



VILLAGE OF ESTERO
Planning & Zoning Board
Staff Report

CASE TYPE: Administrative Approval
Consumption on Premises (COP)

CASE NUMBER: COP2019-E003

PROJECT: Mamma Anna, Coconut Point Mall Suite 109

APPLICANT: Nicola Schiano Lomoriello

PLANNING & ZONING BOARD MEETING DATE: January 21, 2020

REQUEST & RECOMMENDATION

The applicant is requesting consumption on premises with outdoor seating, 2COP (beer and wine) for the business operating as Mamma Anna in Coconut Point Mall next to the theater on Fashion Drive.

The administrative amendment is to allow the service of beer and wine in the outdoor seating area in conjunction with Mamma Anna Restaurant's Group III classification.

Staff recommends APPROVAL of the request with conditions.

LOCATION

The subject property is located at 23111 Fashion Drive, Suite 109, Coconut Point Mall, Village of Estero, FL.

The applicant indicates the STRAP number is: 09-47-25-E2-360SC.0010

ZONING

MPD –

The property is located within the Coconut Point Development of Regional Impact (DRI). It was rezoned from Agricultural (AG-2) to Mixed Planned Development (MPD) on October 21, 2002.

The specific site (tenant space) is approximately 1,944 square feet and was previously occupied by Amore Brick Oven Pizza.

LAND USE CATEGORY

Transitional Mixed Use.

SURROUNDING USES

The surrounding area is primarily retail/commercial.

Mamma Anna restaurant is located in the central section of Coconut Point fronting Cinema Way. The surrounding area is comprised of retail stores selling; clothing, home goods, books, and streetside kiosks selling novelty foods. Restaurants with Consumption on Premises located in the vicinity of Mamma Anna restaurant include Peach Pit Bar & Grill and Tommy Bahama Marlin Bar. These restaurants are located adjacent to and south of Mamma Anna.

Like the previous tenant Amore Brick Oven Pizza, Mamma Anna is a casual Italian restaurant serving salads, entrees, pizza, calzone, stromboli, and beer and wine. A food menu is provided (See attachment). The outdoor area is approximately 378 square feet with 26 seats. The hours of operation are Monday through Thursday 11:00 am to 9:00 pm, Friday and Saturday 11:00 am to 10:00 pm and Sunday 12:00 to 6:00 pm.

Mamma Anna restaurant interior dining area provides 46 seats and the outdoor seating has 26 seats (72 seats total). A floor plan is provided. (See attachment).

STAFF ANALYSIS

The applicant is requesting a "Consumption on Premises" (2COP) approval with outdoor seating. A 2COP license for beer and wine in conjunction with a standard restaurant is currently listed as a permitted use for Tract 2A in previously approved Resolution Z-02-009.

Consumption on Premises with outdoor seating in conjunction with a Group II, III or IV restaurant is permitted if the outdoor seating area is not within 500 feet of a religious facility, school (non-commercial), day care center (child), park or dwelling unit under separate ownership. The applicant complies with the distance requirements for outdoor seating.

The applicant has indicated if zoning approval is granted for the request, an application will then be submitted to the State of Florida "Division of Alcoholic Beverages and Tobacco for a 2COP license.

A letter of approval from the Simon Property Group was obtained by the applicant for Mamma Anna's restaurant. Mamma Anna will not have any adverse impacts upon surrounding properties. The subject space is suitable in regard to location, site characteristics and intended purpose. There are two nearby establishments which also sell alcoholic beverages for consumption in the vicinity of Mamma Anna. No outdoor entertainment has been requested. The applicant meets the intent of, Sale or Service for On-Premises Consumption, Section 34-1264 of the Land Development Code and the administrative requirements for an administrative approval.

RECOMMENDATION

If the Planning and Zoning Board wishes to approve the request, the following conditions have been incorporated in the Planning and Zoning Board resolution:

- 2COP to be in conjunction with the restaurant operation;
- Approval is limited to the sale and service of alcoholic beverages between the hours of 11:00 am to 9:00 pm Monday through Thursday , 11:00 am to 10:00 pm Friday and Saturday and 12:00 to 6:00 pm Sunday for both indoor and outdoor seating;
- No outdoor entertainment on premises.

ATTACHMENTS

- A. Site Plan
- B. Floor Plan
- C. Food menu