



Memo

To: Mayor Dowless, Council President Horn,
Council Members Chotas Lomas, Pierce, and Rader

From: Sandy Riffle, Interim City Clerk

Date: March 7, 2022

Re: Mecato’s Café and Bakery – Waiver Request and Commercial Review

The Planning and Zoning Board met on February 14, 2022, to consider a commercial site plan review and a waiver for a Mecato’s Bakery and Café to be located at 5645 Hansel Avenue.

The following motions were made by the Planning and Zoning Board:

- Mecato's Bakery and Café- Waiver Request Section 134-471(2)e**
Chair Kreidt made a motion to recommend denial of the waiver request for the interruption of the wall, consistent with Edgewood Central District guidelines. The motion was seconded by Board Member Nelson. The motion was approved (3/1).

Discussion, after the motion was made, included the following:

Board Member Santurri said that he thought that the same goal could be accomplished by not extending the length of the wall over part of the parking lot, while also offsetting expenses and providing more environmental-friendly greenery.

Board Member Nelson said the 2-foot section between vehicles’ front bumpers and the proposed wall will have low-quality landscaping, even if it is groundcover. The front bumpers will come up to the wall with the expense of the landscaping and irrigation. He said they could put in pine straw or mulch between the wheel stops and the wall because you will not see it.

Board Member Gragg said he thought it would be unreasonable to require groundcover in that location.

Board Member Nelson agreed and commented that it would be a logical way to offset some of the cost.

The motion to deny the waiver request was approved by roll call vote.

Board Member Gragg	Favor
Board Member Nelson	Favor
Chair Kreidt	Favor
Board Member Santurri	Opposed
Board Member Gibson	Absent

2. Mecato's Bakery and Café- Site Plan Review

Chair Kreidt made a motion to recommend approval of a Waiver of Code Section 134 474(c)(4)(a) to allow parking in front of the imaginary line extending from the front building façade; seconded by Vice-Chair Santurri. The motion was approved (4/0).

The motion was approved by roll call vote.

Chair Kreidt	Favor
Board Member Santurri	Favor
Board Member Gragg	Favor
Board Member Nelson	Favor
Board Member Gibson	Absent

For the March 15, 2022 Planning and Zoning Board meeting, the following is provided in your agenda packet for your review and consideration.

1. Mecato's Bakery and Café - 5645 Hansel Avenue

Waiver Request

- Waiver request for code Section 134-471(2)e to waive the required street wall to screen the parking from the road along Hoffner Avenue. *Note: There is no staff report for this waiver request. It will be discussed during the site plan review.*

A legal advertisement was placed in the Orlando Sentinel on Thursday, February 3, 2022. to advertise the requested waiver, as required by City Code.

2. Mecato's Bakery and Café - 5645 Hansel Avenue

Commercial Review

- Application Pages dated 9/14/2021
- Combined staff report from City Planner Ellen Hardgrove, City Engineer Allen Lane, and City Landscape Architect Jim Winter dated 3/7/2022
- Construction Plans dated 2/27/2022 and 3/1/2022.
- Additional documents including landscape plans, elevation drawings, lighting details, boundary survey, trip generation calculation, sight triangle analysis, and fire truck access plan.

The City Planner and CPH Engineer and Landscape Architect are prepared to respond to any questions you may have regarding the commercial site plan. The applicant/representative for Mecato's Bakery and Café will also be in attendance.