

Petition PB-10-68 PDA. Jay and Michelle Reeves, owners. Amend the Planned Development Ordinance No. 070819 (Fat Tuscan) to allow additional office uses and outdoor music; expand the hours to 6:30am-10:30pm Monday thru Saturday, 8:00am-5:00pm on Sundays; and to increase the amount of seating from 30 to 70 seats. Located at 725 Northeast 1st Street.

The Planning Department staff presentation was made by Ralph Hilliard, Planning Manager. Michelle Reeves and Jay Reeves, owners of the Fat Tuscan, made presentations as the applicant. The following members of the public then spoke: Dr. Larry Fowler, Tom Levy, Dr. Marco Needham, Betty Hopper, Dr. Bruce Ornstein, Alejandro Ramos, Austin Gregg, Ashley Moscovitz, Kristin Bowe, Barry Guertin, Bruce Wheeler, Paul Davis, Jay Mosely, Melanie Barr, Paula Stahmer, Jo Beaty, Andrew Walters, Tom Bussing, and Jacob Peale.

The Plan Board focused most of its attention on the hours of operation and whether or not to allow amplified music. The Board heard from residents regarding the impact of noise on the area, some residents indicated that they enjoyed the music and other indicated that they did not. The Board generally felt that the use was good for the neighborhood but also wanted to protect the residents from potential noise issues with amplified music. After much debate and with agreement from the applicant, the Board decided to prohibit outdoor amplified music. The Plan Board chair has indicated that he felt the sense of the Board was that there would be no activity after the hours of operation for the sake of the neighborhood.

Motion By: Laurel Nesbit	Seconded By: Crystal Goodison
Moved To: Approve Petition PB-10-68 PDA with the following modifications to the conditions recommended in the staff report. Condition 4 The permitted uses by right in the planned development shall be limited to professional office use (only those office uses within SIC Industry Groups 801, 802, 803, 804 and Major groups 81 and 87) to those uses shown in Table 1 or residential use (up to 20du/ac, provide the density does not exceed two times the average permitted density of adjacent residential districts), as principal uses and an eating place as an accessory use. Condition 5 The eating place shall not prepare on-site fried or barbecued foods (renumber conditions) Condition 7 The indoor hours of operation of the eating place shall be limited to 7 a.m. until 4 p.m., Monday through Saturday. The outdoor hours of operation of the eating place shall be limited to 9 a.m. until 4 p.m., Monday through Saturday. 6:30 a.m. until 10:00 p.m. Monday	Upon Vote: 5:0

These minutes are not a verbatim account of this meeting. A DVD recording of this meeting is on file with the Planning and Development Services Department of the City of Gainesville.

\\vgg\cog\Public Folders\Community Development\Planning\ Advisory Boards & Commission\CPR\2010 Minutes\CPR
100722.doc

through Saturday and limited to Sunday hours of 8 a.m. to 5 p.m. Solid waste collection/pickup shall not take place prior to 9 a.m., Monday through Saturday, with no pickup on Sunday. After hours private parties shall be prohibited.

Condition 8

The eating place shall be limited to a maximum of 30 70 seats, inclusive of indoor and outdoor seats not exceeding fire safety or building capacity.

Condition 9

No ~~music or~~ amplified sound of any type or nature shall be played or broadcast outside of the walls of a fully enclosed building.

DRAFT