



Memo

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

CC: City Clerk Bea Meeks

From: Sandy Riffle, Deputy City Clerk

Date: January 12, 2022

Re: Mecato's Café and Bakery – Waivers and Variance Requests

The Planning and Zoning Board met on January 10, 2022, to consider waivers and a variance request for a proposed bakery at 5645 Hansel Avenue.

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

1. Architecture Design

- a) Waiver of Code Section 134-469(1)f, which requires a three-dimensional cornice, at least 2.5 feet in height, along all flat or parapet roof portions.
- b) Architecture Design Waiver of Code Section 134-469 (1)c.4 to allow the required building's vertical change to not be hung between 13-15 feet above the grade.

Vice-Chair Santurri made a motion to recommend approval of a waiver of Code Sections 134-469(1)f to allow the elimination of the required three-dimensional cornice and Code Section 134-469 (1)c.4 to allow the required vertical change to not be hung between 13-15 feet above the grade; seconded by Chair Kreidt. The motion was approved (4/0).

The motion was approved by roll call vote.

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

2. Parking Location

Waiver of Code Section 134-474(c)(4)(a) which requires parking to be behind the imaginary line extended from the front building façade.

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 extended from the front building façade; seconded by Vice-Chair Santurri. The motion was approved (4/0).

The motion was approved by roll call vote.

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

3. Hansel Ave Buffer

- a) Waiver of Code Section 134-471(2)e, which requires the street wall to be located at the build line (Hansel).
- b) Waiver of Code Section 134-474(c)(4)a, which requires the street wall to be placed two feet from the drive aisle and not within the required buffer width.

Vice-Chair Santurri made a motion to recommend approval of a Waiver of Code Sections 134-471(2)e and 134-474(c)(4)a to approve the requested Hansel Avenue buffer; seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

4. Hoffner Ave People Space

- a) Waiver of Code Sections 134-471(1)a and 134-471(2)i. to eliminate the Road View requirements on the Hoffner Avenue side of the building
- b) Waiver of Code Section 134-471(2)e, which requires a street wall to screen the parking spaces (Hoffner Avenue).

Vice-Chair Santurri made a motion to recommend approval of a waiver in Code Sections 134-471(1)a and 134-471(2)i and Code Section 134-471(2)e, subject to the street wall continuing in front of the first two westernmost parking spaces plus columns at the top and bottom of both sides of the stairs, with the intent of unifying the look from Hansel; seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

Trees

- a) Waiver of Code Section 134-468(h)(2), which would require Highrise™ Oaks with 5” caliper along the Hansel and Hoffner Avenues frontage.

Board Member Nelson made a motion to recommend a Waiver of Code Section 134-468(h)(2) to allow trees with 3” caliper in lieu of 5” caliper Highrise™ Oaks; seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

a)

- b) Waiver of Code Section 134-471(2)h, which requires the width of landscape islands in parking lots to be a minimum of fifteen (15) feet in width in order to provide a sustainable space for trees.

Vice-Chair Santurri made a motion to approve the reduction in island width for the island at the western end of the parking along the northern property line and approve the reduction of island width for the island at the eastern end of the parking along the southern property line, conditioned on replacing the required parking island tree with a ground cover that would grow to and be maintained at two (2) feet in height to ensure driver sight visibility; seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

5. Drive Up Window

Waiver of Code Section 134-472(b), which requires drive-up windows to be on the building’s rear side.

Vice Chair Santurri made a motion to recommend approval of a waiver to allow a drive-up on the side of the building conditioned on landscaping to be provided in general conformance with the landscape plan submitted by the applicant at the hearing; seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

6. Lighting

- a) Waiver of Code Section 134-470(f), which requires a minimum foot candle of 2.0 where pedestrians will be present.
- b) Waiver of Code Section 134-470(f), which requires lighting fixtures to be decorative, at a maximum height of 16 feet, and located at least 15 feet from trees.

Vice-Chair Santurri made a motion to recommend approval of a waiver from Code Section 134-470(f) only for the existing light fixture along the Hoffner Avenue side of the property and the existing light fixture along the east side of the property; those existing light fixtures may remain. All other light fixtures shall conform with Code Section 134-470(f); seconded by Board Member Gragg. The motion was approved (4/0).

The motion was approved by roll call vote.

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

7. Fences

Waiver of Code Section 134-470(c)(3), which limits height of fences anywhere in the ECD to a maximum of 48 inches.

Vice-Chair Santurri made a motion to recommend the Waiver of Code Section 134-470(c)(3) to allow a seven-foot-high fence conditioned on that it will be replaced with a wall if the abutting former Brickwood Drive to the east is acquired; seconded by Chair Kreidt. The motion was approved (4/0).

The motion was approved by a roll call vote

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

8. Variance Request 2021-01 for cross-access -

The request is to eliminate the Code Section 134-142 requirement to provide vehicular cross access between adjacent parcels. To the east is residential land where cross access is inappropriate. To

the north is a nonresidential parcel; however, there is no benefit to connecting that parking area to that on the subject property given the one-way circulation on the subject property. In addition, there is a significant grade difference between the two nonresidential parcels.

Chair Kreidt made a motion to recommend approval of Variance 2021-01 in Code Section 134-142 to eliminate the requirement for a cross access easement; the motion was seconded by Vice-Chair Santurri. The motion was approved (4/0).

The motion was approved by a roll call vote

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

The following is provided in your agenda packet for your review and consideration.

- Cover letter from City Planner Ellen Hardgrove, dated 1/11/2022
- Mecato’s Plans, date stamped 12/20/2021
- Application pages – Building, Waiver and Variance Applications, date stamped 9/14/2021
- Public Notice Response re: proposed vinyl fence, dated 12/9/2021

The Notice of Public Hearing letters was sent on November 30, 2021 to those property owners within 500 feet of the subject property regarding Variance 2021-01. There were 51 notices provided by U.S. Mail. Two notices were returned as undeliverable. One comment was received, which is included in the agenda. No objections were received at City Hall as of the date of this memo.

A legal advertisement was placed in the Orlando Sentinel on Friday, December 3, 2021 to advertise the requested waivers, as required by City Code.

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