


The Lunchbox Café
Bethel Station Redevelopment

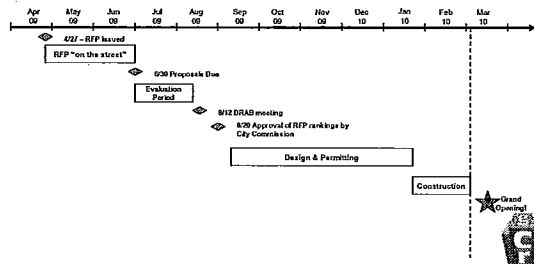

1st reading – Ordinance No. 0-10-01

March 4, 2010

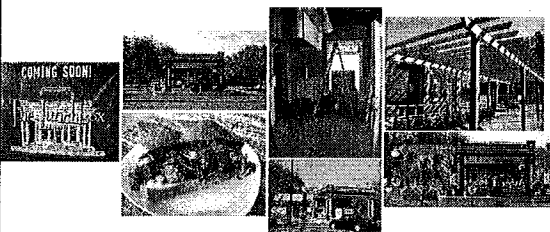



Background

- Bethel Station is the small building located in the SW corner of the Downtown Community Plaza
- Building was formerly used for RTS ticketing office, has been vacant since those operations relocated to the new Rosa Parks RTS Downtown Station
- CRA designated the lead agency for bringing a new use to the site
 - A use complimentary to Downtown and to the Plaza, one that could meet both the opportunities and the constraints with the Bethel site





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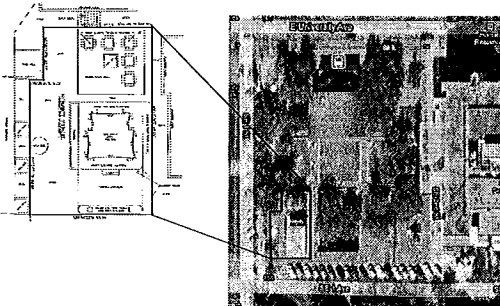




Lunch box Café

- The business model proposed by The Lunchbox Café includes the potential sale of beer and wine (hard liquor will not be served)
- The Lunchbox Café is leasing the Bethel site from the City of Gainesville
 - Site is located on the Downtown community Plaza, a listed City Park defined Sec 18-16 and 18-18 in the Code of Ordinances
 - Sec. 18-20 prohibits certain activities in City Parks, including the sale, possession or consumption of alcohol
 - Additionally, Sec. 4, which regulates "consumption, sale, and possession, generally" of alcoholic beverages states it is generally unlawful to possess/consume alcohol in public parks
 - Code also includes a list of specific exceptions which have been granted in City Parks over the years. Consistent with this practice, the proposed ordinance would amend this list to provide a limited exception to the Bethel Station lease premises
 - If approved, ordinance will allow the City Manager to issue written approval (such as in the lease or by lease amendment) for the sale, possession, and consumption of beer and wine at the Bethel Station lease area



Bethel Lease Area

Recommendation

- The City Commission adopt the proposed ordinance
 - Should this ordinance pass on 1st reading, the 2nd and final reading will be March 18, 2010

