March 1, 2026

Lee County Department of Community Development
P.O. Box 398
Fort Myers, FL 33902

RE: Froggy's Bar & Grill
SEZ2025-00008

Enclosed please find responses to Staff's comments dated *September 15th, 2025*. The following items are resubmitted to address staff comments and reflect the updates proposed to the boundary:

1. Revised Site Plan
2. Project Narrative
3. Letter of Service Availability

DOT Review by: Brittany Banker

1. Informational - Review of the site plan is not part of this review.

RESPONSE: Acknowledged.

Environmental Review by: William Lange

1. The applicants revised narrative indicates that impacts to the abutting residential uses have been limited through the placement of a 4-foot-wide pedestrian walkway to the south. Staff are unsure how the placement of a pedestrian walkway, along the canal, limits impacts from the proposed special exception request.

   RESPONSE: A sound engineer has been hired to design the function of the stage and outdoor speaker system to minimize sound bleed. A report has been included in this submittal. Additionally, the conditions have been expanded and the hours reduced to limit the affect of the proposed area.

Zoning Review by: Joseph Sarracino

1. The narrative states that the proposed project intends to connect to Lee County Utilities (LCU) Sanitary Sewer services. In accordance with LDC Section 34-202(a)(10), provide a letter of service availability from LCU. If the intention is to utilize septic treatment for wastewater, provide preliminary calculations demonstrating that the flow rate and proximity to service will not require connection to a public system pursuant to LDC Section 10-353 and Lee Plan Policy 4.1.2.

   RESPONSE: Per a letter received from LCU on September 23, 2025, the subject property is located within Lee County Utilities Future Service Area as depicted on Map 4B of the

Lee County Comprehensive Land Use Plan. Sanitary sewer lines are in operation adjacent to the property mentioned above.

2. The narrative statement discusses the inclusion of a 6-foot-tall opaque wall on the eastern boundary of the subject property, but the Special Exception Site Plan submitted shows an 8-foot-tall opaque wall in this location. Please clarify. Note that LDC Sections 33-1085 and 10-416(d) require a solid wall not less than eight feet in height or a combination berm and solid wall not less than eight feet in height when non-residential use is abutting an existing single-family residential lot.

   RESPONSE: The narrative has been revised to reflect the 8-foot fence, and the revised site plan has the correct opaque fence height of 8 feet. The opaque fence was part of the conditions for compatibility.

   The Applicant offers the following conditions to limit the impact on surrounding residential land uses, which have been revised with this resubmittal:

   1. **The Special Exception must be in substantial compliance with the site plan.**
   2. **Hours of Operation with COP are limited to Sunday-Thursday 4pm-9pm and Friday-Saturday 12pm-10pm.**
   3. **Outdoor live entertainment and amplified music must comply with the Lee County Noise Ordinance (Ordinance 14-18, as amended by Ordinance 22-10 and Ordinance 23-05) as may be amended.**
   4. **Outdoor live entertainment is prohibited after 8 PM, seven days per week.**
   5. **Use of speakers or similar amplified systems located outside of building(s) is prohibited after 8 PM, seven days per week.**
   6. **The eastern property line abutting property shown on the MCP shall include a 25' wide buffer with 8-foot-tall opaque wall.**
   7. **The northern property line abutting property shown on the MCP shall include a 6' wide buffer.**
   8. **Stage is positioned towards the existing building with a three-sided enclosure that is treated with sound absorbing material per Keane Acoustics design, which will help absorb sound and reduce it bleeding into the surrounding areas.**
   9. **Along the entire southern boundary, a 4' wide pedestrian walkway is provided.**

3. Pursuant to LDC Section 34-202(b)(5)d.2, depict the extent of outdoor service areas on the Site Plan. It is not clear from the Site Plan where the extent of the service area ends. Provide an outline, shading, or other form of representation to show exactly where outdoor service will be taking place.

   RESPONSE: The Outdoor Amenity Boundary is labeled and depicted on the revised master concept plan with a dashed purple line. The total area is 3,444 square feet.

4. Is the 1641 square foot measurement for the outdoor amenity area inclusive of all the areas proposed for outdoor service of alcohol, including the beach sand areas and beach sand dance floor?

RESPONSE: The Outdoor Amenity Boundary is labeled and depicted on the revised master concept plan with a dashed purple line. The total area is 3,444 square feet. The area on the first plan did not include in all the service areas. This revision is accurate.

5. Calculations within the Site Plan state that 50 parking spaces are provided, but staff can only identify 44 parking spaces on the Site Plan. Please clarify.

RESPONSE: The site plan has been revised significantly to add parking spaces for automobiles and alternative transportation such as bicycles and golf carts. The parking calculations table on the revised MCP reflects a total of 69 parking spaces, consisting of existing parking, standard vehicle spaces, ADA-compliant spaces, golf cart spaces, and bicycle spaces. A deviation request has been made to formalize the parking reduction over requirements to deviate from LDC 34-2020(b) requiring bars and cocktail lounges to be parked at 14 spaces per 1,000 square feet of total floor area, including areas dedicated to outdoor consumption on premises, resulting 98 required parking spaces, to credit a parking reduction from the 98 required spaces to 88 spaces by applying:

a) A 5% reduction for being adjacent to bicycle and pedestrian facilities on Stringfellow Road as identified on Map 3D of the Lee Plan [34-2020(c)(3)] reducing the total required to 93 spaces.
b) A 5-space parking reduction for providing 10 golf cart spaces [34-2020(c)(4)] further reducing the total required spaces from 93 to 88 spaces.

And to allow the redevelopment to provide a total of:

- **49 regular parking spaces (including 3 ADA spaces),**
- **10 bicycle rack spaces (double the requirement),**
- **10 golf cart spaces and**
- **8 spaces per an executed shared parking agreement with the abutting commercial business at 3580/3582 Stringfellow Road.**

The existing Froggy's Bar and Grill is a 3,551 square foot building that has operated with 13 parking spaces for a long time. The required parking for the existing bar is 50 spaces, less 2 spaces for the allowed 5% reduction being adjacent to bike facilities on Stringfellow Road, so the current business is deficient by 35 parking spaces or 73% of required per the LDC.

The proposed redevelopment plan expands the outdoor area, adding 3,444 square feet of service area for a total of 6,995 square feet that is required to meet parking standards of 14 spaces per 1,000 square feet. The result is 93 required parking spaces when reduced by the same 5% for the bikeways connection. Despite the expansion the proposed plan improves the parking conditions as follows:

- **First, the standard parking offered in the redevelopment plan is 49 spaces, which is only 47% less than required.**
- **Second, the plan provides 10 golf cart spaces reducing the required parking to 88 spaces, bringing the deficiency to only 44%.**
- **Third, the shared parking agreement adds eight legally usable spaces or 57 total standard vehicle spaces, which further reduces the deficiency to 35%.**

- **Finally, the plan doubles the required bicycle racks which doesn't directly credit as spaces but is useful to support alternatives to vehicles in an area that is known to use bicycles.**

SUMMARY
The result is a 35% deficiency in parking and strong support for alternative transportation as opposed to a 73% deficiency for the existing operation.

6. The parking calculation provided appears to be based solely on the square footage of the existing building. Per LDC Section 34-2020(b), outdoor seating must be included in the calculation for required parking spaces.

   RESPONSE: The revised parking calculations table on the revised MCP reflects the square feet of the indoor and outdoor service areas in total.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at 239.344.0000 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdlic, AICP
Director of Planning

APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Froggy's Bar and Grill

Special Exception for:

- ☐ Use (LCLDC section number and description): _____
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☒ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☐ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Dennis Borcky
Address: PO Box 65
City, State, Zip: Bokeelia, FL 33922
Phone Number: 484-645-9031 E-mail: Dennisborcky@yahoo.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

- ☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: RVi Planning + Landscape Architecture
Contact Person: Fred Drovdlic, AICP
Address: 1514 Broadway, Suite 201
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-989-3370 Email: fdrovdlic@rviplanning.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]
Name: Reel Time Investments
Address: 3620 Stringfellow Road
City, State, Zip: Saint James City, FL 33956
Phone Number: 484-645-9031 Email: Dennis@dennisborcky.com

B. Disclosure of Interest [34-202(a)(2)]

- ☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

- [X] Property owners list. **[34-202(a)(8)]**
- [X] Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): April 2022

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] **[34-203(a)(5)]**

35-45-22-L1-00001.0310

B. Street Address of Property: 3620 Stringfellow Rd Saint James City, FL 33956

C. Legal Description (must submit) [34-202(a)(5)]:

- [ ] Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

- [X] Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

- [X] A Boundary survey, tied to the state plane coordinate system.

OR

- [ ] Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. [X] List of surrounding property owners. **[34-202(a)(9)]**
2. [X] Map of surrounding property owners. **[34-202(a)(9)]**
3. [X] One set of mailing labels. **[34-202(a)(9)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: C-1

- [X] Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Commercial (restaurant/bar)
2. Intended uses of property are: Commercial (restaurant/bar)

G. Future Land Use Classification (Lee Plan):

Suburban	0.89	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 125 Feet
2. Depth (average if irregular parcel): 310 Feet
3. Total area: 0.89 Acres or square feet
4. Frontage on road or street: 125 Feet on Stringfellow Road Street
   2nd Frontage on road or street: 310 Feet on St. Jude Boulevard Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711; Lee Plan Policy 25.1.1]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.10.1]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☒ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
ACTION REQUESTED

A. Request Statement: Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. **[34-202(b)(5)(a)]**

1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
3. The request will be compatible with existing and planned uses.
4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.

B. Traffic Impact Statement (TIS): Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. **[34-202(b)(5)(b)]**

C. Site Plan: Attach a site plan showing: **[34-202(b)(5)(c)]**

1. The location and current use of all existing structures on the site.
2. All proposed structures and uses to be developed on the site.
3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
4. Other information specific to the type of application or which may be required by the Director.

D. Additional Information: Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code **[34-202(b)(5)(d)]**

PART 5
ADDITIONAL REQUIREMENTS

A. Potable Water: Will the project be connected to potable water and central sewer as part of any development of the property?

- ☐ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☒ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

B. Flood Hazard:

- [X] Not applicable
- [ ] The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- [ ] The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

C. Excavations/Blasting:

- [X] No blasting will be used in the excavation of lakes or other site elements.
- [ ] If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

D. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application". **[34-202(a)(12)]**

E. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- [X] Not Applicable
- [ ] Property is located within _____ Airport Noise Zone: **[34-1004]**
- [ ] Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- [ ] Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- [ ] Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- [ ] A Tall Structures Permit is required. **[34-1108]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

I. Wireless Communication Facilities: [34-1441 et. seq.] [N/A]

1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. [**34-1446 (a) (1)]**
2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
11 Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than ¼" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. **[34-1954(a)(2)]** [N/A]

PART 6 SUBMITTAL REQUIREMENT CHECKLIST		
Two copies required for submittal ***Clearly label your attachments as noted in bold below***		
☒		Completed application for Public Hearing [34-202(a)(1)]
☒		Filing Fee - [34-201(d)]
☐		Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒		**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]
☒		**Additional Agents** [34-202(a)(4)]
☐		**Multiple Owners List** (if applicable) [34-202(a)(2)]
☒		**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]
☒		**Legal description (must submit one) [34-202(a)(1)]**
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒		**Boundary Survey** (not required if platted lot) [34-202(a)(2); [34-373(a)(4)a.]
☐		**Property Owners list** (if applicable) [34-202(a)(5)]
☐		**Property Owners map** (if applicable) [34-202(a)(5)]
☒		Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
☐		**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
☒		**List of Surrounding Property Owners** [34-202(a)(6)]
☒		**Map of Surrounding Property Owners** [34-202(a)(7)]
☒		**Mailing labels** [34-202(a)(9)]
☒		List of **Zoning Resolutions** and Approvals
☒		Summary of **Public Informational Session** (if applicable)
☐		**Waivers** from Application Submission Requirements [34-201(c)]
☒		**Request Statement** [34-202(b)(5)(a)]
☐		Traffic Impact Statement (**TIS**) [34-202(b)(5)(b)]
☒		**Site Plan** [34-202(b)(5)(c)]
☐		**Additional Information** (if applicable) [34-202(b)(5)(d)]
☒		**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐		Existing Agricultural **Use Affidavit** (if applicable) [34-202(a)(12)]
☐		**Excavations/Blasting** (if applicable)
☐		**Tall Structures Permit** (if applicable) [34-1108]
☐		**Solar or Wind Energy** Modifications (if applicable) [34-202(b)(5)(d)1.]
☒		Consumption on Premises (**COP**) (if applicable) [34-202(b)(5)(d)2.]
☐		**Private Aircraft Landing** Facilities (if applicable) [34-202(b)(5)(d)3.]
☐		**Wireless Communication** Facilities (if applicable) [34-1441 et. seq.]
☐		**Model Homes** (if applicable) [34-1954(a)(2) & (b)]

Submit Form

PROFESSIONAL CONSULTANTS INFORMATION

PROFESSIONAL CONSULTANTS: If professional assistance was used in preparing the application or submitted documents, the names, address, and phone numbers must be provided, i.e. architects, engineers, landscape architects, planners, surveyors.

1. ENGINEER: Stephanie Caldwell / Greensite Engineering, Inc.
   Address: 13300-56 S. Cleveland Avenue, #611
   City, State, Zip: Fort Myers, FL 33907
   Phone Number: 239-433-9498 Fax Number:
   E-mail Address: steph@greensite-eng.com

2. ARCHITECT: N/A
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

3. LANDSCAPE ARCHITECT: Leigh Gevelinger / Coastal Vista
   Address: 2410 Palm Ridge Road
   City, State, Zip: Sanibel, FL 33957
   Phone Number: 239-558-4610 Fax Number:
   E-mail Address: leigh@coastalvistadesign.com

4. PLANNER: Fred Drovdlic
   Address: 1514 Broadway, Suite 201
   City, State, Zip: Fort Myers, FL 33905
   Phone Number: 2399893370 Fax Number:
   E-mail Address: fdrovdlic@rviplanning.com

5. SURVEYOR: Phil Mould / Harris-Jorgensen, LLC
   Address: 3048 Del Prado Boulevard S, #100
   City, State, Zip: Cape Coral, FL 33904
   Phone Number: 239-257-2624 Fax Number:
   E-mail Address: hjinc@comcast.net

6. TRAFFIC ENGINEER: N/A
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

7. ENVIRONMENTAL ENGINEER: N/A
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail Address:

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Dennis Boecky (name), as MANAGER (owner/title) of REEL TIME INVESTMENTS, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature 3/12/25 **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS***************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 12 day of March, 2025, by Dennis Boecky (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

NOTARY PUBLIC STATE OF FLORIDA
ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared DENNIS BORCKY, WILLIAM HERKER, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 3620 STRINGFELLOW RD, ST JAMES CITY, FL 33956 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
DENNIS BORCKY 16693 STARBOARD DR, BOKEELIA, FL 33922	50%
WILLIAM HERKER 325 LOCUST GROVE RD, WEST CHESTER, PA 19382	~~50%~~ 50%

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

DENNIS BORCKY William Herker
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 9/10/24 (date) by Dennis Borck / William Herker (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

FROGGY'S BAR & GRILL
SPECIAL EXCEPTION NARRATIVE

Revised March 1, 2026

I. Request Statement

Reel Time Investments, LLC (Applicant) is requesting a Special Exception to expand on-premises consumption of alcoholic beverages through a 4COP license in the proposed outdoor area. The Special Exception is necessary because the proposed outdoor area will include a consumption on premises (COP) within 500 feet of a dwelling units that are owned by a separate party to the north and east.

The property is located at 3620 Stringfellow Road and consists of an approximately 0.89-acre parcel zoned Commercial District (C-1). The proposed request is to allow consumption on the premises, both indoors and outdoors. The outdoor consumption area will encompass approximately 3,444 square feet and will be limited to the area east of the existing building and west of the proposed parking lot. This outdoor amenity is intended to serve as the primary location for open-air events and is proposed to be included within the designated COP area.

II. Development Location

The subject property is located at the southeast corner of the intersection of Stringfellow Road and St. Jude Boulevard. The property is surrounded by C-1 zoning to the north, south and east and Conservation Lands Uplands to the west

The southern portion of the property abuts a commercial marine retail building and canal. The north and west (right-of-way) abutting properties are vacant parcels. There is a separation of 140 feet from the nearest single family residential home to the east and 100 feet from the nearest single family residential home to the northeast. On the north side of the property a 6' Type A adjacent to St. Jude Boulevard and the west side a 25' buffer with 8' height opaque wall (from residential use).

Please refer to Table 1 below for a detailed inventory of the adjacent Future Land Use Categories, zoning districts, and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Suburban	C-1	St. Jude Blvd and Residential
SOUTH	Suburban	C-1	Commercial Retail
EAST	Suburban	C-1	Residential
WEST	Conservation Lands Upland	EC	Undeveloped

III. Existing Conditions & Property History

The site consists of four (4) parcels located at the southeast corner of the intersection of Stringfellow Road and St. Jude Boulevard. The property is currently an active bar and grill. The current COP activities take place within enclosed restaurant. *The hours of operations are currently, Monday-Friday 4pm-12am and Saturday-Sunday 12pm-12am.*

Improvements to the restaurant facilities were made in 2020 and 2025. In 2020, LDO2020-00156 was approved in 2020 for roof install w/footer and 3'x46' concrete slab. In 2025, DOS2025-00045 was applied for and pending approval of this Special Exception to proceed with DO approval.

The existing Froggy's Bar and Grill is a 3,551 square foot building that has operated with 13 parking spaces for a long time. The required parking for the existing bar is 50 spaces, less 2 spaces for the allowed 5% reduction being adjacent to bike facilities on Stringfellow Road, so the current business is deficient by 35 parking spaces or 73% of required per the LDC.

IV. Public Infrastructure

The site currently utilizes GPIWA (Greater Pine Island Water Association) for potable water service, which is supplied through a 12-inch water main along St. Jude Boulevard. The property is served by a septic system on-site but will be connecting to the 8" PVC LCU force main on the west side of Stringfellow Road. A letter of service availability from LCU is included in this submittal.

Primary access to the site is provided via St. Jude Boulevard, a two-lane county maintained local road, with a single point for ingress and egress. The site also includes two (2) dry detention areas on the northeast and eastern side of the property to manage stormwater runoff and prevent any unintentional pollution from entering the canal. Parking for the site will include approximately 69 spaces with handicap accessible areas includes. Fire/EMS services are provided by Pine Island Fire Department Station #2. Lee County Sheriff's Office serves the site via the 6th Precinct located north of the site at 8359 Stringfellow Road.

V. COP Request & Design Standards

According to the Use Regulation Table in LDC Sec. 34-844 for the C-1 zoning district, Consumption on Premises (COP) is allowed by either a Special Exception or Administrative Approval as accessory to Restaurant. In this specific case, per supplementary regulations in LDC Section 34-1264(a)(2)a.2, the proposed COP outdoor area is within 500 feet of a residence and therefore can only be approved by special exception. The applicant's request is to include the new outdoor area expanding the services of the existing restaurant. The overall goal is to create an outdoor event space that provides unique experiences for a variety of occasions.

The outdoor entertainment and COP services are limited/conditioned to protect the neighborhood. The consumption on premises (4COP) is limited to the 3,444 square foot area designated indoor/outdoor areas on the proposed site plan. The application and proposed Master Concept Plan demonstrate how the proposed COP area will interface with surrounding land uses with St. Jude Boulevard, dry retention area, and proposed parking lot creating distance between the proposed COP and the residential use to the east and compatibility to the south.

Buffers were thought through to further increase compatibility with existing single-family uses to the south and east despite the properties being commercially zoned. A 25' buffer with an 8' high opaque wall is located on the east side of the parking area with the existing home a minimum of 165 feet between the abutting residence and the nearest COP outdoor area. A buffer will be installed on St. Jude Boulevard offering an improvement where no right-of-way buffer currently exists.

A sound engineer has designed the outdoor function of the stage and speaker to minimize the proliferation of sound to the abutting properties. Additionally, the conditions below restrict the use of outdoor amplified sound and limits the hours of use to a much more strict level than the Lee County sound ordinance would allow.

Access to the site is limited to one (1) existing ingress/egress point from St. Jude Boulevard and the existing access to parking from Stringfellow Road. The existing parking includes 11 existing standard vehicle spaces and two (2) existing ADA-compliant spaces located at the corner of Stringfellow Road and St. Jude Boulevard. The new parking on the eastern portion of the property will include an additional 33 standard vehicle spaces, three (3) new ADA-compliant space, ten (10) new golf cart spaces, and ten (10) new bicycle spaces, a total of 69 spaces including the existing parking for the current building. The owner has also received a shared parking agreement with York Road Marine, which is the adjoining business just south of the existing Froggy's Bar and Grill, which provides 8 additional spaces. The shared parking agreement is included with this submittal. In accordance with Land Development Code Table 34-2020(b), the required number of parking spaces is based on the total area where consumption on the premises is permitted. This use falls under the parking requirements for Bar and Cocktail Lounge at 14 spaces per 1,000 square feet which includes the outdoor service areas. A total of 69 parking spaces will be provided to serve the combined existing and proposed 6,995 square feet of existing bar and the new outdoor COP area.

Via proposed conditions, the Applicant has limiting hours of operations and maximum guest capacity to address compatibility with the neighborhood. Further, to maintain compatibility with the surrounding residential developments, the site's COP area will be buffered via 6' buffer on the north and a 25' buffer including an 8' opaque wall on the west.

The Applicant offers the following conditions to limit the impact on surrounding residential land uses:

1. **The Special Exception must be in substantial compliance with the site plan.**
2. **Hours of Operation with COP are limited to Sunday-Thursday 4pm-9pm and Friday-Saturday 12pm-10pm.**
3. **Outdoor live entertainment and amplified music must comply with the Lee County Noise Ordinance (Ordinance 14-18, as amended by Ordinance 22-10 and Ordinance 23-05) as may be amended.**
4. **Outdoor live entertainment is prohibited after 8 PM, seven days per week.**
5. **Use of speakers or similar amplified systems located outside of building(s) is prohibited after 8 PM, seven days per week.**
6. **The eastern property line abutting property shown on the MCP shall include a 25' wide buffer with 8-foot-tall opaque wall.**
7. **The northern property line abutting property shown on the MCP shall include a 6' wide buffer.**
8. **Stage is positioned towards the existing building with a three-sided enclosure that is treated with sound absorbing material per Keane Acoustics design, which will help absorb sound and reduce its bleeding into the surrounding areas.**
9. **Along the entire southern boundary, a 4' wide pedestrian walkway is provided.**

VI. Comprehensive Plan Compliance

The following is an analysis of the request's consistency with goals, objectives and policies of the Lee County Comprehensive Plan.

Policy 1.1.5 The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted.

> **RESPONSE: The currently approved COP associated with the existing restaurant is within the allowable range of permitted non-residential uses in the Suburban FLU. The request is expand the COP to the outdoor area.**

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

> **RESPONSE: The property has and will continue to be used primarily as a bona-fide restaurant and bar. To preserve the residential atmosphere, the use of the outdoor area will be minimized as proposed by the above conditions, including limited hours of operation and the music and live entertainment are subject to conditions and design that will have it significantly exceed the Lee County Noise Ordinance regulations.**
>
> **The COP area is limited to the eastern portion of the site (west of the new proposed parking lot). As indicated on the site plan, the property includes a 6' Type D buffer on the north side abutting St. Jude Boulevard. On the east property line, a 25' buffer is proposed, in addition to 8' opaque wall and landscaping where the property abuts residential lots. Not only is the opaque wall above code requirement but it was specifically chosen to further reduce noise and provide screening in the area of the site where the COP would be permitted. Based upon the limitations on the use and the design standards proposed, compatibility with the adjacent residential land uses will be maintained.**

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

> **RESPONSE: This application requests the existing COP to extend to the proposed outdoor area to support the restaurant and bar uses allowed by right on the property. As noted above, the request includes limiting hours of operations to address compatibility with the neighborhood. The buffering on the eastern border with a wall and 25' wide planting area is above code requirements as is the effort to hire and have a sound engineer design the stage and sound system to minimize the carry of sound waves. The design has the sound facing the existing building and the hours of use are greatly limited.**

Policy 6.1.5 Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include but are not limited to: frontage roads; clustering of activities; limiting access; sharing access;

setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

RESPONSE: Access will occur via ingress/egress from St. Jude Boulevard, which provides direct access to Stringfellow Road, a county-maintained roadway. There are no residential uses west of the property across Stringfellow Road, all parcels are vacant conservation lands. Traffic will not pass any residential lots arriving to the access point. Thus, the COP use will not negatively impact from a traffic standpoint as the event use is permitted by right, fully constructed and operational.

VI. Decision-Making Compliance

34-145. (C) SPECIAL EXCEPTIONS.

(3) Findings/review criteria.

a. Prior to granting a special exception, the Hearing Examiner must find the Applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;

RESPONSE: The proposed request complies with the County's Lee Plan, as detailed in the comprehensive consistency section above. The Suburban FLU allows non-residential uses including the existing restaurant and the proposed COP associated with event space. Policies relating to compatibility and neighborhood protection will be upheld based upon the limitation on the proposed use and the site design standards.

2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;

RESPONSE: The purpose of the Special Exception is to make use of the existing facilities without any additional development. The special exception site plan does not propose any impact on environmentally sensitive areas of the site.

3. Will be compatible with existing and planned uses;

RESPONSE: The applicants will continue to maintain and operate the property's current use as a restaurant. The proposed special exception use will occur on the basis as proffered in the proposed conditions and will continue to be compatible with the surrounding land use pattern. Landscape buffers will screen the views from the proposed outdoor space that is included in the COP extension request. This includes a 8' opaque pre-cast wall as proposed in the MCP. There is also a 4' wide pedestrian walkway along the south of the property abutting the canal.

4. Will not be injurious to the neighborhood or detrimental to the public welfare; and,

RESPONSE: The applicant is proposing limitations to the special exception use so as not to impact the surrounding residential uses. This includes proper management of noise levels, lighting, hours of event operations, and amount of guest per event.

5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

RESPONSE: The request for the special exception will assist with the opportunity to promote the primary restaurant use of the property. The request for the special exception will be in compliance with zoning regulations pertaining to the uses.

34-1264. SALE OR SERVICE FOR ON-PREMISES CONSUMPTION.

(a) Approval required. *The sale or service of alcoholic beverages for consumption on-premises is not permitted until the location has been approved by the County as follows:*

(2) Special exception

a. A special exception for consumption on the premises is required for:

1.Any establishment not covered by subsection (a)(1) of this section.

RESPONSE: The existing restaurant property has COP already permitted and this request is to extend the COP to the proposed outdoor area.

b. The burden of proof that the grant of the special exception will not have an adverse effect on surrounding properties lies with the applicant.

RESPONSE: The proposed use is conditioned to not adversely affect surrounding properties. The site plan explicitly places the outdoor area just outside the existing building and to the east of the proposed parking lot, minimizing any potential disturbances through maximizing the distance to the residences and the other conditions mentioned herein. This design attempts to adequately accommodate impacts on neighboring areas. Further, the applicants are committed to implementing measures that promote responsible consumption and maintain a peaceful environment. This includes proper management of noise levels, adherence to all local regulations, and consideration of nearby residents.

(b) Location; parking.

(1) Prohibited Locations

a. Except as may be exempted in subsections (a)(1) or (b)(2) of this section, no establishment for the sale or service of alcoholic beverages for consumption on the premises may be located within 500 feet of:

2. A dwelling unit under separate ownership, except when approved as part of a planned development.

RESPONSE: The proposed COP area abuts one (1) dwelling unit under separate ownership to the east and others north across St. Jude Boulevard. Numerous conditions are proposed to mitigate any potential impact of the proposed COP.

(3) Parking.

Establishments providing alcoholic beverages for consumption on the premises must comply with the parking requirements for the principal use set forth in section 34-2020(b).

<u>34-2020. REQUIRED PARKING SPACES.</u>

(b) Non-residential uses. Non-residential uses permitted under this chapter are subject to the following minimum requirements:

Use	*Minimum Required Spaces for Single-Use Development*
Restaurant, Group III	*14 spaces per 1000SF. Outdoor calculated as same rate*

RESPONSE: The concept plan indicates that the proposed area for events involving on-premises consumption is situated away from the main property use. The existing Froggy's Bar and Grill is a 3,551 square foot building that has operated with 13 parking spaces for a long time. The required parking for the existing bar is 50 spaces, less 2 spaces for the allowed 5% reduction being adjacent to bike facilities on Stringfellow Road, so the current business is deficient by 35 parking spaces or 73% of required per the LDC.

The proposed redevelopment plan expands the outdoor area, adding 3,444 square feet of service area for a total of 6,995 square feet that is required to meet parking standards of 14 spaces per 1,000 square feet. The result is 93 required parking spaces when reduced by the same 5% for the bikeways connection. Despite the expansion the proposed plan improves the parking conditions as follows:

- **First, the standard parking offered in the redevelopment plan is 49 spaces, which is only 47% less than required.**
- **Second, the plan provides 10 golf cart spaces reducing the required parking to 88 spaces, bringing the deficiency to only 44%.**
- **Third, the shared parking agreement adds eight legally usable spaces or 57 total standard vehicle spaces, which further reduces the deficiency to 35%.**
- **Finally, the plan doubles the required bicycle racks which doesn't directly credit as spaces but is useful to support alternatives to vehicles in an area that is known to use bicycles.**

SUMMARY
The result is a 35% deficiency in parking and strong support for alternative transportation as opposed to a 73% deficiency for the existing operation.

PARKING CALCULATIONS

PER LDC SEC 34-2020:

PARKING REQUIRED:

[USE]	[QTY]	[RATIO]	[NO. SPACES]
EXISTING RESTAURANT	3551 SF	14.0 SP/1000 SF	49.7 SPACES
OUTDOOR AMENITY AREA	3444 SF	14.0 SP/1000 SF	48.2 SPACES
		TOTAL REQUIRED =	97.9 SPACES
		[INCLUDES	ADA SPACES]

PARKING PROVIDED:		
	EXISTING STANDARD PARKING =	13 SPACES
	PROPOSED STANDARD PARKING =	33 SPACES
	PROPOSED ADA PARKING =	3 SPACES
	PROPOSED GOLF CART PARKING =	10 SPACES
	PROPOSED BICYCLE PARKING =	10 SPACES
	TOTAL PROVIDED =	69 SPACES

ADA PARKING REQUIRED:

BASED ON TOTAL SPACES: 69 SPACES REQUIRE 3 ADA SPACES

VII. CONCLUSION

The request for a Special Exception for Consumption on Premises in the Commercial ("C-1") zoning district has been conditioned to significantly limit negative impacts to neighboring residential properties

based upon the numerous proposed conditions relating to buffering, COP location, restrictions on amplified music, access and hours of operation. And will therefore align with the goals, objectives, and policies outlined in the Lee Plan. There will be no changes to the existing building, all proposed changed are shown in the provided MCP. The applicant respectfully requests approval of the Special Exception and reserves the right to modify this application during the review process to ensure compliance with all code requirements.

FROGGY'S BAR & GRILL
SCHEDULE OF DEVIATIONS

1. **Deviate from LDC 34-2020(b) requiring bars and cocktail lounges to be parked at 14 spaces per 1,000 square feet of total floor area, including areas dedicated to outdoor consumption on premises, resulting 98 required parking spaces, to credit a parking reduction from the 98 required spaces to 88 spaces by applying:**

   a) **A 5% reduction for being adjacent to bicycle and pedestrian facilities on Stringfellow Road as identified on Map 3D of the Lee Plan [34-2020(c)(3)] reducing the total required to 93 spaces.**

   b) **A 5-space parking reduction for providing 10 golf cart spaces [34-2020(c)(4)] further reducing the total required spaces from 93 to 88 spaces.**

   And to allow the redevelopment to provide a total of:

   - **49 regular parking spaces (including 3 ADA spaces),**
   - **10 bicycle rack spaces (double the requirement),**
   - **10 golf cart spaces and**
   - **8 spaces per an executed shared parking agreement with the abutting commercial business at 3580/3582 Stringfellow Road.**

   JUSTIFICATION: The existing Froggy's Bar and Grill is a 3,551 square foot building that has operated with 13 parking spaces for a long time. The required parking for the existing bar is 50 spaces, less 2 spaces for the allowed 5% reduction being adjacent to bike facilities on Stringfellow Road, so the current business is deficient by 35 parking spaces or 73% of required per the LDC.

   The proposed redevelopment plan expands the outdoor area, adding 3,444 square feet of service area for a total of 6,995 square feet that is required to meet parking standards of 14 spaces per 1,000 square feet. The result is 93 required parking spaces when reduced by the same 5% for the bikeways connection. Despite the expansion the proposed plan improves the parking conditions as follows:

   - First, the standard parking offered in the redevelopment plan is 49 spaces, which is only 47% less than required.
   - Second, the plan provides 10 golf cart spaces reducing the required parking to 88 spaces, bringing the deficiency to only 44%.
   - Third, the shared parking agreement adds eight legally usable spaces or 57 total standard vehicle spaces, which further reduces the deficiency to 35%.
   - Finally, the plan doubles the required bicycle racks which doesn't directly credit as spaces but is useful to support alternatives to vehicles in an area that is known to use bicycles.

   SUMMARY
   The result is a 35% deficiency in parking and strong support for alternative transportation as opposed to a 73% deficiency for the existing operation.

   See the parking table on the next page.

PARKING CALCULATIONS

PER LDC SEC 34-2020:

PARKING REQUIRED:

[USE]	[QTY]	[RATIO]	[NO. SPACES]
EXISTING RESTAURANT	3551 SF	14.0 SP/1000 SF	49.7 SPACES
OUTDOOR AMENITY AREA	3444 SF	14.0 SP/1000 SF	48.2 SPACES
		TOTAL REQUIRED =	97.9 SPACES
		[INCLUDES	ADA SPACES]

PARKING PROVIDED:		
	EXISTING STANDARD PARKING =	13 SPACES
	PROPOSED STANDARD PARKING =	33 SPACES
	PROPOSED ADA PARKING =	3 SPACES
	PROPOSED GOLF CART PARKING =	10 SPACES
	PROPOSED BICYCLE PARKING =	10 SPACES
	TOTAL PROVIDED =	69 SPACES

ADA PARKING REQUIRED:

BASED ON TOTAL SPACES:	69	SPACES REQUIRE	3 ADA SPACES

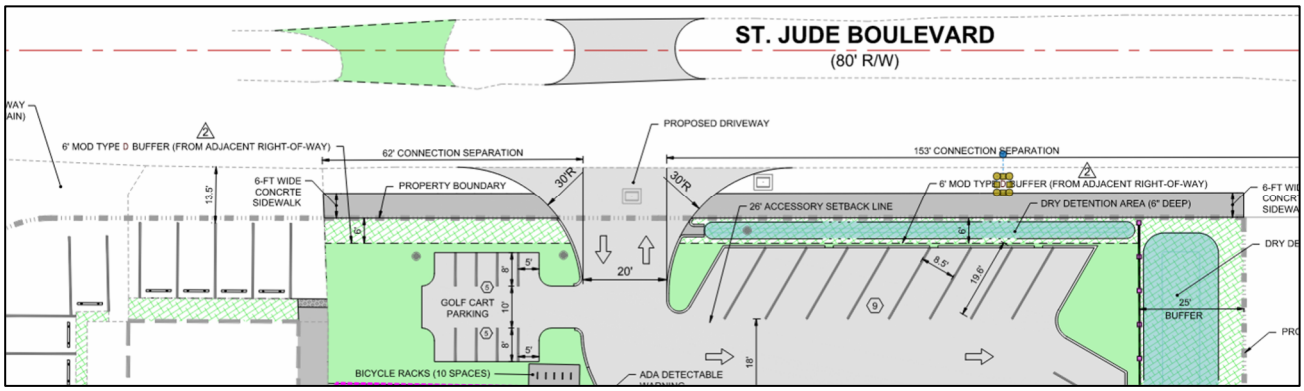
NOTES:
LDC Section 34-2020(c)(3) Bicycle and pedestrian facilities and amenities. The minimum required parking for a use may be reduced by five percent if bicycle and pedestrian facilities, identified on the Bikeways/Walkways Facility Plan - Planned Facilities and Existing Facilities, Map 3D of the Lee Plan, are located in the right-of-way adjacent to the property or on the property; a continuous bicycle path and pedestrian accommodations, consistent with Section 10-610, are provided internal to the project from the bicycle/pedestrian facility to the primary entrance of the building; and, bicycle racks are provided on-site consistent with Section 10-610(e)(3).

LDC Section 34-2020(c)(4) Golf cart amenities. The minimum required parking for a use may be reduced by one space for every two designated golf cart spaces if: golf carts will be used as a means of travel to the proposed use; the use is accessed by a street where golf cart travel has been approved by Lee County; and designated golf cart parking is provided.

2. **Deviate from LDC 10-416(d)(3) required landscaping buffers that require a 15' Type D buffer where a development abuts a public right-of-way; to allow a 6-foot Type D Buffer that will still meet the planting requirements.**

   JUSTIFICATION: The highest priority of the site design was to maximize parking on site. Angled parking was found to be the most efficient design to provide the maximum number of spaces but requires reducing the buffer area along St. Jude Boulevard from 15 feet to 6 feet.

   Currently there is no buffering on the St. Jude Boulevard. It is dominated by pavement dedicated to the back out parking of the existing development and the driveway to the rear of the building that is much wider than modern regulations would allow. The redesign of the site greatly improves the buffering despite the requested reduction in planting area. The intent is to meet all planting requirements in a reduced area and bring the parking area up to modern standards.



LEGEND:

R/W	RIGHT-OF-WAY
℄	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.I.	POINT OF INTERSECTION
S.R.	STATE ROUTE

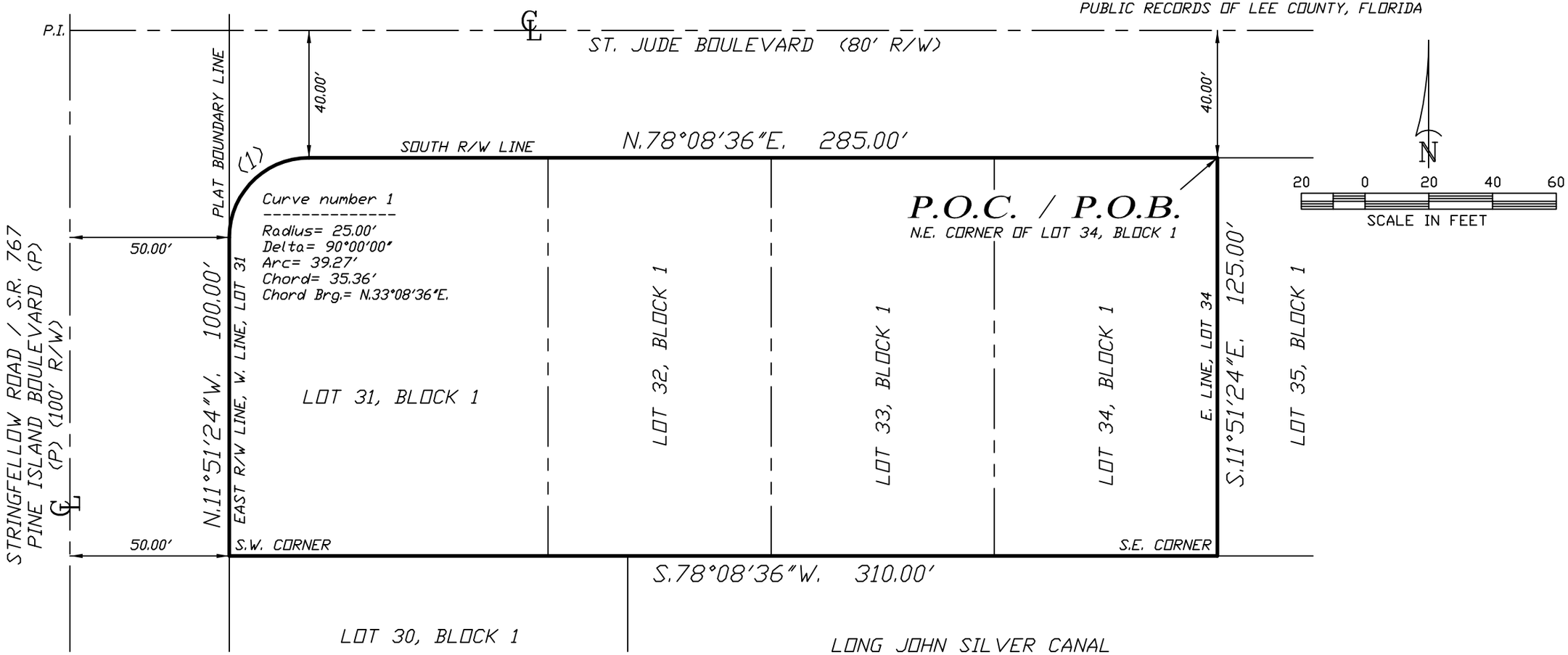
SEE EXHIBIT "A",
SHEET 2 OF 2 FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)

PARCEL OF LAND BEING LOTS 31, 32, 33 AND 34, BLOCK 1, ST JUDE HARBORS, UNIT 1,

(PLAT BOOK 16, PAGE 141)
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 22 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA



SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH RIGHT-OF-WAY LINE OF ST JUDE BOULEVARD, AS BEING N.78°16'45"E.
2. FIELD NOTES IN ST JUDE HARBORS, UNIT 1, BLOCK 1, LOTS 31-34.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 40 SCALE DRAWING.

SHEET 1 OF 2

DRAWN:	CHECK:	SCALE	PROJ. #	
RBH	PMM	1"=40'	SJH-U1-B1-31	
SKETCH DATE		FILE NO.		SHT.- 1
8/2/25		45-22-35		OF - 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

(PROPOSED)

PARCEL OF LAND BEING LOTS 31, 32, 33 AND 34, BLOCK 1, ST JUDE HARBORS, UNIT 1,

(PLAT BOOK 16, PAGE 141)
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 22 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN LOTS 31, 32, 33 AND 34, BLOCK 1, ST JUDE HARBORS, UNIT 1, AS RECORDED IN PLAT BOOK 16, PAGE 141, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 34, BLOCK 1, ST JUDE HARBORS, UNIT 1, AS RECORDED IN PLAT BOOK 16, PAGE 141, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT ALONG THE SOUTH RIGHT OF WAY LINE OF ST. JUDE BOULEVARD (80 FEET WIDE), FOR THE POINT OF BEGINNING; THENCE RUN S.11°51'24"E. ALONG THE EAST LINE OF SAID LOT 34 TO THE SOUTHEAST CORNER THEREOF, FOR 125.00 FEET; THENCE RUN S.78°08'36"W. TO THE SOUTHWEST CORNER OF LOT 31 OF THE AFORESAID BLOCK 1, ST JUDE HARBORS, UNIT 1, BEING A POINT ALONG THE EAST RIGHT OF WAY LINE OF STRINGFELLOW ROAD, STATE ROUTE 767 (PINE ISLAND BOULEVARD, ACCORDING TO THE AFORESAID ST JUDE HARBORS, UNIT 1 (100 FEET WIDE)), FOR 310.00 FEET; THENCE RUN N.11°51'24"W. ALONG THE SAID RIGHT OF WAY LINE, BEING THE WEST LINE OF THE AFORESAID LOT 31, FOR 100.00 FEET, TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE, TO THE RIGHT, FOR 39.27 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00, A CENTRAL DELTA ANGLE OF 90°00'00", A CHORD THAT BEARS N.33°08'36"E., AND A CHORD DISTANCE OF 35.36 FEET, TO A POINT ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF ST. JUDE BOULEVARD; THENCE RUN N.78°08'36"E. ALONG SAID RIGHT OF WAY, FOR 285.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,616 SQUARE FEET OR 0.89 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF ST. JUDE BOULEVARD, AS BEING N.78°16'45"E.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.08.05 11:16:40 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
AUGUST 3, 2025

SE22026-00004 Lee County DigEplan Original Application Dated 03-16-2026
Kevin C. Karnes, Lee County Clerk of Circuit Court
INSTR. # 2023000148275, Doc Type D, Pages 2, Recorded 4/26/2023 at 11:47 AM, Deputy Clerk NFERGUSON ERECORD
Rec Fees: $18.50 Deed Doc: $2,800.00

Prepared by and return to:
Timothy J. Bruehl

Waggoner & Bruehl, P.A.
5400 Pine Island Road, Suite D
Bokeelia, FL 33922
239-283-1076

Parcel Identification No. **35-45-22-08-00001.0330**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **25th** day of **April, 2023** between **Malvin Gene Ford and Kathy A. Ford** whose post office address is **P.O. Box 689, Saint James City, FL 33956** of the County of **Lee**, State of **Florida**, grantor*, and **Reel Time Investments, LLC, a Florida Limited Liability Company** whose post office address is **P.O. Box 65, Saint James City, FL 33956** of the County of **Lee**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County**, **Florida**, to-wit:

> **Lots 33 and 34, Block 1, Unit 1 St. Jude Harbors, according to the map or plat thereof as recorded in Plat Book 16, Page 141, Public Records of Lee County, Florida.**
>
> Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: TIMOTHY J. BEHEM

Witness Name: Jacelyn Diaz

(Seal)
Malvin Gene Ford

(Seal)
Kathy A. Ford

State of Florida

County of Lee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 25th day of April, 2023 by Malvin Gene Ford, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TIMOTHY J. BRUEHL
Notary Public - State of Florida
Commission # HH 366575
My Comm. Expires Feb 26, 2027
Bonded through National Notary Assn.

Notary Public

Printed Name: TIMOTHY J. BRUEHL

My Commission Expires: 2/26/27

SHARED PARKING AND CROSS-ACCESS AGREEMENT

(Lee County, Florida)

This SHARED PARKING AND CROSS-ACCESS AGREEMENT ("Agreement") is made this __ day of 25th, 2026 by and between:

REEL TIME INVESTMENTS, LLC, a Florida limited liability company, whose mailing address is 3620 Stringfellow Road, St. James City, Florida 33956 ("Owner A"), owner of the property commonly known as Froggy's Bar,

and

W-YACHTS YORK ROAD MARINE, LLC, a Florida limited liability company, whose mailing address is 3580/3582 Stringfellow Road, St. James City, Florida 33956 ("Owner B").

Owner A and Owner B may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. Owner A owns certain real property located at 3620 Stringfellow Road, St. James City, Lee County, Florida, more particularly described in Exhibit "A" ("Parcel A").

B. Owner B owns certain real property located at 3580/3582 Stringfellow Road, St. James City, Lee County, Florida, more particularly described in Exhibit "B" ("Parcel B").

C. The properties are adjacent and subject to the Lee County Land Development Code ("LDC").

D. Owner A requires additional off-street parking to satisfy applicable LDC requirements.

AGREEMENT

1. Grant of Easement
Owner B hereby grants to Owner A a perpetual, non-exclusive easement for shared parking and vehicular/pedestrian access over the portion of Parcel B designated as the "Shared Parking Area," as depicted in Exhibit "C." This easement shall run with the land and bind successors and assigns.

2. Number of Spaces

Owner A shall have the right to use up to ___ (8) designated parking spaces within the Shared Parking Area.

3. Hours of Use
Owner A's use of the Shared Parking Area shall be limited to 6:00 PM through 12:00 AM daily, unless otherwise agreed in writing.

4. Cross-Access
Owner B grants non-exclusive vehicular and pedestrian ingress and egress over existing drive aisles necessary to access the Shared Parking Area.

5. Maintenance
Owner B shall maintain the Shared Parking Area in safe and operable condition, including pavement, striping, drainage, and lighting.

6. Term
This Agreement shall be perpetual and shall run with the land unless terminated by mutual written agreement recorded in the Public Records of Lee County, Florida.

7. Default and Attorneys' Fees
The prevailing Party in any enforcement action shall be entitled to recover reasonable attorneys' fees and costs.

8. Compliance with Law
This Agreement is conditioned upon compliance with the Lee County Land Development Code and all applicable laws.

9. Recording
This Agreement shall be recorded in the Public Records of Lee County, Florida.

SIGNATURES

OWNER A:
REEL TIME INVESTMENTS, LLC

By: _____
Name: Dennis Borcky
Title: OWNER
Date: 02/26/26

OWNER B:
W-YACHTS YORK ROAD MARINE, LLC

By: _____
Name: Thomas Littick
Title: General Manager
Date: 2-25-26

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 25 day of Feb, 2026, by Dennis Birch as ~~Gen Mgr~~ Owner of REEL TIME INVESTMENTS, LLC, and by Thomas Littick as Gen Mgr of W-YACHTS YORK ROAD MARINE, LLC, who are personally known to me or have produced _____ as identification.

_____
Notary Public, State of Florida
Print Name: E Stearns
Commission No.: HH 226927
My Commission Expires: 6-9-26

ELSIE G. STEARNS
MY COMMISSION # HH 226927
EXPIRES: June 9, 2026

EXHIBITS TO ATTACH:
Exhibit A – Legal Description of Parcel A
Exhibit B – Legal Description of Parcel B
Exhibit C – Site Plan Showing Shared Parking Area

FROGGY'S BAR & GRILL
Shared Parking Agreement
Exhibit A

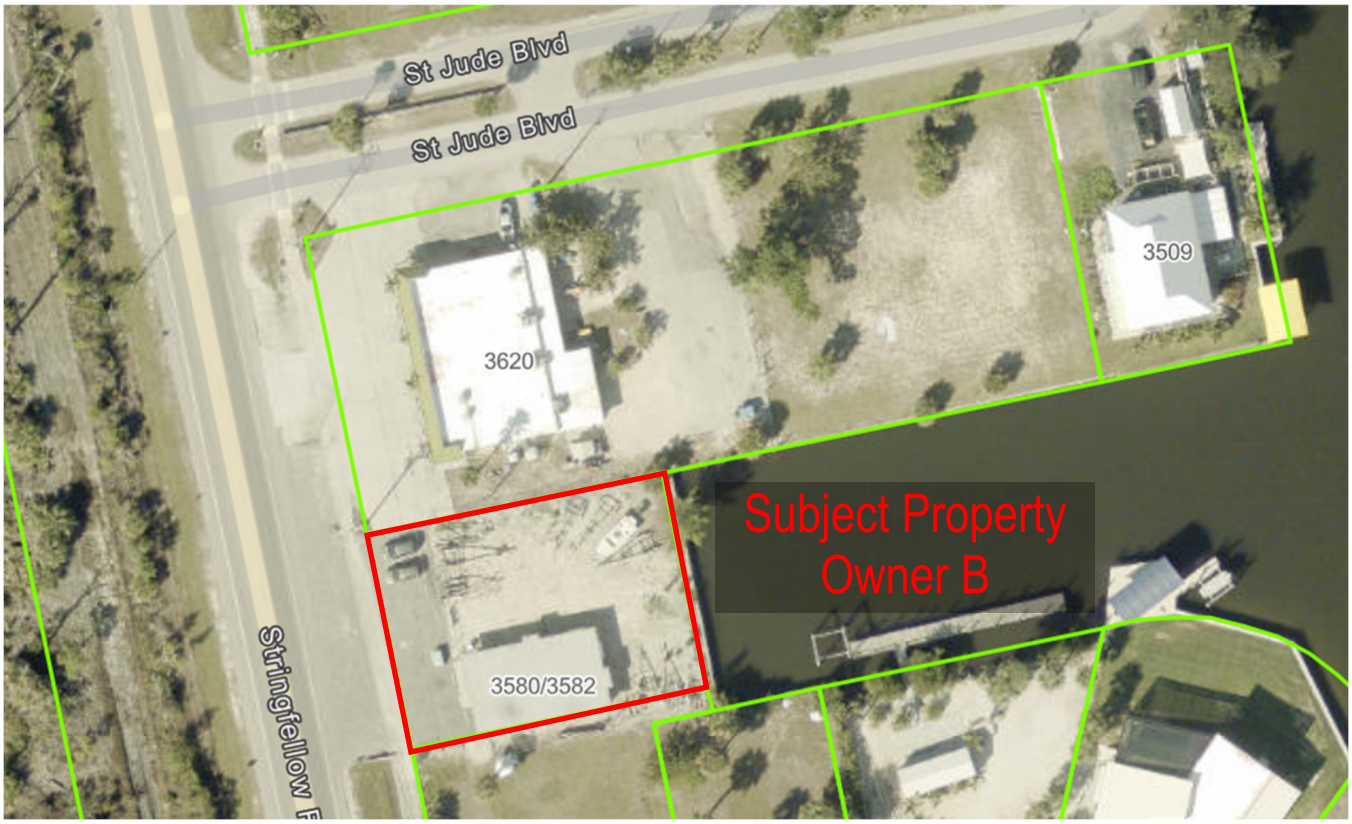
ADDRESS
3620 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

LEGAL DESCRIPTION
ST JUDE HARBORS UNIT 1 BLK 1 PB 16 PG 141 LOTS 31 - 34

FROGGY'S BAR & GRILL
Shared Parking Agreement
Exhibit B

ADDRESS
3580/3582 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

LEGAL DESCRIPTION
ST JUDE HARBORS UNIT 1 BLK 1 PB 16 PG 141 LOTS 29 + 30 LESS NELY 10FT OF LOT 29



FROGGY'S BAR & GRILL
Shared Parking Agreement
Exhibit C

A minimum of 8 parking spaces as shown below:

February 27, 2026

Froggy's Bar Inc.
3620 Stringfellow Rd, St James City, FL 33956
Naples, FL 34109
Attn: Dennis Borcky

Dear Mr. Borcky,

The following is a revised summary of Keane Acoustics' noise study for the proposed improvements at Froggy's Bar in St. James City, FL.

Background

Keane Acoustics has been asked to assess the potential for noise impact from outdoor live music from the proposed outdoor renovation, which will be built nearby residential properties.
It is understood that there will be a designated stage at the facility.

The focus of this study is the potential sound emissions and impact from the performances of full bands (4 or more musicians) in the afternoon, up until 8pm. It is understood the special exception request is to allow outdoor entertainment up until 8:00pm.

The Applicant offers the following conditions to limit the impact on surrounding residential land uses:

1. *The Special Exception must be in substantial compliance with the site plan.*
2. *Hours of Operation with COP are limited to Sunday-Thursday 4pm-9pm and Friday-Saturday 12pm-10pm.*
3. *Outdoor live entertainment and amplified music must comply with the Lee County Noise Ordinance (Ordinance 14-18, as amended by Ordinance 22-10 and Ordinance 23-05) as may be amended.*
4. *Outdoor live entertainment is prohibited after 8 PM, seven days per week, on Tract C and G. Use of speakers or similar amplified systems located outside of building(s) is prohibited after 8 PM, seven days per week, on Tract G.*
5. *The eastern property line abutting property shown on the MCP shall include a 25' wide buffer with 8-foot-tall opaque wall.*
6. *The northern property line abutting property shown on the MCP shall include a 6' wide buffer.*
7. *Stage is positioned towards the existing building, which will help absorb sound bleed into the surrounding areas.*
8. *Along the entire southern boundary, a 4' wide pedestrian walkway is provided.*

DRAFT

Noise Ordinance

Per section 19-150 (Table 2) of the Lee County Noise Ordinance sets a limit of 75 dBA / 80 dBC between the hours of 7 am to 10pm, to be measured at the property line of the noise source. There is no requirement specified in the ordinance for the time duration of a sound measurement (i.e. 30 seconds, 10 minutes, etc.).

Per section 19-150 (Table 1) of the Lee County Noise Ordinance sets a limit of 66 dBA / 71 dBC between the hours of 7 am to 10pm, to be measured at the property line of a residential receiving property.

This report will compare decibel levels of sound emissions from the proposed business using the County's daytime noise ordinance criteria, which is applicable to this specific study.

Ambient Noise

Traffic Noise

A review of the Florida Department of Transportation database indicates the following 2024 daily traffic data.

- *Country Road - 767 Stringfellow Road* - AADT 5000 vehicles and 205 heavy trucks

These traffic levels indicate a significant contributor to background noise levels, as described in the following section of this report.

Ambient Sound Levels by receiver location

The residential property assessment focused on 2 adjacent properties (See Exhibit A).
Location 1 – Single Family Home – 3530 Sea Holly Lane (roughly 230' to the ESE from the proposed stage location across canal)
Location 2 - Single Family Home – 3509 St Jude Blvd (roughly 160' to the E from the proposed stage location)

Receiver Location 1

Receiver Location 1 is roughly 230' (ESE) from the proposed stage location and across a 100' wide canal. The primary sound events at this location are from vehicular traffic on CR-767 and local roads. Based on FDOT traffic data, the Ambient sound levels at this location are anticipated to be in the 46 to 62 dBA range with occasional louder events exceeding these levels.

Louder events likely to be experienced at this location are as follows:

- heavy trucks accelerating on CR-767 – 49-62 dBA
- aircraft flyovers – 46-60 dBA
- landscaping crews - up to 90 dBA
- garbage/recycling trucks – 70-90 dBA
- mail and parcel delivery trucks – 65-75 dBA
- vehicles on neighborhood roads – 55-65 dBA

SEZ2026-00004 Lee County DigEplan Original Application Dated 03-16-2026

Receiver Location 2

Receiver Location 2 is a minimum of 160' to the E. The primary sound events at this location are from vehicular traffic on CR-767 and local roads. Based on FDOT traffic data, the Ambient sound levels at this location are anticipated to be in the 46 to 62 dBA range with occasional louder events exceeding these levels.

Louder events likely to be experienced at this location are as follows:

- heavy trucks accelerating on CR-767 – 49-62 dBA
- aircraft flyovers – 46-60 dBA
- landscaping crews - up to 90 dBA
- garbage/recycling trucks – 70-90 dBA
- mail and parcel delivery trucks – 65-75 dBA
- vehicles on neighborhood roads – 55-65 dBA

Project Site Analysis

Site Plan Review

A review of a draft site plan indicates that bands will perform outdoors on the eastern side of the building. It is understood that the sound system corresponding to the live performances will be facing the building (Froggy's), and away from nearby residential properties.

Project Site Orientation

The proposed site will be surrounded by the following:

- Commercial Retail to the south
- CR-767 to the west
- St. Jude Blvd. and Residential to the north
- Empty Parcel immediately to the east
- Residential properties further to east, NE, and SE

Project Site Noise Sources

Existing Noise Sources

Country Road - 767 Stringfellow Road

This section of CR-767 hosts a daily average of 5000 vehicles (approximately 205 are trucks) according to DOT data at the closest report location (0.8 miles north of Froggy's). Posted speed limit is 45 mph to the north and 35 mph to the south at the intersection nearest Froggy's.

The sound from movement of trucks, heavy vehicles, motorcycles, and higher horsepower vehicles will be often audibly propagating from CR-767 to the subject residential property line locations.

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Anticipated Operational Noise Levels *from Outdoor Performances*

On Stage and Audience Sound Levels

The calculations assume a maximum Leq of 100 dBA on stage and 85 dBA Leq at the seating areas nearby the stage. These sound levels were then extrapolated for distance and sound directivity.

The on stage sound level of less than 100 dBA is commonly found in this type of setting, where musicians are trying to maintain a certain degree of comfort for guests and also prevent noise egress to other adjacent properties. This will require musicians to be aware of their sound emissions and play (and adjust PA system settings) accordingly.

The anticipated operational "onstage" sound levels listed above are based on both 25 years of acoustical consulting experience and over 30 years' experience of performing in live bands as both a drummer and singer.

The 85 dBA Leq sound level in the middle of the seating area is likely a maximum as many guests like to be able to converse with others and will let management know if the band is too loud.

Anticipated Sound Levels at Nearby Properties

Based on a series of calculations that extrapolate sound with distance and directivity, the anticipated sound emissions from band performances at Froggy's will be well below the 66 dBA and 71 dBC Leq "daytime" criteria at the nearest residential buildings.

Sound levels at the adjacent residential property line to the east (receiver location 1) are not anticipated to exceed 65 dBA/70 dBA Leq, which will meet the daytime noise ordinance criteria. This is due to a combination of the following:

- Band/loudspeakers will be pointed toward the Froggy's building to the west
- The stage will have back and side walls to block a direct path for sound egress
- There is a proposed 8' high wall between the properties

Sound levels at the adjacent residential property line to the ESE (receiver location 2) are not anticipated to exceed 63/68 dBA Leq, which will meet the daytime noise ordinance criteria. This is due to a combination of the following:

- Band/loudspeakers will be pointed toward the Froggy's building to the west
- The stage will have back and side walls to block a direct path for sound egress
- There is a proposed 8' high wall between the properties

Sound levels at Froggy's property lines are not anticipated to exceed 75/80 dBA Leq, which will meet the daytime noise ordinance criteria.

It is understood that the immediate property to the south is commercial, and have lower sensitivity to noise. By meeting the noise ordinance decibel levels at their own property, noise impact at any properties to the south will be negligible.

Noise Mitigation Plan

Based upon our review, the proposed venue appears to be purposefully designed and will be operated in a manner intended to minimize sound emissions from its live entertainment during daytime and early evening hours.

The following are design elements under consideration that help minimize sound propagation to other properties.

- Wall at east property line
- Walls at the back and sides of the stage will help shield sound sources on stage (such as drums and guitar amplifiers) from having a direct line of sight with adjacent properties/residences.
- Loudspeakers (likely lower and pointed toward audience and avoiding a direct line of sight with adjacent properties/residences) will be located and oriented to contain sound inside the customer areas as much as possible.
- Use of subwoofers or large guitar amplifiers are not recommended

It is recommended that the sound level emissions from band performances are checked with a basic type 2 sound level meter during events to determine both sound levels at the stage and at exterior locations.

Another measure to help check sound level emissions from band performances is as follows:

"Stoplight"
A "stoplight" is a sound level meter that looks like a traffic light (see Exhibit B), where the colors of the lights on the stoplight are changed by sound levels set by a venue. Because the consequences of violating the noise ordinance will be severe, a stoplight is strongly recommended for consideration as an additional safety measure to aid live entertainers in controlling their own sound levels while performing. This device works best when located in view of both musicians and management staff. The green (go) light is illuminated when decibel levels are below both user-set thresholds, telling management and staff that sound levels are controlled. When the sound level approaches the lower sound level limit, the light changes to yellow (caution), thereby alerting management that the performer needs to back sound levels down. Finally, when the sound level exceeds the upper sound level limit it the stoplight changes to red, warning management that the performer's sound levels are too high.

This device is adjustable so that it can be fine-tuned in the field to ensure compliance for ordinance decibel limits.

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Conclusion

Keane Acoustics has conducted a study of potential noise emissions. The results of the study indicate that sound emissions related to performances from bands at Froggy's will comply with the decibel levels stated in the Lee County Noise Ordinance, provided the recommended sound mitigation measures are put into place.

Best regards,

Michael Keane, P.E. - Florida License #64563
President and Principal Consultant - Keane Acoustics, Inc.

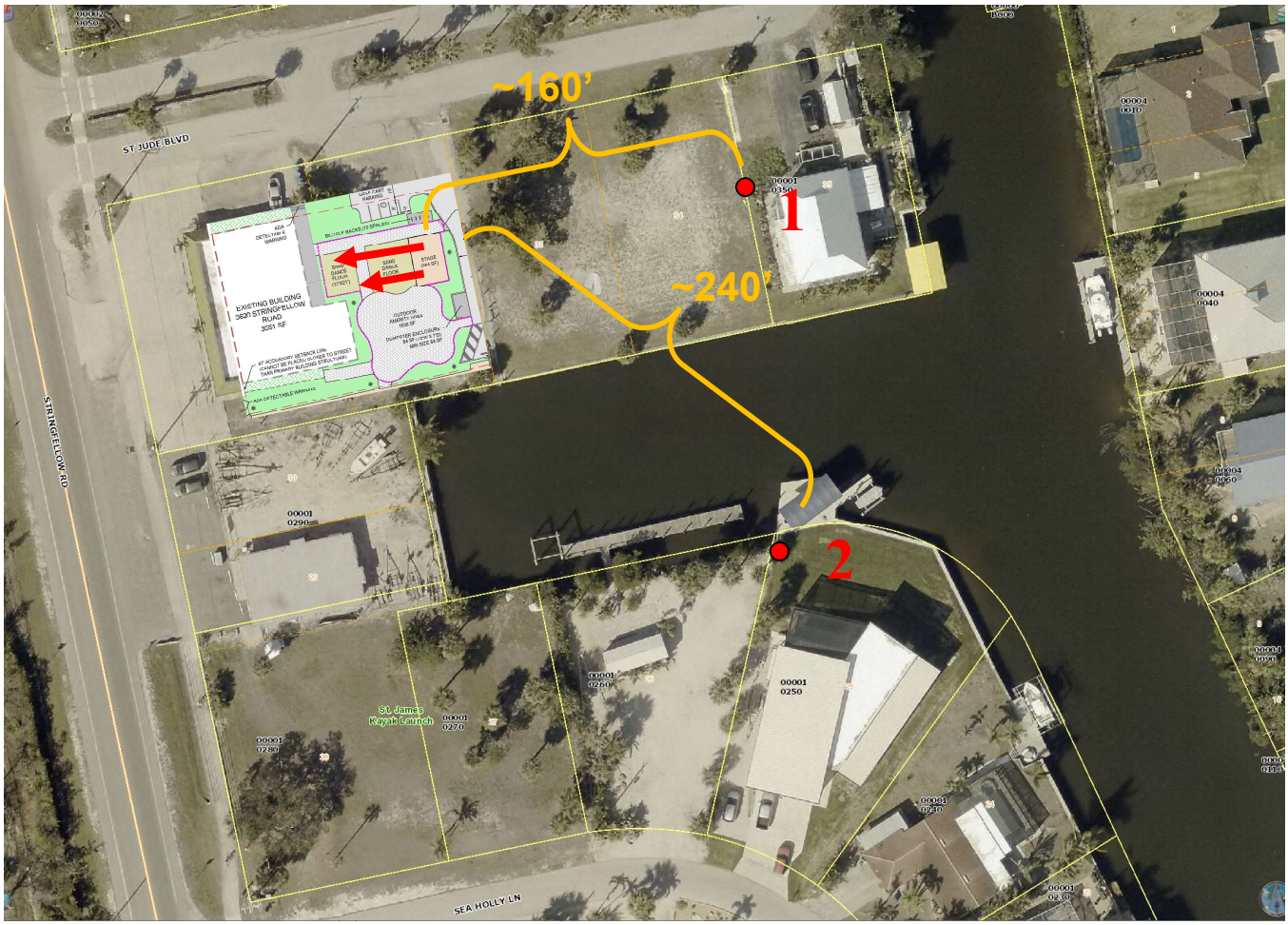


Exhibit A Noise Receiver Locations

Green Dot shows stage location

Red arrows indicate aiming direction of PA loudspeakers

Location 1 is single family residence (~160' away)
Location 2 is single family residence (~240' away)

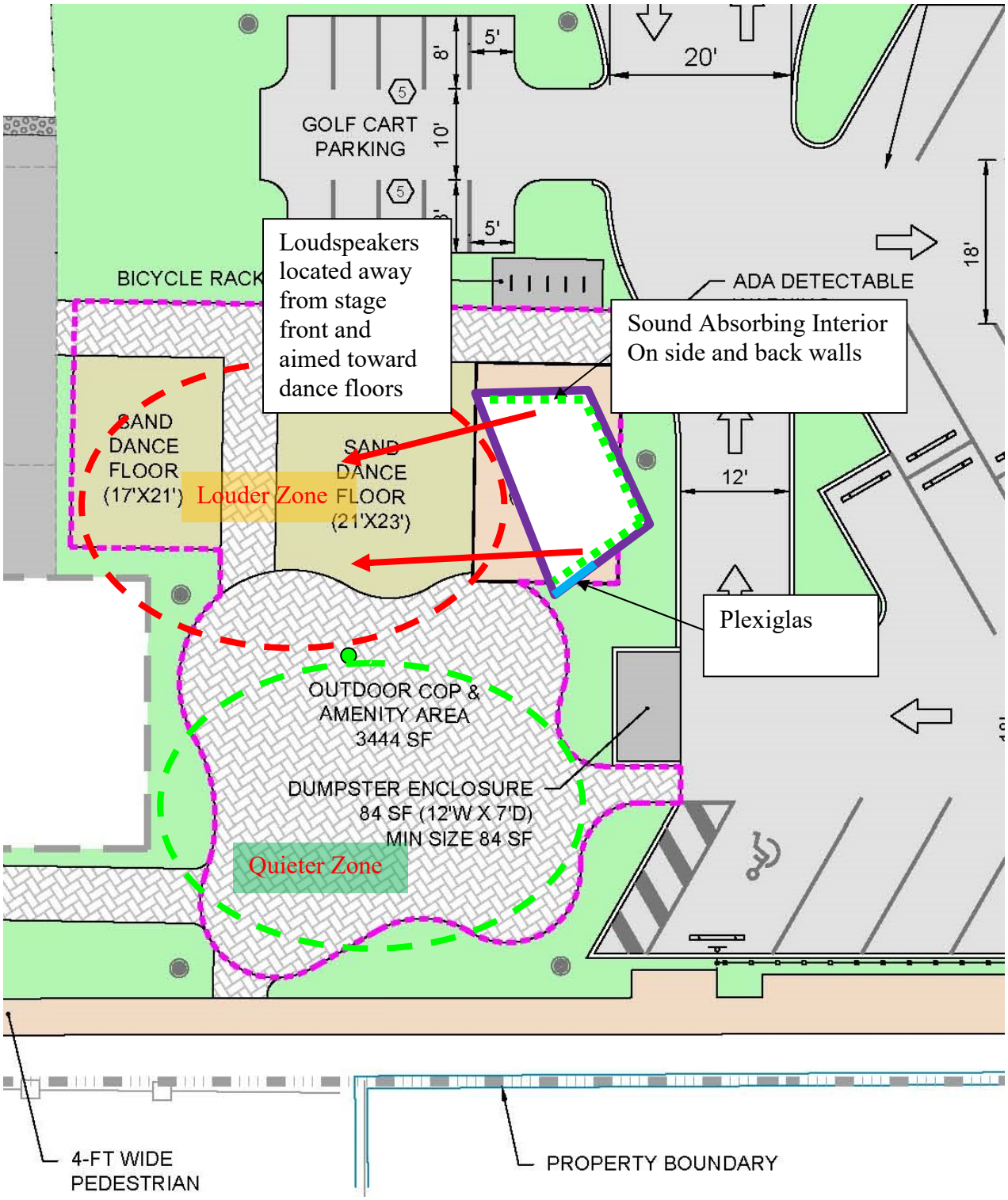


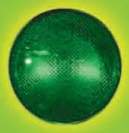
Exhibit B **Site Plan with Sound Mitigation Concept**

This concept creates a louder zone (near the dance floors) and a quieter zone to the south, which helps mitigate noise egress to other properties (guests will still hear the band in this zone clearly)

The stage should be built like a bandshell, with a solid roof, back and side walls, to project sound toward audience and block sound to adjacent residential properties.

HOW IT WORKS

Green Light:
On during normal noise levels



Yellow Light:
On during moderate noise levels

Yellow Flashing Light:
This light provides a one minute warning when the noise level has exceeded an acceptable level

Red Light:
This light is on during unacceptable talk levels. The red light stays on from one to nine minutes. There is also an audible alert when the light goes to red. This feature can be turned on or off and the volume of the alert can be adjusted.
Talk Light too is preset for the red light to stay on one minute

Remote Control:
Provides remote control access to the traffic light to manually change the colors from green, yellow, flashing yellow and red

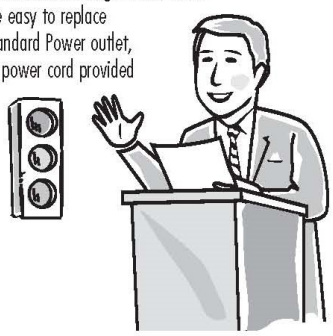
TALK LIGHT TOO™

Noise Management:
This small traffic light is designed to monitor the noise level in smaller areas such as classrooms, office, hospitals, libraries or other common areas where noise level is a concern. The Talk Light too has a built in stand or can be mounted to a wall.

Time Management:
The manual or programmable Time Manager is designed to time events such as presentations, debates, circuit training, tournaments or any other time sensitive applications. There is also an optional remote control that can be used to change the colors of the light.

Technical Information:

- 18" tall and is made out of durable metal
- Uses Automotive light bulbs which are easy to replace
- Standard Power outlet, 6' power cord provided



TalkLight™ too

Exhibit C Stop Light Sound Meter

This device should be mounted in a location where both staff and musicians can see it while performing.

March 9, 2026

Adam Mendez
Lee County Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902

RE: Froggy's Bar & Grill TIS
SEZ2025-00008

Dear Mr. Mendez:

ATIS is not required for special exceptions for consumption on premises or for solar or wind modifications. m[34-202(b)(5)(b)]

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdlic, AICP
Director of Planning

SE-2025-00008 Lee County Plan Original Application Date: 03/20/2025
STAFF-2025-00008 Lee County Plan Original Application Date: 03/20/2025

Greater Pine Island Water Association, Inc.

March 17, 2025

To Whom It May Concern:

Please be advised that the following address has water availability to the site:

3620 STRINGFELLOW RD
ST JAMES CITY, FL 33956

Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide 500 gallons per day of potable water to this site.

Sincerely,

Greater Pine Island Water Association

5281 Pine Island Road, Bokeelia, Florida 33922 Phone (239) 283-1071 Fax (239) 283-7792

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 23, 2025 Via E-Mail

Rachel Sanfilippo
3620 Stringfellow Rd.
St. James City, FL 33956

RE: **Wastewater Availability**
3620 Stringfellow Rd.
St. James City, FL 33956
STRAP # 35-45-22-L1-00001.0310

Dear Ms. Sanfilippo:

The subject property is located within Lee County Utilities Future Service Area as depicted on Map 4B of the Lee County Comprehensive Land Use Plan. Sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit, an outdoor patio with 80 seats for an existing restaurant with an estimated flow demand of approximately 1600 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Availability of sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Sanitary sewer service will be provided by our Pine Island Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of sanitary sewer service is to be utilized for Special Exception only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Amanda Peterson

LEE COUNTY UTILITIES
Amanda Peterson
Project Manager
239-823-0027
UTILITIES ENGINEERING

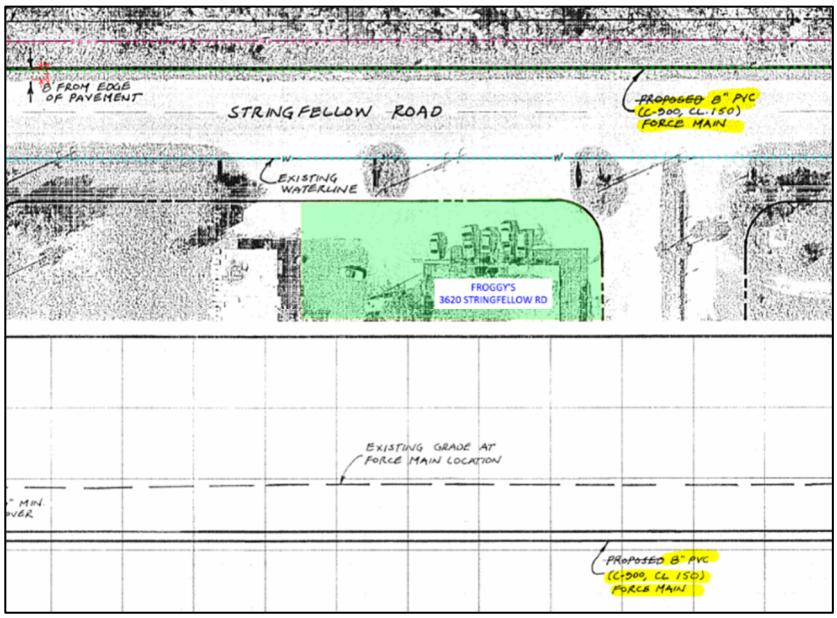
FROGGY'SSPECIAL EXCEPTION APPLICATION
OUTDOOR CONSUMPTION ON PREMISES (COP)

PART 5: ADDITIONAL REQUIREMENTS

A. *Potable Water: Will the project be connected to potable water and central sewer as part of any development of the property? [LDC Section 34-202(a)(10)]*

This narrative is provided to demonstrate how the property's water and sewer needs have been (and will be) met. Froggy's is an existing bar and restaurant that was established in 1966 according to Lee County Property Appraiser records. The existing building is already outfitted with water and sewer service. Currently, potable water service is provided via a connection to an existing 12" PVC water main owned and operated by Greater Pine Island Water Association (GPIWA) that runs along the east side of Stringfellow Road. Sewer service is currently provided via an individual onsite septic tank and drainfield system. The sewer service line exits the rear (east face) of the existing building and runs through a septic tank that is then pumped to the onsite drainfield.

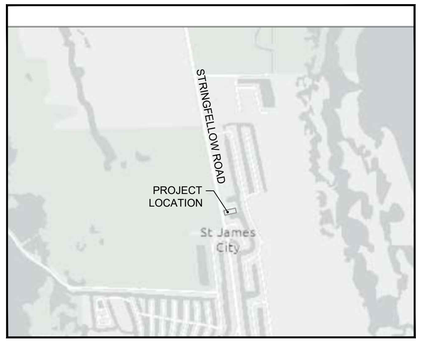
An upcoming Limited Development Order will be submitted to Lee County Development Services to add a parking lot on vacant land recently combined with the Froggy's parcel. This work also includes a connection to municipal sewer service, an 8" PVC force main owned and operated by Lee County Utilities (LCU) that runs along the west side of Stringfellow Road.



A pre-application meeting was conducted with Lee County in late August 2024 to discuss the proposed site improvements.

The status of the existing water and sewer service to the Froggy's parcel should not impact approval of this request for outdoor consumption of alcoholic beverages on premises. The property already has potable water and sewer service to the existing building, which is anticipated to remain the same size and configuration. While the building is not currently connected to central sewer, plans are in place to pursue a municipal connection through an upcoming LDO application. This application is expected to be submitted to Lee County for review in October 2024.

LOCATION MAP



SCALE: 1"=2000'

PROJECT INFORMATION

PARCEL NUMBER:	35-45-22-L1-00001.0310
SITE ADDRESS:	3620 STRINGFELLOW ROAD ST JAMES CITY, FL 33956
PARCEL AREA:	0.89 AC (38614 SF)
SECTION/TOWNSHIP/RANGE:	35/45S/22E
ZONING:	C-1
FUTURE LAND USE:	SUBURBAN

PROPERTY DEVELOPMENT REGULATIONS

SITE COMPONENT	C-1
MINIMUM LOT AREA	7500 SF
MINIMUM LOT WIDTH	75 FEET
MINIMUM LOT DEPTH	100 FEET
SETBACKS (ACCESSORY):	
STREET (STRINGFELLOW)	47 FEET *
STREET (ST. JUDE)	25 FEET
SIDE (WATER BODY)	25 FEET
REAR	25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	40%

* SETBACK FOR ACCESSORY STRUCTURES CANNOT BE LESS THAN THE SETBACK OF EXISTING BUILDING

LAND USE SUMMARY

COMPONENT	EXISTING CONDITION			PROPOSED CONDITION		
	AREA		CVG	AREA		CVG
	SF	AC	%	SF	AC	%
BUILDING AREA	3551	0.08	9.2%	3551	0.08	9.2%
ASPHALT PAVEMENT	11542	0.26	29.9%	17448	0.40	45.2%
CONCRETE AREA	606	0.01	1.6%	1268	0.03	3.3%
PAVER AREA	0	0.00	0.0%	2365	0.05	6.1%
DECK AREA	0	0.00	0.0%	1607	0.04	4.2%
DETENTION AREA	0	0.00	0.0%	2455	0.06	6.4%
WETLAND AREA	0	0.00	0.0%	0	0.00	0.0%
PERVIOUS AREA	22915	0.53	59.3%	9920	0.23	25.7%
TOTAL	38614	0.89	100.0%	38614	0.89	100.0%

PARKING CALCULATIONS

PER LDC SEC 34-2020:

PARKING REQUIRED:

[USE]	[QTY]	[RATIO]	[NO. SPACES]
EXISTING RESTAURANT	3551 SF	14.0 SP/1000 SF	49.7 SPACES
OUTDOOR AMENITY AREA	3444 SF	14.0 SP/1000 SF	48.2 SPACES
		TOTAL REQUIRED =	97.9 SPACES
		[INCLUDES	ADA SPACES]

PARKING PROVIDED:	
EXISTING STANDARD PARKING =	13 SPACES
PROPOSED STANDARD PARKING =	33 SPACES
PROPOSED ADA PARKING =	3 SPACES
PROPOSED GOLF CART PARKING =	10 SPACES
PROPOSED BICYCLE PARKING =	10 SPACES
TOTAL PROVIDED =	69 SPACES

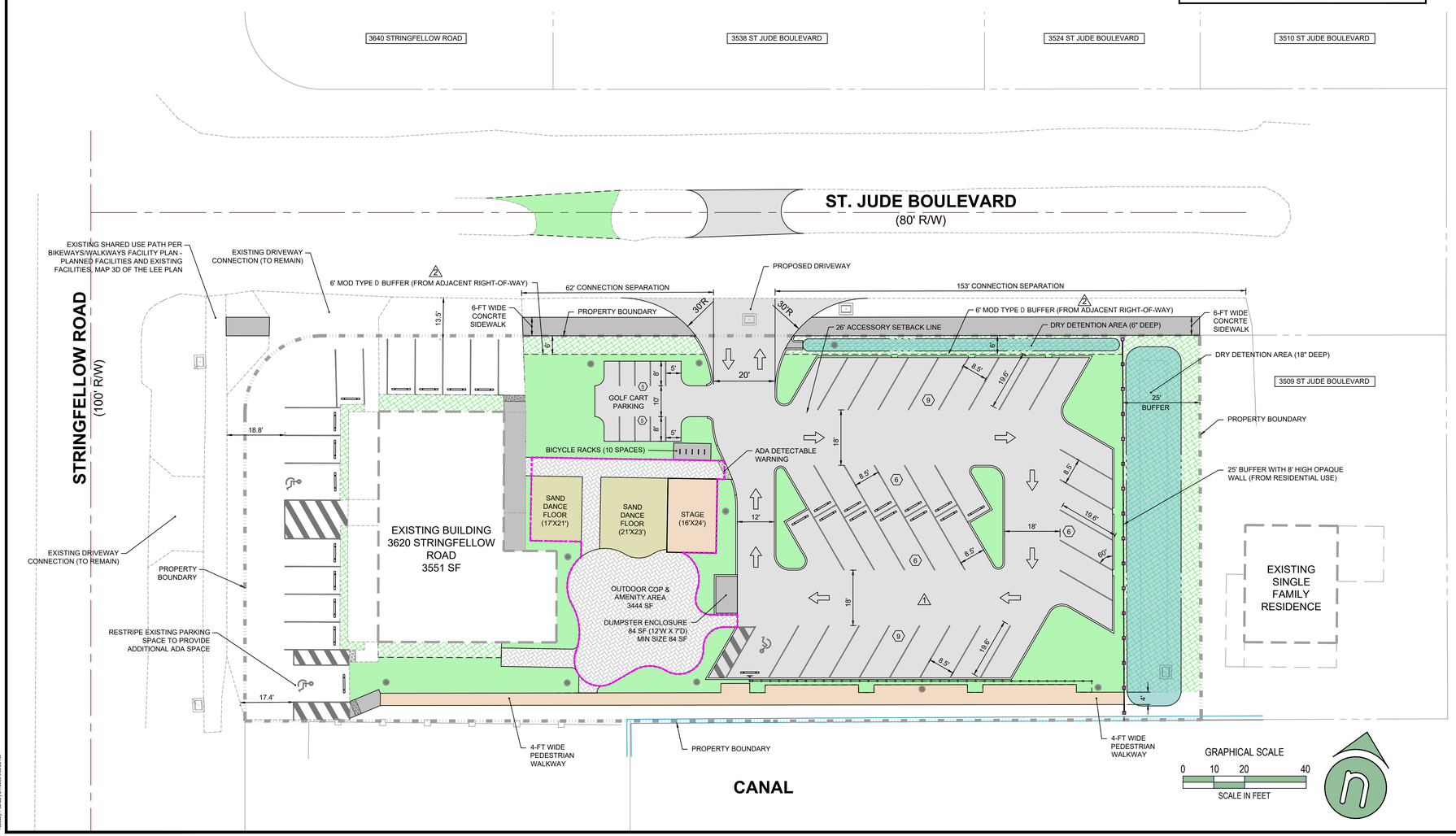
ADA PARKING REQUIRED:
BASED ON TOTAL SPACES: 69 SPACES REQUIRE 3 ADA SPACES

BICYCLE PARKING CALCULATIONS

LDC SECTION 10-610(d)(3):

BICYCLE PARKING REQD:

[CRITERIA]	[QTY]	[# SPACES]
5% OF REQUIRED PARKING	98 SPACES	5 SPACES
BICYCLE PARKING SPACES PROVIDED =		10 SPACES



ZONING SITE PLAN NOTES

1. ZONING SITE PLAN BASED ON SURVEY OF PARCEL PROVIDED BY AFFORDABLE SURVEYS SWFL, LLC, RECEIVED 3/10/2025.
2. DETAILED SITE DESIGN SHALL COMPLY WITH LEE COUNTY'S LAND DEVELOPMENT CODE AND WILL BE ADDRESSED DURING THE DEVELOPMENT ORDER (DO) PROCESS WITH LEE COUNTY.
3. THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
4. THE ONSITE SOILS AND ENVIRONMENTAL CHARACTERISTICS ARE NOT ANTICIPATED TO CAUSE ADVERSE IMPACTS TO SURROUNDING AREAS, SUBJECT TO ANY GEOTECHNICAL EXPLORATION AND/OR ENVIRONMENTAL ASSESSMENTS.

LEGEND

- PROPERTY LINE
- PERIMETER BUFFER
- OTHER GREEN SPACE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PEDESTRIAN WALKWAY/DECK
- DETENTION AREA
- PARKING SPACE COUNT
- TRAFFIC DIRECTIONAL ARROW
- EXISTING SEAWALL
- PROPOSED FENCE
- OUTDOOR COP & AMENITY BOUNDARY
- DEVIATIONS

ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 56103
DATE: 2/24/2026

greensite engineering, inc.
13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME
FROGGY'S BAR SEZ
SPECIAL EXCEPTION REQUEST
ST. JAMES CITY, FLORIDA

CLIENT
REEL TIME INVESTMENTS, LLC
325 LOCUST GROVE ROAD
WEST CHESTER, PA 19382
PHONE: (484) 645-9031

FILE NAME: 232007Z20.DWG
FILE PATH: G:ITE ENGINEERI
DRAWN BY: SKC
CHECKED BY: SKC
PLOT DATE: TUESDAY 2/24/2026 9:58 AM

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NO.	REVISIONS	DATE	BY
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PLAN STATUS: PERMIT APPROVAL NOT FOR CONSTRUCTION
ISSUE DATE: FEB 2026

DRAWING TITLE
MASTER CONCEPT PLAN

GEI PROJECT NUMBER
232007

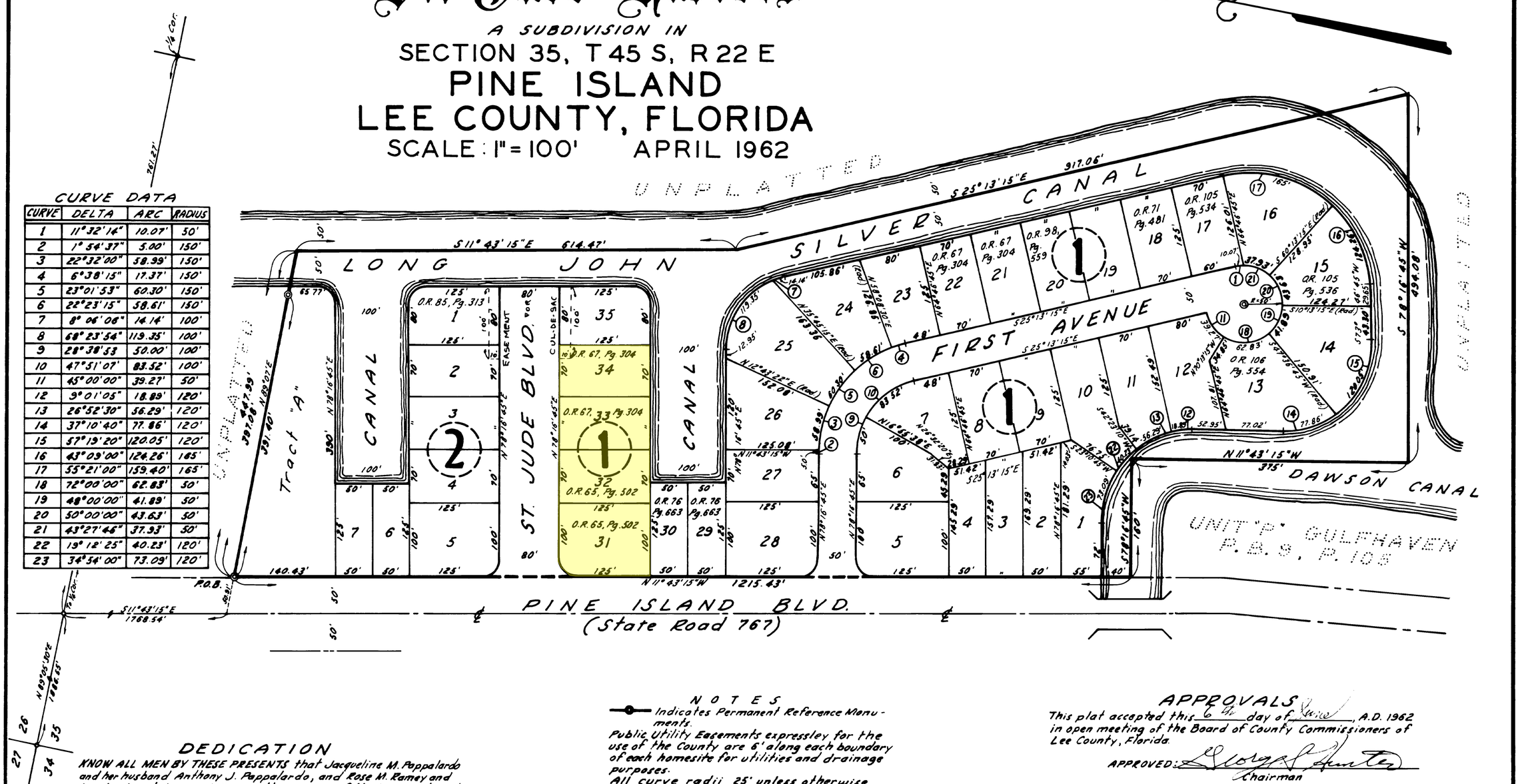
SHEET NUMBER
1

Tuesday, February 24, 2026 9:58:52 AM

SE2022050000081 Lee County Plan
Original Application Date: 05/02/2026

UNIT 1
St. Jude Harbors

A SUBDIVISION IN
SECTION 35, T 45 S, R 22 E
PINE ISLAND
LEE COUNTY, FLORIDA
SCALE: 1" = 100' APRIL 1962



CURVE DATA

CURVE	DELTA	ARC	RADIUS
1	11°32'14"	10.07'	50'
2	1°54'37"	5.00'	150'
3	22°32'00"	58.99'	150'
4	6°38'15"	17.37'	150'
5	23°01'53"	60.30'	150'
6	22°23'15"	58.61'	150'
7	8°06'06"	14.14'	100'
8	68°23'54"	119.35'	100'
9	28°38'53	50.00'	100'
10	47°51'07"	83.52'	100'
11	45°00'00"	39.27'	50'
12	9°01'05"	18.89'	120'
13	26°52'30"	56.29'	120'
14	37°10'40"	77.86'	120'
15	57°19'20"	120.05'	120'
16	43°09'00"	124.26'	165'
17	55°21'00"	159.40'	165'
18	72°00'00"	62.83'	50'
19	48°00'00"	41.89'	50'
20	50°00'00"	43.63'	50'
21	43°27'46"	37.93'	50'
22	19°12'25"	40.23'	120'
23	34°54'00"	73.09'	120'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Jacqueline M. Pappalardo and her husband Anthony J. Pappalardo, and Rose M. Ramey and her husband James J. Ramey, the owners of the hereon described lands have caused this plat of UNIT 1 ST. JUDE HARBORS to be made, and do hereby dedicate to the perpetual use of the public all streets, avenues, drives, boulevards, canals, waterways and easements shown hereon.
IN WITNESS WHEREOF, the owners have hereunto set their hands and seals upon this 4th day of May A.D. 1962.

WITNESS Walter B. Lebowitz Jacqueline M. Pappalardo SEAL
WITNESS William Thompson Anthony J. Pappalardo SEAL
WITNESS Joseph H. Wild Jr. Rose M. Ramey SEAL
WITNESS _____ Joseph J. Ramey SEAL

ACKNOWLEDGMENT

STATE OF MASSACHUSETTS
COUNTY OF ESSEX
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Jacqueline M. Pappalardo and her husband Anthony J. Pappalardo, and Rose M. Ramey and her husband James J. Ramey, to me known to be the persons described in and who executed the foregoing dedication and they acknowledged before me that they executed the same for the uses and purposes therein mentioned.

WITNESS my hand and official seal at LAWRENCE, said County and State this 4th day of MAY A.D. 1962.

Walter B. Lebowitz
Notary Public, State of Mass. at large
My Commission expires Nov. 16 1968

WALTER B. LEBOWITZ NOTARY PUBLIC

NOTES

—o— Indicates Permanent Reference Monuments.
Public Utility Easements expressley for the use of the County are 6' along each boundary of each homesite for utilities and drainage purposes.
All curve radii 25' unless otherwise indicated.

DESCRIPTION

From the northwest corner of Section 35, Township 45 South, Range 22 East, run N 89°05'30"E along the north line of said section, a distance of 1886.55 feet to a point in the center of State Road 767 (Pine Island Blvd.); thence S 11°43'15"E along the center line of said road a distance of 1768.54 feet; thence N 89°07'E 50.91 feet to the east R/W line of Pine Island Blvd. and the P.O.B. The land described lies east of Pine Island Blvd. (State Road 767) and within the following described tie line, following the meanders of a tidal canal:
FROM the P.O.B. run N 89°07'E 447.99 feet; thence S 11°43'15"E 614.47 feet; thence S 25°13'15"E 917.06 feet; thence S 78°16'45"W 494.08 feet; thence N 11°43'15"W 375 feet; thence S 78°16'45"W 160 feet; thence along the east R/W line of State Road 767, N 11°43'15"W 1215.43 feet to the P.O.B.

293463

APPROVALS

This plat accepted this 6th day of June, A.D. 1962 in open meeting of the Board of County Commissioners of Lee County, Florida.

APPROVED: Lloyd A. Hunter
Chairman

D. J. Burshe
Clerk

I HEREBY CERTIFY that this plat of UNIT 1 ST. JUDE HARBORS has been examined by me and from my examination, I find that said plat complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925
I FURTHER CERTIFY that said plat was filed for record at 4 P M. this 14 day of June A.D 1962 and duly recorded in Plat Book 16, on page 141 of the public records of Lee County, Florida.

D. J. Burshe
Clerk of the Circuit Court in and for Lee County, Fla.

I hereby certify that this plat of UNIT 1 ST. JUDE HARBORS is true and correct according to a recent survey made and platted under my direction and that permanent reference monuments have been set in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

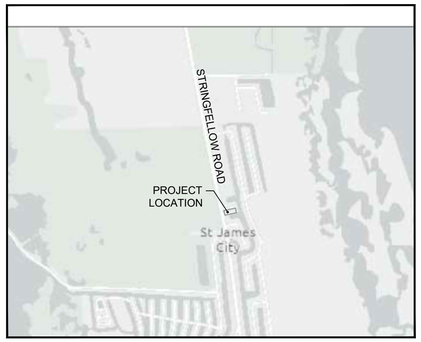
William Thompson
Reg. Land Surveyor, Fla. Cert. No. 1092
W.S. Thompson Co., Fort Myers, Florida

Stanley W. Mock
County Engineer

County Attorney

SEAL

LOCATION MAP



SCALE: 1"=2000'

PROJECT INFORMATION

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SITE ADDRESS:	3620 STRINGFELLOW ROAD ST JAMES CITY, FL 33956
PARCEL AREA:	0.89 AC (38614 SF)
SECTION/TOWNSHIP/RANGE:	35/45S/22E
ZONING:	C-1
FUTURE LAND USE:	SUBURBAN

PROPERTY DEVELOPMENT REGULATIONS

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PER LDC SEC 34-2020:

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		[INCLUDES	ADA SPACES]

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PROPOSED STANDARD PARKING =	33 SPACES
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BICYCLE PARKING CALCULATIONS

LDC SECTION 10-610(d)(3):

BICYCLE PARKING REQD:

[CRITERIA]	[QTY]	[# SPACES]
5% OF REQUIRED PARKING	98 SPACES	5 SPACES
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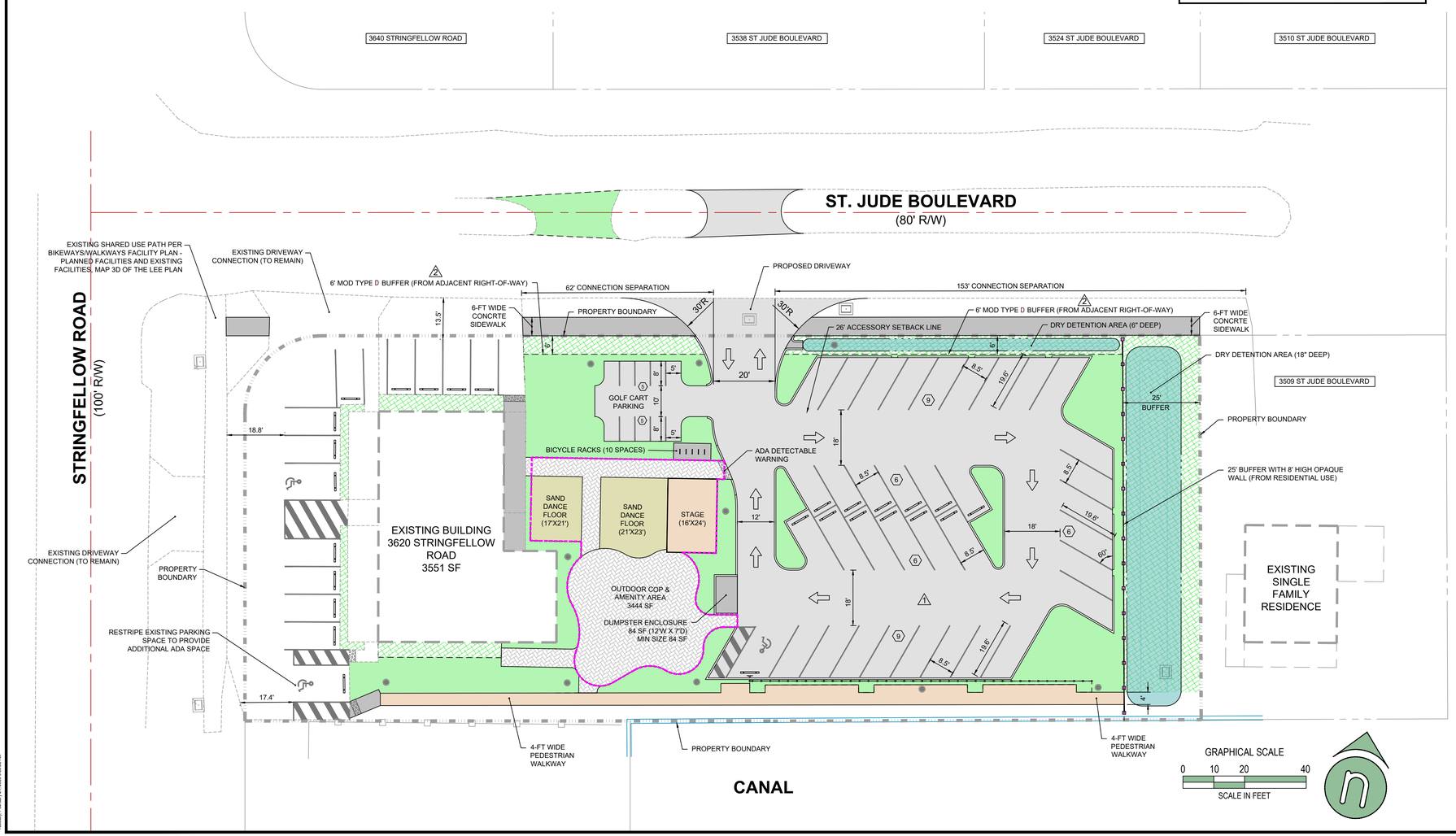

ZONING SITE PLAN NOTES

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LEGEND

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- PERIMETER BUFFER
- OTHER GREEN SPACE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PEDESTRIAN WALKWAY/DECK
- DETENTION AREA
- PARKING SPACE COUNT
- TRAFFIC DIRECTIONAL ARROW
- EXISTING SEAWALL
- PROPOSED FENCE
- OUTDOOR COP & AMENITY BOUNDARY
- DEVIATIONS

ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 56103
DATE: 2/24/2026

greensite engineering, inc.
13300-56 S CLEVELAND AVENUE
FORT MYERS, FL 33907
PHONE (239) 433-9498

FL CERT OF AUTH #28713
WWW.GREENSITE-ENG.COM

PROJECT NAME
FROGGY'S BAR SEZ
SPECIAL EXCEPTION REQUEST
ST. JAMES CITY, FLORIDA

CLIENT
REEL TIME INVESTMENTS, LLC
325 LOCUST GROVE ROAD
WEST CHESTER, PA 19382
PHONE: (484) 645-9031

FILE NAME: 232007Z20.DWG
FILE PATH: G:ITE ENGINEERI
DRAWN BY: SKC
CHECKED BY: SKC
PLOT DATE: TUESDAY 2/24/2026 9:58 AM

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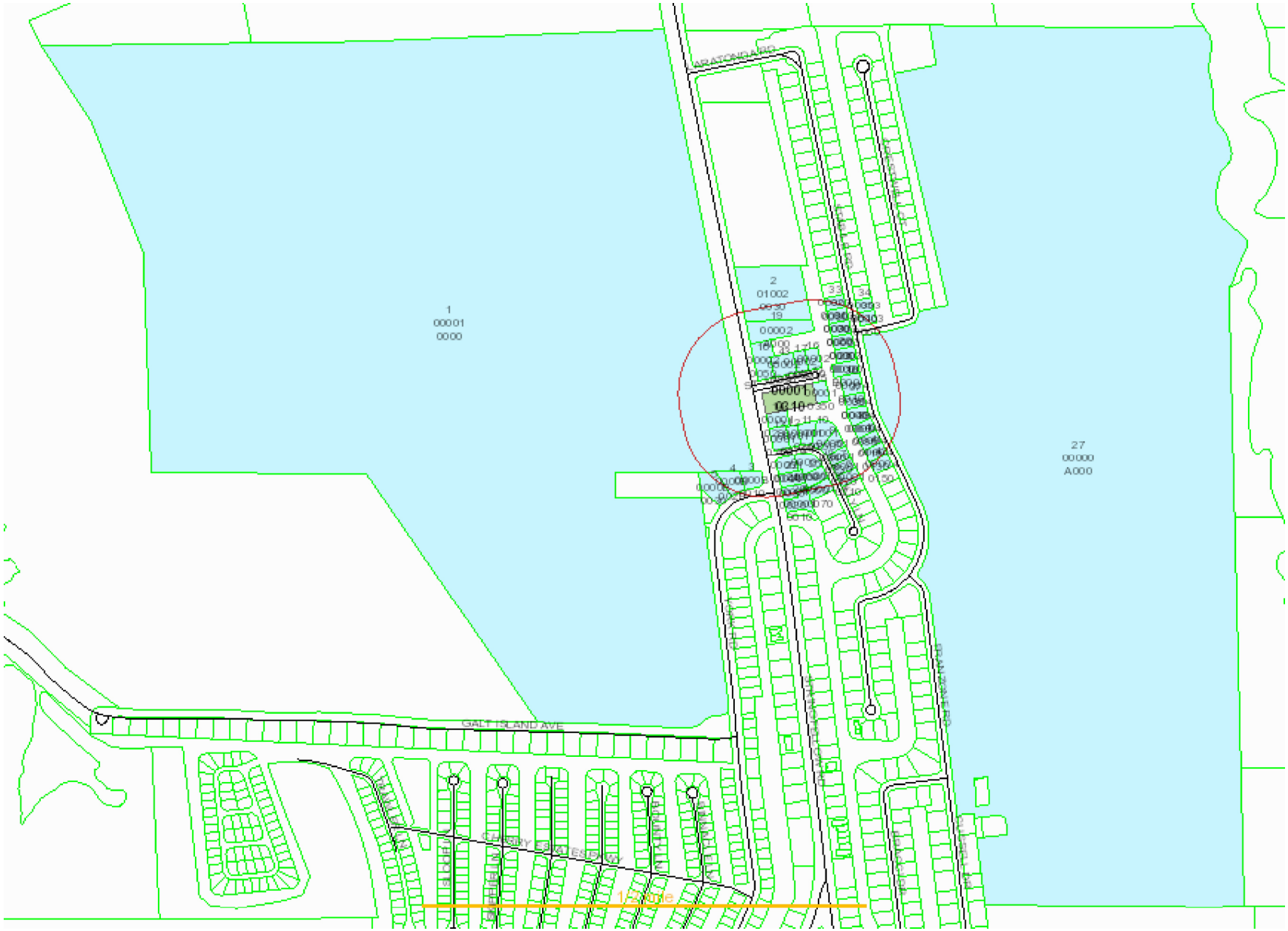
PLAN STATUS: PERMIT APPROVAL NOT FOR CONSTRUCTION
ISSUE DATE: FEB 2026

DRAWING TITLE
MASTER CONCEPT PLAN

GEI PROJECT NUMBER
232007

SHEET NUMBER
1

Tuesday, February 24, 2026 9:58:52 AM


ARATONDA RD
1
00001
0000
2
01002
27
00000
A000
GALT ISLAND AVE
CLEARWAY ISLAND ESTATES WAY
1 Page

STRAP	OwnerName	MailAddress	MailCity	MailState	MailZip	SiteNumbe	SiteStreet	SiteCity	SiteZip	Legal
35-45-22-L1-00001.0310	REEL TIME INVESTMENTS LLC	3620 STRINGFELLOW RD	SAINT JAMES CITY	FL	33956	3620	STRINGFELLOW RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOTS 31 - 34
35-45-22-00-00001.0000	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3841	STRINGFELLOW RD	SAINT JAMES CITY	33956	N 1/2 OF NW 1/4 SEC<CR>LYING W OF SR 767
35-45-22-00-01002.0030	MACLEAN INVESTMENT GROUP LLC	5700 CASTLEGATE AVE	DAVIE	FL	33331	3680	STRINGFELLOW RD	SAINT JAMES CITY	33956	BEG AT NWLY COR ST JUDE<CR>HARBORS TH NW335 TH E397<CR>TH SELY335 TH W397 TO POB
35-45-22-07-0000B.0010	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3463	YORK RD	SAINT JAMES CITY	33956	GULFHAVEN ADD TO UNIT N<CR>BLK B PB 14 PG 112<CR>LOT 1
35-45-22-07-0000B.0020	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3455	YORK RD	SAINT JAMES CITY	33956	GULFHAVEN ADD TO UNIT N<CR>BLK B PB 14 PG 112<CR>LOT 2
35-45-22-07-0000B.0030	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3447	YORK RD	SAINT JAMES CITY	33956	GULFHAVEN ADD TO UNIT N<CR>BLK B PB 14 PG 112<CR>LOT 3
35-45-22-08-00001.0210	LAWRENCE ROBERT H	3482 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3482	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 21
35-45-22-08-00001.0220	SYLVIA WAYNE A	3494 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3494	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 22
35-45-22-08-00001.0230	GILLIS DAVID L/E	3506 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3506	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 23
35-45-22-08-00001.0240	PARMENTIER JAMES R &	3518 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3518	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 24
35-45-22-08-00001.0250	COMSTOCK ROBERT J & SUSAN M TR	3530 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3530	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 25
35-45-22-08-00001.0260	WYOXS LLC	1930 OAK DR	ALVA	FL	33920	3542	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 26
35-45-22-08-00001.0270	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3554	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 27
35-45-22-08-00001.0280	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902	3558	SEA HOLLY LN	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 28 + NELY 10FT OF LOT 29
35-45-22-08-00001.0290	PAPESH HOLDINGS LLC	3436 TANGERINE DR	ST JAMES CITY	FL	33956	3580/3582	STRINGFELLOW RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOTS 29 + 30 LESS NELY 10FT OF<CR>LOT 29
35-45-22-08-00001.0350	JAY DONALD D & LEONA M	3509 SAINT JUDE BLVD	SAINT JAMES CITY	FL	33956	3509	SAINT JUDE BLVD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 1 PB 16 PG 141<CR>LOT 35
35-45-22-08-00002.0010	LYCAN ALAN L	789 SE TRAMMELL TRCE	STUART	FL	34997	3510	SAINT JUDE BLVD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 2 PB 16 PG 141<CR>LOT 1
35-45-22-08-00002.0020	BARTOLOMUCCI RONALD &	1812 SW 3RD PL	CAPE CORAL	FL	33991	3524	SAINT JUDE BLVD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 2 PB 16 PG 141<CR>LOT 2
35-45-22-08-00002.0050	MACLEAN INVESTMENT GROUP LLC	5700 CASTLEGATE AVE	DAVIE	FL	33331	3640	STRINGFELLOW RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 2 PB 16 PG 141<CR>LOTS 5 THRU 7
35-45-22-08-00002.A000	MACLEAN INVESTMENT GROUP LLC	5700 CASTLEGATE AVE	DAVIE	FL	33331	3660	STRINGFELLOW RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 2 PB 16 PG 141<CR>TRACT A
35-45-22-09-00001.0010	WARD DEWAYNE C	PO BOX 2053	SYLVA	NC	28779	3460	STRINGFELLOW RD	SAINT JAMES CITY	33956	PALM TREE HARBOR<CR>R/S BLK 1 PB 1 PG 16<CR>LT 1 DESC OR 2119 PG 2698
35-45-22-09-00001.0020	GORDON BOBBIE	3510 SAINT JUDE BLVD	SAINT JAMES CITY	FL	33956	3480	STRINGFELLOW RD	SAINT JAMES CITY	33956	PALM TREE HARBOR<CR>R/S BLK 1 PB 16 PG 141<CR>LOT 2 DESC OR 2119 PG 2698
35-45-22-09-00001.0030	MAPES DENNIS L	279 CO RD 510	NEGAUNEE	MI	49866	3500	STRINGFELLOW RD	SAINT JAMES CITY	33956	PALM TREE HARBOR<CR>R/S BLK 1 PB 1 PG 16<CR>LOT 3 DESC OR 2119 PG 2698
35-45-22-09-00001.004A	SPARROW SHAYNE & JESSICA	3557 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3557	SEA HOLLY LN	SAINT JAMES CITY	33956	PALM TREE HARBOR R/S <CR>BLK 1 PB 16 PG 141 <CR>PORT LOT 4 AS DESC IN <CR>INST #2009000336987
35-45-22-09-00001.0050	MADDEN CELIA L TR	5000 ISLAND ACRES CT	SAINT JAMES CITY	FL	33956	3531	SEA HOLLY LN	SAINT JAMES CITY	33956	PALM TREE HARBOR R/S <CR>BLK 1 PB 16 PG 141 <CR>PORT LOT 4 + LOT 5 <CR>AS DESC IN INST #201100
35-45-22-09-00001.0060	SHIELDS DAVE & ALISON	1035 W MACADA RD	BETHLEHEM	PA	18017	3511	SEA HOLLY LN	SAINT JAMES CITY	33956	PALM TREE HARBOR<CR>R/S BLK 1 PB 16 PG 141<CR>LOT 6 DESC OR 2119 PG 2698
35-45-22-09-00001.0070	WALSH CYNTHIA &	3491 SEA HOLLY LN	SAINT JAMES CITY	FL	33956	3491	SEA HOLLY LN	SAINT JAMES CITY	33956	PALM TREE HARBOR<CR>R/S BLK 1 PB 16 PG 141<CR>LOT 7 DESC OR 2119 PG 2698
35-45-22-21-00000.A000	CALUSA LAND TRUST & NATURE PRE	PO BOX 216	BOKEELIA	FL	33922	3542	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>PB 25 PG 149<CR>LOT A + BLK 6 LOTS 1 THRU 57 +<CR>ST JUDE HARBORS U
35-45-22-21-00000.B000	YOUNT NEIL A & SHANNON M	7813 WHITE TAIL CIR	WATERLOO	IL	62298	3545	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>PB 25 PG 149<CR>LOT B
35-45-22-21-00003.0010	BROGDON TINA	3306 DOMINICA CT	PUNTA GORDA	FL	33950	3551	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 1 + 2
35-45-22-21-00003.0030	HALL ROBERT B L/E	3557 STABILE RD	SAINT JAMES CITY	FL	33956	3557	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 3 + 4
35-45-22-21-00003.0050	LEHR ROBERT S & LORI L	3569 STABILE RD	SAINT JAMES CITY	FL	33956	3569	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 5 + 6
35-45-22-21-00003.0070	ANDERSON TRYGVE G & JOANNA	3581 STABILE RD	SAINT JAMES CITY	FL	33956	3581	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 7 + 8
35-45-22-21-00003.0090	TODD WAYNE L & CATHERINE A TR	8337 GREENWOOD CIR	LENEXA	KS	66215	3593	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 9 + 10
35-45-22-21-00003.0840	LORENZ BARTON T & LISA J	3970 MERCURY CIR	GULF SHORES	AL	36542	3594	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 84 + 85
35-45-22-21-00003.0860	HILLIER GEORGE R & KAREN A	5300 BARROW DR	SAINT JAMES CITY	FL	33956	3582	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 3 PB 25 PG 149<CR>LOTS 86 + 87
35-45-22-21-00004.0010	SCARPACE KENNETH H TR	225 LAKESHORE DR	MANISTEE	MI	49660	3543	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 1 THRU 3
35-45-22-21-00004.0040	THOMPSON GUY & PAMELA	3525 STABILE RD	SAINT JAMES CITY	FL	33956	3525	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 4 + 5
35-45-22-21-00004.0060	WOODRUFF CRAIG U	136 OAKWOOD RD	EDGEWATER	MD	21037	3513	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 6 + 8
35-45-22-21-00004.0090	DECKER CYNTHIA LYNNE &	310 WALHALLA RD	COLUMBUS	OH	43202	3495	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 9 + 10
35-45-22-21-00004.0110	DECKER CYNTHIA LYNNE &	310 WALHALLA RD	COLUMBUS	OH	43202	3483	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 11 + 12
35-45-22-21-00004.0130	GOBBLE DAVID C & MARCIA J	3471 STABILE RD	SAINT JAMES CITY	FL	33956	3471	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 13 + 14
35-45-22-21-00004.0150	ADES CHRISTOPHER E TR	199 BROKEN WHEEL DR	DIVIDE	CO	80814	3459	STABILE RD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 2<CR>BLK 4 PB 25 PG 149<CR>LOTS 15 + 16
35-45-22-L1-08002.0030	FORD MALVIN & KATHY L/E	PO BOX 689	SAINT JAMES CITY	FL	33956	3538	SAINT JUDE BLVD	SAINT JAMES CITY	33956	ST JUDE HARBORS UNIT 1<CR>BLK 2 PB 16 PG 141<CR>LOTS 3 + 4

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SYLVIA WAYNE A
3494 SEA HOLLY LN
SAINT JAMES CITY FL 33956

PARMENTIER JAMES R &
3518 SEA HOLLY LN
SAINT JAMES CITY FL 33956

WYOXS LLC
1930 OAK DR
ALVA FL 33920

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

JAY DONALD D & LEONA M
3509 SAINT JUDE BLVD
SAINT JAMES CITY FL 33956

BARTOLOMUCCI RONALD &
1812 SW 3RD PL
CAPE CORAL FL 33991

MACLEAN INVESTMENT GROUP LLC
5700 CASTLEGATE AVE
DAVIE FL 33331

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MACLEAN INVESTMENT GROUP LLC
5700 CASTLEGATE AVE
DAVIE FL 33331

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LAWRENCE ROBERT H
3482 SEA HOLLY LN
SAINT JAMES CITY FL 33956

GILLIS DAVID L/E
3506 SEA HOLLY LN
SAINT JAMES CITY FL 33956

COMSTOCK ROBERT J & SUSAN M TR
3530 SEA HOLLY LN
SAINT JAMES CITY FL 33956

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

PAPESH HOLDINGS LLC
3436 TANGERINE DR
ST JAMES CITY FL 33956

LYCAN ALAN L
789 SE TRAMMELL TRCE
STUART FL 34997

MACLEAN INVESTMENT GROUP LLC
5700 CASTLEGATE AVE
DAVIE FL 33331

WARD DEWAYNE C
PO BOX 2053
SYLVA NC 28779

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GORDON BOBBIE
3510 SAINT JUDE BLVD
SAINT JAMES CITY FL 33956

SPARROW SHAYNE & JESSICA
3557 SEA HOLLY LN
SAINT JAMES CITY FL 33956

SHIELDS DAVE & ALISON
1035 W MACADA RD
BETHLEHEM PA 18017

CALUSA LAND TRUST & NATURE PRE
PO BOX 216
BOKEELIA FL 33922

BROGDON TINA
3306 DOMINICA CT
PUNTA GORDA FL 33950

LEHR ROBERT S & LORI L
3569 STABILE RD
SAINT JAMES CITY FL 33956

TODD WAYNE L & CATHERINE A TR
8337 GREENWOOD CIR
LENEXA KS 66215

HILLIER GEORGE R & KAREN A
5300 BARROW DR
SAINT JAMES CITY FL 33956

THOMPSON GUY & PAMELA
3525 STABILE RD
SAINT JAMES CITY FL 33956

DECKER CYNTHIA LYNNE &
310 WALHALLA RD
COLUMBUS OH 43202

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MAPES DENNIS L
279 CO RD 510
NEGAUNEE MI 49866

MADDEN CELIA L TR
5000 ISLAND ACRES CT
SAINT JAMES CITY FL 33956

WALSH CYNTHIA &
3491 SEA HOLLY LN
SAINT JAMES CITY FL 33956

YOUNT NEIL A & SHANNON M
7813 WHITE TAIL CIR
WATERLOO IL 62298

HALL ROBERT B L/E
3557 STABILE RD
SAINT JAMES CITY FL 33956

ANDERSON TRYGVE G & JOANNA
3581 STABILE RD
SAINT JAMES CITY FL 33956

LORENZ BARTON T & LISA J
3970 MERCURY CIR
GULF SHORES AL 36542

SCARPACE KENNETH H TR
225 LAKESHORE DR
MANISTEE MI 49660

WOODRUFF CRAIG U
136 OAKWOOD RD
EDGEWATER MD 21037

DECKER CYNTHIA LYNNE &
310 WALHALLA RD
COLUMBUS OH 43202

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GOBBLE DAVID C & MARCIA J
3471 STABILE RD
SAINT JAMES CITY FL 33956

ADES CHRISTOPHER E TR
199 BROKEN WHEEL DR
DIVIDE CO 80814

FORD MALVIN & KATHY L/E
PO BOX 689
SAINT JAMES CITY FL 33956

Lee County Community Development

REQUEST FOR WAIVER OF STATUTORY ZONING APPLICATION REVIEW DEADLINES

Please email application to ZoningAdmin@leegov.com or submit to the Zoning counter at 1500 Monroe St. Fort Myers, FL 33901. Call 239-533-8585 with questions.

*Please provide the required information below.

*Project Case Number:	SEZ2025-00008
*Project Name:	Froggy's Bar and Grill
*Applicant Name:	William Herker
*Phone Number:	2399893370
*Email:	fdrovdlic@rviplanning.com

Applicant hereby requests a waiver of the statutory development order review deadlines found in § 125.022, Florida Statutes, for the application identified above. This waiver will allow additional time for Applicant to submit, and for Lee County to review, any supplemental or corrected materials which have been deemed necessary by the Department of Community Development to substantiate compliance with the applicable application requirements of the Lee County Land Development Code. Applicant acknowledges that the maximum response time, notwithstanding this waiver request, is 365 days from the original submittal date at which time the submittal must be approved, approved with stipulations, or denied.

Fred Drovdlic, AICP Digitally signed by Fred Drovdlic, AICP DN: C=US, E=fdrovdlic@rviplanning.com, O="RVi Planning + Landscape Architecture", OU=Fort Myers Planning Director, CN="Fred Drovdlic, AICP" Date: 2026.03.02 15:59:55-05'00'

*Signature

March 2, 2026

*Date