

Francis, Gene G.

From: Larina K. Hintze [larinahintze@ashbyhintze.com]
Sent: Wednesday, November 14, 2007 4:13 PM
To: Francis, Gene G.
Cc: jayreeves@jayreeves.com
Subject: RE: reeves

Mr. Francis:

I just sent you a letter we have written on behalf of The Fat Tuscan and Mr. and Mrs. Reeves. It occurred to me after the fact I didn't specify the purpose of the letter. Our intent is for us to have it read into the minutes of the meeting in support of the Fat Tuscan café;

Thank you.

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CHAMBER OF COMMERCE MEMBER
NATIONAL ASSOCIATION OF REALTORS MEMBER
FLORIDA ASSOCIATION OF REALTORS MEMBER
GAINESVILLE-ALACHUA COUNTY ASSOCIATION OF REALTORS MEMBER

In light of Mr. Levy's open criticism of Jay and Michelle Reeves of Jay Reeves and Associates opening the Fat Tuscan Café, please allow us to express a different perspective for you all to consider.

We own the TutoringZone (and educational services company), Ashby Hintze & Associates Real Estate, Inc., and The Naked Bean Café which are all located at the corner of Main and N.E. 10th Ave. We also own Group Interactive Solutions, which occupies the space on N.W. 2nd Street; the old Tea House. In addition, we renovated 502 N.E. 8th Ave and are in the process of renovating 708 N.E. Blvd (the Historic Atkins home formerly known as the Thomas Center Barn). In addition, we own Hintze Management which includes homes in the Pleasant Street area all of which have been lovingly restored over the past decade. We have invested heavily in the downtown in socially responsible companies that have added value, service and income to our community.

Peace and Quiet of the downtown? We laughed at the irony that someone who has been responsible for bringing bars and clubs to the downtown area would be appealing to the peace and quiet of downtown. Bars have detracted from our downtown, contributed to vehicular manslaughter, sex crimes, property damage and in general a negative perception of our charming little college town. A café within walking distance of our homes and offices, on the other hand, reduces traffic and affords families and workers a destination for their stroll through our beautiful neighborhood. We can all agree that the Duckpond and downtown could use MORE family-friendly locations such as the proposed café.

Negative Impact: of a small café that draws more professionals to our downtown? The 2nd Street Bakery revitalized that little corner and they still have plenty of room for residential enjoyment. What would the downtown be without Wine and Cheese Gallery and they have NO parking!

Expansion? NO the business CAN NOT EXPAND past its currently available space. Since the building can not be expanded that means the amount of patrons may not either.

'Fully Operational Restaurant' is misinformation: The public meeting clearly stated this is not a fully operational restaurant but rather a little café serving soup, salads and sandwiches.

Parking Requirements: No one has parking requirements in the central city district, not even the new police station on 8th ave (which only has 4 spaces for their building). According to the comprehensive plan, businesses in this district may utilize the ample street parking on first and second street as well as adjoining avenues.

There is a big difference between a bar and a café and that's called a liquor license. The city can absolutely allow a café and not restaurants and deny liquor licenses to both.

Let me also point out that Jay Reeves and Associates is partly responsible for the renaissance our neighborhood now enjoys because he invested in our community and continues to do so with his architectural integrity. He has been entrusted with reviving the old Cotton Mill, and was the primary architect for Regents Park and the Chamber of Commerce Building; so clearly the public who voted for him over others has faith in his judgment.

We fully support Mr. and Mrs. Reeves' socially conscious decision to provide home made and fresh baked delights for our community because they want to share their love and passion for home made food with you and your family.

The Naked Bean, 2nd Street Bakery, Panache and now hopefully the Fat Tuscan provide locally owned and uniquely charming little café's we all enjoy and support AND which many of us walk and bike to. So it is very likely that when the Reeves fill up their 30 seat café there will be just a few cars needing parking; all of the offices and families in that general area are sure to enjoy a homemade meal they can walk to.

So please consider the facts before protesting a local owner, whose company has helped revitalize the very area you now enjoy, who wants to continue to invest in their community and provide another local treasure you can enjoy.

We also ask you to come to the meeting in support of our local families who have helped provide positive businesses with socially responsible positive impacts and which have and will continue to have a positive impact on you, your children and your sense of a community atmosphere.

Bon-Appetit

Francis, Gene G.

From: sdparrish@aol.com
Sent: Wednesday, November 14, 2007 3:23 PM
To: Francis, Gene G.; jreevesdesign@bellsouth.net; sdparrish@aol.com
Subject: Fat Tuscan Cafe

Dear Mr. Francis, This e-mail is sent with enthusiasm and whole-hearted support for the Fat Tuscan Cafe to be located at 725 N.E. 1st St., Gainesville, Fl.

My name is Susan Parrish and I live at 303 N.E. 8th Avenue in the Duck Pond neighborhood. I am located just over a block from the above mentioned property that is being reviewed by the City Plan Board. I am a Real Estate Broker and own Coldwell Banker MM Parrish Realtors. For five generations, members of our family have been deeply emersed in this very special neighborhood - in raising our families, in developing the neighborhood, in building many of the homes that still exist today and in working with Sam Gowan to preserve the historic Thomas Center by negotiating the sale of the property to the City of Gainesville and contracting to restore it to it's original grandeur. Our roots run deep and I feel strongly about what happens in and around the historic district - more affectionately called the Duck Pond.

In 2006, I bought an older home in the Duck Pond and spent the last year restoring it. It was a major undertaking and a significant investment. It is my personal residence and each day I am grateful for the privilege of living here. There were a number of reasons for my decision: I love the charm of the homes in the area and their diversity in style and size - the fact that even though many are still in need of some tender love and care, the bones of these homes have remained strong and withstood the test of time. Two of my children own homes in the Duck Pond and I am happy to be close to them. I love the close proximity to downtown. I have deep emotional ties to this area - and I am thrilled with the number of young people that are recognizing the value in saving these homes and in turn saving the neighborhood.

Historic Districts are known for strict preservation rules - for their sense of neighborhood - for strolling and bicycling - for small neighborhood cafes within easy walking distance of one's home. Charleston, Savannah, New Orleans are but a few examples of communities that enjoy the luxury of walking "around the corner" for a good cup of coffee, an early morning breakfast or having lunch out with a friend. Although we have good restaurants in what is known as "Downtown", we have none that offers an easy walk. In my opinion, N.E. 1st Street and N.E. 8th Avenue is a perfect location for a Neighborhood Cafe.

Because I work, I am especially hopeful the Cafe will be open on Saturday. This is the day that I will have the greatest opportunity to dine there. How lovely to be able to wake up on Saturday morning and have breakfast around the corner - just a quick walk - or take a friend that might be visiting for lunch. I believe this Cafe will be especially utilized by people already living or working in this area so I would expect parking to be a non issue during the week or on the weekend. Its location promotes WALKING. On Saturdays, most of the businesses on first St. as well as the Thomas Center employees will not be working, so even if there is a need for extra parking, it should be of little consequence.

Lastly, I support this venture without hesitation because of the couple that will be opening the CAFE. Michelle and Jay Reeves have, over the years, made a tremendous contribution to our

11/14/2007

special community - in sweat equity and in their expertise with historic preservation. I am certain there is not a couple living here today that cares more about this neighborhood than the Reeves. I truly believe having this CAFE will do nothing but further enhance the area.

Thank you for your consideration,

My best, Susan Parrish

Email and AIM finally together. You've gotta check out free AOL Mail!