



## PLANNING & ZONING MEETING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Monday, January 10, 2022 at 6:30 PM

Steve Kreidt  
Chair

Ryan Santurri  
Vice-Chair

David Gragg  
Board Member

David Nelson  
Board Member

Melissa Gibson  
Board Member

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### AGENDA

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**WELCOME!** We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL AND DETERMINATION OF QUORUM**

**D. ADMINISTER OATH OF OFFICE**

Steve Kreidt  
David Gragg  
Ryan Santurri

**E. ELECTION OF CHAIR AND VICE-CHAIR**

**F. APPROVAL OF MINUTES**

1. December 13, 2021 Planning and Zoning Meeting Minutes (pages 3-5)

**G. NEW BUSINESS**

1. Details of January 10, 2022 Meeting (Pages 6-7)
2. Mecato's Bakery and Café - Waiver and Variance Requests (pages 8-34)
3. Special Exception 2021-01 - 1078 Harbour Island Rd (pages 35-45)

**H. UNFINISHED BUSINESS**

**I. COMMENTS/ANNOUNCEMENTS**

**J. ADJOURNMENT**

**UPCOMING MEETINGS**

Tuesday, January, 18, 2022 at 6:30 pm.....City Council Meeting  
Monday, February, 14, 2022 at 6:30 pm.....P&Z Meeting

**General Rules of Order**

You are welcome to attend and express your opinion. The Board is pleased to hear non-repetitive comments related to business before the Board; however, a **five (5) minute time limit per person** has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by **Roberts Rules of Order** in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at (407) 851-2920 at least 24 hours in advance of the meeting.

**We ask that all electronic devices (i.e. cell phones, pagers) be silenced during our meeting!**

Thank you for participating in your government!

**Appeals**

According to Edgewood City Code Section 26-24 (2), “any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk. Per **Section 286.0105**, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceeding and may need to ensure that a verbatim record is made.

**Americans with Disabilities Act**

In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the **City Clerk at (407) 851-2920**.