

RESOLUTION NO. PZDB 2026-01

**CONSUMPTION ON PREMISES APPROVAL
BONITA SMOKE SHOP & CIGAR LOUNGE
ADD2026-E001
VILLAGE OF ESTERO, FLORIDA**

WHEREAS, Mahmood Hassani-Sadi, managing member AKA Michael Sadi, (“applicant”), filed an application for an Administrative Amendment for MAC Cigars LLC, dba, Bonita Smoke Shop & Cigar Lounge for:

Approval of Consumption on Premises of alcoholic beverages in the outdoor seating area;

WHEREAS, the business is located at 23050 Via Villagio, Suite 101, Village of Estero, STRAP No. 04-47-25-E3-360SC.0030; and

WHEREAS, the property is part of the Mixed Use Planned Development (MPD) and is in the Transitional Mixed Use Future Land Use Category of the Village of Estero Comprehensive Plan; and

WHEREAS, March 11, 2025, Administrative Amendment ADD2025-E003 was approved for the auxiliary sale of beer and wine (2COP) within the interior of the Bonita Smoke Shop & Cigar Lounge;

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

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

WHEREAS, the applicant requests the current 2COP license to include both interior and exterior seating for alcoholic beverage service at the Bonita Smoke Shop & Cigar Lounge; and

WHEREAS, the interior area designated for the consumption of beer or wine is 1,025 square feet, 16% of the total leased space, and provides 28 seats, and the exterior seating area totals approximately 550 square feet and provides a maximum of 34 seats as shown on the attached Floor Plan (Exhibit A) and Outdoor Photo (Exhibit B); and

WHEREAS, the hours of operation for the Bonita Smoke Shop & Cigar Lounge are Monday through Saturday from 10:00 a.m. to 9:00 p.m., and Sunday 11:00 a.m. to 6:00 p.m.; and

WHEREAS, the following findings of fact are offered:

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48 1. There will be no apparent deleterious effects upon surrounding properties and

49 immediate neighborhoods.

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51 2. The premises are suitable in regard to their location, site characteristics, and intended

52 purpose.

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54 3. Music, if any, as controlled under the condition below, will not create adverse impacts.

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56 **NOW, THEREFORE, IT IS HEREBY DETERMINED THAT** the application for

57 Administrative Approval for the indoor and outdoor consumption on premises is approved

58 subject to the following conditions:

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60 1. Approval is granted to Bonita Smoke Shop & Cigar Lounge at, 23050 Via Villagio,

61 Suite 101, Estero, Florida, for indoor and outdoor alcoholic beverage service.

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63 2. Approval is limited to the following hours: Monday through Saturday from 10:00 a.m.

64 to 9:00 p.m., and Sunday 11:00 a.m. to 6:00 p.m. for both indoor and outdoor service.

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66 3. Outdoor music, if any, shall be controlled by the applicant and to be no louder than at

67 a conversational level.

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69 4. If it is determined that inaccurate or misleading information was provided as part of

70 this application, the approval may be revoked in accordance with the Land

71 Development Code.

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73 **PASSED AND DULY ADOPTED** this 13th day of January 2026.

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76 **VILLAGE OF ESTERO, FLORIDA**

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78 **PLANNING ZONING AND DESIGN BOARD**

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Anthony Gargano, Chairman

Attest:

By: _____

Carol Sacco, Village Clerk

Reviewed for legal sufficiency

By: _____

Nancy Stroud, Esq. Land Use Attorney

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96 VOTE:
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98 Anthony Gargano Yes _____ No _____
99 Michael Sheeley Yes _____ No _____
100 Kristin Jeannin Yes _____ No _____
101 Barry Jones Yes _____ No _____
102 Al Paivandy Yes _____ No _____
103 James Tatooles Yes _____ No _____
104 Jim Wallace Yes _____ No _____
105 Dan Williams Yes _____ No _____
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109 Exhibit:
110 A - Floor Plan
111 B - Outdoor Seating Area Photo

Bonita Smoke Shop & Cigar Lounge

Outdoor Seating Area

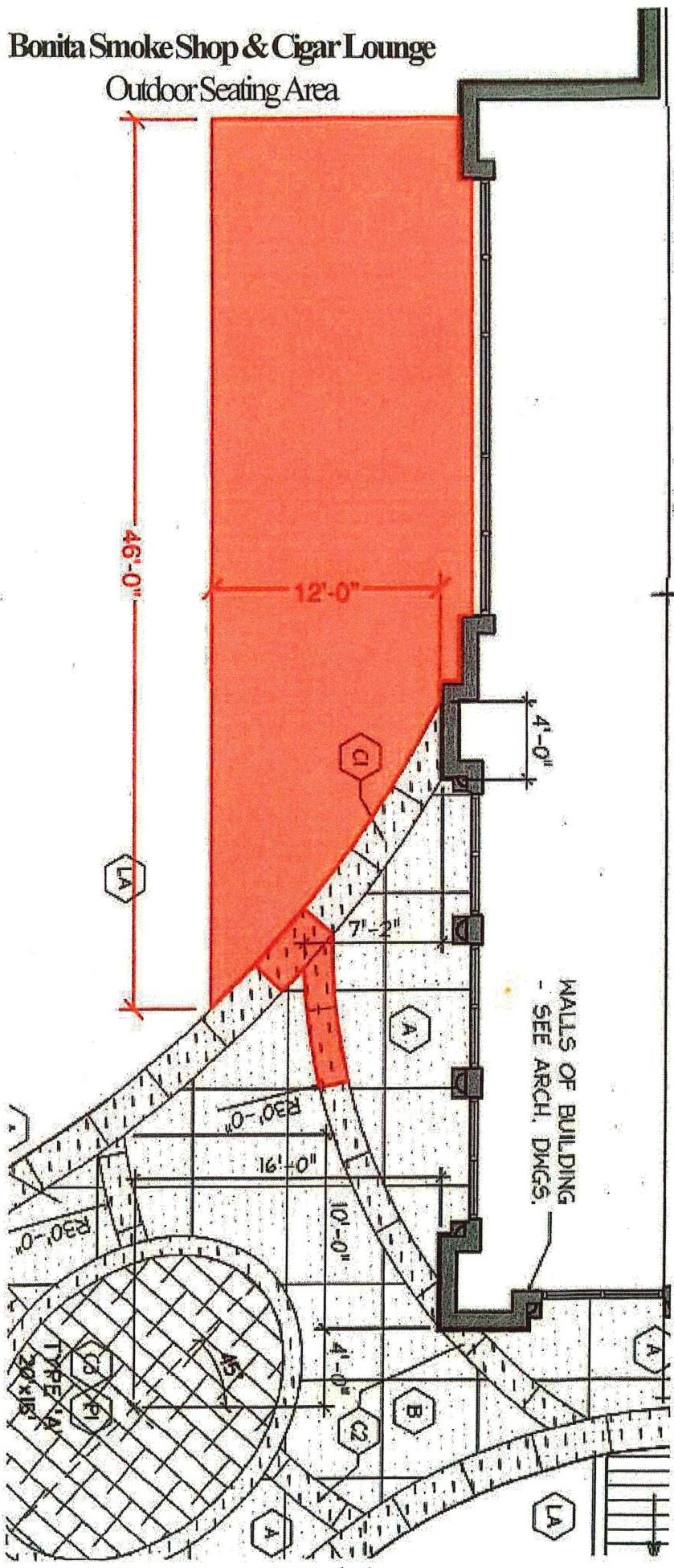


Exhibit A



Exhibit B