

ADMINISTRATIVE APPROVAL (COP) ADD2026-00106

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Keith Long filed an application on behalf of McGregor's Public House and the Oak and Vine Cafe for administrative approval for consumption on premises to amend a previous consumption on premises (COP) approval for 2COP Alcoholic Beverage License in conjunction with a bar with outdoor seating (COP2011-00034), to allow consumption on premises in conjunction with a Restaurant Group, III (indoor expansion) and the continuation of the previously approved outdoor seating under a 4COP-SFS alcoholic beverage license for projects known as McGregor's Public House and the Oak and Vine Café; and

WHEREAS, the subject property is located at 13499 S Cleveland Avenue Units 107, 109, and 111, described more particularly as:

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

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 24-45-24-00-00005.1000; and

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

WHEREAS, the subject property is zoned Commercial (C-1) and is developed as, the Bell Tower Shops shopping center; and

WHEREAS, the applicant has requested to amend a previously approved 2COP alcoholic beverage license in conjunction with a bar with outdoor seating (COP2011-00034) to reflect the consolidation of the former McGregor's Public House and the Oak and Vine Cafe into a single restaurant, resulting in an expansion of the restaurant's overall floor area; and

WHEREAS, in accordance with the Land Development Code (LDC), Section 34-622, the proposed McGregor's Public House and Oak and Vine Cafe is classified as a Group III Restaurant, which is a permitted use in the Commercial (C-1) zoning district (see Exhibit "D"); and

WHEREAS, consumption on premises in conjunction with a bar (World of Beer) including 1,665± square foot indoor seating area with a seating capacity of 50 people and a 1,515± square foot outdoor seating area with a seating capacity of 100 people was approved by COP2011-00034 (see Exhibit "B"); and

WHEREAS, the applicant has filed the subject request to amend the previously approved

2COP alcoholic beverage license (COP2011-00034) to allow Consumption on Premises in conjunction with a Group III Restaurant and expansion of indoor seating area encompassing units 107, 109 and 111 of the Bell Tower Shops (see Exhibit "E"); and

WHEREAS, the outdoor seating approved by COP2011-00034 is to be amended to be a 4COP-SFS license as the 2COP license that was previously approved under is no longer the valid alcoholic beverage license for this Restaurant, Group III; and

WHEREAS, the Restaurant will operate with hours for sale and service of alcoholic beverages between 9 a.m. to 2 a.m. daily; and

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

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

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS the following findings of fact are offered:

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for Consumption on Premises to amend the previously approved Consumption on Premises (COP) approval to accommodate the expansion of the existing restaurant and continuation of the previously approved outdoor seating under a 4COP-SFS alcoholic beverage license is **APPROVED subject to the following conditions:**

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

3. The sale and service of alcoholic beverages is limited between the hours of 9 a.m. and 2 a.m. daily.
4. Consumption on Premises must occur in conjunction with food and nonalcoholic beverage service. The sale and service of alcoholic beverages may not occur after the sale and service of food and nonalcoholic beverages has elapsed.
5. Outdoor music and entertainment must be limited to the outdoor seating and bar area. Speakers and other amplification must be oriented to direct music away from residential and public uses.
6. Outdoor music and entertainment are subject to Lee County Noise Ordinance as amended.
7. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 07/22/2026

Anthony Rodriguez, Zoning Manager

Community Development

Exhibits

Exhibit A: Legal Description

Exhibit B: COP2011-00034

Exhibit C: Composite Floor Plan

Exhibit D: Menu

Exhibit E: Site Plan

Exhibit A

BOUNDARY SURVEY
OF
THE BELL TOWER MALL
LYING IN THE
WEST 1/2 OF THE NORTHWEST 1/4 OF
SECTION 24, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DESCRIPTION
PARCEL IN THE W-1/2 OF THE NW-1/4
SECTION 24, T. 45 S., R. 24 E.
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN THE WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTH LINE OF SAID SECTION WITH THE EASTERLY LINE OF TAMiami TRAIL (STATE ROAD NO. 45) (68 FEET FROM THE CENTERLINE) RUN S 01°12'46" E ALONG SAID EASTERLY LINE FOR 591.96 FEET TO THE CENTERLINE OF BIG PINE WAY S.E. AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

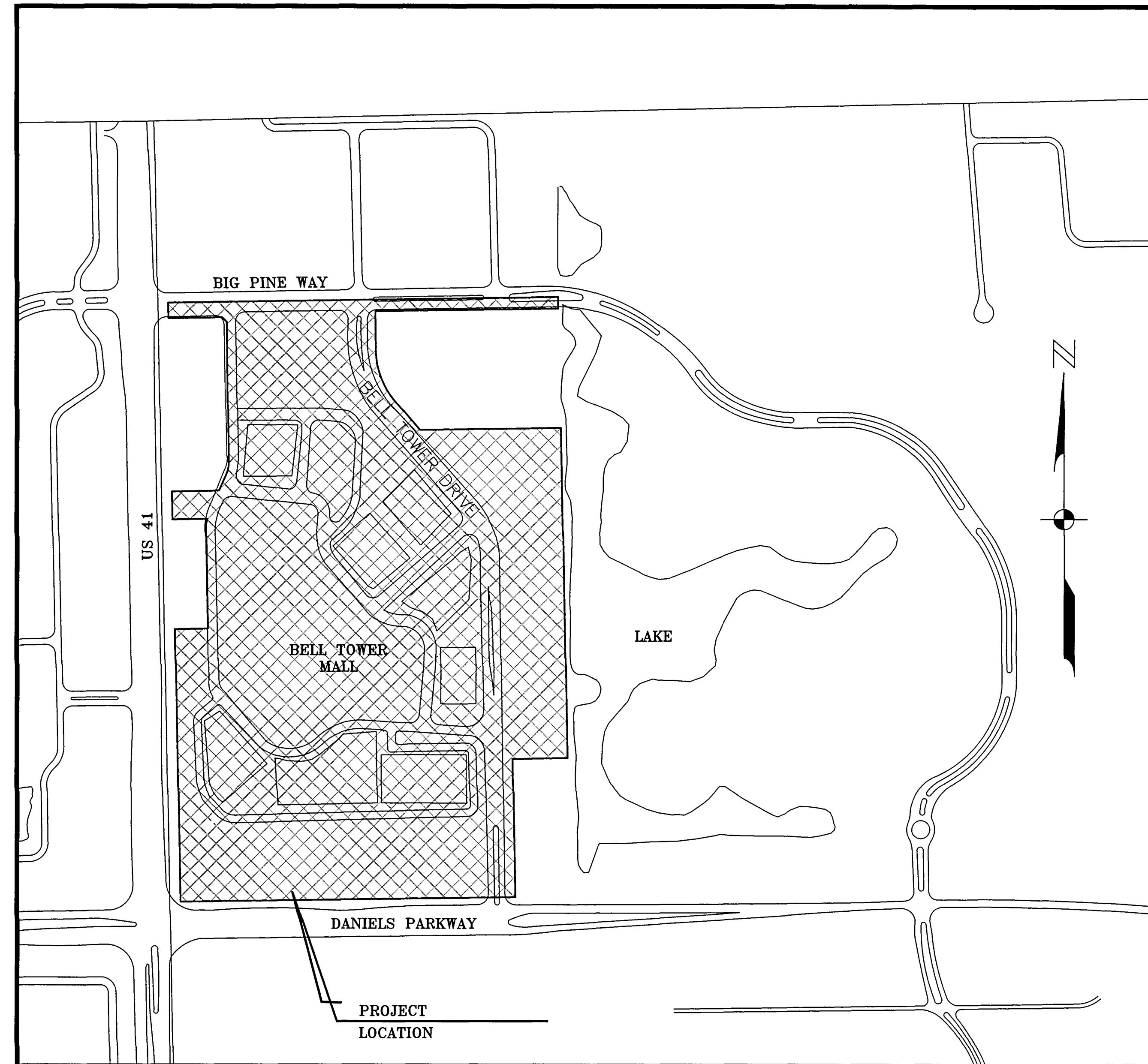
FROM SAID POINT OF BEGINNING CONTINUE S 01°12'46" E ALONG SAID EASTERLY LINE FOR 49.50 FEET TO THE SOUTH LINE OF SAID BIG PINE WAY S.E.; THENCE RUN N 89°10'00" E ALONG SAID SOUTH LINE FOR 173.17 FEET; THENCE RUN S45°50'00"E FOR 21.21 FEET; THENCE RUN S00°50'00"E FOR 450.31 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 90.00 FEET (DELTA 25°00'00") (CHORD 38.96 FEET) (CHORD BEARING S11°40'00"W) FOR 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN S24°10'00"W FOR 57.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 2797 AT PAGE 188 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S88°47'14"W ALONG SAID NORTH LINE FOR 151.93 FEET TO AN INTERSECTION WITH SAID EASTERLY LINE OF TAMiami TRAIL; THENCE RUN S01°12'46"E ALONG SAID EASTERLY LINE FOR 90.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2797 AT PAGE 188; THENCE RUN N88°47'14"E ALONG SAID SOUTH LINE FOR 112.13 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT OF RADIUS 157.89 FEET (DELTA 14°55'41") (CHORD 41.02) (CHORD BEARING S08°15'04"W) FOR 41.14 FEET TO A POINT OF TANGENCY; THENCE RUN S01°12'46"E FOR 312.33 FEET; THENCE RUN S88°47'14"W FOR 106.80 FEET TO SAID EASTERLY LINE OF TAMiami TRAIL; THENCE RUN S01°12'46"E ALONG SAID EASTERLY LINE FOR 876.30 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE (120 FEET FROM THE CENTERLINE) OF DANIELS PARKWAY; THENCE RUN N89°11'50"E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1078.45 FEET TO THE EAST LINE OF BELL TOWER DRIVE (A 75 FOOT ROADWAY EASEMENT) THENCE RUN N01°12'32"W ALONG SAID EAST LINE FOR 445.26 FEET; THENCE RUN N89°11'50"E FOR 177.61 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID WEST HALF (W-1/2) OF THE NORTHWEST QUARTER (NW-1/4); THENCE RUN N01°12'32"W ALONG SAID EAST LINE FOR 1060.72 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1815 AT PAGE 142, SAID LEE COUNTY PUBLIC RECORDS; THENCE RUN S89°11'50"W ALONG THE SOUTH LINE OF SAID LANDS FOR 453.78 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID BELL TOWER DRIVE; THENCE RUN N40°40'00"W ALONG SAID EASTERLY LINE FOR 121.64 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 257.50 FEET (DELTA 39°50'00") (CHORD 175.44 FEET) (CHORD BEARING N20°45'00"W) FOR 179.02 FEET TO A POINT OF TANGENCY; THENCE RUN N00°50'00"W FOR 123.51 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE RUN N89°10'00"E ALONG THE NORTH LINE OF SAID LANDS FOR 588.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN N01°12'32"W FOR 37.50 FEET TO THE CENTERLINE OF SAID BIG PINE WAY S.E.; THENCE RUN S89°10'00"W ALONG SAID CENTERLINE FOR 1256.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING ROADWAY EASEMENT APPURTENANT TO THE AFOREDESCRIBED REAL ESTATE PROPERTY:
ROADWAY EASEMENT CREATED BY THOSE CERTAIN EASEMENT AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1555, PAGE 1146, AND IN OFFICIAL RECORDS BOOK 2720, PAGE 1747, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING RECIPROCAL EASEMENT AGREEMENT APPURTENANT TO THE AFOREDESCRIBED REAL ESTATE PROPERTY,
NON-EXCLUSIVE ACCESS EASEMENTS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2720, PAGE 1747, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2737, PAGE 408, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

- THE DATE OF THE LAST FIELD WORK WAS MAY 19, 2010
- BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF U.S.41 (S.R. 45 - SOUTH CLEVELAND AVENUE) TO BEAR S 01°12'46" E.
- THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN
- SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED.
- THIS SURVEY IS BASED IN PART IN INFORMATION CONTAINED IN AN UPDATE ENDORSEMENT OF TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER CM 1-03-354-04 FILE NUMBER 04-354-04. NO NEW TITLE WORK WAS REVIEWED FOR THIS SURVEY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
- THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED.
- PARCEL CONTAINS 45.60 ACRES, MORE OR LESS
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL BUILDING TIES SHOWN HEREIN TO THE PROPERTY LINES ARE @ 90°.
- THE UTILITY SYSTEMS SERVICING THIS PARCEL ARE A PART OF A LARGER SYSTEM SERVICING THE ENTIRE MALL PROPERTY. THOSE ABOVE GROUND APPURTENANCES THAT ARE VISIBLE AND A PART OF THOSE SYSTEMS ARE LOCATED AND DEPICTED HEREIN.
- THE BELL TOWER DRIVE EASEMENT (75' WIDE) AS RECORDED IN OFFICIAL RECORD 2130 AT PAGE 3226 HAS BEEN REALIGNED AS RECORDED AS INSTRUMENT NUMBER 2006000376413.
- THE UNRECORDED WATERLINE EASEMENT APPEARS ON OLD RECORD BOUNDARY SURVEYS LABELED AS "UNRECORDED WATERLINE EASEMENT". THE UNDERSIGNED IS UNABLE TO DETERMINE WHETHER OR NOT A WATERLINE ACTUALLY EXISTS WITHIN SAID EASEMENT.
- THIS SURVEY IS BASED ON A PREVIOUS SURVEY PREPARED BY THIS FIRM DATED AUGUST 2007.
- ALL LOCATION, EXCEPT ALONG THE WEST SIDE OF ENTRANCE OF BELL TOWER DRIVE, AS SHOWN ON SHEET 4, WAS TAKEN FROM THE SURVEY DATED AUGUST 2007.



LOCATION MAP
NOT TO SCALE

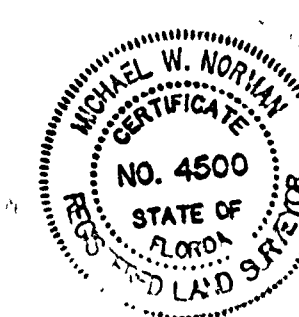
REVIEWED
ADD2023-00058
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/21/2023

THIS SURVEY IS ONLY FOR THE BENEFIT OF:
BELL TOWER SHOPS, INC.

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

IN MY PROFESSIONAL OPINION, AS A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE AND PLATTED UNDER MY DIRECTION, DATED AS SHOWN IN NOTE 1 ABOVE AND MADE IN ACCORDANCE WITH CHAPTER 472.027, FLORIDA STATUTES

DATE SIGNED: MAY 24 2010
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS CERTIFICATION IS TO THE DATE OF LAST FIELD WORK AS SHOWN AND NOT THE SIGNATURE DATE.



JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

THE BELL TOWER MALL
LYING IN
SECTION 24, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

REVISIONS

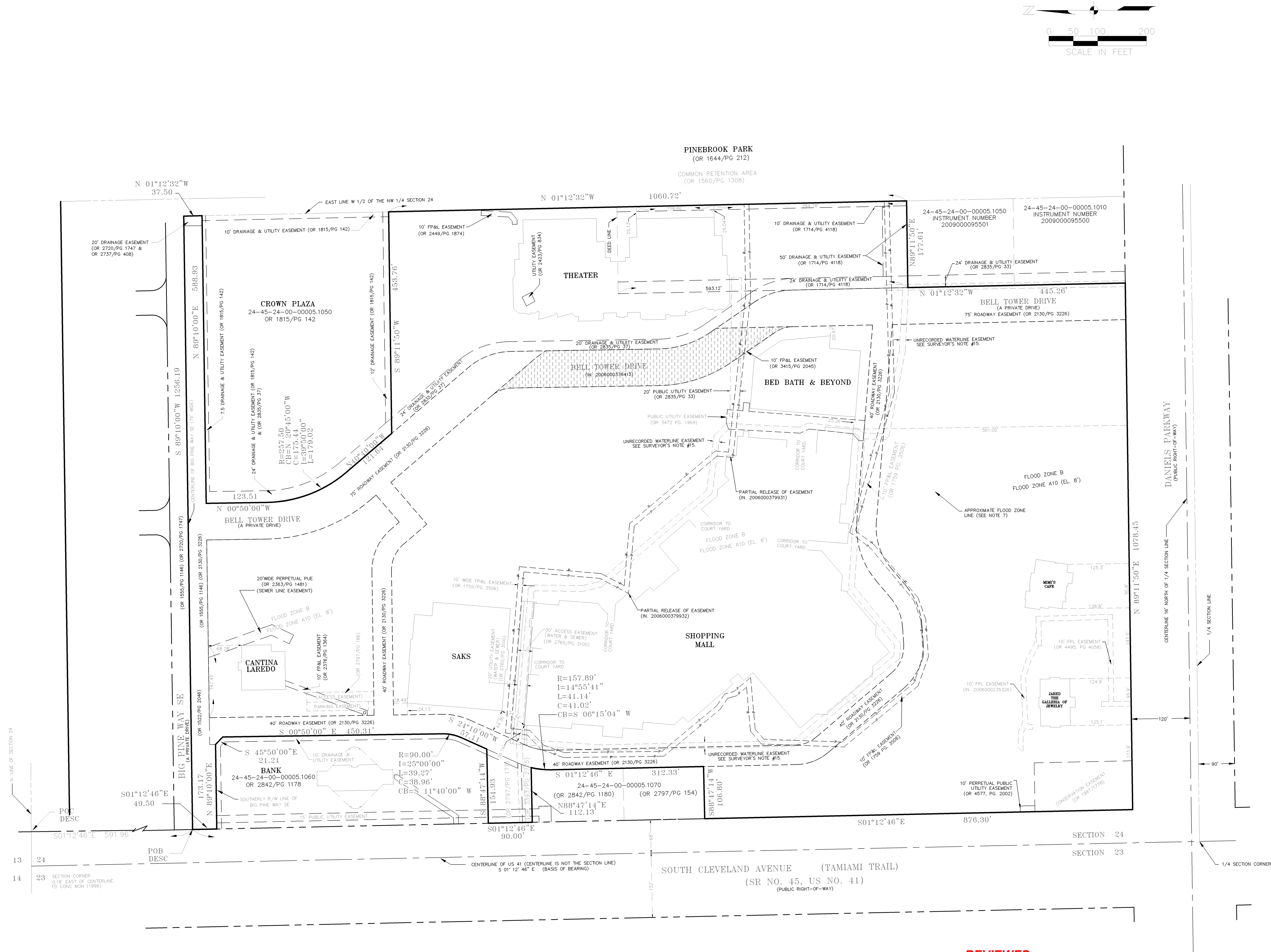
DATE	DESCRIPTION

DATE: MAY 2010
PROJECT NO.: 20108418
FILE NO.: 24-45-24
SCALE: AS SHOWN

FB 2597/PG 72

SHEET NUMBER

V-01



LEGEND

(C)	==	CALCULATED	BOC	==	BACK OF CURB
(D)	==	DEED	CR	==	CORNER
(M)	==	MEASURED	TEL	==	TELEPHONE
CONC	==	CONCRETE	OR	==	OFFICIAL RECORD BOOK
MON	==	MONUMENT	DOT	==	DEPARTMENT OF TRANSPORTATION
W	==	WITH	R/W	==	RIGHT OF WAY
DESC	==	DESCRIPTION	FD	==	FINDING
POB	==	POINT OF BEGINNING	(TYP)	==	TYPICAL
LB	==	LAND SURVEYING BUSINESS	IN	==	INSTRUMENT NUMBER
EOP	==	EDGE OF PAVEMENT	PL	==	PLAY BOOK
			PG	==	PAGE

== UNRECORDED WATERLINE EASEMENT

== BELL TOWER DRIVE NEW ALIGNMENT

REVIEWED
ADD2023-00058
Rick Burris, Principal
Planner
Lee County DCD/Planning
6/21/2023

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SYMBOL LEGEND

⊕	=	POWER POLE
⊙	=	SANITARY MANHOLE
⊖	=	CLEANOUT
⊗	=	STORM MANHOLE
⊛	=	ELECTRIC SERVICE BOX
⊜	=	GRATE INLET
⊝	=	WATER METER
⊞	=	WATER VALVE
⊟	=	FIRE HYDRANT
⊠	=	IRRIGATION CONTROL VALVE
⊡	=	STREET LIGHT
⊢	=	MITERED END
⊣	=	GUARD PIPE
⊤	=	YARD LIGHT/FLOOD LIGHT
⊥	=	TELEPHONE BOX

THE BELL TOWER MALL
LYING IN
SECTION 24, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

REVISIONS

DATE	DESCRIPTION

DATE: MAY 2010
PROJECT NO. 20108418
FILE NO. 24-45-24
SCALE: AS SHOWN

SHEET NUMBER

V-02

Exhibit B

ADMINISTRATIVE APPROVAL COP2011-00034

ADMINISTRATIVE APPROVAL CONSUMPTION ON PREMISES LEE COUNTY, FLORIDA

WHEREAS, Bell Tower Shops, LLC filed an application for administrative approval for Consumption on Premises for a 2COP Alcoholic Beverage License with outdoor seating on a project known as World of Beer; and

WHEREAS, the subject property is located at 13499 S Cleveland Avenue #A108, described more particularly as:

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

See Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 24-45-24-00-00005.1000; and

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

WHEREAS, Bell Tower Shops LLC, the owner of the subject parcel, has authorized David Douglas Associates, Inc., Linda Stewart, to act as agent to pursue this application; and

WHEREAS, the subject property is zoned C-1 and permits a bar with administrative or by special exceptional approval; and

WHEREAS, the bar is located within a shopping plaza surrounded by parking area, and is not within 500 feet to any religious facility, school, daycare, park or dwelling unit; and

WHEREAS, the applicant is requesting approval for a 2-COP (beer and wine) alcoholic beverage license in conjunction with outdoor seating with a bar occupying patio space A108, 13499 S Cleveland Avenue, Fort Myers, Florida (see Site Plan, Exhibit B); and

WHEREAS, the bar will have a 1,665± square foot indoor seating area with a seating capacity of 50 and a 1,515± square foot outdoor seating area with a seating capacity of 100 (see Floor Plan, Exhibit C); and

WHEREAS, the Lee County Land Development Code provides for certain administrative approvals for Consumption on Premises; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the nearest residence is 940 feet to the east separated by commercial buildings and vegetation; and

WHEREAS, there will be no apparent deleterious effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises; and

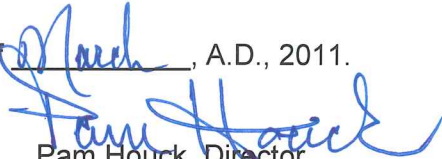
WHEREAS, the premises are suitable in regard to their location, site characteristics and intended purpose. Lighting on the permitted premises must be shuttered and shielded from surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for consumption on premises in conjunction with a 2COP alcoholic beverage license and a bar with outdoor seating is **APPROVED, subject to the following conditions:**

1. Consumption on premises is limited to 1,665± square foot indoor seating area with a seating capacity of 50 and a 1,515± square foot outdoor seating area with a seating capacity of 100, as depicted on the attached Site Plan (Exhibit B) and Floor Plan (Exhibit C).
2. Approval is limited to a Bar and a 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.
3. The hours for the sale and service of alcoholic beverages outdoors is limited from 10:00 a.m to 1:00 a.m. daily. The hours for the sale and service of alcoholic beverages indoors are limited from 10:00 a.m to 2:00 a.m. daily.
4. No live outdoor entertainment is permitted. Outdoor music is limited to piped-in music (means recorded background music transmitted by radio, telephone or satellite) provided the volume is kept at or below a normal conversation level.
5. A minimum of 5 feet of straight, continuous, and unobstructed breezeway space must be maintained past the outdoor seating area for pedestrian traffic.

DULY SIGNED this 23rd day of March, A.D., 2011.

BY:


Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A - Legal description
- B - Site Plan
- C - Floor Plan

EXHIBIT A

A tract or parcel of land lying in the west half (W-½) of the northwest quarter (NW-¼) of Section 24, Township 45 South, Range 24 East, Lee County, Florida which tract or parcel is described as follows:

From the concrete monument marking the intersection of the north line of said section with the easterly line of Tamiami Trail (State Road No. 45) (68 feet from the centerline) run S 01°12'46" E along said easterly line for 591.96 feet to a 60d nail and the centerline of Big Pine Way S.E. and the Point of Beginning of the herein described parcel.

From said Point of Beginning continue S 01°12'46" E along said easterly line for 49.50 feet to a concrete monument and the south line of said Big Pine Way S.E.; thence run N 89°10'00" E along said south line for 173.17 feet to an iron rod; thence run S 45°50'00" E for 21.21 feet to a drill hole; thence run S 00°50'00" E for 450.31 feet to a point of curvature; thence run southwesterly along the arc of a curve to the right of radius 90.00 feet (delta 25°00'00") (chord 38.96 feet) (chord bearing S 11°40'00" W) for 39.27 feet to an iron rod and a point of tangency; thence run S 24°10'00" W for 57.11 feet to a ¾" steel pipe; thence run S 88°47'14" W for 151.93 feet to a ¾" steel pipe and said easterly line of Tamiami Trail; thence run S 01°12'46" along said easterly line for 90.00 feet to a ¾" steel pipe; thence run N 88°47'14" E for 112.13 feet to a ¾" steel pipe; thence run southwesterly along the arc of a curve to the left of radius 157.89 feet (delta 14°55'41") (chord 41.02) (chord bearing S 06°15'04" W) for 41.14 feet to a ¾" steel pipe and a point of tangency; thence run S 01°12'46" E for 312.33 feet to a ¾" steel pipe; thence run S 88°47'14" W for 106.80 feet to a ¾" steel pipe and said easterly line of Tamiami Trail; thence run S 01°12'46" E along said easterly line for 876.30 feet to a concrete monument and an intersection with the northerly right-of-way line (120 feet from the centerline) of Daniels Parkway; thence run N 89°11'50" E along said north right-of-way line for 1078.45 feet to an iron rod and the east line of Bell Tower Drive (a 75 foot roadway easement) thence run N 01°12'32" W along said east line for 445.26 feet to an iron rod; thence run N 89°11'50" E for 177.61 feet to a ¾" steel pipe and an intersection with the east line of said west half (W-½) of the northwest quarter (NW-¼); thence run N 01°12'32" W along said east line for 1060.72 feet to a ¾" steel pipe and the southeast corner of lands described in deed recorded in Official Record Book 1815 at Page 142, Lee County Records; thence run S 89°11'50" W along the south line of said lands for 453.76 feet to a ¾" steel pipe and an intersection with the easterly line of said Bell Tower Drive; thence run N 40°40'00" W along said easterly line for 121.64 feet to a ¾" steel pipe and a point of curvature; thence run northwesterly and northerly along the arc of a curve to the right of radius 257.50 feet (delta 39°50'00") (chord 175.44 feet) (chord bearing N 20°45'00" W) for 179.02 feet to an iron rod and a point of tangency; thence run N 00°50'00" W for 123.51 feet to a PK nail and disk and the northwest corner of said lands; thence run N 89°10'00" E along the north line of said lands for 588.93 feet to a concrete monument and the northeast corner of said lands; thence run N 01°12'32" W for 37.50 feet to a ¾" steel pipe and the centerline of said Big Pine Way S.E.; thence run S 89°10'00" W along said centerline for 1256.19 feet to a 60d nail and the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a roadway easement (75 feet wide) known as Big Pine Way S.E., as described in instrument recorded in Official Record Book 1555 at page 1146 of said Public Records.

TOGETHER WITH drainage and utility easements recorded in Official Record Book 1714 at page 4118 of said Public Records.

SUBJECT TO Florida Power and Light Company easements as described in instruments recorded in Official Record Book 1759 at Page 3506, Official Record Book 2376 at page 1364, and Official Record Book 2449 at Page 1874 of said Public Records.

SUBJECT TO utility easements recorded in Official Record Book 2363 at Page 1481 and Official Record Book 2423 at Page 834 of said Public Records.

RECEIVED
FEB 24 2011
COMMUNITY DEVELOPMENT

COP 2011-00034

APPROVED
LEGAL

BSJ 3/1/11

RECEIVED
SEP 08 1999

PERMIT COUNTER

**APPROVED
Plan**

Subject to Case # COP2011-00034
Date 3/23/2011

PATIO SPACE
for A108

LOCATION PLAN
NO SCALE

SANS FIFTH AVENUE

RECEIVED
FEB 24 2011

COMMUNITY DEVELOPMENT

COP 2011-00034

BELL TOWER SHOPS
LOD Patio Space for A108
Fort Myers, Florida

Burt Hill /Pollock Krieg Architects, Inc.
13099 SOUTH CLEVELAND AVENUE
SUITE 500
FORT MYERS, FLORIDA 33907
Phone: (941) 482-4761
Fax: (941) 482-0265



Dwg. No.
SK-3
Date
8-20-99

JVB
JVB ARCHITECT, LLC
Architecture • Interior Design • Planning
1719 N. Howard Avenue
Suite 201
Tampa, Florida 33607
Ph: 813.258.3233
Fax: 813.258.3236
FL AA26001002
email: jvb@jvbarch.com
www.jvbarch.com
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PRINTED	
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REVISIONS	
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5	
6	

World of Beer #A108
Bel Tower Shops
13499 S. Cleveland, Ft. Myers, FL

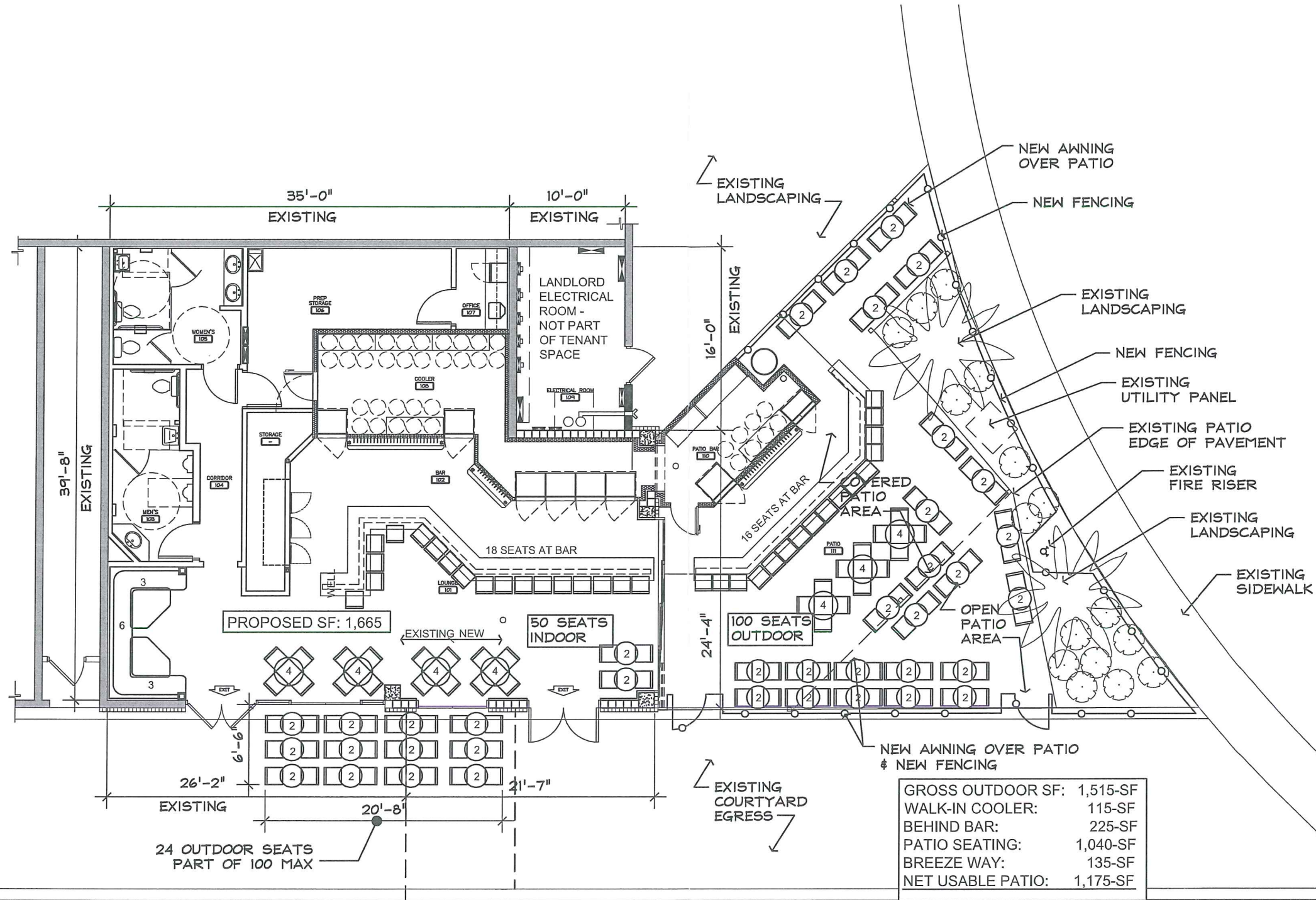
Joseph V. Belluccia, AIA

FL REG AR92396

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE DRAWINGS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES

JOB NO :	
DRAWN BY :	
ISSUE DATE :	
SHEET TITLE	
SHEET NUMBER	

NOT FOR CONSTRUCTION



PROPOSED World of Beer
1"=1'-0"
WOB @ BELL TOWER 03-08-11

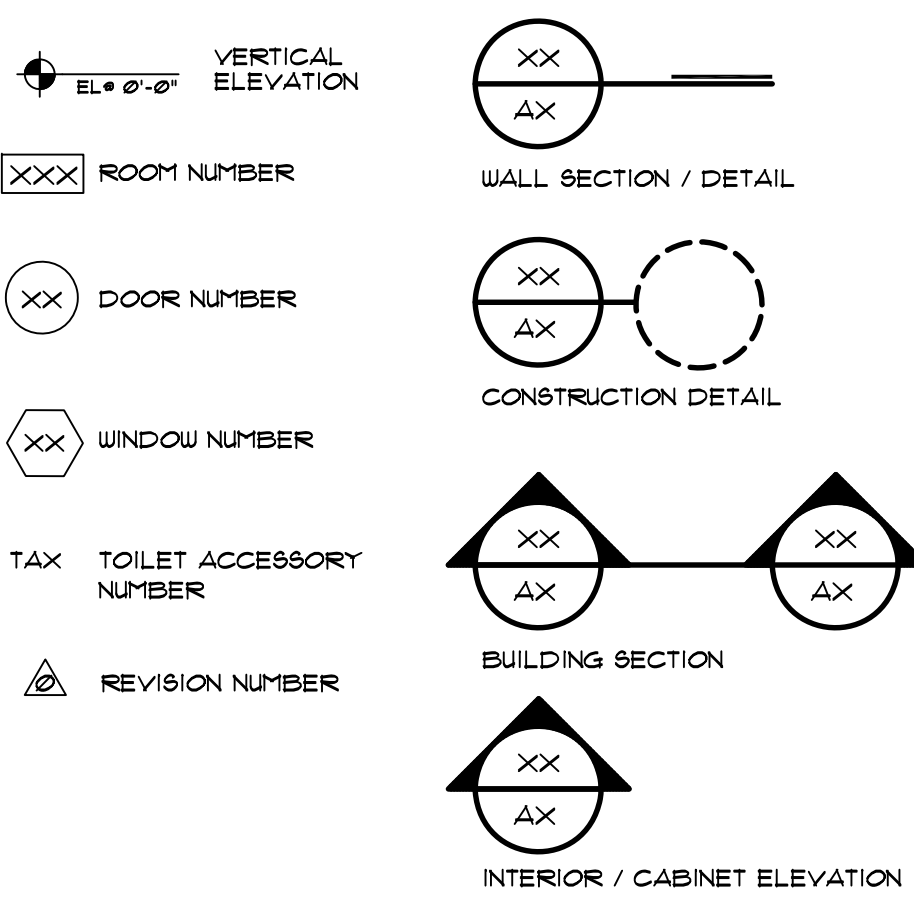
APPROVED
Plan

Subject to Case # COP2011-00034
Date 3/23/2011

RECEIVED
MAR 09 2011
COMMUNITY DEVELOPMENT
COP 2011-00034

Drawing Log: 11/21/19 (AKS) 1/13/20 (AKS) 2/22/22 (AKS) 10/7/22 (KJC) 1/15/25 (KJC) 3/12/25 (AKS) 4/10/25 (AKS) XX/XX/XX (XXX)
Andre K. Simpson, Moore and Spence Architects 7/24/2019 10:16 AM 25001-A02-1-Noted F.P.dwg

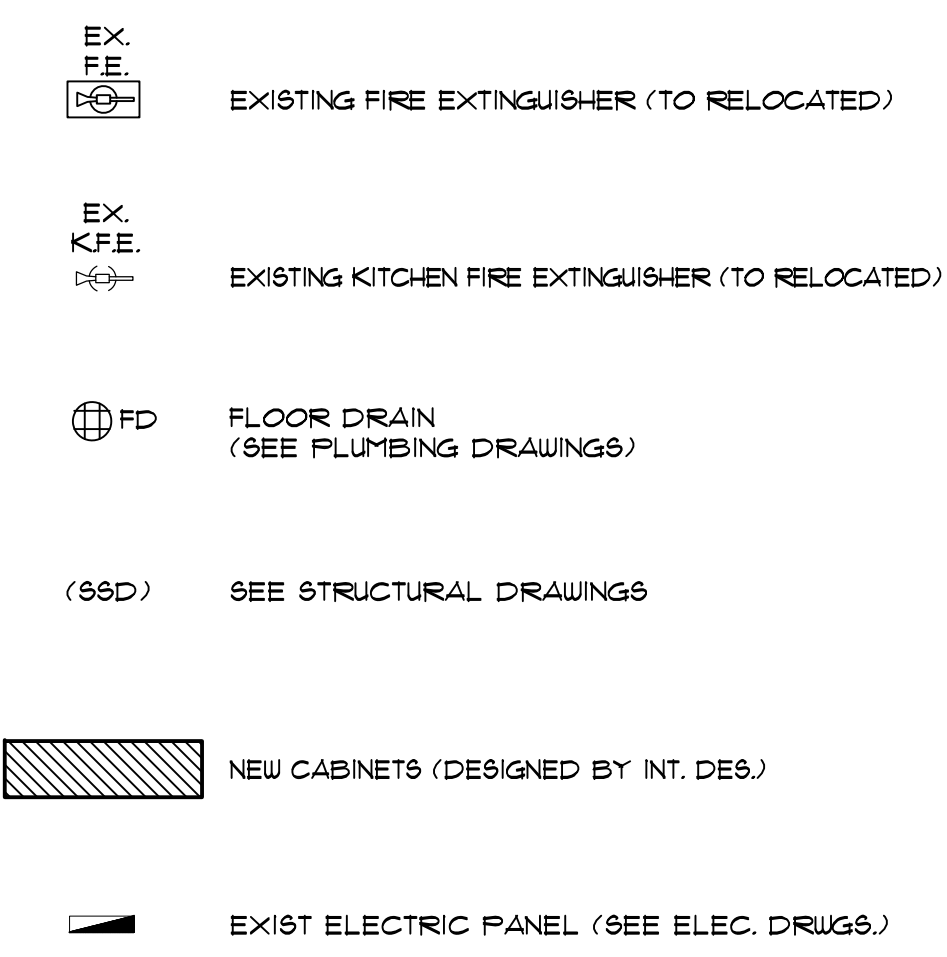
GENERAL SYMBOLS:



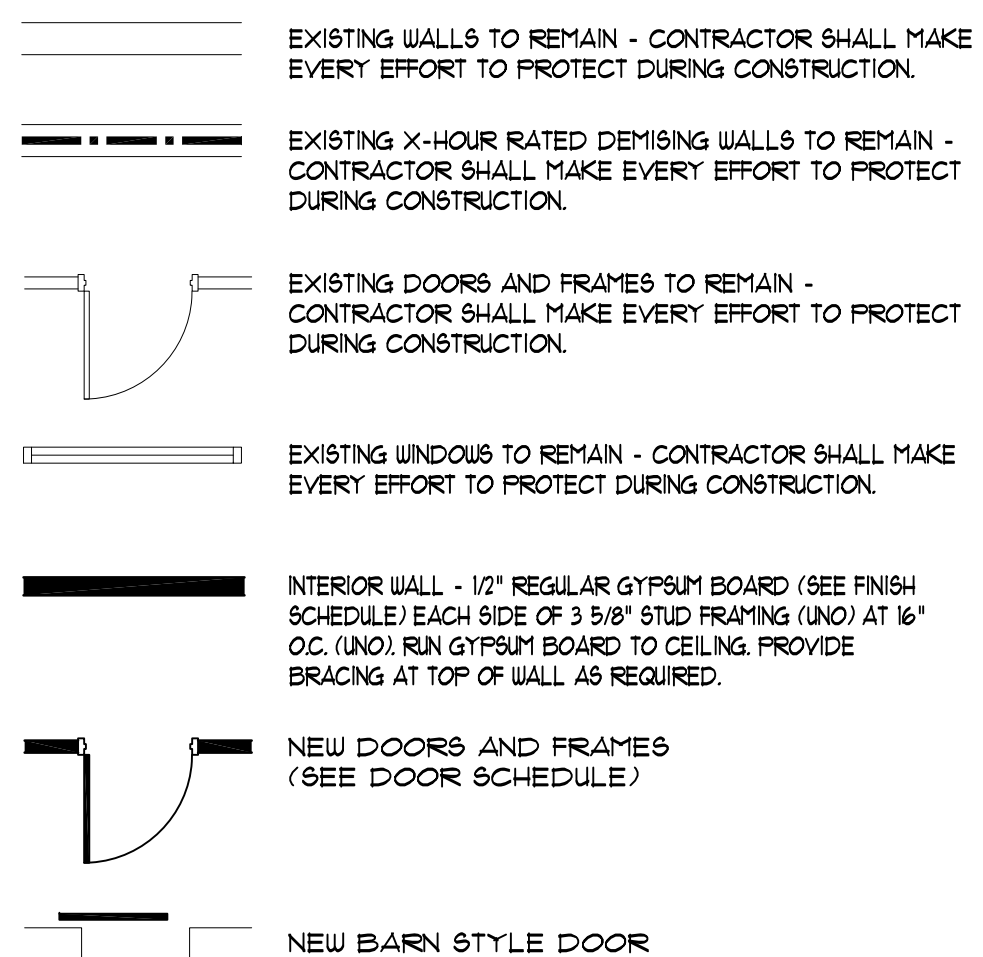
KEY PLAN NOTES:

GC TO PATCH & SEAL EXISTING WALL WHERE REQUIRED TO MAINTAIN RATING.

FLOOR PLAN SYMBOLS:



FLOOR PLAN LEGEND:



SET NO:
A2.1

REVISIONS:
XX/XX/XX (XXX)
(REVISION DEF)

MSA MOORE & SPENCE ARCHITECTS, P.A.
12613 NEW BRITTANY BLVD.
FORT MYERS, FLORIDA 33907
(239) 278-3520 FAX (239) 278-3519
AA # 0003069

PRELIMINARY
NOT FOR
CONSTRUCTION

McGREGOR'S PUBLIC HOUSE
FORT MYERS, FLORIDA
PROPOSED FLOOR PLAN / SYMBOLS /
LEGEND / NOTES

JOB No:
25001
4/10/25

SHEET No:
A2.1

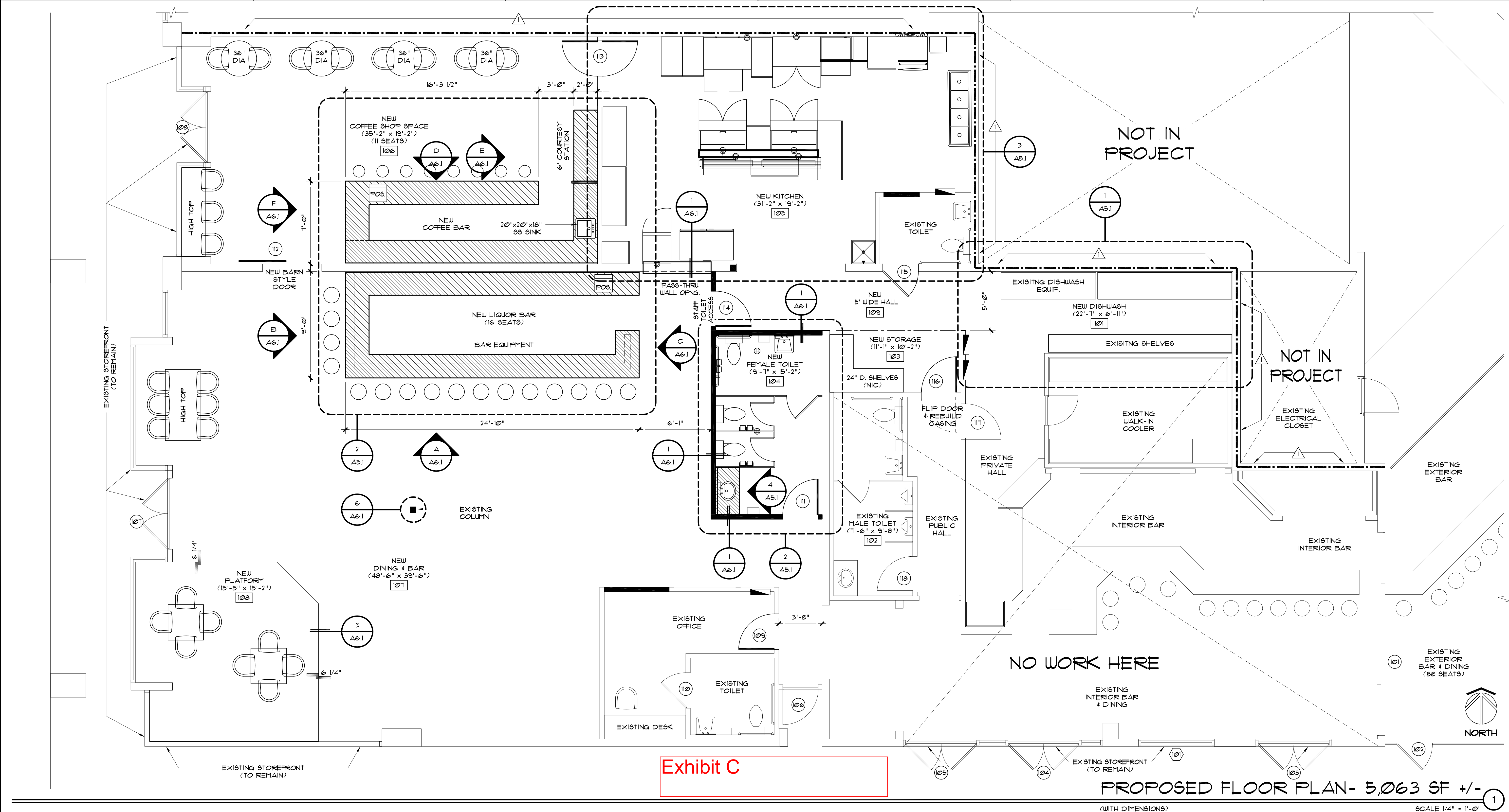
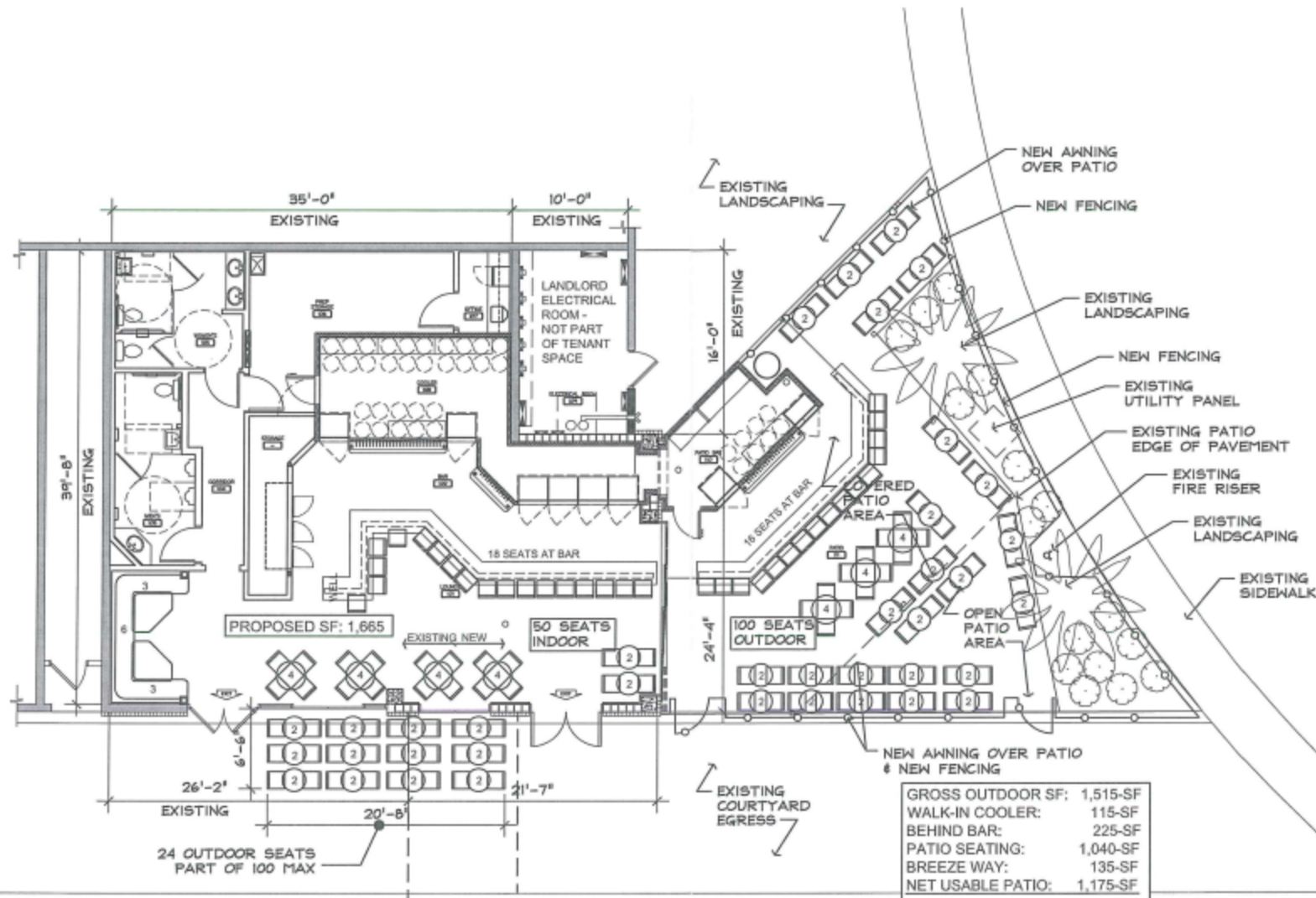


Exhibit C

PROPOSED FLOOR PLAN- 5,063 SF +/-

(WITH DIMENSIONS) SCALE 1/4" = 1'-0"



PROPOSED World of Beer
1"=1'-0"
WOB @ BELL TOWER 03-08-11

APPROVED Plan

Subject to Case # COP2011-00034
Date 3/23/2011

APPROVED
3/23/2011
DEVELOPMENT
1-00034

NOT FOR CONSTRUCTION

Exhibit D

OAK & VINE

COFFEE BAR

12 oz | 16 oz

BREWED COFFEE	3.0	3.5
Your choice of freshly brewed coffee. Refills are \$2 each		
COFFEE WITH A SHOT	4.0	4.5
Coffee with a freshly brewed shot of espresso		
MACCHIATO	4.0	4.5
Espresso with a dollop of foam		
CAPPUCCINO	4.5	5.0
Espresso, one part milk, and one part foam		
LATTE	4.5	5.0
Espresso and steamed milk with a touch of foam		
MOCHA	4.5	5.0
Espresso, steamed milk, and chocolate		
AMERICANO	3.5	4.0
Espresso & Hot Water		
ICED COFFEE	4.5	5.0
Espresso. Cold Milk. Ice.		
NITRO COLD BREW	5.0	5.5
This house cold brew is intense, super thick, and muddy with 2-3 times the caffeine of a normal cup of coffee!		

TEA TIME

12 oz | 16 oz

IRISH BREAKFAST	2.5	3.0
EARL GREY	2.5	3.0
GREEN TEA	2.5	3.0
Jasmine, Genmaicza, or Honey Ginseng		
HERBAL TEA	2.5	3.0
Chamomile, Peppermint, or Orange-Hibiscus		
MOROCCAN MINT	2.5	3.0
JASMINE PEARL	2.5	3.0
THAI GREEN	2.5	3.5

FRESH JUICES

12oz | 16 oz

ORANGE JUICE	5.5	6.5
Freshly Squeezed Florida Orange Juice		
SWEET BEETS	5.5	6.5
Beets. Orange. Apple. Spinach. Ginger. Bee Pollen		
MINTY MIND	5.5	6.5
Carrot. Ginger. Mint. Orange. Celery. Lime		
HAPPY JUICE	5.5	6.5
Kale. Parsley. Carrot. Apple. Goji. Celery		
GREEN GIANT	5.5	6.5
Kale. Spinach. Cucumber. Lemon. Green Apple		
SHINE ON	5.5	6.5
Orange. Carrot. Green Apple. Ginger		
BEACHY GREENS	5.5	6.5
Pineapple. Apple. Cucumber. Kale. Spinach. Mint.		

WELLNESS SHOTS

ENERGY	4.5
Orange. Carrot. Apple. Bee Pollen	
IMMUNITY	4.5
Lemon. Ginger. Honey. Apple Cider Vinegar	
STRENGTH	4.5
Carrot. Spinach. Celery. Tumeric	
VITALITY	4.5
Kale. Cucumber. Apple. Lemon. Cayenne	
STAMINA	4.5
Beet. Orange. Carrot. Cinnamon.	

ADULT DRINKS

IRISH COFFEE	9
Irish Whiskey. Coffee. Sugar. Fresh Whip	
NUTTY IRISHMAN	9
Irish Cream. Hazelnut Liquor. Coffee. Fresh Whip	
HOT TODDY	9
Irish Whiskey. Local Honey. Hot Water. Lemon. Clove	
ESPRESSO MARTINI	10
Espresso. Vodka. Chocolate. Cream	

BREAKFAST

Served Daily Open - 2p

THE FULL IRISH	23
Rasher Bacon. Irish Sausage. Fried Egg. Black & White Pudding. Tomatoes. Mushrooms. Dubliner Irish Cheddar. Brekkie Beans. Soda Bread. sd Hot Honey HP.	
BISCUITS AND GRAVY	18
Irish Sausage Gravy. Sage Derby & Herb Biscuits. w/ Two Fried Eggs.	
BREKKIE ROLL	17
Rasher Bacon. Irish Sausage. Scrambled Egg. Black & White Pudding. Dubliner Irish Cheddar. Amorosa Roll sd HP Sauce	
CORNERD BEEF HASH	18
House Corned Beef. Potato Hash. Green Peppers.	
BUTTERMILK PANCAKES	13
Side House Syrup and Cinnamon Whiskey Butter w/ rasher bacon or Irish sausage	
BELGIAN WAFFLE	12
Seasonal fruit. Fresh whipped cream	
O'MELET	15
Your Choice: Ham, Rasher Bacon or Irish Sausage. w/ Irish Cheddar. Mushrooms. Tomato. House Herbs.	
CELTIC CROISSANT	12
Roasted turkey. brie. red onions. tomato. croissant	

BAKERY

IRISH SODA BREAD	7
Fresh Baked Soda Bread. Kerry Gold Butter. 4 Berry Jam	
GRANNY'S SCONES	8
Traditonal Irish-style scones. Kerrygold Butter	
BARMBRACK	9
Sweet Irish Bread w/ Raisins & Sultanas. Whiskey Cinnamon Butter.	
CRANBERRY ORANGE SCONES	8
Traditional scones with a twist. Served with Jam and Fresh Whip	
SAGE DERBY BISCUITS	7
Sage Derby Cheddar. House Herb Blend. Kerrygold Butter	

SNACKS

SOUP O' THE DAY	9
TOTES MCGOATS	14
Goat Cheese. Shannon Farms Honey & Honeycomb. Marcona Almonds. Soda Bread	
TEA TIME TRIO	15
Turkey & Cranberry Citrus Slaw Egg Salad & Dill Havarti Fresh Mozz. Genoa Salami. Avocado. Tomato. one ea. served on mini brioche buns	
EGG SALAD PLATE	14
House Egg Salad. Baby Romaine Wedges. Garlic Dill Pickle Slices. Irish Soda Bread. GF Crackers.	
ROASTED ONION BLOOMS	15
Oven Roasted Sweet Onions. Goat Cheese.Rasher Bacon. Thyme. Shannon Farms Honey. Spring Mix.	
MARINATED OLIVES	16
black and green olives marinated in fresh thyme, lemon, fennel & olive oil	
BOGSIDE BOARD	29
Rasher Bacon. Black & White Pudding. Cured Meats. Soda Bread. Fig Jam. Seasonal Cheeses. Veggies. Fruits. Nuts. Blooms.	
GAELIC GARDEN	25
Hummus. Seasonal Veggies. Marinated Tomatoes & Artichokes. Olives. Garlic Roasted Pepitas. GF Crisps & Crackers	

DESSERTS

CHEF'S KISS KEY LIME PIE	10
w/ Biscoff Butter & Crust	
FRENCH TOAST BREAD PUDDING	10
IRISH CREAM CHEESECAKE	10
CARROT CAKE	10
RED VELVET CAKE	10
DUBLIN DOWN CHOCOLATE BROWNIE	10
VEGAN APPLE CAKE	10

STARTERS

THROW BREAD ON ME 11

Fresh Baked Irish Soda Bread, Kerrygold Butter, House 4 Berry Jam, Shannon Farms Honey.

STITCHES IN THYME 14

Three (3) House Irish Sausage Rolls, sd HP Brown Sauce

TRISKELL WINGS 15

3 Garlic & Dill Brined & Baked Jumbo Whole Wings, House Dry Rub, sd Ranch or Bleu Cheese & Celery Sticks

SCOTTISH DEVILS 15

Herbed Deviled Eggs, Irish Sausage Slices & Crumble, Guinness Bread Crumbs, Derby Sauce.

CELTIC KNOTS 13

2 Soft Bavarian Pretzels served with Beer Cheese & Pub Sauce

JUST KEEP SWIMMING* 16

Homemade Smoked Salmon Dip, Capers, Pickles, Lemon, Shannon Farms Hot Honey, GF Crisps, Soda Bread Slices.

HALF BAKED 16

Baked Brie Wheel, House 4 Berry Jam, Shannon Farms Hot Honey, Pistachio, Soda Bread, Seasonal Fruit.

RAREBIT BITES 13

Toasted Sourdough Bread, Dubliner Irish Cheddar, Dill Pickles, sd Beer Cheese.

HUMMUS A TUNE 13

Roasted Red Pepper Hummus, Veggies, GF Crisps, Mini Naan Bread

THE BOGSIDE BOARD 31

Rasher Bacon, Black & White Pudding, Seasonal Cheeses, Cured Meats, Jam, Fruits, Nuts, Sweets, Irish Soda Bread

GUINNESS & BARLEY STEW 9

Guinness Stout, Pot Roast, Irish Sausages, Rasher Bacon, Barley, Potatoes, Carrots, Onion, Celery.

ROASTED TOMATO BISQUE 9

Tomatoes, Veggies, Pam Cheese Blend, Cream.

MUG O' THE DAY 9

Whatever it is, we promise it's delicious.

SOUP FLIGHT 15

A wee cup of all 3 of our Soups. Served w/ Irish Soda Bread & Crackers

SALADS

Make it a Wrap: Spinach & Herb or Sun-Dried Tomato Wrap

MRS. MCGREGOR'S FARM 18

Garlic-Roasted Chicken Breast, Seasonal Berries & Fruits, Strawberry-Prosecco Gouda, Pepitas, Spring Mix.

THE BIG MICK 19

Seasoned Burger Patty, American Cheese, Tomatoes, Pickles, Red Onions, Guinness Bread Crumbs, Spring Mix, Derby Sauce

LETTERKENNY COBB 19

Rasher Bacon, Egg, Herbed Goat Cheese, Castelvetrano Olives, Roasted Sweet Peppers, Marcona Almonds, Cherry Tomato, Guinness Bread Crumbs, Chopped Greens.

FREAKS & GREEKS 16

Marinated Sweet Tomatoes, Antichokes, Roasted Chickpeas, Kalamata Olives, Goat Cheese, Guinness Bread Crumbs, Romaine.

THE ROWDY BIRDS 18

Chicken Breast tossed in House Hot Sauce, Rasher Bacon, Egg, Provolone, Dill Pickles, Tomato, Red Onion, Romaine.

PUBLIC HOUSE 14

Cherry Tomato, Carrot, Red Onion, Dubliner Irish Cheddar, Guinness Bread Crumbles, Spring Mix.

DRESSINGS

Ranch, Bleu Cheese, Balsamic, Berry Vin, Stone-Ground Mustard Vin

ADD ONS

Chicken, Rasher Bacon, Turkey, Ham: +\$4 ea
Avocado, Egg: +\$3 ea

COUSIN KILLARNEY 19

House Smithwicks Braised Corned Beef, Swiss, Provolone, Marble Rye Bread, sd Pub Sauce & Pickle Chips.

THE WILLINGBORO 17

Tavern Ham, Rasher Bacon, Dubliner Irish Cheddar, Romaine, Tomato, Irish Soda Bread, sd Pub Sauce & Pickle Chips

DILL MURRAY 17

Turkey Breast, Dill Havarti, Pickled Sweet Pepper Relish, Garlic Aioli, Arugula, Herbed Irish Soda Bread, sd Pickle Chips.

AIR BEE & BRIE 16

Granny Smith Apples, Fig Jam, Triple Crème Brie, White Cheddar, Irish Soda Bread, sd Shannon Farms Honey

BACON & TAYTO BUTTY 16

Rasher Bacon, Kerrygold Butter, Tayto Cheese & Onion Crisps, Smoked Gouda, Dubliner Irish Cheddar, Brioche Bun, side HP Sauce

THE PROVO 17

House Guinness-Braised Pot Roast, Provolone Cheese, Roasted Carrots, Amoroso Roll, sd Guinness Onion Gavy

LUCKY LUCIANO 16

Hot Sopressata, Genoa Salami, Sage Derby Cheddar, Marinated Sweet Tomatoes, Provolone, Herb Blend, Sourdough Bread, sd Pickle Chips

TURKEY RE-TOOLED 17

Turkey Breast, Rasher Bacon, Marinated Sweet Tomatoes, Dubliner Irish Cheddar, Garlic Aioli, Arugula, Sourdough Bread, sd Pickle Chips

WHISKEY PIGGY 15

House Slow-Cooked Pulled Pork, Triple-Whiskey BBQ Sauce, Cole Slaw, Brioche Bun, side BBQ Sauce & Pickle Chips

NICE & TOASTIE 14

Dubliner Irish Cheddar, Smoked Gouda, House Herbs, Irish Soda Bread, side Pub Sauce

Add Rasher Bacon, Ham, Turkey, Chicken, Pulled Pork, Pot Roast, Corned Beef +4 ea.

PLATES

STEW & SPUDS 20

Guinness, Irish Sausages, Rashers, Potatoes, Barley, Veggies, Mashed Spuds, Garlic-Roasted Purple Cabbage, side Puff Pastry & Irish Soda Bread w/ Kerrygold Butter

HOGGIN' MOLLY 19

Two Irish Sausages, Mashed Spuds, Garlic-Roasted Purple Cabbage, Guinness Onion Gavy, Kerrygold Butter, Add a Sausage: +4

SALMON MCCOOL* 27

Herb & Whole Grain Mustard Crusted Boz Salmon, Mashed Spuds, Lemon, Parsley Cream Sauce.

IRISH GNOCCHI-NOFF 24

House-made Potato Gnocchi, Braised Pot Roast, Garlic-Herb Mushrooms, Guinness Onion Gavy, Dubliner Irish Cheddar, Sour Cream, Served w/ Irish Soda Bread and Butter.

BALLYMAC & CHEESE 16

Double Noodles, Pub Cheese Sauce, Irish Cheddar, House Herbs, Guinness Bread Crumbs

ADD: Rasher Bacon, Irish Sausage, Chicken, Pot Roast, Pulled Pork: +4 ea

TRICOLOUR-DILLA 19

Garlic-Roasted Chicken Breast, Spinach-Herb & Sun-Dried Tomato Tortillas, Dubliner Irish Cheddar, Queso Blanco, sd Sour Cream & Hot Sauce, ADD Avocado +3

BURGERS & SLIDERS

PUB BURGER 16

Seasoned & Baked Beef Patty, Cheese, Lettuce, Tomato, Onion, Pickle Chips, Buttered Brioche Bun, sd Pineapple-Curry Catsup, CHEESE CHOICES: Irish Cheddar, Smoked Gouda, Sage Derby, Provolone, Swiss, American.

THE MCSTICKEY 19

Seasoned & Baked Beef Patty, Rasher Bacon, Peanut Butter, Shannon Farms Hot Honey, Lettuce, Tomato, Brioche Bun, sd Berry Jam.

DERBY HATS 19

3 Lamb & Beef Blend Sliders, Sage Derby Cheddar, Tomato, Arugula, Mini Brioche Buns, sd Derby Sauce

THE HOLY TRINITY 16

One of each Slider, Corned Beef, Pot-Roast & Pulled Pork.

PASTIES

IRISH TWINS 24

Ground Lamb, Mashed Spuds, Peas, Carrots, Puff Pastry, Dubliner Irish Cheddar, side Guinness Brown Gravy.

MINI-CHRISTAS 19

Tavern Ham, Turkey Breast, Triple Crème Brie, Swiss, Puff Pastry, House 4 Berry Jam, Powdered Sugar.

CURRY CHIPPERS 19

Irish-Style Curry Chicken, Jasmine Rice, Mashed Spuds, Peas, Carrot, Puff Pastry, Peach-Curry Sauce.

EMIGRANT POCKETS 21

Smithwick's Braised Corned Beef, Kerrygold Mashed Spuds, Roasted Cabbage, Puff Pastry, sd Parsley Cream Sauce.

PUFF PUFF PASS-TEE 28

One (1) Irish Twin, One (1) Mini-Christa & Two (2) Sausage Rolls
ADD: 1 Chicken Curry AND/OR One (1) Corned Beef Pastie: +\$9 ea

DESSERTS

FAMOUS FECKIN' KEY LIME PIE 10

Homemade Key Lime Pie, Biscoff Crust.

BREAD PUDDING 10

Chef's always coming up with something new, ask what today's flavor is.

DESSERT O' THE DAY 10

Do it, you know you want to.

DRINKS

FRESH BREWED ICED TEA 4

HOMEMADE LEMONADE 4

STRAWBERRY LEMONADE 4

Perils - \$1

PEACH ICED TEA 4

Perils - \$1

SODA CANS 3

BOTTLE WATER 3.5

ABITA ROOT BEER 4

JUICES 3

COFFEE 3

SPUDS

PLAIN SPUD 6

Kerrygold Butter, Salt & Pepper

LOADED SPUD 11

Kerrygold Butter, Rasher Bacon, Irish Cheddar, Sour Cream, Chives

MASHED SPUDS 6

House Mashed Potatoes, Kerrygold Butter

JACKET POTATO 15

Giant Baked Spud, Irish Brekkie Beans, Kerrygold Butter, Dubliner Irish Cheddar, sd HP Sauce

SIDES

MAC & CHEESE 7

Our famous Ballymac, just a wee bit smaller

TATER SALAD 5

Creamy Potato Salad, Dill Pickles, Hard-Boiled Egg

COLESLAW 4

House Creamy Slaw

IRISH BREKKIE BEANS 3

Irish Style Baked Beans, Rasher Bacon

ROASTED ROOTS 4

Carrots, Herb Oil, Salt & Pepper

ROCKET SALAD 4

Arugula, Tomato, Rainbow Carrot, Stone-Ground Mustard Vin

FRESH FRUIT 4

Seasonal Selection

BIG ASS PICKLE 3

It's kind of a big dill

IRISH SODA BREAD 3

served w/ Kerrygold Butter

BAG O' CRISPS 3

Taytos, Walkers, Smith's & more...

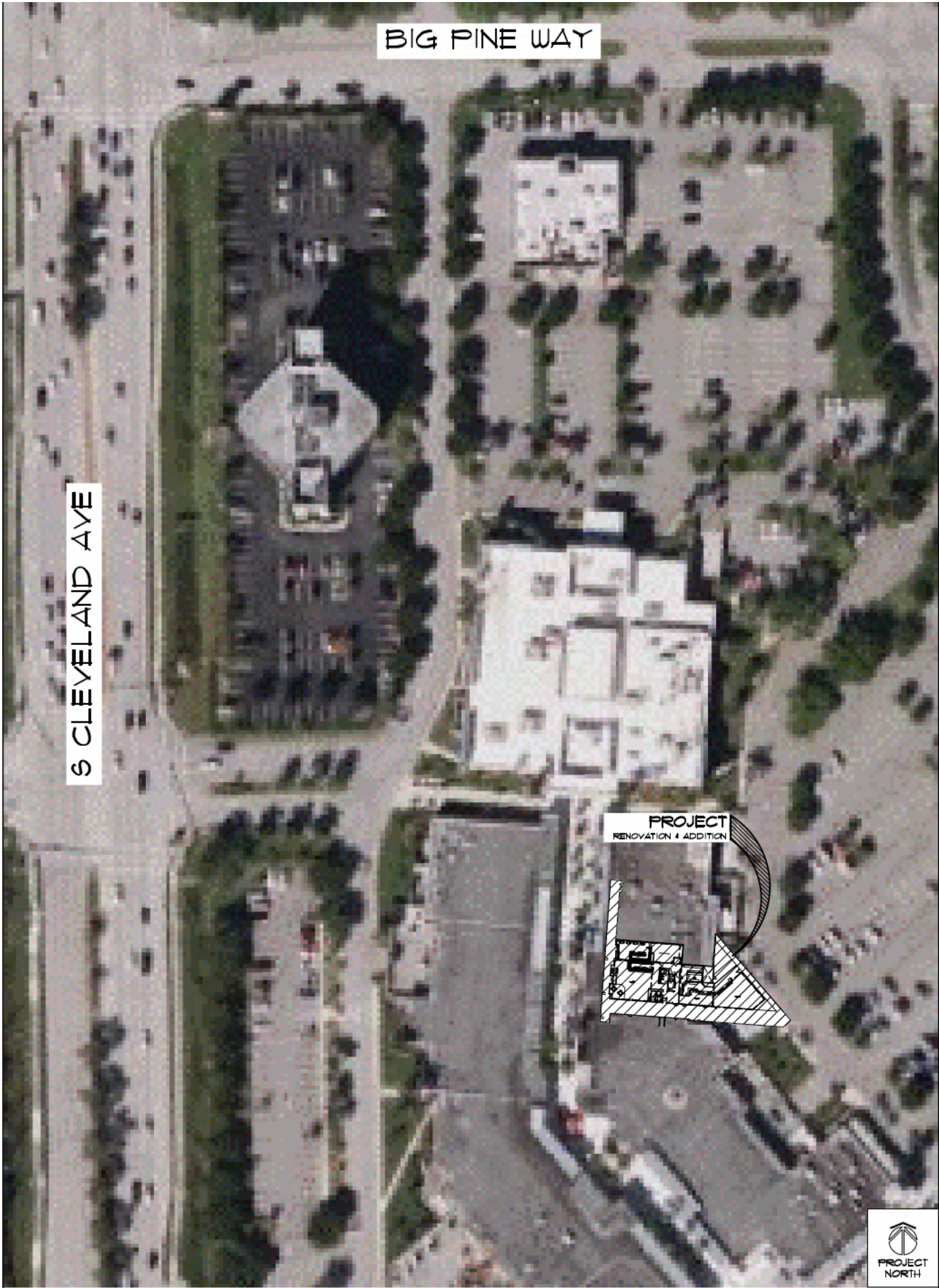


EXHIBIT E