

1 **RESOLUTION NO. PZDB 2025-01**
2
3 **CONSUMPTION ON PREMISES APPROVAL**
4 **PICCOLO BUCO**
5 **ADD2025-E005**
6 **VILLAGE OF ESTERO, FLORIDA**
7

8 **WHEREAS**, Piccolo Buco Estero, LLC (“applicant”), filed an application for an
9 Administrative Amendment for:

10
11 Approval of Consumption on Premises of alcoholic beverages in the outdoor
12 seating area, and for indoor wine tasting in conjunction with package sales
13 (consumption off premises).
14

15 **WHEREAS**, the business is located at 22800 Via Villagio, Village of Estero, STRAP
16 No. 04-47-25-E2-3001C.0000; and
17

18 **WHEREAS**, the property is part of the Coconut Point Development of Regional
19 Impact (DRI), Tract 1C, currently known as Marketplace at Coconut Point and is zoned
20 Mixed-Use Planned Development, rezoned by Lee County in 2002 in Resolution
21 Z-02-009 as amended; and
22

23 **WHEREAS**, the subject property is in the Transitional Mixed Use Future Land Use
24 Category of the Village of Estero Comprehensive Plan; and
25

26 **WHEREAS**, authorization for the amendment was provided to Piccolo Buco LLC, by
27 the property owner’s representative for DKC Marketplace at Coconut Point; and
28

29 **WHEREAS**, the Village of Estero Land Development Code (LDC) Section 4-402
30 provides for certain approvals for Consumption on Premises; and
31

32 **WHEREAS**, the Land Development Code requires a public hearing for the review and
33 approval of Consumption on Premises applications within a Planned Development that
34 include outdoor seating areas for patrons consuming alcoholic beverages; and
35

36 **WHEREAS**, the applicant requests the current 4COP license to include both interior
37 and exterior seating for alcoholic beverage service at Piccolo Buco in the Marketplace at
38 Coconut Point; and
39

40 **WHEREAS**, the interior dining area and bar totals 156 seats in a 1,743-square foot
41 area, and exterior seating areas totals 28 seats in a 117-square foot area as shown on the
42 attached Floor Plan - Seating Plan & Floor Plan - Square Footage (Exhibit A); and
43

44 **WHEREAS**, the applicant, who is in partnership with Cooper’s Hawk Winery,
45 provides curated wines, is also requesting approval to include indoor tastings in conjunction
46 with the packaged sales of wine; and

47 **WHEREAS**, the hours of operation for Piccolo Buco are Monday through Thursday
48 from 10:00 a.m. to 9:00 p.m., Friday 11:00 a.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00
49 p.m., and Sunday 10:00 a.m. to 9:00 p.m. These hours are found to be within the specified
50 business hours for a “standalone restaurant,” as set forth in the Marketplace at Coconut Point
51 Development Order approval letter dated January 12, 2023; and

52
53 **WHEREAS**, the following findings of fact are offered:
54

- 55 1. There will be no apparent deleterious effects upon surrounding properties and
56 immediate neighborhoods.
57
58 2. The premises are suitable in regard to their location, site characteristics, and intended
59 purpose.
60
61 3. Music, internally controlled and not live, will be at a conversational level.
62

63 **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for
64 Administrative Approval for the indoor and outdoor consumption on premises, and for the
65 wine tastings in conjunction with package sales, is approved subject to the following
66 conditions:
67

- 68 1. Approval is granted to 22800 Via Villagio in Marketplace at Coconut Point, for indoor
69 and outdoor alcoholic beverage service, and wine tastings in conjunction with the sale
70 of package goods.
71
72 2. Approval is limited to the following hours: Monday through Thursday from 10:00 a.m.
73 to 9:00 p.m., Friday 11:00 a.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00 p.m., and
74 Sunday 10:00 a.m. to 9:00 p.m. for both indoor and outdoor service.
75
76 3. Outdoor music volume is limited to a conversational level.
77
78 4. This approval does not include any outdoor tasting events. Such events require a
79 Special Event Permit applied for separately from this approval.
80
81 5. If it is determined that inaccurate or misleading information was provided as part of
82 this application, the approval may be revoked in accordance with the Land
83 Development Code.
84

85 **PASSED AND DULY ADOPTED** this 10th day of June, 2025.
86

87 **VILLAGE OF ESTERO, FLORIDA**
88 **PLANNING ZONING AND DESIGN BOARD**
89
90

91
92 _____
93 Anthony Gargano, Chairman

94 Attest:
95
96
97 By: _____
98 Carol Sacco, Village Clerk
99
100
101
102 Reviewed for legal sufficiency
103
104
105 By: _____
106 Nancy Stroud, Esq. Land Use Attorney
107
108
109 VOTE:
110
111 Anthony Gargano Yes _____ No _____
112 Michael Sheeley Yes _____ No _____
113 Kristin Jeannin Yes _____ No _____
114 Barry Jones Yes _____ No _____
115 Al Paivandy Yes _____ No _____
116 James Tatooles Yes _____ No _____
117 Jim Wallace Yes _____ No _____
118
119
120
121 Exhibit:
122 A - Floor Plan - Seating Plan & Floor Plan - Square Footage