



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

**RE: Froggy's Bar & Grill
SEZ2026-00004**

Enclosed please find responses to Staff's comments dated *April 17th, 2026*. The following items are resubmitted to address staff comments and reflect the updates proposed to the boundary:

1. Comments Response Letter
2. Site Plan
3. Revise Disclosure
4. Meeting minutes
5. Revised Acoustic Report

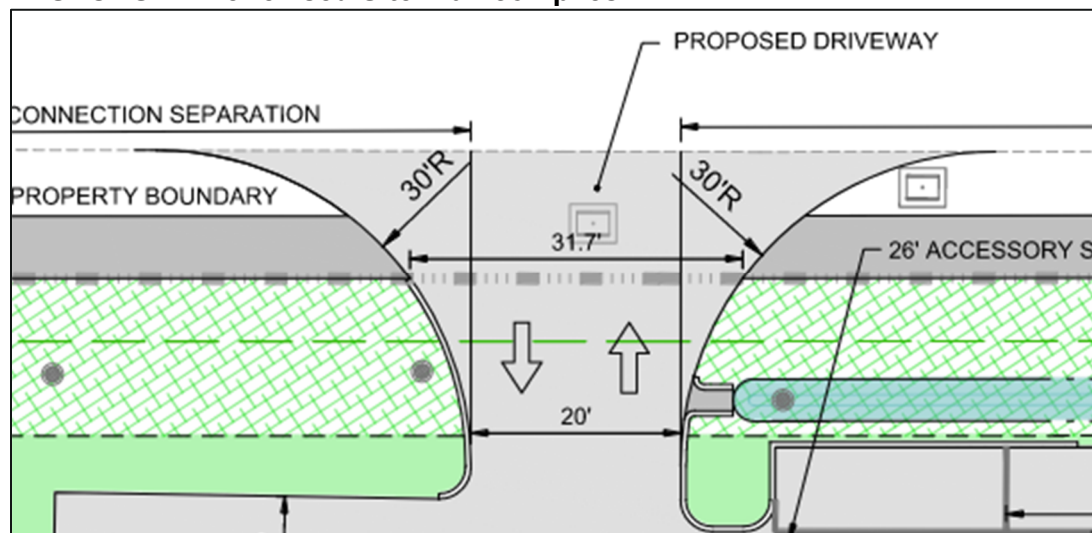
Development Services Review by: Allyson Hall

1. INFORMATIONAL COMMENT: Development order approval is required in addition to this zoning action. Compliance with Chapter 10 of the Lee County Land Development Code will be reviewed further at that time.

RESPONSE: Acknowledged.

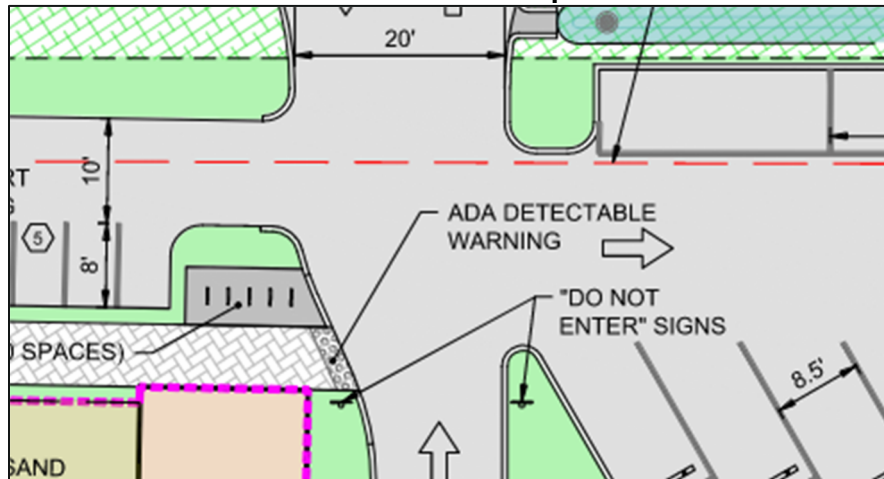
2. Pursuant to LDC Section 34-2013(b)(2), the minimum parking lot entrance width at the property line for two-way entrances is 24 feet. Please demonstrate compliance with this section.

RESPONSE: The revised Site Plan complies.



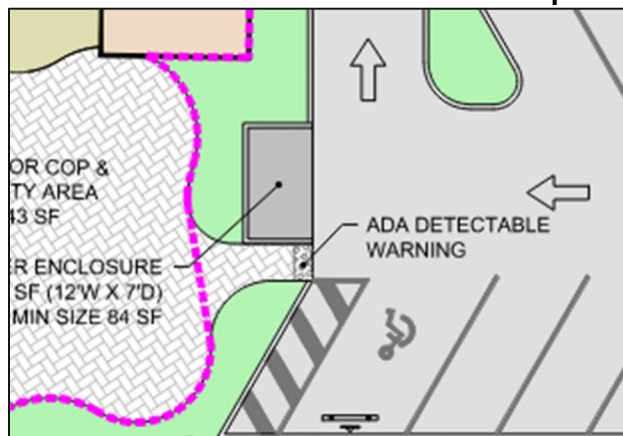
- Please consider "DO NOT ENTER" or "ONE WAY" signage to deter vehicles from traveling the wrong direction in one-way parking areas.

RESPONSE: The revised Site Plan complies.



- Please provide an accessible route for the ADA parking space abutting the outdoor COP & amenity area.

RESPONSE: The revised Site Plan complies.



Environmental Review by: Paige Carroll

- Please depict all easements on MCP. The MCP submitted in SEZ2025-00008 depicts a 6' utility easement to the north and east sides of the subject property. Please revise.

RESPONSE: All easements are identified on the Site Plan.

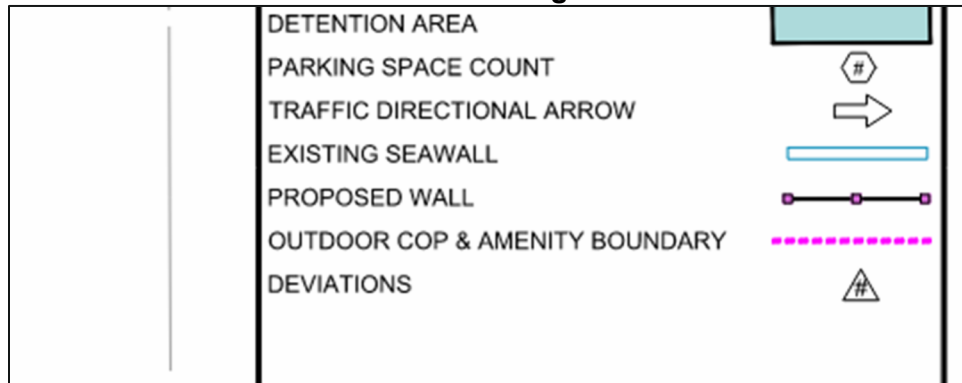
- Please provide a new deviation for the buffer to the east where abutting a single-family lot. A Type C or F buffer is not being proposed.

RESPONSE: We have applied the buffer option under LDC Section 10-416(d)(6) requiring a solid wall or combination berm and solid wall not less than eight feet in constructed not less than 25 feet from the abutting property and landscaped a minimum of five trees and 18 shrubs per 100 linear feet between the wall and abutting property. This meets the intent of your comment.

Essentially, we are placing a Type C buffer with an 8-foot wall 25 feet off the property vegetated on the residential lot side as a permitted option under 10-416(d)(6).

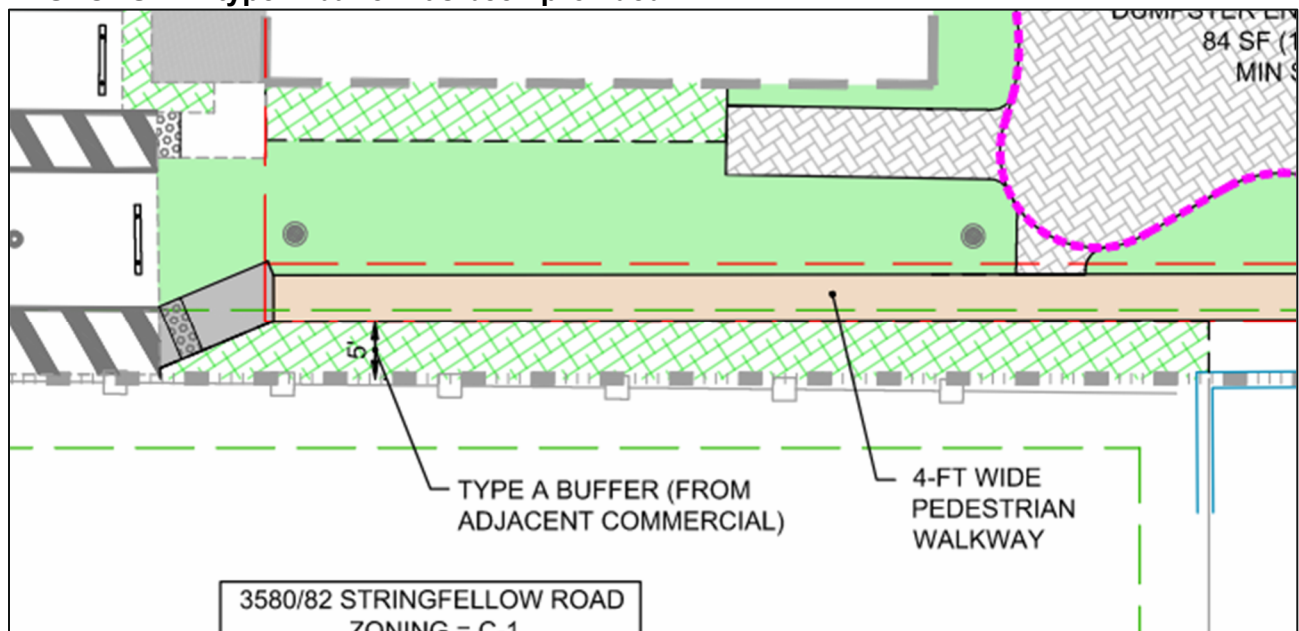
3. Please revise legend on MCP to state proposed wall where it states, "proposed fence". A fence is not depicted on MCP.

RESPONSE: Wall is corrected on the legend.



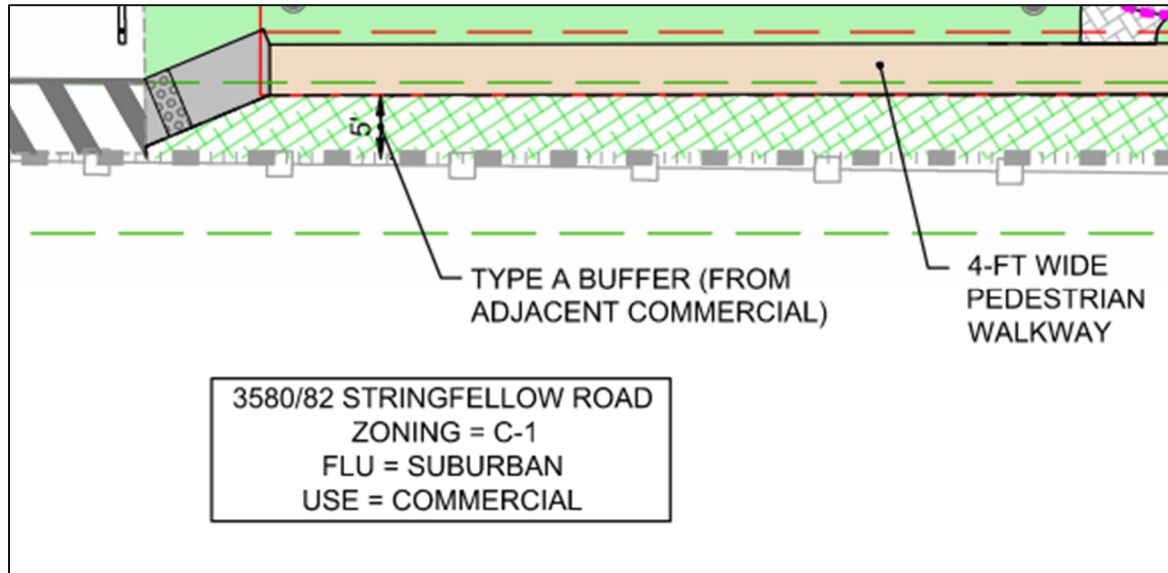
4. Please depict a Type A buffer to the south where abutting a commercially zoned property to comply with LDC Section 10-416(d)(3).

RESPONSE: A type A buffer has been provided.



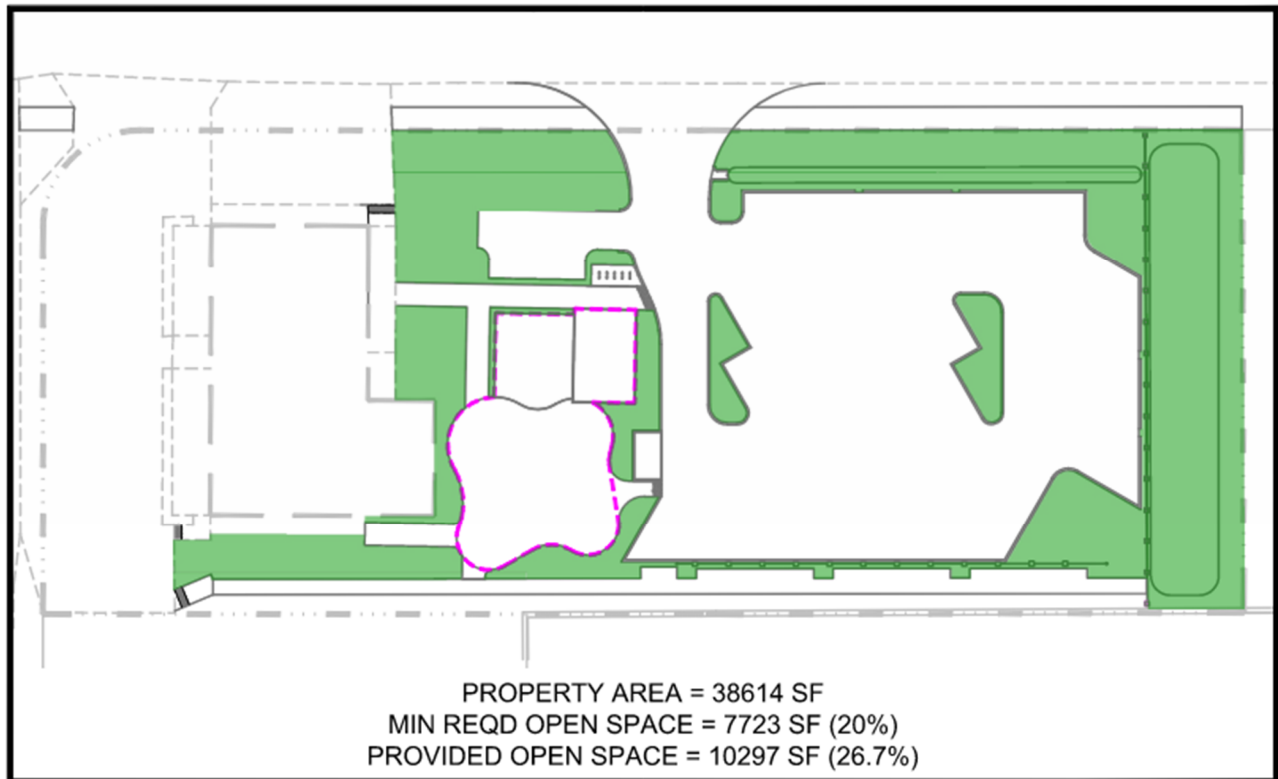
5. Please label property to the south. Include zoning district and land uses.

RESPONSE: Added to the Site Plan.



6. Pursuant to LDC Sec. 10-415, the project is required to show 20 percent (0.17 acres) of open space as a small commercial project. Open space is defined in LDC Sec. 10-413. Provide the open space requirements on the site plan.

RESPONSE: An open space diagram has been added to the site plan. The Site Plan specific providing 26.7% open space.



Legal Review by: Larissa Narkiewicz**1. LDC §34-202(a)(7) Title Certification.**

- Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7).

RESPONSE: Title has been revised and included in upload.

Zoning Review by: Adam Mendez

1. Variance Application: The submittal includes a "Schedule of Deviations" requesting relief from Land Development Code provisions, including required parking (Section 34-2020) and landscape buffer standards (Section 10-416); however, the Special Exception process does not provide a mechanism to grant such deviations from dimensional or design standards. Requests for this type of relief must be pursued through the appropriate application process, such as a Public Hearing Variance or Planned Development Rezoning. Variance requests require demonstration of applicable criteria, including unnecessary hardship or unique conditions of the property. The justification provided reflects design preferences rather than the findings necessary to support a variance

RESPONSE: All deviations have been withdrawn. We are meeting code in the areas formerly requested for deviation – parking and landscape buffers on St. Jude.

2. Minimum Parking: The applicant has identified the existing and proposed parking deficiency and provided a summary of parking supply, including on-site spaces, bicycle parking, golf cart spaces, and a shared parking agreement. However, the Land Development Code does not recognize bicycle or golf cart spaces as equivalent to required standard passenger vehicle parking under Section 34-2020, and off-site or shared parking is not identified as a mechanism to satisfy minimum on-site parking requirements. The narrative does not include a data-supported analysis demonstrating that the proposed parking supply will accommodate peak demand without resulting in off-site impacts. Additional information is required to support the requested parking reduction, including, at a minimum, a parking demand study of three comparable local facilities in accordance with Institute of Transportation Engineers Parking Generation guidelines. A methodology meeting with staff is recommended prior to data collection, consistent with Section 34-2020(c)(6).

RESPONSE: The COP area has been adjusted and scaled back to allow for the new parking to meet the requirements for the COP area only leaving the existing parking to meet for the existing bar area.

PARKING CALCULATIONS (NEW IMPROVEMENTS ONLY)			
PER LDC SEC 34-2020:			
PARKING REQUIRED:			
[USE]	[QTY]	[RATIO]	[NO. SPACES]
OUTDOOR AMENITY AREA	2443 SF	14.0 SP/1000 SF	34.2 SPACES
TOTAL REQUIRED =			34.2 SPACES
[INCLUDES ADA SPACES]			
PARKING REDUCTION: MAX 10% PER LDC SEC 34-2020(C) 30.8 SPACES			
[BICYCLE/GOLF CART SPACES & BIKEWAY]			
PARKING PROVIDED:			
PROPOSED STANDARD PARKING =			30 SPACES
PROPOSED ADA PARKING =			1 SPACES
TOTAL PROVIDED =			31 SPACES
ADA PARKING REQUIRED:			
BASED ON TOTAL SPACES: 31 SPACES REQUIRE 2 ADA SPACES *			
* NOTE: PROPERTY PROVIDES SUFFICIENT ADA PARKING WHEN EVALUATED ON A PROPERTY-WIDE BASIS			

BICYCLE PARKING CALCULATIONS		
LDC SECTION 10-610(d)(3):		
BICYCLE PARKING REQD:		
[CRITERIA]	[QTY]	[# SPACES]
5% OF REQUIRED PARKING	40 SPACES	2 SPACES
BICYCLE PARKING SPACES PROVIDED =		10 SPACES

3. Acoustical Analysis: The submitted acoustical analysis evaluates sound attenuation based on distance and directional orientation of the stage and speakers; however, the analysis does not appear to address potential sound reflection and propagation effects associated with the adjacent canal and open water surface. Given the proximity of residential receptors across the canal, additional information may be necessary to evaluate whether reflective or amplifying effects could influence sound levels at these locations.

RESPONSE: See the updated report addressing this item.

4. Site Plan: The submitted plan is labeled as a "Master Concept Plan (MCP)"; however, this application is for a Special Exception, not a Planned Development. The Hearing Examiner will consider and, if approved, authorize a specific site plan rather than a conceptual plan subject to future refinement. Please revise the plan title and references accordingly to reflect a Special Exception site plan.

RESPONSE: The title of the former MCP has been amended to Site Plan.

5. Floor Plan: Please provide a floor plan clearly identifying the areas subject to Consumption on Premises (COP). The document titled "Floor Plan" appears to be a duplicate of the Master Concept Plan and does not provide the required detail.

RESPONSE: See the newly created exhibit labelled Floor Plan for the COP area.

6. Public Information Summary: Please provide documentation of the previously held public information session, including the advertisement, sign-in sheet, and summary of the meeting. These materials are required to be included in the application record for completeness.

RESPONSE: A meeting was held 2024-12-18. The minutes are attached.

7. Disclosure of Interest Form: If Dennis Borcky and William Herker are not Lee County employees, Hearing Examiners, or County Commissioners, please provide a completed and accurate Disclosure of Interest Form.

RESPONSE: Revised Disclosure attached.

Planning Review by: Lindsey Karczewski

1. Staff acknowledges the Utilities Narrative that states how the subject property will be utilizing water and sewer. Please also include an analysis on your request narrative of Standards 4.1.1 and 4.1.2.

RESPONSE: See the revised Request Narrative.

2. The property is within the Greater Pine Island Community Plan Area, please include an analysis of the intent of Objective 24.4 within your Lee Plan Analysis.

RESPONSE: See the revised Request Narrative.

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 Drovdlis, AICP
Director of Planning



FROGGY'S BAR & GRILL SPECIAL EXCEPTION NARRATIVE

Revised June 11, 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 2,443 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 15' Type D buffer adjacent to St. Jude Boulevard and the west side a 25' buffer with 8' height opaque wall (from residential use) and the south abutting the commercial use will be a 5' Type A, all as required by code.

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 and per the County's feedback will not be addressed for this special exception.

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 included. 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 2,443 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 standard 15' Type D buffer will be installed on St. Jude Boulevard offering an improvement where no right-of-way buffer currently exists, which will also serve to keep cars from parking on the public right-of-way.

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 limit the hours of use to a much stricter 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.

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. The new parking on the eastern portion of the property will include an additional 30 standard vehicle spaces, a new ADA-compliant space, five (5) new golf cart spaces, and ten (10) new bicycle spaces, a total of 31 vehicle spaces which meets the requirements for the 2,443 square foot additional outdoor COP service area.

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.

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 15' buffer on the north, 5' on the south abutting York Marine and a 25' buffer including an 8' opaque wall on the west abutting the residential lot.

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 15' wide Type D buffer.**
- 8. The southern property line abutting the York Marine building shall include a 5' Type A buffer.**
- 9. 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.**
- 10. 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 15' 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 at 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.

GOAL 24: GREATER PINE ISLAND COMMUNITY PLAN. Manage future growth on and around Greater Pine Island so as to: maintain the island's unique natural resources, rural character, and coastal environment; support the viable and productive agricultural community and other local businesses; and to protect the public health, safety and welfare of island residents and visitors when a hurricane strike is imminent. (Ord. No. 94-30, 05-21, 16-07, 18-18).

OBJECTIVE 24.4: COMMERCIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future commercial areas than in mainland Lee County, as described in the following policies. (Ord. No. 94-30, 00-22, 18-18).

POLICY 24.4.2: Commercial development at locations outside Pine Island Center, but within future urban land use categories, must be designed to minimize impacts to residential and adjacent agricultural uses. Permitted uses should be restricted to the following: marinas; fish houses; and minor commercial uses to serve the day to day needs of local residents and island visitors. (Ord. No. 94-30, 00-22, 10-17, 16-07, 18-18).

The proposed site plan has been designed to provide the required buffers that either meet or exceed the requirements, limit the size of the outdoor service areas, limit hours of service, and have stage and outdoor amplification limited and designed by a sound engineer. All surrounding properties, which are zoned commercially, have been considered and addressed.

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 an 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).

34-2020. REQUIRED PARKING SPACES.

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

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

RESPONSE: Per a meeting with County staff the service areas and existing bar will not be counted toward new parking requirements. We were asked to provide a reduced outdoor COP area and fulfill parking requirements for the new 2,443 square foot area.

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 proposed redevelopment plan expands the outdoor area, adding 2,443 square feet of service area that is required to meet parking standards of 14 spaces per 1,000 square feet. The result is 34 required parking spaces which can be reduced by up to 10% based on the bikeways connection on Stringfellow Road and 5 golf cart spaces and 10 bicycle spaces. The total spaces needed to meet regulations is 31 spaces which have been provided on the Site Plan.

PARKING CALCULATIONS (NEW IMPROVEMENTS ONLY)			
PER LDC SEC 34-2020:			
PARKING REQUIRED:			
[USE]	[QTY]	[RATIO]	[NO. SPACES]
OUTDOOR AMENITY AREA	2443 SF	14.0 SP/1000 SF	34.2 SPACES
TOTAL REQUIRED =			34.2 SPACES
[INCLUDES ADA SPACES]			
PARKING REDUCTION:	MAX 10% PER LDC SEC 34-2020(C)		30.8 SPACES
	[BICYCLE/GOLF CART SPACES & BIKEWAY]		
PARKING PROVIDED:	PROPOSED STANDARD PARKING =		30 SPACES
	PROPOSED ADA PARKING =		1 SPACES
	TOTAL PROVIDED =		31 SPACES
ADA PARKING REQUIRED:			
BASED ON TOTAL SPACES:	31	SPACES REQUIRE	2 ADA SPACES *
* NOTE: PROPERTY PROVIDES SUFFICIENT ADA PARKING WHEN EVALUATED ON A PROPERTY-WIDE BASIS			

BICYCLE PARKING CALCULATIONS		
LDC SECTION 10-610(d)(3):		
BICYCLE PARKING REQD:		
[CRITERIA]	[QTY]	[# SPACES]
5% OF REQUIRED PARKING	40 SPACES	2 SPACES
BICYCLE PARKING SPACES PROVIDED =		10 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 changes 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.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared REEL TIME INVESTMENTS LLC, 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 BORCKY, DENNIS 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.

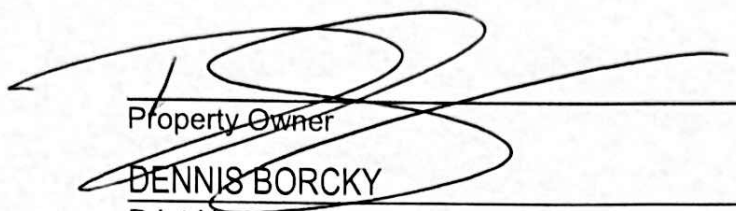
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for 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
<u>Dennis Borcky</u> <u>3308 FOULK RD, GARNET VALLEY, PA 19060</u>	<u>50%</u>
<u>William Herker</u> <u>325 LOCUST GROVE RD, WEST CHESTER, PA 19382</u>	<u>50%</u>

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

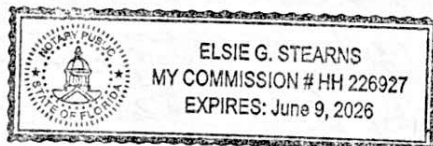
Print Name

*****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 6/5/26 (date) by Dennis Borcky (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



**FROGGY'S BAR & GRILL
SCHEDULE OF DEVIATIONS**

Deviations have been withdrawn.



June 9, 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.*

Froggy's Bar - Noise Study

6/9/2026

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

Froggy's Bar - Noise Study

6/9/2026

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.

Froggy's Bar - Noise Study

6/9/2026

*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.

Froggy's Bar - Noise Study

6/9/2026

Anticipated Sound Impact at Properties Further Away

Airborne sound propagation can be significantly influenced by the presence of **larger** bodies of water. The size of the water body plays a crucial role in how sound waves travel through the air. The size of the waterways nearby Froggy's are not large enough (in terms of area) to have any measurable effect.

In general, a lake several hundred feet across does very little to facilitate the propagation of sound, whereas a lake over a mile long could potentially increase sound propagation.

A long narrow canal could potentially facilitate the propagation of airborne sound by acting as a conduit that enhances sound transmission and reduces dispersion, but the sound source needs to sit directly inside that conduit (i.e. on the canal), not away from and offset by 90 degrees such as the proposed stage at Froggy's.

In other words, if proposed Froggy's stage was located on a straight stretch of canal (with a clear line of sight from Froggy's to properties hundreds of yards down the canal), there could be a potential for sound propagation.

Since Froggy's property is at a 90 degree angle to the long stretch of canal, and the stage is pointed away from the canal, sound will be highly dispersed before reaching the main canal and the small residual amount of sound won't propagate down the canal in any significant way.

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.

Froggy's Bar - Noise Study

6/9/2026

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.

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.

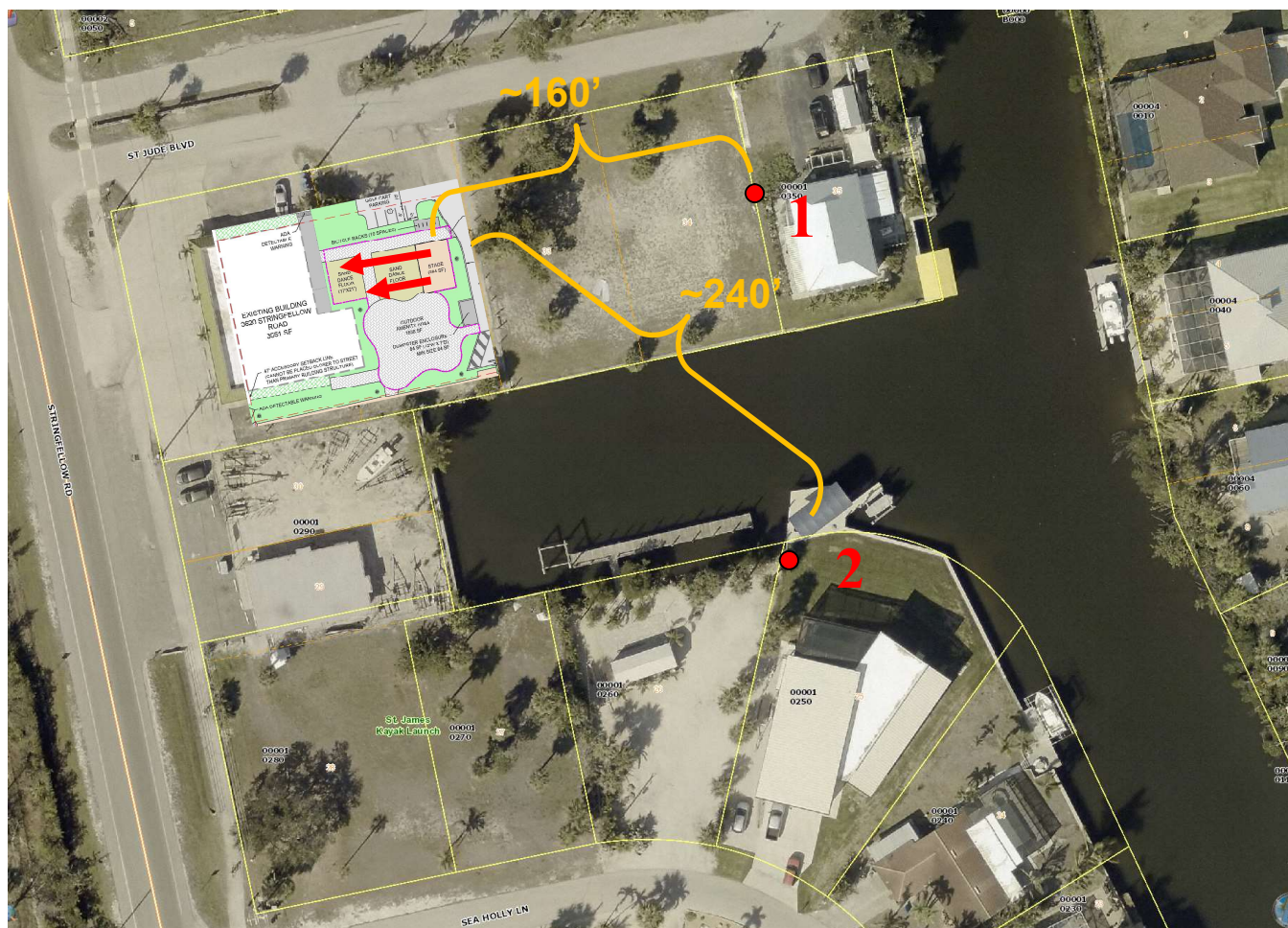
Best regards,



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

Froggy's Bar - Noise Study

6/9/2026

**Exhibit A Noise Receiver Locations**

Green Dot shows stage location

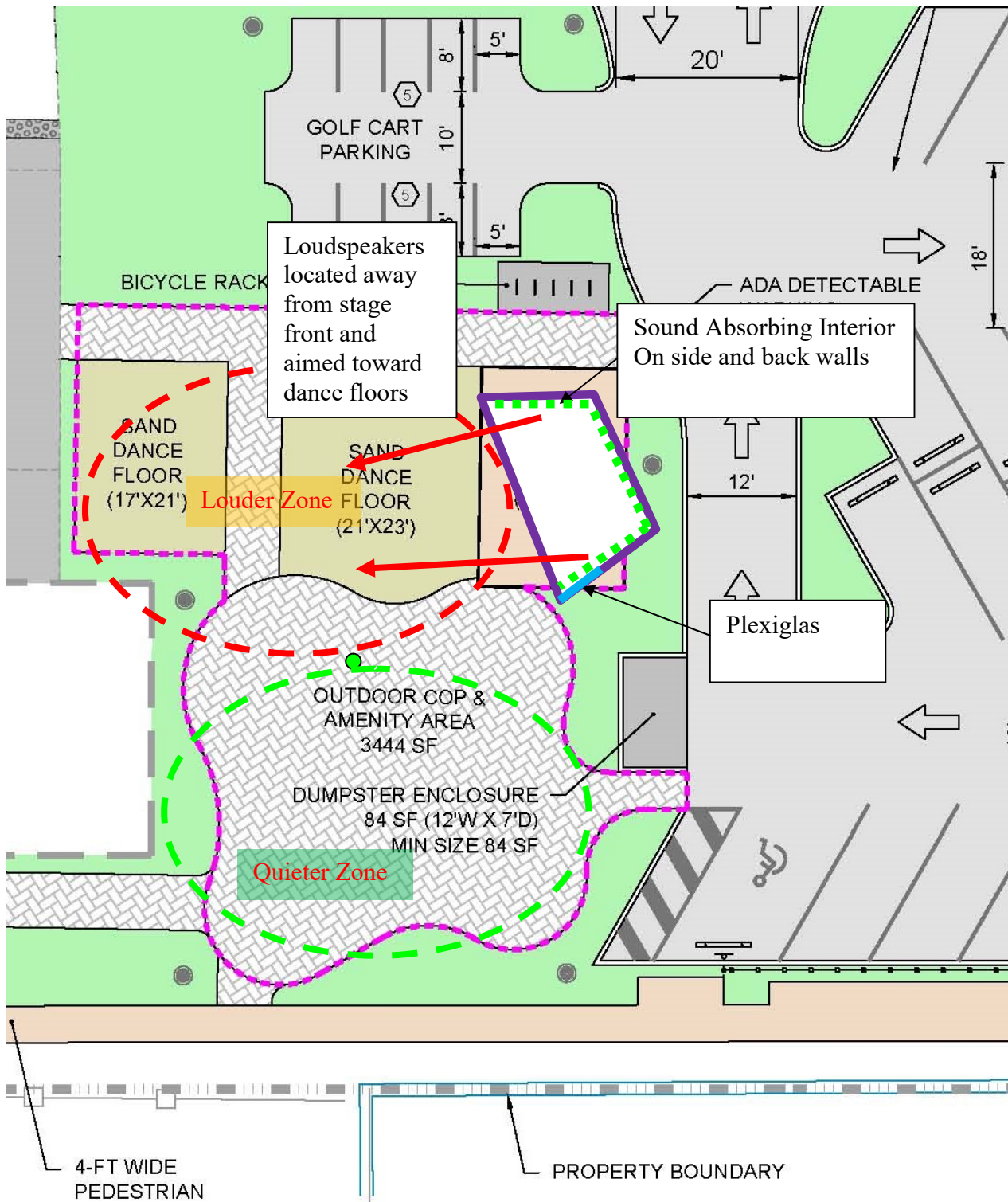
Red arrows indicate aiming direction of PA loudspeakers

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

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

Froggy's Bar - Noise Study

6/9/2026

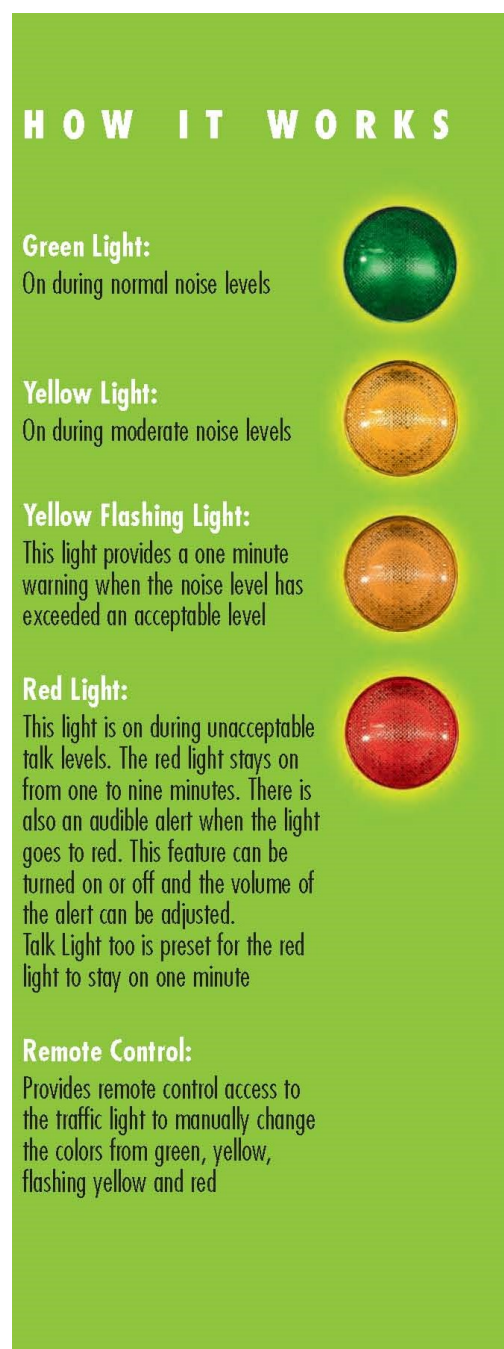
**Exhibit B Site Plan with Sound Mitigation Concept**

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.

Froggy's Bar - Noise Study

6/9/2026

**TALK LIGHT TOO™****Noise Management:**

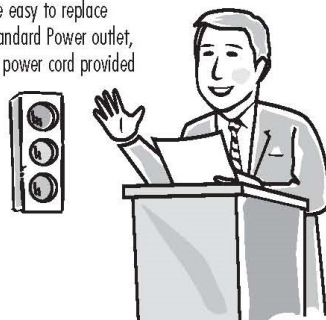
This small traffic light is designed to monitor the noise level in smaller areas such as classrooms, office, hospitals, libraries or other common areas where noise level is a concern. The Talk Light too has a built in stand or can be mounted to a wall.

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

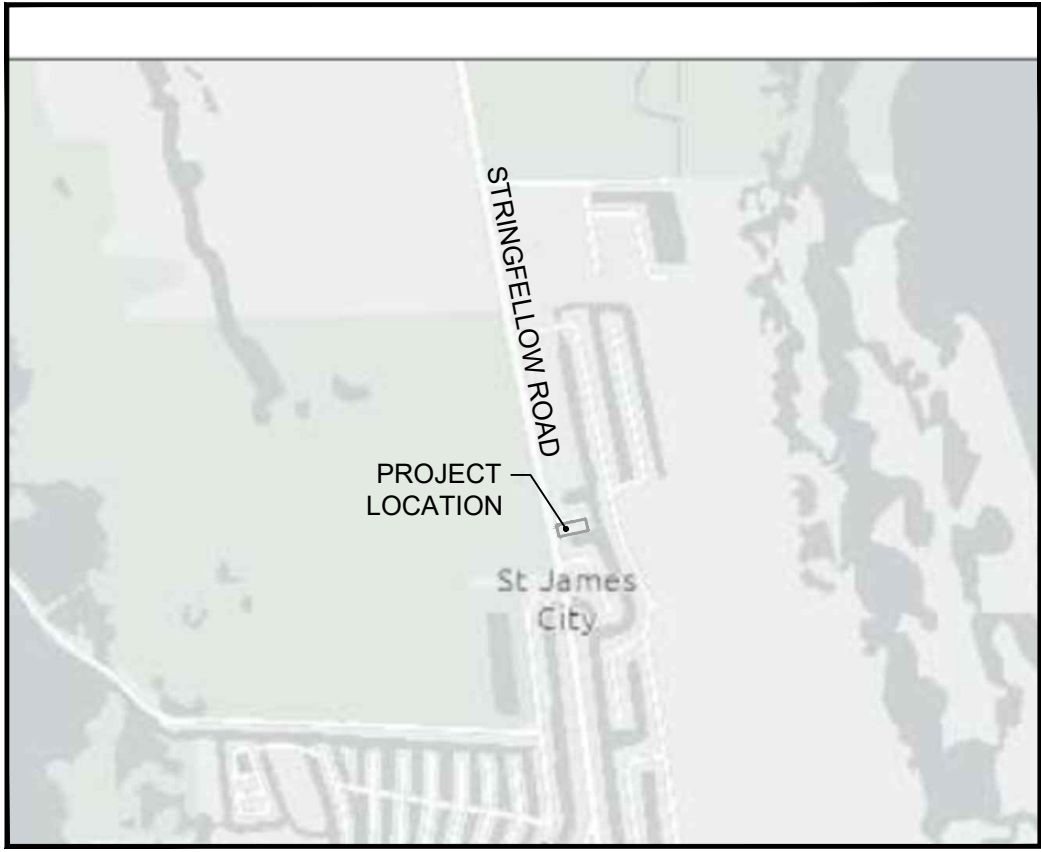


TalkLight™
too

**Exhibit C Stop Light Sound Meter**

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

LOCATION MAP



SCALE: 1"=2000'

PROJECT INFORMATION

PARCEL NUMBER: 35-45-22-L-1-00001.0310
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%	16518	0.38	42.8%
CONCRETE AREA	606	0.01	1.6%	1358	0.03	3.5%
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%	2471	0.06	6.4%
WETLAND AREA	0	0.00	0.0%	0	0.00	0.0%
PERVIOUS AREA	22915	0.53	59.3%	10744	0.25	27.8%
TOTAL	38614	0.89	100.0%	38614	0.89	100.0%

ZONING SITE PLAN NOTES

- ZONING SITE PLAN BASED ON SURVEY OF PARCEL PROVIDED BY AFFORDABLE SURVEYS SWFL, LLC, RECEIVED 3/10/2025.
- 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.
- THE PROPERTY'S CHARACTERISTICS ARE SUITABLE FOR THE INTENDED USE.
- 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.

PARKING CALCULATIONS (NEW IMPROVEMENTS ONLY)

PER LDC SEC 34-2020:

PARKING REQUIRED:	[QTY]	[RATIO]	[NO. SPACES]
[USE]			
OUTDOOR AMENITY AREA	2443 SF	14.0 SP/1000 SF	34.2 SPACES
TOTAL REQUIRED =			34.2 SPACES
[INCLUDES ADA SPACES]			

PARKING REDUCTION: MAX 10% PER LDC SEC 34-2020(C) 30.8 SPACES
[BICYCLE/GOLF CART SPACES & BIKEWAY]

PARKING PROVIDED:	PROPOSED STANDARD PARKING =	30 SPACES
	PROPOSED ADA PARKING =	1 SPACES
	TOTAL PROVIDED =	31 SPACES

ADA PARKING REQUIRED:
BASED ON TOTAL SPACES: 31 SPACES REQUIRE 2 ADA SPACES*

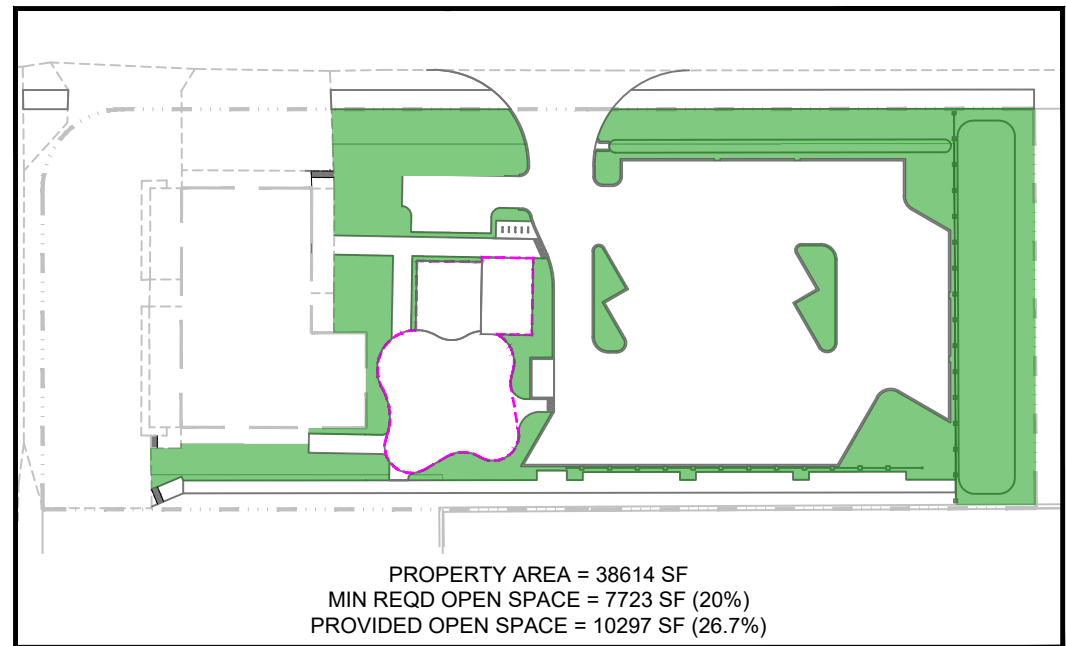
* NOTE: PROPERTY PROVIDES SUFFICIENT ADA PARKING WHEN EVALUATED ON A PROPERTY-WIDE BASIS

BICYCLE PARKING CALCULATIONS

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

BICYCLE PARKING REQD:	[QTY]	[# SPACES]
[CRITERIA]		
5% OF REQUIRED PARKING	40 SPACES	2 SPACES

BICYCLE PARKING SPACES PROVIDED = 10 SPACES



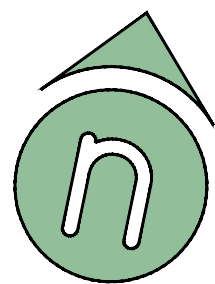
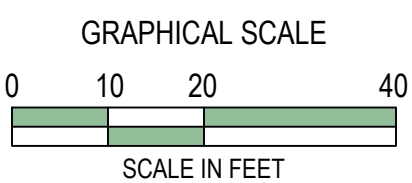
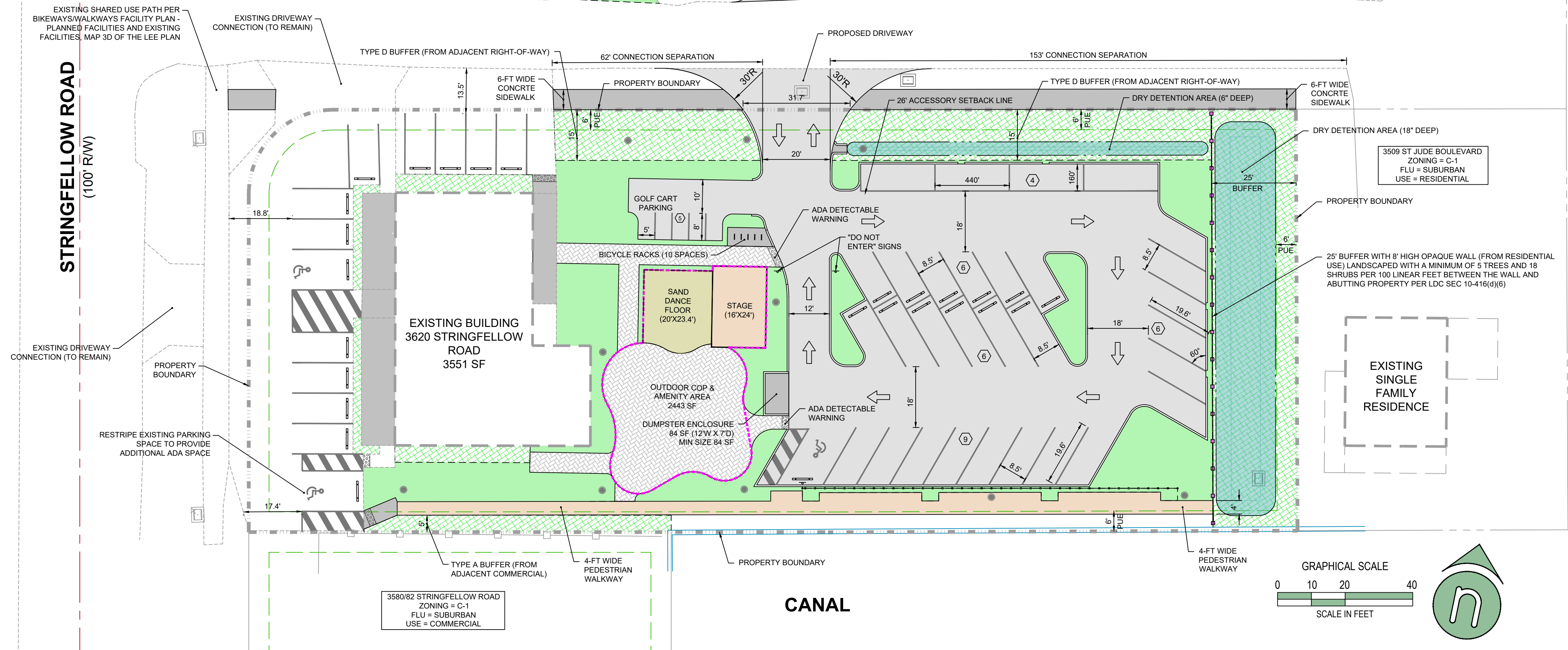
OPEN SPACE DIAGRAM
1"= 60'

LEGEND

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

ST. JUDE BOULEVARD

(80' R/W)



green site
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:
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DRAWN BY: SKC CHECKED BY: SKC

PLOT DATE:
WEDNESDAY 6/10/2026 1:27 PM

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NO	DATE	BY	REVISIONS
10	6/10/2026	SKC	PERMIT APPROVAL
9			
8			
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4			
3			
2			
1			

PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
JUN 2026

DRAWING TITLE

SEZ2026-00004
SITE PLAN

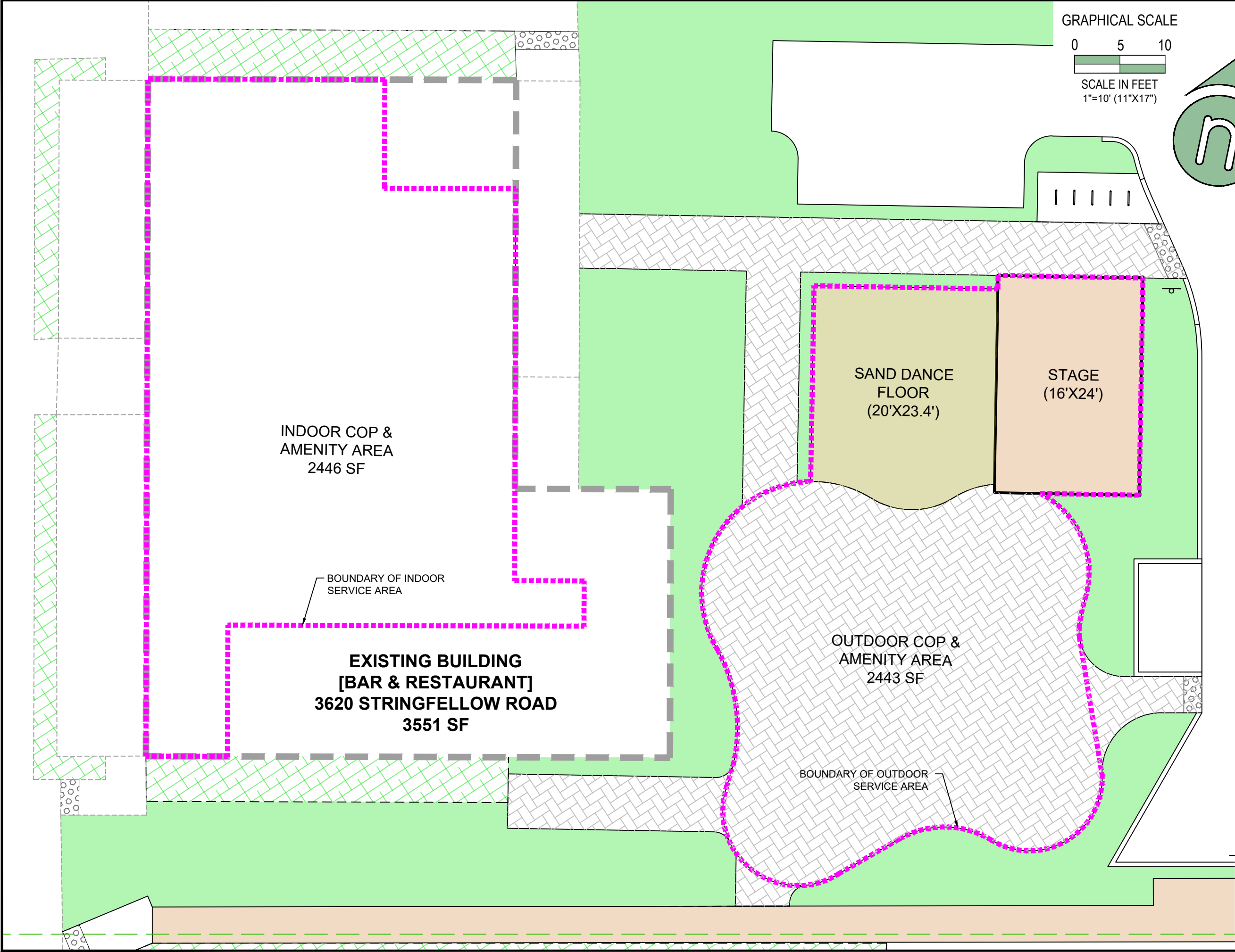
GEI PROJECT NUMBER

232007

SHEET NUMBER

1

ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 96103
DATE: 6/10/2026



ENGINEER OF RECORD
STEPHANIE K. CALDWELL, P.E.
FL P.E. NO. 95103
DATE: 6/10/2026

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

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										NO.	REVISIONS	DATE	BY
10	9	8	7	6	5	4	3	2	1				

PLAN STATUS:
PERMIT APPROVAL
NOT FOR CONSTRUCTION

ISSUE DATE:
JUN 2026

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SEZ2026-00004
COP-DESIGNATED
AREAS EXHIBIT

GEI PROJECT NUMBER
232007

SHEET NUMBER
2

Aldo Beltrano, Esq.
Member of the Florida Bar
Aldo@BeltranoLaw.com

Blair Hyman, Esq.
Member of the Florida Bar
Blair@BeltranoLaw.com



BELTRANO

— & ASSOCIATES —

www.beltranolaw.com

4495 Military Trail, Suite 107
Jupiter, Florida 33458
Phone: (561)799-6577
Fax: (561)799-6241

June 19, 2026

OPINION OF TITLE

**To: Reel Time Investments, LLC
3620 Stringfellow Road
St. James City, FL 33956**

With the understanding that this Opinion of Title is furnished to Reel Time Investments, LLC, as inducement for acceptance of a Declaration of Restrictions covering the real property, hereinafter described, it is hereby certified that I have examined a complete abstract of title covering the period from an effective date of April 20, 2022 to the 19th day of June, 2026 at the hour of 11:00 PM, inclusive, of the following described property:

A parcel, as more particularly described below, is situated in Lee County, Florida:

Lots 31, 32, 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.

**(STRAP: 35-45-22-L1-00001.0310 Folio ID: 10621595)
(Property Address: 3620 Stringfellow Road, St. James, FL 33956)**

I am of the opinion, that on the last-mentioned date, the fee simple title to the above-described real property was vested in: Reel Time Investments, LLC, a Florida limited liability company.

Pursuant to the attached LLC Affidavit, it is my opinion that Dennis Borcky and/or William Herker, the authorized members of Reel Time Investments, LLC, have authority to sign on behalf of the company.

Subject to the following liens, encumbrances, and other exceptions (if “none” please indicate)

1. **RECORDED MORTGAGES:**

- a. Mortgage and Mortgage Substitution Agreement to Froggy's LLC, a Florida limited liability company, mortgagee(s), recorded in Clerk's File Number [2022 - 132307](#); Clerk's File Number [2022 - 370704](#), Public Records of Lee County, Florida. (Lots 31 and 32)

Reel Time Investments, LLC
Title Opinion Letter
June 19, 2026
Page 2 of 4

- b. No open mortgage(s) were found of record. (Lots 33 and 34)

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

- a. FOR INFORMATIONAL PURPOSES ONLY: 2025 taxes were paid on November 13, 2025 for Parcel/Account ID# 35-45-22-L1-00001.0310, in the gross amount of \$11,078.42.
- b. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 27, 2026, at Clerk's file Number 2026-78408, of the Public Records of Lee County, Florida.

3. **RESTRICTIONS/EASEMENTS:**

- a. All matters contained on the Plat of Unit 1 St. Jude Harbors, as recorded in Plat Book [16, Page 141](#), Public Records of Lee County, Florida.
- b. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book [215, Page 463](#), Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
- c. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book [216, Page 527](#), Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
- d. Covenants, conditions and restrictions recorded in O.R. Book [65, Page 579](#), as affected by O.R. Book [182, Page 676](#), Public Records of Lee County, Florida.
- e. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book [2189, Page 3281](#); and amended by Ordinance No. 86-38 in O.R. Book [2189, Page 3334](#), Public Records of Lee County, Florida.
- f. Rights of the lessees under unrecorded leases.
- g. Note: The subject property appears to border on a body of water.

4. **OTHER**

- a. Nothing was found.

Reel Time Investments, LLC
Title Opinion Letter
June 19, 2026
Page 3 of 4

5. GENERAL EXCEPTIONS

- a. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.
- b. Rights or claims of parties in possession not shown by the public records.
- c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- d. Easements or claims of easements not shown by the public records.
- e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- f. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
- g. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (i) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - (ii) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
- h. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

Reel Time Investments, LLC
Title Opinion Letter
June 19, 2026
Page 4 of 4

4. **SPECIAL EXCEPTIONS**

None.

All recording references are to the Public Records of Lee County, Florida.

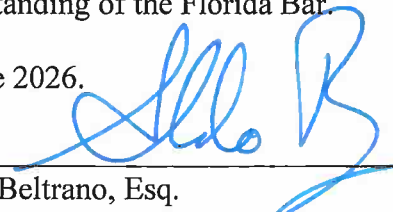
I hereby certify that I have reviewed all the aforementioned encumbrances, restrictions, and exceptions and that none of them hinder or affect the recording or enforcement of any known restrictive covenants.

Therefore, it is my opinion that the following parties must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein:

<u>NAME</u>	<u>INTEREST</u>
Reel Time Investments, LLC	Owner and as Substituted Mortgagor (Lots 31 and 32)
Reel Time Investments, LLC	Owner (Lots 33 and 34)

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the state of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this 19th day of June 2026.

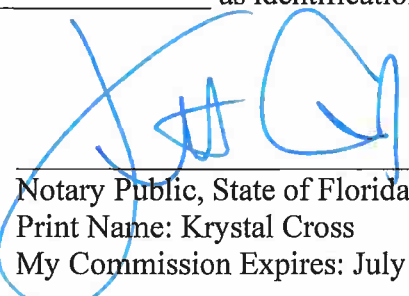

Aldo Beltrano, Esq.
ALDO BELTRANO, P.A.
4495 Military Trail, Suite 107
Jupiter, FL 33458

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2026 by Aldo Beltrano, Esq., who ☒ is personally known to me or ☐ who has produced _____ as identification.



Krystal Cross
Comm.: HH 417178
Expires: Jul. 4, 2027
Notary Public - State of Florida


Notary Public, State of Florida
Print Name: Krystal Cross
My Commission Expires: July 4, 2027

Encl.: Title Search

Prepared by:

Aldo Beltrano, Esq.

Aldo Beltrano, P.A. d/b/a Beltrano & Associates

4495 Military Trail, Suite 107

Jupiter, FL 33458

LIMITED LIABILITY COMPANY AUTHORITY AFFIDAVIT

BEFORE ME, personally appeared **DENNIS BORCKY**, who being by me first duly sworn, under oath, deposed and said:

1. Dennis Borcky is one of two Authorized Member of **REEL TIME INVESTMENTS, LLC**, a Florida limited liability company (hereafter "Company"), and as such has personal knowledge as to the facts stated herein. The other Authorized Member is William Herker. This affidavit is made with regard to the following described Company property:

Lots 31, 32, 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.

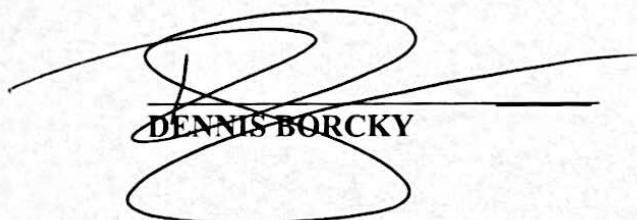
(STRAP: 35-45-22-L1-00001.0310 Folio ID: 10621595)

(Property Address: 3620 Stringfellow Road, Saint James City, FL 33956)

2. The Company is authorized to conduct any business for the Property described above and Dennis Borcky and William Herker are authorized to execute and deliver all such documents as are necessary, appropriate, or advisable to encumber the property for any reason, including, without limitation, deeds, affidavits, agreements, contracts, addendums, and closing statements (collectively the "Encumbering Documents") and to provide Froggy's Bar, Inc. a mortgage in the amount of \$849,000.00 and to have executed the Mortgagor Substitution Agreement dated August 17, 2022.
3. No Statement of Authority relative to the Company has been filed with the Florida Department of State.
4. There is no provision in the Articles of Organization of the Company limiting my authority to manage the affairs of the company.
5. There is nothing in the last annual report filed after the year of formation with the Florida Department of State or in any subsequent Statement filed with the Florida Department of State or recorded in the official records of the county where the property lies limiting my authority.
6. I am not a debtor in bankruptcy and have not been a debtor in bankruptcy since becoming an authorized member of the Company. I have no knowledge that William Herker, the other Authorized Member, is either a debtor in bankruptcy or has been in bankruptcy since becoming an Authorized Member of the Company.
8. The Company is an Authorized Members limited liability company.

Limited Liability Company Authority Affidavit
Reel Time Investments, LLC
Page 2 of 2

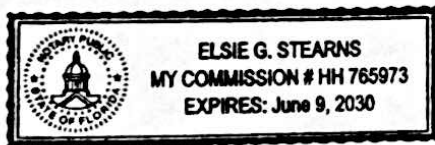
9. The Company is not one of a family or group of entities, and this entity is not a debtor in bankruptcy.
10. The Company was formed on April 5, 2022.
11. The Company acquired title to the property described herein on April 25, 2023.
12. The Company is currently in good standing under the laws of the State of Florida.
13. The Company has never been terminated or dissolved.
14. This affidavit is made to accompany the Attorneys Title Opinion letter dated June 19, 2026.


DENNIS BORCKY

State of Florida
County of Lee

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2026 by **DENNIS BORCKY** who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]





Notary Public

Print Name: E. Stearns

My Commission Expires: 6-9-30

Old Republic Title File Number 1756041

Issuer: Old Republic Title

Recipient: Aldo Beltrano, P.A.

The information contained in this Title Search Property Information Report is being furnished by the Issuer at Recipient/Agent's request for review and examination by Recipient/Agent. If this report is to be used for evaluation and determination of insurability and for the purpose of preparing and issuing a title insurance commitment or policy, it shall be the responsibility of the Recipient/Agent to conduct such evaluation and determination. Only the results of a search of the record title are reflected herein.

Agent's File Reference: Reel Time Investments, LLC- Title of Opinion

After an examination and review of this search the Recipient/Agent must:

- A. Request written authorization from Issuer to issue a commitment if the amount exceeds their agency/agent limits or the transaction constitutes an extrahazardous risk.***
- B. Evaluate all instruments, plats, documents and notes contained in this report.***
- C. Include in any Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.***
- D. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.***
- E. Determine whether the property has legal access.***
- F. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.***
- G. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.***
- H. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State.***
- I. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender instructions, underwriting guidelines or advice of Issuer.***

This Title Search Property Information Report is prepared and furnished for information only. It is not an opinion of title.

This Title Search Property Information Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the Issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is

further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Effective Date of approved base title information: April 20, 2022

Effective Date of Search: June 9, 2026 at 11:00 PM

Apparent Title Vested in:

Real Time Investments, LLC, a Florida limited liability company

Description of real property situated in Lee County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Froggy's, LLC, a Florida limited liability company to Froggy's Bar, Inc., a Florida corporation, recorded April 20, 2022 in Clerk's File Number [2022 - 132306](#), Public Records of Lee County, Florida. (Parcel 1)
2. Warranty Deed from Froggy's, LLC, a Florida limited liability company and Froggy's Bar, Inc., a Florida corporation to Real Time Investments, LLC, a Florida limited liability company, recorded December 6, 2022 in Clerk's File Number [2022 - 369935](#), Public Records of Lee County, Florida. (Parcel 1)
3. Warranty Deed from Malvin Gene Ford and Kathy A. Ford to Real Time Investments, LLC, a Florida limited liability company, recorded April 26, 2023 in Clerk's File Number [2023 - 148275](#), Public Records of Lee County, Florida. (Parcel 2)

Mortgages, Assignments and Modifications:

1. Mortgage to Froggy's, LLC, a Florida limited liability company , mortgagee(s), recorded in Clerk's File Number [2022 - 132307](#); Clerk's File Number [2022 - 370704](#), Public Records of Lee County, Florida. (Parcel 1)
2. No open mortgage(s) were found of record. (Parcel 2)

Other Property Liens:

1. FOR INFORMATIONAL PURPOSES ONLY: 2025 taxes were paid on November 13, 2025 for Parcel/Account ID# 35-45-22-L1-00001.0310, in the gross amount of \$11,078.42.
2. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 27, 2026, at Clerk's File Number [2026 - 78408](#), of the Public Records of Lee County, Florida.

Restrictions/Easements:

1. All matters contained on the Plat of Unit 1 St. Jude Harbors, as recorded in Plat Book [16, Page 141](#), Public Records of Lee County, Florida.

2. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book [215, Page 463](#), Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
3. Oil, gas, mineral, or other reservations as set forth in deed recorded in Deed Book [216, Page 527](#), Public Records of Lee County, Florida. No determination has been made as to the current record owner for the interest excepted herein.
4. Covenants, conditions and restrictions recorded in O.R. Book [65, Page 579](#), as affected by O.R. Book [182, Page 676](#), Public Records of Lee County, Florida.
5. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book [2189, Page 3281](#); and amended by Ordinance No. 86-38 in O.R. Book [2189, Page 3334](#), Public Records of Lee County, Florida.
6. Rights of the lessees under unrecorded leases.
7. Note: The subject property appears to border on a body of water.

Other:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured: N/A

A 20-year name search was not performed on the proposed insured. The agent is responsible for obtaining a name search unless a loan policy for a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the Agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. ***General or special taxes and assessments required to be paid in the year 2026 and subsequent years.***
2. ***Rights or claims of parties in possession not shown by the public records.***
3. ***Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.***
4. ***Easements or claims of easements not shown by the public records.***
5. ***Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.***
6. ***Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.***

7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

NOTE: This report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

NOTE: Consideration in foreclosure proceedings should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to Agent, the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

NOTE: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or otherwise in excess of their agency/agent limits.

PARCEL 1:

Lots 31 and 32, Block 1, Unit 1 St. Jude Harbors, according to the plat thereof as recorded in Plat Book [16, Page 141](#), Public Records of Lee County, Florida.

PARCEL 2:

Lots 33 and 34, Block 1, Unit 1 St. Jude Harbors, according to the plat thereof as recorded in Plat Book [16, Page 141](#), Public Records of Lee County, Florida.



Property Data

STRAP: 35-45-22-L1-00001.0310 Folio ID: 10621595

Tax Roll Value Letter 2025

Generated on 6/19/2026 11:19 AM

Owner Of Record - Sole Owner
[Change Mailing Address]



REEL TIME INVESTMENTS LLC
3620 STRINGFELLOW RD
SAINT JAMES CITY FL 33956



Site Address

Site Address maintained by E911 Program Addressing

3620 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

Property Description

Do not use for legal documents!

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

Attributes and Location Details

Total Bedrooms / Fixtures	0 / 11
Gross Building Area	3,510
1st Year Building on Tax Roll	1966
Historic Designation	No

Township	Range	Section	Block	Lot
45	22E	35		
Municipality	Latitude Longitude			
Lee County Unincorporated - L (Newer Subdivisions)				

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date May of 2022 View other photos

Last Inspection Date: 08/04/2023

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	711,015	369,614	711,015	711,015	0	0	711,015
2024 / Additional Info	2024 (Final Value)	696,230	359,379	696,230	696,230	0	0	696,230
2023 / Additional Info	2023 (Final Value)	1,191,560	588,498	1,191,560	485,832	0	0	485,832

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 6/18/2026)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
2100	Restaurant	21257.00	Square Feet
1000	Commercial, Vacant	17511.00	Square Feet

Land Features

Description	Year Added	Units
WALL - DECORATIVE - C.B.S.	1999	168
PAVEMENT - CONCRETE	1999	5,724
SEAWALL - CONCRETE	1966	40

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
56 - Restaurant	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1966	1986

Building Subareas

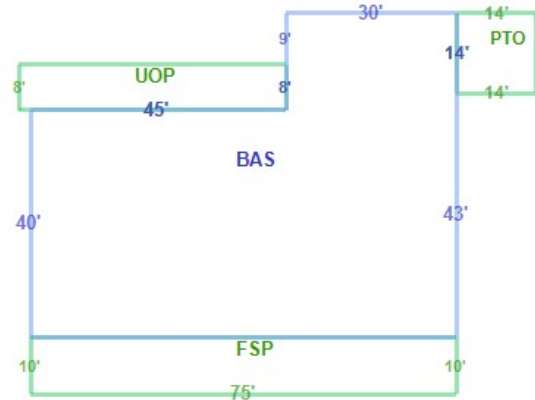
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	3,510
FSP - FINISHED SCREEN PORCH	N	750
PTO - PATIO	N	196
UOP - UNFINISHED OPEN PORCH	N	376

Building Front Photo

Building Footprint



Photo Date: May of 2022

**Property Details (2025 Tax Roll)**

Generated on 6/19/2026 11:19 AM

Land**Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
2100	Restaurant	21257.00	Square Feet
1000	Commercial, Vacant	17511.00	Square Feet

Land Features

Description	Year Added	Units
WALL - DECORATIVE - C.B.S.	1999	168
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Buildings**Building 1 of 1****Building Characteristics**

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Building Subareas

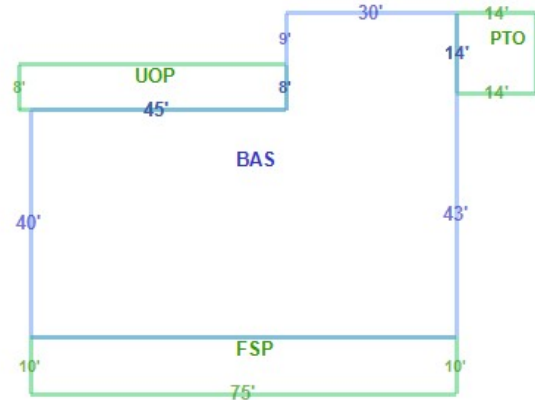
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	3,510
FSP - FINISHED SCREEN PORCH	N	750
PTO - PATIO	N	196
UOP - UNFINISHED OPEN PORCH	N	376

Building Front Photo

Building Footprint



Photo Date: May of 2022



Taxing Authorities

Generated on 6/19/2026 11:19 AM

ST JUDE HARBOR LIGHT / MATLACHA PINE IS FIRE / 027

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
ST JUDE HARBORS STREETLIGHTING UNIT MSTU / 086	Dependent District	LEE COUNTY MSTU/MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
MATLACHA PINE ISLAND FIRE CONTROL DIST / 059	Independent District	MATLACHA PINE ISLAND FIRE CONTROL DIST 5700 PINE ISLAND RD BOKEELIA FL 33922
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 6/19/2026 11:19 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	06/14/2023	20231104485CM		Not a Sale Parcel has been split or combined at the request of the property owner. Click Here for staff assistance.	I
400,000.00	04/25/2023	2023000148275	03		V

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 6/19/2026 11:19 AM

Permit Number	Permit Type	Date
COM2025-01651	Building Remodel / Repair	03/30/2026
ROF2022-10338	Roof	11/18/2022
FNC2021-02963	Fence	11/04/2021
COM2020-00622	Building Addition	06/04/2020
COM2000-01464	Building Remodel / Repair	09/12/2000
COM199909562	Building Miscellaneous	09/10/1999
COM199607969	Building Addition	08/08/1996
COM199507488	Building Miscellaneous	08/14/1995
COM199308877	Commercial	09/27/1993

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 6/19/2026 11:19 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
35-45-22-08-00001.0310	10018341	Combined (With another parcel-Delete Occurs)	06/14/2023
35-45-22-08-00001.0330	10018342	Combined (With another parcel-Delete Occurs)	06/14/2023

Solid Waste (Garbage) Roll Data

Generated on 6/19/2026 11:19 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	C - Commercial Category	D	3970	461.20
Collection Days				
Garbage	Recycling			Horticulture
Monday	Monday			Monday

Flood and Storm Information

Generated on 6/19/2026 11:19 AM

Flood Insurance Find my flood zone				
Community	Panel	Version	Date	Evacuation Zone
071C	0390	G	11/17/2022	A

Subsurface Rights

Generated on 6/19/2026 11:19 AM

Subsurface Rights	Subsurface STRAP	Subsurface Folio ID	Surface STRAP	Surface Folio ID
UNKNOWN			35-45-22-L1-00001.0310	10621595

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES

NBR. OF SEATS: 150

FROGGY'S BAR, INC.

FROGGYS BAR AND GRILL
3620 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

LICENSE NUMBER: SEA4606513

EXPIRATION DATE: DECEMBER 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 10/15/2025

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APPS & SHAREABLES

Onion Rings

Served with a side of ranch or chipotle ranch 7

Fried Green Beans

Served with a side of ranch or chipotle ranch 7

Fried Mushrooms

Served with a side of ranch or chipotle ranch 7

French Fries or Tater Tots

Basket of fries or tots 7

South Philly Fries

Crispy fries tossed in Old Bay, served with a side of melted American Cheese 9

Fried Pickles

Pickle spears served with a side of ranch or chipotle ranch 7

Broccoli Bites

Cheddar infused broccoli fried and served with a side of ranch or chipotle ranch 8

Chips and Salsa

Homemade corn chips with side of salsa 7

Fish Dip

Smoked Mahi served with warm pita, cucumbers, and pickled jalapeno 12

Nachos

Homemade corn chips topped with cheese sauce, chili, black olives, onions, tomatoes, lettuce, jalapeno, salsa, and sour cream 13
Add chicken 3, shrimp 5

Philly Soft Pretzel Bites

Philly soft pretzels served with honey mustard and cheese sauce 12

Chicken Bites

White meat battered and fried with choice of dressing 13

1lb Frog Legs

1lb of frog legs, lightly battered, served with ranch or blue cheese with choice of sauce 19

Jumbo Chicken Wings

Never battered drums and flats served with ranch or blue cheese with choice of sauce
Six wings 11 Twelve wings 20

FULLY LOADED FRIES

(All Loaded Fries can be substituted with Tater Tots)

Classic Loaded Fries

Loaded with melted cheddar, bacon bits, scallions, side of sour cream 10

BBQ Pulled Pork Fries

Smothered in cheese sauce, topped with a serving of our tangy smoked BBQ pulled pork 13

Pepperoni Pizza Fries

Homemade pizza sauce, melted mozzarella and pepperoni slices 12

Chili Cheese Fries

Loaded with cheese sauce topped with chili, scallions and sour cream 12

B.L.T Fries

Loaded with bacon, lettuce, tomato, mayo, and shredded cheddar 10

Buffalo Chicken Fries

Loaded with lettuce, Buffalo chicken, melted cheddar, scallions, ranch or blue cheese 13

BASKETS

(Served with coleslaw and choice of fries or tots.
Substitute another side for small charge)

Shrimp Basket

Fried, blackened, or grilled. Served with cocktail 16

Fish Basket

Fried, blackened, or grilled Haddock. Served with homemade tartar 16

Chicken Tender Basket

White meat fried, blackened, or grilled. Choice of sauce and dressing 14

TACOS

(Served with a side of chips and salsa)

Chicken Tacos

Onion, lettuce, tomato, cheddar cheese, chipotle ranch and a side of salsa 13

Shrimp or Fish Taco

Blackened, fried, or grilled Haddock with cabbage, mango salsa and chipotle ranch 15

BBQ Pork Tacos

BBQ pulled pork, shredded cheddar, homemade slaw, and pickled red onion 14

SANDWICHES

(Side of fries, tots, or slaw. Substitute another side for small charge)

Chicken Sandwich

Fried, blackened, or grilled 14
Cheese 1.50 Bacon 2

Caprese Chicken Sandwich

Grilled chicken, melted mozzarella, tomato, pesto, balsamic glaze on a brioche bun 16

Fish Sandwich

Fried, blackened, or grilled Haddock 16
Cheese 1.50

BBQ Pulled Pork Sandwich

BBQ pulled pork, homemade slaw, and pickled red onion on a brioche bun 16

B.L.T

Bacon, lettuce, tomato served on texas toast 10

Philly Cheesesteak

Freshly sliced ribeye finely chopped in genuine Philly fashion served with fried onions on an imported Philly roll. Choice of American, Provolone, or Whiz 16
Add sauteed mushroom 1

Chicken Philly

Classic Philly with shaved white meat chicken served with fried onions and American cheese 15

Buffalo Chicken Philly

Shaved white meat chicken cooked in Buffalo sauce and American cheese with blue cheese drizzle 16

WRAPS

(Side of fries, tots, or slaw. Substitute another side for small charge)

Chicken Caesar Wrap

Grilled chicken, romaine, shaved parmesan, croutons, with creamy caesar dressing 14

Asian Wrap

Grilled or fried tossed in sesame ginger, shredded cheddar and LTO 14

Buffalo Chicken Wrap

Grilled or fried, tossed in Buffalo, shredded cheddar, LTO, with side of ranch or blue cheese 14

Lily Pad Wrap

Half pound angus beef, American cheese, LTOP, with homemade russian dressing 15

SALADS

(Add: Chicken 4, Fish 6, Shrimp 6)

House Salad

Romaine, cucumber, tomato, onion, croutons, shredded cheddar side of garlic toast and choice of dressing 10

Greek Salad

Romaine, cucumber, tomato, onion, pepperoncini, black olive, feta, pita served with side of greek dressing and tzatziki 12

Caesar Salad

Romaine, shaved parmesan, croutons, creamy caesar dressing served with garlic toast 12

BLT Salad

Romaine, bacon, tomato, and shredded cheddar served with garlic toast 12

Beefsteak Tomato Salad

Layered thick cut beefsteak tomato and onion, topped with blue cheese crumbles, scallions, drizzled balsamic glaze and side of blue cheese dressing 12

BOWLS

Asian Rice Bowl

Lightly battered white chicken tossed in choice of teriyaki or general tso with broccoli over white rice 16

Mediterranean Rice Bowl

Grilled chicken with romaine, cucumber, tomato, pepperoncini, feta, black olives, pickled red onion over white rice. Side of tzatziki and greek dressing 16

Fajita Rice Bowl

Grilled white chicken with sauteed onions and peppers, shredded cheddar, lettuce, jalapeno, pickled red onion, sour cream and salsa over white rice 16

Chili

Bowl of house chili served with shredded cheddar and sour cream 7 Cup 5

SIDES

Fries / Tots / Coleslaw / Potato Salad / Pasta Salad 3
Broccoli 4 / Onion Rings / Side Salad 5

SAUCES

Buffalo Mild / Buffalo Hot / Teriyaki-General Tso / BBQ
Garlic Parm / Bourbon / Spicy BBQ

DRESSINGS

Honey Mustard / Ranch / Blue Cheese / French
Caesar / Mandarin Orange / Greek / Tzatziki
Chipotle Ranch

BURGERS

(Half pound angus beef served fries, tots, or slaw. Substitute another side for small charge)

Classic Burger

Angus beef choice of cheese and LTOP 15

Froggy Burger

Bacon, onion ring, provolone, LTOP, Tangy BBQ 17

Mushroom and Swiss

Sauteed mushroom and onions with melted swiss and LTO 16

Pizza Burger

Homemade pizza sauce, mozzarella, and slices of pepperoni 17

Bacon Blue

Bacon, onion ring, blue cheese crumbles 18

Shrimp Burger

Homemade shrimp patty, LTO, Froggy Sauce 18
Cheese 1.50

STONE OVEN PIZZA

Cheese Pizza 14

Authentic stone cooked pizza served with homemade sauce, fresh mozzarella, and fresh toppings
Extra Cheese 1.75 Extra Sauce 1.75

Toppings

Mushrooms, Onions, Green Peppers, Tomatoes, Black Olives, Mild Peppers, Jalapenos 1.50

Premium Toppings

Pineapple, Pepperoni, Sausage, Ham, Bacon 2
Chicken 3

SPECIALTY PIZZA

Chicken Bacon Ranch

Chicken, Bacon, Ranch, Mozzarella 19

B.L.T

Bacon, Lettuce, Tomato, Mayo 19

Supreme

Pepperoni, Sausage, Mushrooms, Onions, Green Peppers, Mozzarella 20

Veggie

Mushrooms, Onions, Green Peppers, Tomatoes, Black Olives, Mozzarella 19

White

Ricotta, Garlic, Mozzarella 19

Buffalo Chicken

Chicken, Ranch, Buffalo Sauce, Mozzarella 19

BBQ Chicken

Chicken, Onions, BBQ Sauce, Mozzarella 19

Hawaiian

Ham, Bacon, Pineapple, Mozzarella 19

The Pickled Pig

Pickles, Bacon, Thousand Island, Mozzarella 19

DESSERT

Key West Key Lime Pie

Fresh Key lime pie with whipped topping 8

Chocolate Cake

Fresh double chocolate cake with whipped topping 8

Deep Fried Oreos

Lightly battered and fried with chocolate syrup and whipped topping 8

Specialty Cocktails

Peach Palmer \$8

Whiskey, Peach Schnapps, Ice-Tea, Lemonade

Frogarita \$8

Tequila, Triple Sec, Pineapple Juice, Blue Curacao

Frog in Paradise \$8

Coconut Rum, Banana Liquor, Pineapple, Blue Curacao

SJC Gin Buck \$8

Gin, Ginger Beer, Angostura, Fresh Lime

Pine Island Punch \$12

Bokeelia Silver Rum, 360 Mango Vodka, OJ, Pineapple

S.W. Kettle Crush \$12

Kettle Botanical Peach & Orange, Banana Schnapps, Ginger Beer, Lime Juice

Desert Cocktails

Espresso Martini \$12

Vodka, Coffee Liqueur, Irish Cream Liqueur

Peanut Butter Cup Martini \$12

Peanut Butter Whiskey, Chocolate Cream Liquor

Almond Joy Martini \$12

Coconut Rum, Chocolate Cream Liquor, Hazelnut Liquor, Coco Lopez

FROGGY’S BAR SITE IMPROVEMENTS – 3620 STRINGFELLOW ROAD, ST JAMES CITY, FL 33956

PINE ISLAND PLANNING COMMUNITY PUBLIC MEETING
DECEMBER 18, 2024 – 11:00 AM – 3620 STRINGFELLOW ROAD

AGENDA:	
• Background history of existing property • Provide details about project scope • Additional parking area • Amenity area • Connection to municipal sanitary sewer system • Purchase of additional parcels • Impact of improvements • For customer base • On adjacent properties • Anticipated timeline of permitting and construction	
CONCERNS/ISSUES:	APPLICANT RESPONSE:
Impact of additional parking	Increasing parking will relieve overflow parking currently occurring on St. Jude Boulevard. This will allow parking to remain onsite and free up St. Jude for neighbors
Required buffering from adjacent single family home	Commercial-to-residential shared property lines require a buffer with both plantings and an opaque wall/fence. Plantings will be on the outside of the wall/fence.
Changes to existing building?	No increase in building size is proposed. Furthermore, no additional enclosed roofed structures are proposed.
Eagle’s nest in vicinity of project?	The County site permitting process (to obtain the DO) includes reviews by Environmental, so if any active eagle’s nests are located within the protected buffer, our construction will need to abide by the County’s regulations. This will be vetted during the DO process.

DECEMBER 18, 2024 – 11:00 AM – 3620 STRINGFELLOW ROAD

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

12/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

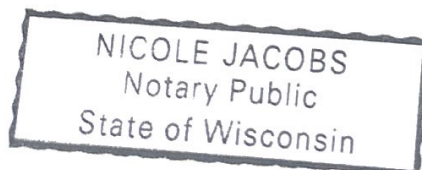
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/08/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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Community Review Meeting

A community review meeting will be held for the public on December 18, 2024 to provide an overview for any interested citizens pertaining to the Special Exception request for Froggys Bar & Grill. Meeting location is 3620 Stringfellow Road Saint James City, FL 33956 at 11:00am
December 8 2024
LSAR0203858