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Exhibit 1

November 15, 2007
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Petition 112PDV-07PB Joe Montalto, agent for Jay and Michelle Reeves, (Fat Tuscan Neighborhood Café.) Rezone property from OR (Office Residential district up to 20 du/acre) to PD (Planned Development) to allow a small neighborhood café as an accessory use within a professional office building. Located at 725 Northeast 1st Street. Note: Related to 115LUC-07PB.

Gene Francis, Planner gave a brief presentation and stated that the petitioner is requesting PD zoning and a PUD land use change to allow an eating establishment as an accessory use.

Jay Reeves, agent for the petitioner stated that they are proposing an European style café, with a small dining room and outside seating area. Mr. Reeves further stated that this location offers a great potential to have a walkable establishment to have breakfast, lunch or a cup of coffee in the Historic neighborhood. Mr. Reeves detailed the site plan of the proposed development and stated that he has gone through all the proper channels for approvals and will have minimal impacts to its surroundings. Mr. Reeves added that he does not agree with Staff's Condition 7 and would like to be open on Saturdays at 9:00 am; as well as Condition 11 and would like to have up to 30 seats outside. Mr. Reeves concluded by stating that their intention is to keep it limited in scope and not turn it into a large restaurant, as they are very particular and concerned about what happens in the Historic District.

Jon Reiskind inquired if a financial gain is the primary factor for this proposed development. Mr. Reeves stated it is not, as they are doing it for the love of it.

Bob Cohen inquired from Staff what prompted Conditions 7 and 11. Mr. Francis stated that they were being conservative for the surrounding community and wanted it not to be intrusive with the Café being open on Saturday morning.

Randy Wells stated that parking seems to be a big issue and inquired what part of the day or week Staff feels it would become a problem. Mr. Francis stated that the petitioner's idea is to have pedestrians and bicyclists traffic with some vehicle traffic due to the many offices and residences in the area. Mr. Hilliard clarified to the Board that when this development was proposed to Staff it was a small café, and the land use and zoning that the Board will deal with tonight would not just stay with the petitioner, as they could sell this property tomorrow. Mr. Hilliard further stated that Saturday operations would cause noise in a neighborhood that has very little, if any on a Saturday morning.

Citizens and neighborhood residents came forward in support and opposition of the development.

Mr. Reiskind stated that when you change the land use and zoning it applies to the property without constraint and is a difficult decision to make, as this will improve the quality of life for some but not for others.

Laura High stated that the design and the walkability of a café would be excellent for the neighborhood and to really succeed in this type of business you really do need to be open from Monday thru Saturday. Ms. High further stated that this café would be popular, as this is exactly what makes a neighborhood a community and feels that the petitioner would be respectful to their neighbors and the neighborhood. Jack Walls concurred.

Mr. Wells stated that he is concerned about the encroachment onto the residential neighborhood with the exterior operations and the hours; as well as the parking issue.

Chair Polshek stated that he is pleased to see a small scale type of commercial use in a neighborhood and inquired what type of use is south of the proposed development. Mr. Reeves stated that it is a law office, with a building on the property line that is a two story garage, used for file storage. Chair Polshek further stated that he likes this proposed development as it begins to allow the citizens and the community to redraw the psychological space of what the core of Gainesville is, and has always believed that our "Downtown" should extend up to 8th Avenue, if not further. Chair Polshek added that physical distance in no way precludes walking and many towns like ours with large public universities that have a so called "Downtown" that covers several blocks with many people moving through them, as it would be wonderful to see people walking through the downtown.

The Board discussed Staff's conditions.

Motion By: Jack Walls	Seconded By: Bob Cohen
<p>Moved To: Approve with doubling the amount of bicycle parking spaces and changes to the following staff conditions:</p> <ul style="list-style-type: none"> ➤ Condition 6 – stricken ➤ Condition 7 – Monday thru Friday 7 to 4 and Saturday from 9 to 4 ➤ Condition 11 – maximum of 30 seats ➤ Condition 12 – stricken ➤ Add a Condition 14 – double the amount of bicycle spaces/racks to 6. ➤ Condition 16 becomes 15 since that number was skipped. 	<p>Upon Vote: 7 – 0.</p>