approvals in this area make such an interpretation appear incorrect. These cases are: 83-4-26 (European Investments, Inc.), 83-6-30 DCI (Chitwood and Marsh), 83-11-12(b) (Harborage), 85-2-1 DCI (Ronald Francisco), and 85-3-9 (Granada Lakes). These recent cases, along with other previous re-zonings in this area, and given the parcel's location within one quarter of a mile of an arterial intersection, were the basis for staff's recommendation for approval of the requested district boundary change to CC. Staff recommended approval with conditions of the special exception for consumption on premises of alcoholic beverages. The Local Planning Agency found the request consistent with the Lee County Comprehensive Plan, and the Zoning Board concurred with staff and recommended approval, with conditions on the special exception. The Board did not concur with the recommended conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant in the AG and RV districts:

- a) District boundary change to CC; and
- b) Special exception for consumption on premises of alcoholic beverages (Section 614.C).

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Wallace, and seconded by Commissioner Eastwood and, upon being put to a vote, was as follows:

Porter J. Goss	Aye
Roland Eastwood	Aye
Mary Ann Wallace	Aye
Bill Fussell	Nay
Donald D. Slisher	Abstained, as his engineering company does considerable work for the applicant

DULY PASSED AND ADOPTED this 10th day of March, A.D., 1986.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa L. Pierce, DC
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

DEF 1848 PG 1535

MAY 29 1 55 PM '86

RECORDED AND RECORD VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA

ADMINISTRATIVE APPROVAL COP2008-00011

ADMINISTRATIVE APPROVAL
CONSUMPTION ON PREMISES
LEE COUNTY, FLORIDA

WHEREAS, Jeff Gambino filed an application for administrative approval for Consumption on Premises for a 4-COP-SRX Alcoholic Beverage License on a project known as The Sandy Parrot Tiki Bar and Grill (f/k/a The Margarita Grille); and

WHEREAS, the subject property is located at 17200 S Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 07-46-25-00-00004.0020; and

WHEREAS, Ping Lee, the owner of the subject parcel, has authorized Jeff Gambino, to act as agent to pursue this application; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property was rezoned from Agricultural (AG) and Recreational Vehicle (RV) to Community Commercial (CC) under Resolution Number ZAB-86-11, a copy of which is included as Exhibit "B", with a special exception for consumption on premises of alcoholic beverages; and

WHEREAS, Consumption on Premises (indoor and outdoor seating) in conjunction with a Group III restaurant is a permitted use, approved by Administrative Approval or Special Exception, in the CC zoning district; and

WHEREAS, in accordance with the Land Development Code (LDC), Section 34-622, the Sandy Parrot Tiki Bar and Grill is classified as a Group III Restaurant which is a permitted use in the CC zoning district; and

WHEREAS, the subject property received administrative approval for Consumption on Premises for a 4-COP-SRX Alcoholic Beverage License in conjunction with outdoor seating in Case Number COP2003-00228 on January 30, 2004 (copy included as Exhibit "C") for a maximum of 52 seats (13 tables with four seats each); and

WHEREAS, the subject property has been approved under Case Number LDO2007-00296, as amended, for construction of an outdoor tiki bar and accessory water feature with

landscaping and under Permit Numbers POL2008-00139, COM2007-03034 and COM2007-03174; and

WHEREAS, the applicant proposes to serve beer, wine and liquor in two outdoor seating areas, comprised of eight dining tables along the south side of the restaurant and an outdoor bar with 32 seats and two dining tables along the eastern side of the restaurant as depicted on Exhibit "D";

WHEREAS, the restaurant and the outdoor bar area require a minimum of 14 parking spaces per 1,000 square feet (6,250 sf @ 14 spaces per 1,000 sf = 88 spaces) and the outdoor seating (dining tables) requires a minimum of one parking space per table (10 tables @ one space per table = 10 spaces) totaling a minimum requirement of 98 parking spaces, which are provided on site, as displayed on Exhibit "E"; and

WHEREAS, the applicant has demonstrated on a survey conducted by a Florida Registered Land Surveyor that the restaurant with outdoor seating complies with the LDC, Section 34-1264 and is not located within 500 feet of a religious facility, day care center (child), park or dwelling unit under separate ownership; and

WHEREAS, the applicant has further demonstrated that the restaurant with outdoor seating is not located within 500 feet of a school (noncommercial), specifically Rayma C. Page Elementary School, located west of the subject property as depicted on Exhibit "F"; and,

WHEREAS, the Lee County LDC provides for certain administrative approvals for Consumption on Premises; 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, there will be no apparent deleterious effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises; and

WHEREAS, the premises are suitable in regard to their location, site characteristics and intended purpose. Lighting on the permitted premises must be shuttered and shielded from surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for Consumption on Premises is **APPROVED**.

Approval is subject to the following conditions:

1. **The 4-COP-SRX Alcoholic Beverage License for consumption on premises, for outdoor seating, must be in conjunction with the Group III restaurant, The Sandy Parrot Tiki Bar and Grill, located at 17200 South Tamiami Trail.**

2. The approval for 4-COP-SRX Alcoholic Beverage License for consumption on premises, for outdoor seating is exclusive to the one-page site plan stamped received February 14, 2008 attached hereto as Exhibit "D". The outdoor seating area is limited to a maximum of 10 tables (40 seats); five tables on the south side of the building and five tables on the eastern side of the building and 32 seats at the outdoor bar area.
3. The hours of operation for the service of alcoholic beverages for the outdoor seating area, for consumption on premises, will be limited to the hours of 11:00 a.m. to 12:00 p.m. midnight, Monday through Sunday.
4. Outdoor music and entertainment must be limited to piped music, provided the volume is kept at or below a normal conversation level.

DULY SIGNED this 15th day of May, A.D., 2008.

BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A. Legal description
- B. Copy of Resolution Number ZAB-86-11
- C. Copy of Case Number COP2003-00228
- D. Site Plan depicting location of outdoor seating
- E. Site Plan depicting parking spaces
- F. Site Plan depicting measurement to Rayma C. Page Elementary School (704.92 feet)

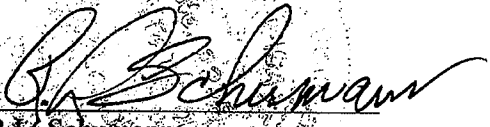
EXHIBIT A

4100 Center Pointe Drive Ste 107
Fort Myers, FL 33916
sandhlandsurvey@earthlink.net

S & H Land Survey Company, Inc.

Parcels at 17200 S Tamiami Trail, Strap# 07-46-25-00-00004.0020.

Commencing at the intersection of the centerline of Section 7, Township 46 South, Range 25 East, and the South line of the Northeast quarter of the Northwest quarter of said section; thence North 00°23'10" West, deed, North 00°07'17" West, measured, 180.98 feet to the Point of Beginning; thence North 72°44'40" West, 104.94 feet, deed, North 71°15'28" West, 105.06 feet, measured; thence North 00°23'10" West, 170.92 feet, deed, North 00°07'17" West, 170.95 feet, measured; thence South 72°44'40" East, 104.94 feet, deed, South 71°19'84" East, 105.48 feet, measured; thence South 84°25'50" East, 598.34 feet, deed, South 84°02'56" East, 598.79 feet, measured, to the Westerly right-of-way line of South Tamiami Trail, (a 200.00 feet right-of-way); thence a cord bearing of South 39°35'25" East, 241.08 feet, deed, South 39°05'46" East, 240.47 feet measured along said Westerly right-of-way line; thence North 84°25'50" West, 751.53 feet, deed, North 84°03'28" West, 751.32 feet, measured, to the Point of Beginning containing 3.03 acres more or less.


R.L. Schumann
RLS 2239

Job# 19348, Margarita Grill

(239) 481-2366 Ft. Myers
(239) 481-2437 Fax

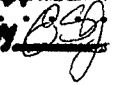
EXHIBIT PH-3.C.1.

RECEIVED
JAN 10 2008

COMMUNITY DEVELOPMENT

COP 2008-00011

Applicant's Legal Checked

by 

1/15/08

07/19/07	Boundary & Location Survey
12/27/07	Revised to show State Plane
02/21/08	Coordinates with additional legal
	Revised Notes
03/06/08	Revised distance to centerline
	of front door of referenced building
03/27/08	Revised distance to NW
	corner of Parcel 1
04/18/08	Revised distance of establishment
	to school property line

[illegible]

EGAL DESCRIPTION:

Subject Property Located
in FEMA Flood Zone A14 (11.0')
Panel: 125124-0456-B
Dated: 09/19/1984

PROPERTY ADDRESS:
17200 S. Tamiami Trail
Fort Myers, FL 33908

CERTIFIED TO:
Chris Michaels

NOTES:

1. Descriptions as furnished by Client. No search of the Public Records was conducted by this firm.
2. Elevations as shown are based on M.G.V. 1929 Datum unless otherwise Stated.
3. The Survey is based on the Survey of 1929.
4. Encroachments are based on Plat.
5. There may be other easements and shown hereafter recorded in the Public Record.
6. The Governing County has been determined to be within this firm's Survey limits liability only up to the coast of the Survey.
7. Superior limits liability only to the coast of the Survey.
8. This Survey is prepared by Copyright and All Rights are Reserved.
9. This Sketch Does Not Relieve or Determine Ownership. This Sketch is Not an ALTA/ACSM Land Title Survey. Photocopying Prohibited. Copyrighted Material. No copies shall be made without written A.L.P. Authorization. Possession of any such document does not constitute A.L.P. Authorization. A.L.P. is not responsible for 415 F.M. & H.145; Florida Statutes. Authorization by copy and sealed letter is required prior to possession of any Copyrighted documents. Failure to do so will result in a civil suit for damages.
10. Survey valid for 90 days from last field update.
11. Survey valid for 90 days from last field update.
12. Survey valid for 90 days from last field update.
13. S.F.H Land Title Company has determined the straight line distance from the property corner to the first 1/4 section corner is 100 feet per the plat. Page 10 of 10

Date: 07/19/07
Scale: 1" = 40'
Job #: 19348

COP 2008-00011

Applicant's Survey Checked
by ASJ 4/23/08

S & H Land Survey Company, Inc.
4100 Center Pointe Dr., Suite 107
Fort Myers, Florida 33916
LB# 1057
Phone: (239) 481-2366
Fax: (239) 481-2437

Date of Signature: 04/18/08


R. L. Schumann, RLS
Registered Land Surveyor

LEGEND

- | | |
|-------------------|----------------------------|
| AC | Air Conditioning Unit |
| BMI | Benchmark |
| CN | Concrete |
| S.S. | Sanitary Sewer |
| CS | Cast-in-place Concrete |
| CFR | Cable Riser |
| DZ | Drainage Ditch |
| DE | Drop Inlet |
| EE | Erosion Easement |
| FH | Final Payment |
| FFH | Fire Hydrant |
| JW | Junction & Jumper |
| LFI | Liquid Filling Inlet |
| LP | Liquid Pole |
| MFL | Main Floor |
| MSF | Main Sully Sewer |
| NSD | Natural Surface Drain |
| P | Vertical Datum (1929) |
| PAD | Paved Area |
| RWD | Right-of-Way |
| WE | Edge of Water |
| O/P | Overhead Powerline |
| T/B | Type of Bank |
| PC | = Point of Curve |
| PL | = Property Line |
| PP | = Power Pole |
| PS | = Point of Beginning |
| P.O.B. | = Point of Commencement |
| P.O.C. | = Point of Intersection |
| P.O.I. | = Point of Tangent |
| P.U.L.E. | = Right of Way Element |
| ROW | = Right of Way |
| SMH | = Street Main Hole |
| ST | = Transformer |
| TFP | = Telephone Pedestal |
| WH | = Water Hole |
| WW | = Water Valve |
| WC | = Water Cap Set |
| I/C | = 1/2" Iron Rod PinCap Set |
| PK & Tn Tab Set | = PK & Tin Tab Set |
| PK & Tn Tab Found | = Concrete Monument |
| Stake | = Stake Plunge Coordinates |

EXHIBIT B

RESOLUTION NUMBER ZAB-86-11

2101149

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDARECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

OFF 1848 PG 1533

WHEREAS, Jock Lee, has properly filed an application in the AG and RV districts for:

- a) District boundary change to CC; and
- b) Special exception for consumption on premises of alcoholic beverages (Section 614.C).

The subject property is located on a piece of property just south of the U.S. 41 and Alico Road intersection, on the west side of U.S. 41, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 25 East, Lee County, Florida.

PARCEL 1: Commencing at the Southwest Corner of the NW¼ of the NE¼ of Section 7, Township 46 South, Range 25 East; thence run N 0°23'10"W along the West line of said NW¼ of NE¼ for 180.98 feet to the POINT OF BEGINNING; thence continue N 0°23'10"W along the West line of said NW¼ of NE¼ for 170.92 feet; thence S 84°25'50" E (parallel to and 350 feet perpendicular with the South line of said NW¼ of NE¼) for 598.34 feet to the West right-of-way line of the Tamiami Trail (State Road #45); thence Southeasterly along the arc of a curve to the right for 241.40 feet (cord bearing S 39°35'25"E 241.08 feet; delta 10°08'14" and radius of 1364.40 feet) along the west right-of-way line of Tamiami Trail; thence N 84°25'50"W (parallel to and 180 feet perpendicular with the South line of said NW¼ of NE¼) for 751.53 feet to the POINT OF BEGINNING.

PARCEL 2: Commencing at the Southeast corner of the NE¼ of the NW¼ of Section 7, Township 46 South, Range 25 East; thence run N 0°23'10" W along the East line of said NE¼ of the NW¼ for 180.98 feet to the POINT OF BEGINNING; thence continue N 0°23'10"W along the East line of said NE¼ of the NW¼ for 170.92 feet; thence N 72°44'40"W (parallel to and 350 feet perpendicular to the South line of the said NE¼ of the NW¼) for 104.94 feet; thence S 0°23'10"E (parallel to and 100 feet perpendicular to the East line of said NE¼ of the NW¼) for 170.92 feet; thence S 72°44'40"E (parallel to and 180 feet perpendicular with the South line of said NE¼ of the NW¼) for 104.94 feet to the POINT OF BEGINNING.

WHEREAS, proper authorization has been given to Humphrey, Jones, Myers, P.A., by Jock Lee, the owner of the subject parcel, to act as agents to pursue this zoning application;

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

RESOLUTION NUMBER ZAB-86-11

HEARING NUMBER 86-1-11

Page 1 of 3

(17432)

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval, with conditions on the special exception, based on the analysis contained in the Staff Report of January 17, 1986 and the testimony given at the January 27, 1986 Zoning Board Hearing; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The requested district boundary change from AG to CC meets the site location standards of the Lee Plan, as this parcel is within one-quarter of a mile of the intersection of US 41 and Alico Road (two arterial roads). An on-site inspection of the area would suggest that the requested uses might constitute premature strip development, which is contrary to Policy III.D.8. of the Lee Plan. However, recent re-zoning approvals in this area make such an interpretation appear incorrect. These cases are: 83-4-26 (European Investments, Inc.), 83-6-30 DCI (Chitwood and Marsh), 83-11-12(b) (Harborage), 85-2-1 DCI (Ronald Francisco), and 85-3-9 (Granada Lakes). These recent cases, along with other previous re-zonings in this area, and given the parcel's location within one quarter of a mile of an arterial intersection, were the basis for staff's recommendation for approval of the requested district boundary change to CC. Staff recommended approval with conditions of the special exception for consumption on premises of alcoholic beverages. The Local Planning Agency found the request consistent with the Lee County Comprehensive Plan, and the Zoning Board concurred with staff and recommended approval, with conditions on the special exception. The Board did not concur with the recommended conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant in the AG and RV districts:

- a) District boundary change to CC; and
- b) Special exception for consumption on premises of alcoholic beverages (Section 614.C).

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Wallace, and seconded by Commissioner Eastwood and, upon being put to a vote, was as follows:

Porter J. Goss	Aye
Roland Eastwood	Aye
Mary Ann Wallace	Aye
Bill Fussell	Nay
Donald D. Slisher	Abstained, as his engineering company does considerable work for the applicant

DULY PASSED AND ADOPTED this 10th day of March, A.D., 1986.

ATTEST:
CHARLIE GREEN, CLERK

BY: Jim L. Price, Jr.
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

Approved as to form by:

Charles J. Bunker
County Attorney's Office

REC 1848PG1535

RECORDED AND RECORDED VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA
MAY 29 1 55 PM '86

ZONE NOTES QUERY REPORT

ZONE NOTES ID: ZONE:CC:001071

ZONING: CC

STRAP: 07-46-25-00-00004.0020

COP2003-00228, 30JAN04, APRVL FOR 4COP-SRX, GROUP III REASTARAUNT; CONDS.
RESOL ZAB-86-11. FM AG & RV TO CC & SPEC EX FOR COP. HEAR #86-1-11.
(AG-2 & RV-3, AS CONVERTED)

EXHIBIT C

ADMINISTRATIVE APPROVAL COP2003-00228

ADMINISTRATIVE APPROVAL CONSUMPTION ON PREMISES LEE COUNTY, FLORIDA

WHEREAS, Chris Michael o/b/o Pelagos, Inc. filed an application for administrative approval for Consumption on Premises for a 4-COP SRX Alcoholic Beverage License with outdoor seating on a project known as Margarita Grille; and

WHEREAS, the subject property is located at 17200 So. Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 25 East, Lee County, Florida:

SEE Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 07-46-25-00-00004.0020; and

WHEREAS, Jack & Ping Lee, the owner of the subject parcel, has authorized Robert Burandt, Esq, to act as agent to pursue this application; and

WHEREAS, the Group III restaurant is zoned CC (Community Commercial) under zoning resolution ZAB-86-11; and

WHEREAS, a Group III restaurant is a permitted use in the CC zoning district; and

WHEREAS, Consumption on Premises, (Indoors and Outdoors) in conjunction with a Group III restaurant, is a permitted use in the CC zoning district; and

WHEREAS, the application proposes to serve beer, wine and liquor in two outdoor seating areas shown on Exhibit "B". The area along the south side of the restaurant will have 5 tables with 20 seats and the area to the east side of the restaurant will have 8 tables with 32 seats; and

WHEREAS, there are no religious facilities, schools, day care centers, parks, dwelling units, or another establishment primarily engaged in the sale of alcohol for consumption on premises within 500 feet of Margarita Grill restaurant; and

WHEREAS, the Lee County Land Development Code provides for certain administrative approvals for Consumption on Premises; 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, there will be no apparent deleterious effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises; and

WHEREAS, the premises are suitable in regard to their location, site characteristics and intended purpose. Lighting on the permitted premises must be shuttered and shielded from surrounding properties.

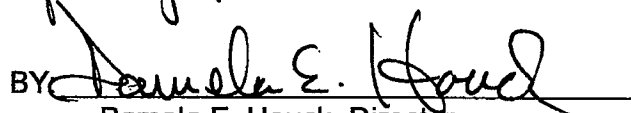
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for Consumption on Premises is **APPROVED**.

Approval is subject to the following conditions:

1. The consumption on premises (4-COP-SRX), for the outdoor seating area, must be in conjunction with the existing Group III Restaurant, The Margarita Grille located at 17200 South Tamiami Trail.
2. The approval for consumption on premises (4-COP-SRX), which includes the outdoor seating area, is based on the one page site plan dated December 15, 2003 by the Permit Counter attached hereto as Exhibit "B". The outdoor seating area is limited to a maximum of 5 tables with 20 seats along the south side of the building and 8 tables with 32 seats along the east side of the building.
3. The hours of operation for the service of alcoholic beverages for the outdoor seating area, for consumption on premises, will be limited to the hours of 11:00 am to 12:00 p.m. midnight, Monday through Sunday.
4. Outdoor music and entertainment shall be limited to piped music, provided the volume is kept at or below a normal conversation level.

DULY SIGNED this 30th day of January, A.D., 2004.

BY



Pamela E. Houck, Director

Division of Zoning

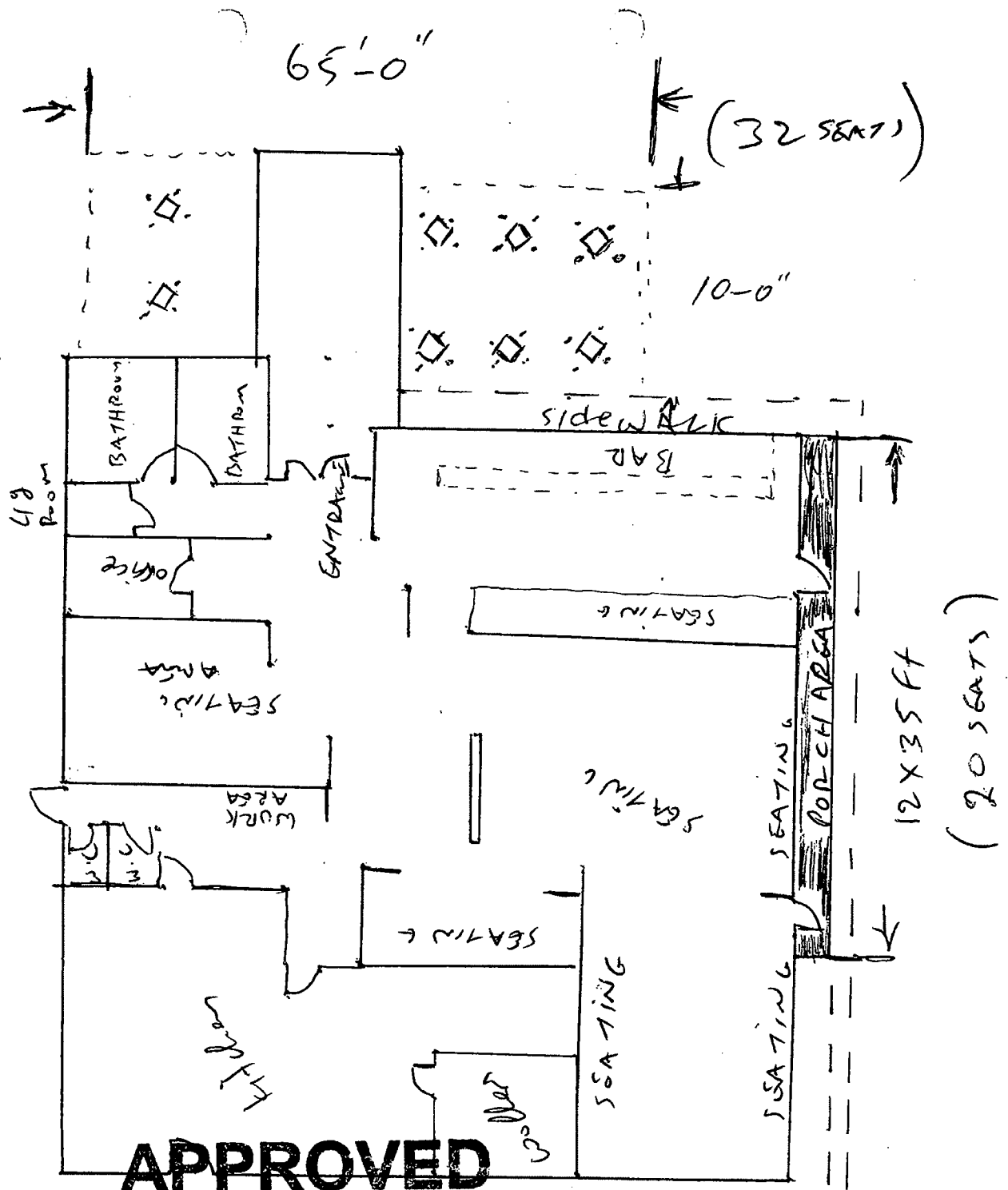
Department of Community Development

COP2003-00228

PROPERTY DESCRIPTION
EXHIBIT "A"

COMMENCING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN N.00°23'10"W. ALONG THE WEST LINE OF SAID NW1/4 OF NE1/4 FOR 180.98 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°23'10"W. ALONG THE WEST LINE OF SAID NW1/4 OF NE1/4 FOR 170.92 FEET; THENCE S.84°25'50"E. (PARALLEL TO AND 350 FEET PERPENDICULAR WITH THE SOUTH LINE OF SAID NW1/4 OF NE1/4) FOR 598.34 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE TAMIAMI TRAIL (STATE ROAD #45); THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT FOR 241.40 FEET (CHORD BEARING S.39°35'25"E. 241.08 FEET; DELTA 10°08'14" AND RADIUS OF 1364.40 FEET) ALONG THE WEST RIGHT-OF-WAY LINE OF TAMIAMI TRAIL; THENCE N.84°25'50"W. (PARALLEL TO AND 180 FEET PERPENDICULAR WITH THE SOUTH LINE OF SAID NW1/4 OF NE1/4) FOR 751.53 FEET TO THE **POINT OF BEGINNING**.

Applicant's Legal Checked
by *Amy* 14 JAN 04



APPROVED
Plan

Subject to Case # COP2003-00228

Date 1/30/04

RECEIVED
DEC 15 2003

PERMIT COUNTER

COP2003-00228

FURNISH SCHEDULE		FLOOR		BASE		WALLS		CEILING		REMARKS
NO.	ROOM	MATERIAL	MATERIAL	MATERIAL	FINISH	MATERIAL	FINISH			
799	PAINT	TILE	TILE	DRW	PAINT	LAY-IN				
101	WASH. CUB	TILE	TILE	DRW	PAINT	EXPOSED				
101	HID. DOOR	TILE	TILE	DRW	PAINT	EXIST. DRW	PAINT			
799	PAINT	CONC. - PATTERED	NONE	NONE	---	EXPOSED				
104	WASH. CUB	CONC. - PATTERED	---	---	---	---				
105	WASH. CUB	EXIST. TILE	EXIST. TILE	EXIST. DRW	PAINT	EXIST. LAY-IN				
106	SH. DOOR	EXIST. TILE	EXIST. TILE	EXIST. DRW	PAINT	EXIST. DRW				
107	WASH. CUB	TILE	TILE	DRW	PAINT	LAY-IN	WASH. PAINT			
108	WASH. CUB	TILE	TILE	DRW	PAINT	LAY-IN	WASH. PAINT			
101	WASH. CUB	TILE	TILE	DRW	PAINT	DRW				
110	OFFICE	EXIST. TILE	EXIST. TILE	EXIST. DRW	PAINT	EXIST. LAY-IN				
111	KITCHEN	EXIST. TILE	EXIST. TILE	EXIST. DRW	FRP.	EXIST. DRW	EXIST.			
112	WASH. CUB	EXIST. TILE	EXIST. TILE	DRW	PAINT	EXPOSED				
113	WASH. CUB	TRF. FAB.	---	---	---	---	EXIST.			
114	WASH. CUB	TRF. FAB.	---	---	---	---	EXIST.			
115	WASH. CUB	TRF. FAB.	---	---	---	---	EXIST.			
116	WASH. CUB	CONC. SEALED	---	---	---	---	EXIST.			
117	WASH. CUB	CONC. SEALED	---	---	---	---	EXIST.			
118	WASH. CUB	CONC. SEALED	---	---	---	---	EXIST.			

*Gensdorf &
Gensdorf, Inc.
Architects*

6140 PRESIDENTIAL COURT
SUITE 200
FT. MYERS, FLORIDA, 33919
PHONE 239-437-1860
FAX 239-437-1861

AA 00128P

RENOVATION TO: MARGARITA GRILLE 17200 SOUTH TAMiami TRAIL FT. MYERS, FLORIDA	JOB: 07-1080 DATE: JAN. 4, 2008 DWN: RTB CUD:	REVISION 1-21-08
---	--	------------------

FLOOR PLAN

N.T.S.

EXHIBIT
C

A1

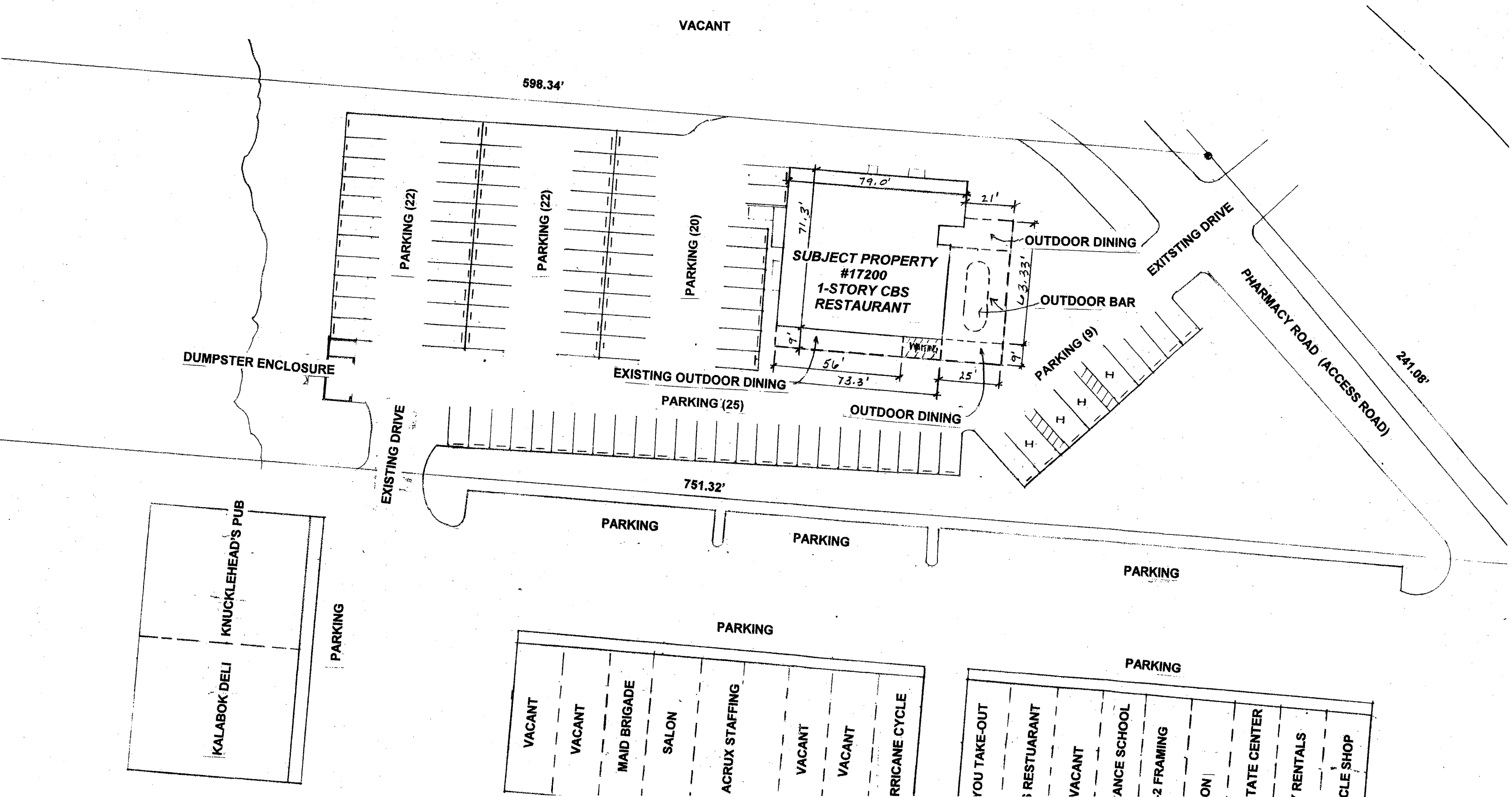
APPROVED
Plan

Subject to Case # Cop 2008-00011
Date 5/15/2008

RECEIVED
FEB 14 2008
COMMUNITY DEVELOPMENT
P 2008-00011
GREGORY W. GERSDORF
ARCHITECT
FLORIDA REG. #A80010597

2-13-08

TOTAL REQUIRED PARKING SPACES = 98 SPACES
98 PARKING SPACES PROVIDED - SEE SITE PLAN



LEGAL DESCRIPTION:

Parcel 1: The North 170.00 feet of the South 350.00 feet measured along a line perpendicular to the South line of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 7, Township 46 South, Range 25 East, lying Westerly of Tamiami Trail (State Road #45).

Parcel 2: The North 170.00 feet of the East 100.00 feet of the Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of said Section 7, lying Southerly of the following described line: Beginning at the Northwest corner of the hereinabove described parcel 170.00 feet wide, run Northwesterly parallel with the South line of the said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) to a point 100.00 feet West of the East line of said Northeast quarter (NE ¼) of the Northwest quarter (NW ¼); Subject to the Florida Power and Light Company Transmission line easement over and across the West 50.00 feet of the East 100.00 feet to said quarter-quarter.

Parcels at 17200 S Tamiami Trail, Strap# 07-46-25-00-00004.0020.

Commencing at the intersection of the centerline of Section 7, Township 46 South, Range 25 East, and the South line of the Northeast quarter of the Northwest quarter of said section; thence North 00°23'10" West, deed, North 00°07'17" West, measured, 180.98 feet to the Point of Beginning; thence North 72°44'40" West, 104.94 feet, deed, North 71°15'28" West, 105.06 feet, measured; thence North 00°23'10" West, 170.92 feet, deed, North 00°07'17" West, 170.95 feet, measured; thence South 72°44'40" East, 104.94 feet, deed, South 71°19'34" East, 105.48 feet, measured; thence South 84°25'50" East, 598.34 feet, deed, South 84°02'56" East, 598.79 feet, measured to the Westerly right-of-way line of South Tamiami Trail, (a 200.00 feet right-of-way); thence a cord bearing of South 39°35'25" East, 241.08 feet, deed, South 39°05'46" East, 240.47 feet, measured along said Westerly right-of-way line; thence North 84°25'50" West, 751.53 feet, deed, North 84°03'28" West, 751.32 feet, measured to the Point of Beginning containing 3.03 acres more or less.

Boundary & Location Survey	07/19/07
Revised to show State Plane	
Coordinates with additional legal	12/27/07
Revised Notes	02/21/08
Revised distance to centerline	
of front door of referenced building	03/06/08
Revised distance to NW	
corner of Parcel 1	03/27/08
Revised distance of establishment	
to school property line	04/18/08

Subject Property Located
in FEMA Flood Zone A14 (11.0')
Panel: 125124-0455-B
Dated: 09/19/1984

PROPERTY ADDRESS:
17200 S. Tamiami Trail
Fort Myers, FL 33908

CERTIFIED TO:
Chris Michaels

NOTES:

1. Description as furnished by Client. No search of the Public Records was Conducted by this Firm.
2. Elevations as shown are based on N.G.V.D. 1929 Datum unless otherwise Stated.
3. Bearings are based on Plat or Deed.
4. Encroachments are based on Plat.
5. There may be other easements not shown hereon recorded in the Public Record of Governing County.
6. No Determination of Hazardous Waste Materials have been made by this Firm.
7. Signor limits liability only up to the cost of the Survey.
8. This Survey is protected by Copyright and All Rights Are Reserved.
9. Not Valid without signature and Raised Seal.
10. This Sketch Does Not Reflect or Determine Ownership. This Sketch is Not an ALTA/ACSM Land Title Survey. Photocopying Forbidden, Copyrighted Material.
11. No copies shall be made without written Authorization. Possession of any such document is an offense against Intellectual Property as outlined within Chapter 815.04 & 815.045, Florida Statutes. Authorization by signed and sealed letter is required prior to possession of any Copyrighted documents. Failure to do so could result, if convicted, in a felony record.
12. Survey valid for 90 days from last field update.
13. S & H Land Survey Company has determined the straight line distance from the NW property corner of Parcel 1 to the nearest point on the Rayma C. Page Elementary School Building is 500.00 feet more or less.

Date: 07/19/07

Scale: 1" = 40'

Job #: 19348

R. L. Schumann
Registered Land Surveyor
#2239 - State of Florida

Date of Signature: 04/18/08

LEGEND

A/C = Air Conditioning Unit	PC = Point of Curve
BM = Benchmark	PL = Property Line
C = Calculated	PP = Power Pole
C.B.S. = Concrete Block Stucco	PT = Point of Tangent
Conc. = Concrete	P.O.B. = Point of Beginning
CR = Cable Riser	P.O.C. = Point of Commencement
D = Deed	P.O.I. = Point of Intersection
DE = Drainage Easement	P.U.E. = Public Utility Easement
DI = Drop Inlet	R/W = Right of Way
D/W = Driveway	SSMH = Sanitary Man Hole
E.O.P. = Edge of Pavement	S/W = Sidewalk
FH = Fire Hydrant	TF = Transformer
FV = Fire Valve	T.Ped = Telephone Pedestal
GW = Guy Wire & Anchor	UTR = Utility Riser
Irr.WM = Irrigation Water Meter	WM = Water Meter
LP = Light Pole	WV = Water Valve
M = Measured	○ = 1/2" Iron Pin/Cap Set
Main = Main Floor	● = 1/2" Iron Rod Found
MFSS = Man Hole Sanitary Sewer	△ = PK & Tin Tab Set
NGVD = National Geodetic Vertical Datum (1929)	▲ = PK & Tin Tab Found
P = Plat	■ = Concrete Monument Found
— = Centerline of RW	
— = Chainlink Fence	
— W — = Edge of Water	
— = Overhead Powerline	
— = Top of Bank	
0000.000 0000.000	= State Plane Coordinates

RECEIVED

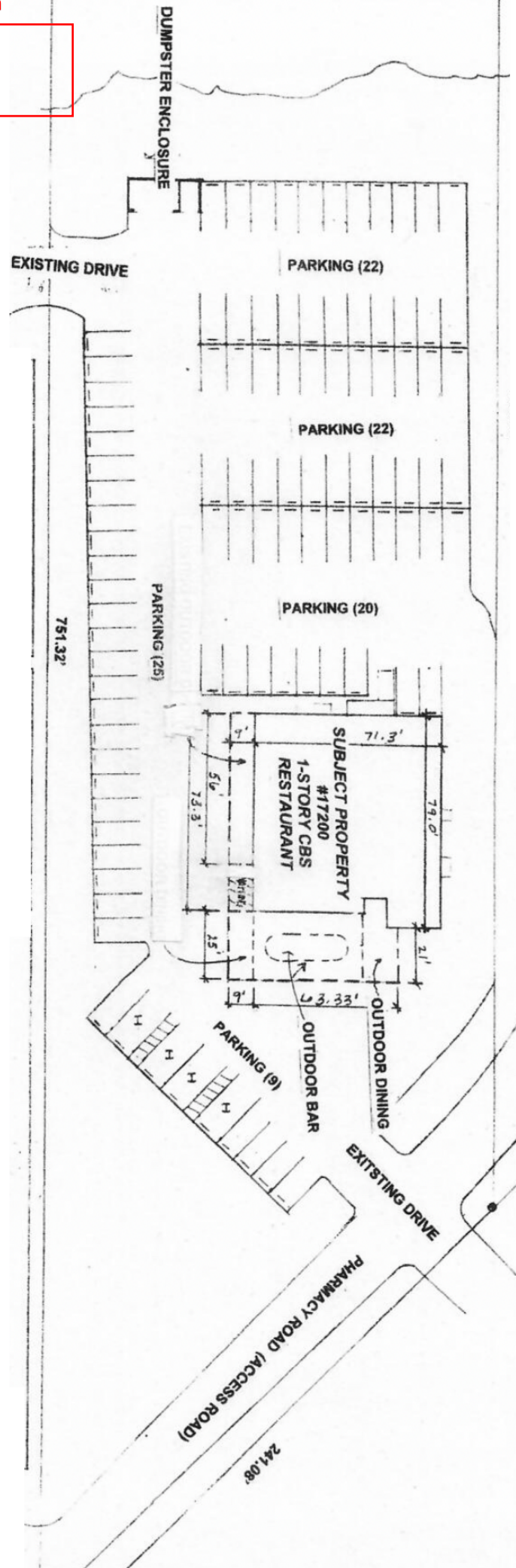
APR 21 2008

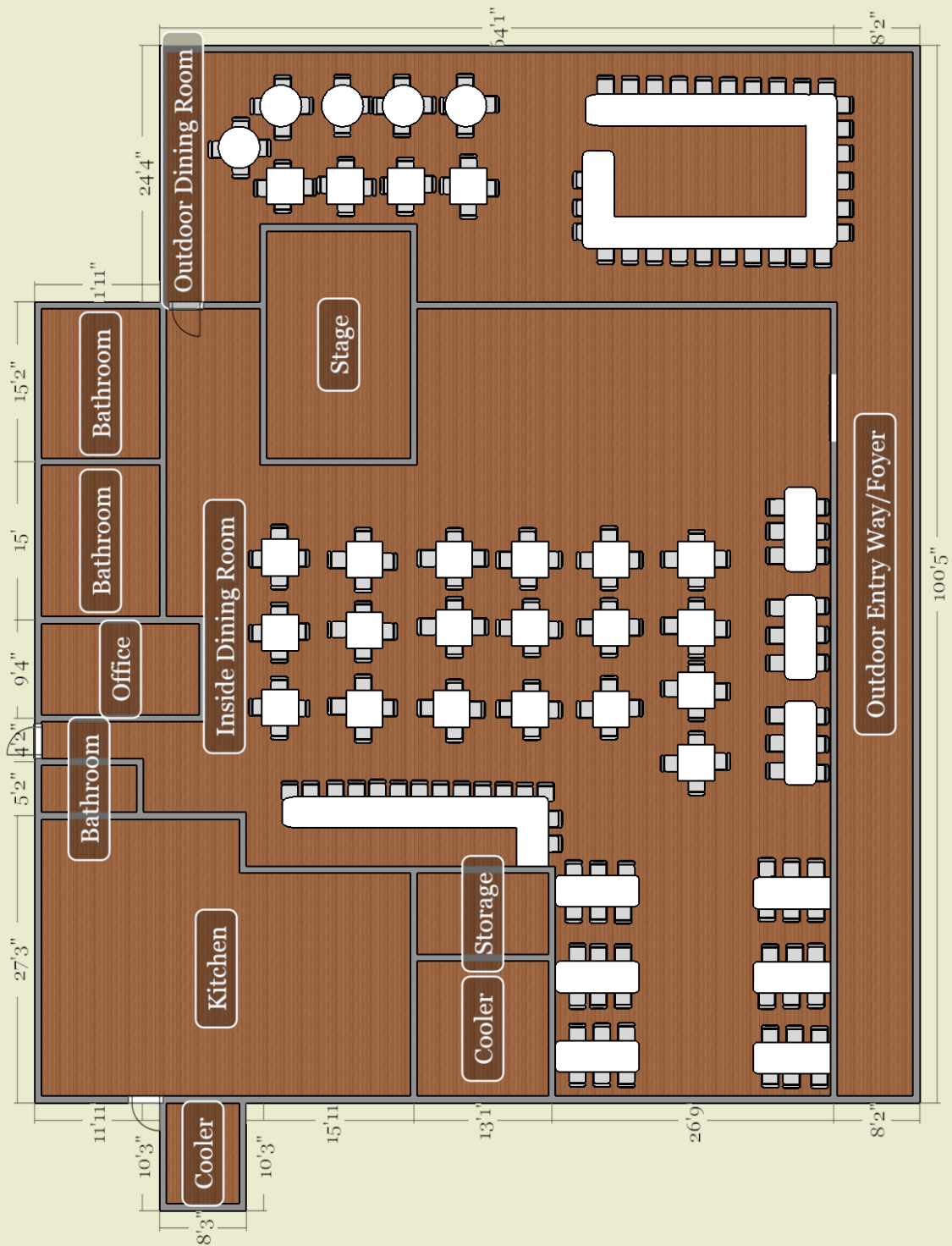
COMMUNITY DEVELOPMENT

60P 2008-00011

S & H Land Survey Company, Inc.
4100 Center Pointe Dr., Suite 107
Fort Myers, Florida 33916
LB#: 1057
Phone: (239) 481-2366
Fax: (239) 481-2437

Exhibit D





LOCATION AFFIDAVIT

NAUTI PARROT OASIS COP

17200 S TAMIAMI TRAIL, FT MYERS, FL 33908

4COP QUOTA ADMINISTRATIVE APPROVAL APPLICATION

Consumption on Premises of beer/wine/liquor in conjunction with outdoor seating was previously approved for the site under COP2008-000111/COP2019-00026. Therefore, the distance requirement is not pertinent to this ADD request for an increase in licensure to 4COP QUOTA in conjunction with existing full service restaurant.

KEITH E LONG, ATTORNEY-IN-FACT

Keith E. Long

Exhibit G

OUR MENU

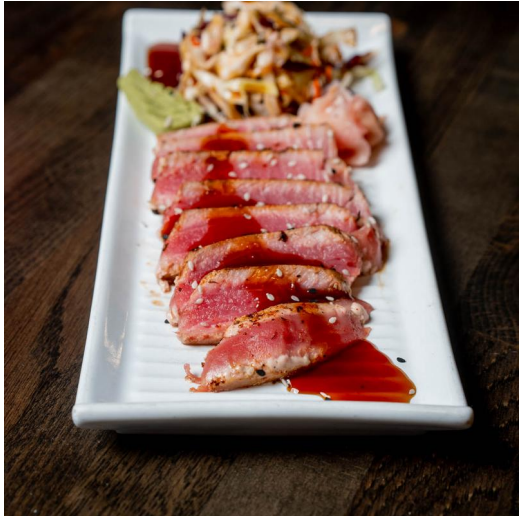
OASIS MENU (HTTP://NAUTIPARROT.COM/FOOD-MENU?MENU_ID=1049642)
TIKI HUT MENU (HTTP://NAUTIPARROT.COM/FOOD-MENU?MENU_ID=1100473)

Consuming raw or undercooked meat, eggs, poultry, or seafood may increase your risk of foodborne illness - especially if you have certain medical conditions.

APPETIZERS

SOUPS & S

Add a protein to any salad: Chicken +\$5

Fried Pickles Hand-breaded pickle chips served with a Cajun remoulade.	Lobster Bisque Cup \$7.99 Bowl \$9.99
Nauti Beach Bread A split hoagie baked with ranch, mozzarella cheese, bacon, tomatoes, and dusted with Parmesan cheese.	Soup of The Day Cup \$7.99 Bowl \$9.99
	House Salad Side \$6.99 Full \$10.99 • Fresh chopped romaine topped with tomato, Monterey Jack cheese, onion, and c
	Caesar Salad Side \$6.99 Full \$10.99 • Fresh chopped romaine tossed in Caesar dressing and topped with Parmesan ch
	Chef Salad Fresh chopped romaine, ham, turkey, shredded cheese, tomato and cucumber topped with chopped bac
	Taco Salad Served in a fried tortilla bowl filled with chopped romaine, taco beef, shredded cheese, pico de gallo, jal
Tuna Tataki Sashimi grade tuna seared rare, sliced thin, and layered over a bed of cabbage and wasabi, topped with sesame.	\$13.99
Pot Stickers Pork pot stickers drizzled with teriyaki sauce and topped with sesame seeds and scallions.	\$10.99
Bang Bang Shrimp Jumbo fried shrimp drizzled with bang bang sauce and topped with scallions.	Onauti Seafood Tacos 2 flour soft shell tacos, your choice of shrimp or grouper served grilled, blackened, or fried and filled wit
Peel & Eat Shrimp 10 shrimp dusted in Old Bay® served hot or cold with your choice of clarified butter or cocktail sauce and a lemon wedge.	Nauti Tacos 2 flour soft shell tacos, your choice of beef, chicken, pork, or steak +\$3.00 and topped with shredded let
Shrimp Cocktail 8 shrimp served in a martini glass with cocktail sauce and a lemon wedge.	\$11.99
Cheese Quesadilla Tortilla filled with cheddar Jack cheese and pico de gallo. Served with salsa and sour cream • Add Chicken, Beef or Pork +\$5.99 Steak or Shrimp +\$7.99	\$9.99

PARTIES([HTTPS://NAUTIPARROT.COM/PARTY](https://nautiparrot.com/party)) CATERING([HTTPS://NAUTIPARROT.COM/CATERING](https://nautiparrot.com/catering)) JOBS([HTTPS://TMT.SPOTAPPS.CO/JOB-LISTINGS?SPOT_ID=75093&SOURCE=FOOTER](https://TMT.SPOTAPPS.CO/JOB-LISTINGS?SPOT_ID=75093&SOURCE=FOOTER))

Onauti Nachos		All baskets served with house chips and coleslaw • Add French Fries +\$3.99	
Choice of Beef, Chicken, or Pork Nachos chips layered with nacho cheese and topped with pico de gallo, black beans, and jalapeños. Served with salsa and sour cream.			
Fried Mozzarella Logs		Chicken Tenders	
Large house-made fried cheese logs dusted with Parmesan cheese and served with marinara.		Fried chicken tenders served with your choice of dipping sauce.	
		Grouper Bites	
Ken's Famous Pretzel		Grouper nuggets served with house chips and tartar sauce. Cooking style choices are grilled, blackened,	
A giant baked soft pretzel dusted with salt and served with cheese sauce • Add Crab Dip +\$5.99		Fish & Chips	
Nauti Hot & Cheesy Crab Dip		Fresh white fish hand breaded with panko then deep fried and served with tartar sauce.	
Freshly made cheesy crab dip served hot with tortilla chips.		Fried Shrimp	
		Large deep-fried breaded shrimp served with house-made cocktail sauce.	
Tiki Hut Stuffed Mushrooms		Double Catch	
Our award-winning stuffed mushrooms won best appetizer at our North Fort Myers Restaurant. Crab-stuffed mushrooms topped with provolone cheese and Alfredo.		4 shrimp & 2 fried fish, served with cocktail & tartar sauce.	
Nauti Wings		BBQ	
8 deep-fried wings tossed in your choice of sauce: House Made BBQ, Garlic Parmesan, Sweet Thai Chili Teriyaki, Buffalo Mild & Hot XXX Sauce or Dry Jerk Rub • Add celery for +\$0.60 Bleu Cheese or Ranch +\$0.75		Garlic Parmesan	
Caribbean Jerk Egg Rolls		Sweet Thai Chili	
2 house-made egg rolls filled with jerk chicken, cabbage, and mango salsa, served with Thai chili sauce.		Teriyaki	
		Buffalo Mild	
		Hot	
		XXX Hot Sauce	
		Tartar Sauce	
		Cocktail Sauce	
		Ranch	
		Market Price	
		Honey Mustard	
		Balsamic Vinaigrette	
		Italian	



Sampler Platter

Pot stickers (3), Wings (4), Egg Roll (1), Mozzarella Sticks (2)

Loaded Potato Sticks

Monterey Jack cheese, bacon, & scallions.



Flatbread

Toppings +\$1.00 each

14" Pizza

Toppings +\$2.50 each

Cheese Pizza

Meat Lovers Pizza

Topped with mozzarella and Parmesan cheese mix, Italian sausage, pepperoni and ham.

Veggie Lovers

Topped with a mozzarella and Parmesan cheese mix, peppers, onions, mushrooms, and tomatoes.

Nauti Parrot Oasis - Food Menu

SANDWII

Thousand Island

All Sandwiches are served with house chips unless stated otherwise • Add

Char-Grilled Chicken Sandwich

A char-grilled chicken breast with a mild jerk seasoning and topped with lettuce, tomato, onion, pickle, a

Crispy Cod Sandwich

Deep fried Cod on a brioche bun, topped with coleslaw & pickles, side tartar • Add American Cheese +\$0

The Big Boy BLT

A half pound of bacon served over a bed of lettuce, tomato, all on grilled sourdough bread with a bacon a

Ahi Tuna BLT

Ahi tuna served over a bed of lettuce, tomato, and bacon, all on grilled sourdough bread with a bacon aio

The Nauti Cuban

Fresh pressed hoagie roll with ham, pulled pork, mustard, pickles, and Swiss cheese.

\$17.99



\$10.99

PIZZA

Toppings: Spicy Italian Sausage | Pepperoni | Ham | Bacon | Chicken (Grilled, Fried, or Buffalo) Shaved Rib Eye | Mushrooms | Peppers | Onions | Tomatoes | Pineapple | Black Olives | Jalapeños | Mild Sweet Peppers

Philly Cheese Steak

Shaved rib-eye with cheese sauce on a toasted hoagie roll • Add Mushrooms, Peppers, or Onions +\$0.75

Chicken Bacon Ranch Wrap

Grilled, blackened, or fried chicken, bacon, ranch dressing, topped with lettuce, tomato, and cheddar chi

Nauti Turkey Sandwich

Roasted turkey with bacon, lettuce, tomato, pickles, and mayo on sourdough. Make it a wrap for the sam

Nauti's Smashed Burger

Single \$10.99 | Double \$14.99 • All beef thin pressed patties served on a brioche bun with American chee
\$10.99

Char Grilled Burger

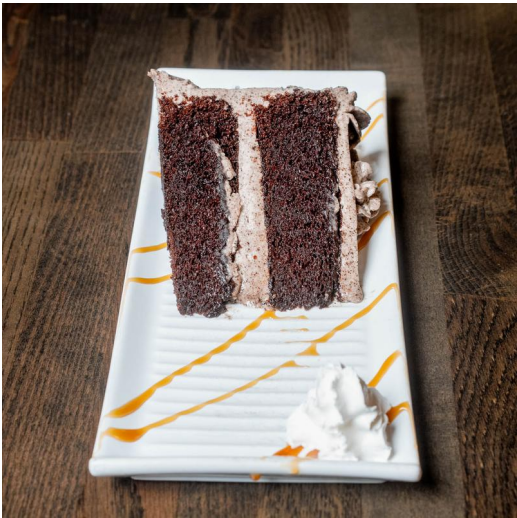
8 oz. char-grilled burger cooked to temp served with your choice of cheese on a brioche bun and topped
\$17.99

\$17.99

\$25.99

\$23.99

Hawaiian Pizza Topped with a mozzarella and Parmesan cheese mix, pineapple and ham.	NAUTI BOWLS	 \$24.99
		Supreme Pizza Pepperoni, ham, sausage, roasted red pepper, onion, mushroom, black olives. Topped with a mozzarella and Parmesan cheese mix.
Chicken Stir-Fry Stir-fried rice, with mixed veggies, onions, and house-seasoned chicken.	NAUTI BOWLS	 \$19.99
		Carne Asada Bowl (GF) White rice, black beans, pico, carne asada style steak, topped with chipotle aioli.
		Cowboy Smash Burger Two juicy pressed Angus beef patties with American and ghost pepper cheese, topped with BBQ sauce, i
Hawaiian Bowl White rice, pineapple chunks, chicken & shrimp, topped with mozzarella cheese, mango salsa, and garlic aioli.		\$23.99
	DESSERTS	French Fries
		Loaded Nauti Fries
		House Chips
		Loaded House Chips
		Sweet Potato Fries
		Onion Rings
		Baked Potato & Butter
		Rice & Beans
		Vegetables
Key Lime Pie		\$7.99



Dessert of the Day

\$8.99