NINO'S PIZZERIA
ADMINISTRATIVE AMENDMENT
August 2022

Narrative

The applicant is seeking an Administrative Amendment pursuant to LDC Section 34-380 to revise and update the Master Concept Plan (MCP) for the Commercial Planned Development known as Andre's CPD.

The subject property is located on the east side of US 41 (Tamiami Trail) at its intersection with Shadow Creek/Canterfield Boulevards. The property has a Land Use designation of Urban Community. In 1999, the property was rezoned to CPD (Z-99-043), allowing for its development

as a restaurant. Subsequently in 2014, an Administrative Amendment (ADD2014-00038) was approved, allowing for the inclusion of outdoor seating for the Consumption on Premises use. While the property was historically used as a restaurant, today it remains vacant. The applicant is seeking to use the property for a new restaurant resulting in changes to the MCP. Specifically, the applicant is revising the MCP to include additional paved parking spaces, a secondary ingress/egress, and an expanded outdoor seating area. Per discussions with Staff, an Administrative Amendment is necessary to bring the current MCP up to date.

The proposed MCP reflects the addition of 11 paved parking spaces, to be located in the northeast corner of the existing parking area. The existing dumpster, located in the northwest corner of the parking lot will be relocated to the northeast side as well. This will allow for the addition of a secondary ingress/egress located in the northwest corner that will connect to Canterfield Boulevard. This secondary access will substantially increase vehicle safety from the property, as access to US 41 from Canterfield Boulevard is an improved intersection with a full median cut.

The additional parking brings the total number of parking spaces to 88, more than adequately meeting the parking requirement for the proposed use.

There is an existing outdoor seating area located on the south side of the building that is proposed for expansion to approximately 891 square feet, roughly doubling its size. This area will be covered. The existing concrete pad on the west side of the building, formerly identified as outside seating will not be used by patrons and will likely provide an outdoor break area for employees.

With the exception of the additional ingress/egress, there are no changes proposed to the existing driveway, and internal parking layout will remain the same. There is also an existing driveway on the south side which provides access to the adjacent property as well as to an existing access onto US 41. There are no changes proposed to this configuration.

Comprehensive Plan Consistency

Policy 1.1.4 Urban Community Future Land Use
Located along a major roadway corridor, the proposed commercial use of the subject property remains consistent with this Land Use category.

Objectives 2.1 2.2 Development Location & Timing
The property supports a compact growth pattern in that it is located within an established development along a major roadway corridor that can service through-travelers as well as the local population.

Goal 4 General Development Standards
Water and sewer are available to service the property.

Policy 6.1.1 Evaluation of Commercial Land Uses
The proposed development will be consistent with the evaluation criteria for commercial development:

1. There are no additional access points proposed along a public roadway.
2. Development of the property will meet the landscape and buffering requirements of the Land Development Code.
3. Water and sewer are available to service the property.
4. There are no adverse impacts to surrounding property owners.
5. The site is ideally located to service the local and pass-thru population and serves as an infill project in an urbanized area of the County.
6. Environmental considerations have been previously mitigated.

The proposed reuse of the subject property and its associated site improvements is consistent with the policies of the Lee Plan and will meet the development standards established in the Land Development Code.