



## Legislation Text

---

**File #: 070819., Version: 1**

---

### PLANNED DEVELOPMENT REZONING - FAT TUSCAN (B)

Ordinance No. 0-08-05; Petition 112PDV-07 PB

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City, as more specifically described in this ordinance, and amending the Zoning Map Atlas from "OR: 20 units/acre office residential district" to "PD: Planned Development District"; located in the vicinity of 725 Northeast 1st Street; commonly known as "Fat Tuscan Planned Development"; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement; providing a severability clause; and providing an effective date.

### PLANNING DEPARTMENT STAFF REPORT

The purpose of this PD zoning overlay is to allow for the creation of a small, pedestrian oriented neighborhood café in an office/residential (OR) zoning district having an office (O) land use designation. The neighborhood café will be established within a portion of the first floor of an existing two-story historic structure which is currently being used as a professional office building for an architectural firm. The existing structure is located within the Northeast Residential Historic District and the Traditional City special area. The Traditional City designation has been established for this area to improve the sense of place and community; improve the environment for business, including smaller, locally owned businesses; and facilitate a healthy economy by providing a vibrant mix of commercial, office, retail and residential uses in close proximity.

The unique aspect of this location is its pedestrian accessibility. It can be accessed via tree lined neighborhood sidewalks/streets that encourage patrons to walk and not drive to this destination. The addition of the café should contribute to the vitality of the area.

The applicant's request is for a neighborhood café to be open for breakfast and lunch six (6) days a week. The proposed development is unique and would provide an eatery within a short walking distance of many offices and residences. The petitioner indicates that the scale of the eatery will be small providing a total of no more than 30 seats. The total of 30 seats will be divided between the interior of the building and a new courtyard plaza area to be installed in the rear of the lot. The courtyard will provide seating in a garden like setting complete with water features and extensive landscaping.

This Petition is related to Petition 115 LUC-07 PB.

After notice was published in the Gainesville Sun on October 31, 2007, the Plan Board held a public hearing on November 15, 2007, and by a vote of 7-0 recommended the City Commission approve the petition.

After notice, the City Commission heard and approved the Petition by a vote of 7-0 at its meeting on January 28, 2008.

### CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of January 28, 2008 authorized the city attorney's office to prepare and

advertise the necessary ordinance rezoning certain lands within the city to planned development commonly known as "Fat Tuscan Planned Development" within the City of Gainesville.

This Ordinance requires two public hearings. If adopted on first reading, the second and final reading will be held on July 28, 2008.

The City Commission adopt the proposed ordinance.