



**VILLAGE OF ESTERO**  
**ZONING STAFF REPORT**

**PROJECT NAME:** THE TOASTED YOLK CAFE

**CASE TYPE:** CONSUMPTION ON PREMISES FOR OUTDOOR  
CONSUMPTION OF ALCOHOL

**CASE NUMBER:** ADD2025-E007

**PLANNING & ZONING BOARD DATE:** November 18, 2025

**REQUEST**

The request is for outdoor Consumption on Premises (4-COP SFS) at The Toasted Yolk Cafe in the Coconut Trace CPD, Tract B, located off Lyden Drive, west of US 41, and south of Vandenberg Way.

**APPLICATION SUMMARY**

Applicant: Toasted Estero FL, LLC

Authorized Agent: Keith Long, Permitting Specialist FL, LLC

Request: Request to allow outdoor alcohol service (4-COP SFS) at The Toasted Yolk Cafe

Location: 22941 Lyden Drive, Unit110, Estero, FL 33928

STRAP Number: 09-47-25-E2-3500B.00B0

**PROJECT HISTORY**

The Toasted Yolk Café plans to occupy a portion of an existing building at 22941 Lyden Drive. The business is in the Coconut Trace Commercial Planned Development rezoned by Lee County Resolution Z-03-011. The building is located on Block B, Tract B of the Coconut Trace Master Concept Plan, as amended by ADD 2005-00034.

The restaurant is situated west of US 41, east of Lyden Drive and south of Vandenberg Way. Chipotle Mexican Grill is in the northern portion of the building at 22941 Lyden Drive. The Toasted Yolk Café will occupy Unit 110, to the south, previously occupied by Zoe's Kitchen. This unit has been vacant since 2021. Attachment A

### **PROJECT DESCRIPTION**

The Applicant is requesting a 4COP SFS license to serve full-service alcohol for outdoor seating area of the restaurant.

The Toasted Yolk Café is a standard restaurant having a unit size of approximately 3,000 square feet. There are 86 seats provided indoors and 36 seats along two sides of the restaurant's patio space. Outdoor tables are aligned along the south and west facades totaling approximately 500 square feet. See Attachment B

The Toasted Yolk Cafe's business hours will be from 7:00 a.m. to 3:00 p.m. Monday through Sunday.

The menu includes a variety of breakfast selections, soups and sandwiches. The drink menu includes: 'Brunch Cocktails', Spiked Brews', a selection of beer and wines, and non-alcoholic beverages. See Attachment C

### **STAFF ANALYSIS**

Staff have reviewed this request according to the Land Development Code and the Zoning Ordinance.

In the Estero Point CPD Resolution Z-03-011, now known as Coconut Trace, Consumption on Premises is listed as a permitted use. However, Section 4-402 of Estero's Land Development Code requires that, within a Planned Development any consumption on premises located outdoors must have a public hearing prior to approval.

Staff find that The Toasted Yolk Café application for Administrative Approval of Consumption on Premises is in compliance with the Land Development Code regulations.

The type of liquor license (4COP-SFS) is a full-service restaurant.

Staff believe the request is appropriate and recommend the following findings:

#### **Findings**

1. There will be no apparent deleterious effect upon surrounding properties with the proposed conditions.
2. The premises are suitable in regard to their location, site characteristics, and intended purpose.

### **RECOMMENDATION**

Staff recommend approval with the conditions in the draft Resolution:

1. Approval is limited to a 4COP SFS license in conjunction with a restaurant. If any other type of license is sought, a new approval in accordance with the LDC will be required.
2. Outdoor consumption on premises approval is limited to the approximately 500 square-foot patio area as shown on the attached floor plan.
3. Approval is limited to the sale and service of alcoholic beverages between the hours of 7:00 a.m. and 3:00 p.m. Monday through Sunday.
4. Outdoor music volume shall be limited to a conversational level.
5. If it is determined that inaccurate or misleading information was provided to staff or the Planning Zoning and Design Board then, at any time, the Planning Zoning and Design Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may seek necessary approvals by filing an application for public hearing in accordance with the provisions of the LDC.

#### **ATTACHMENTS**

- A. Site Location Map
- B. Floor Plan
- C. Food & Drink Menus