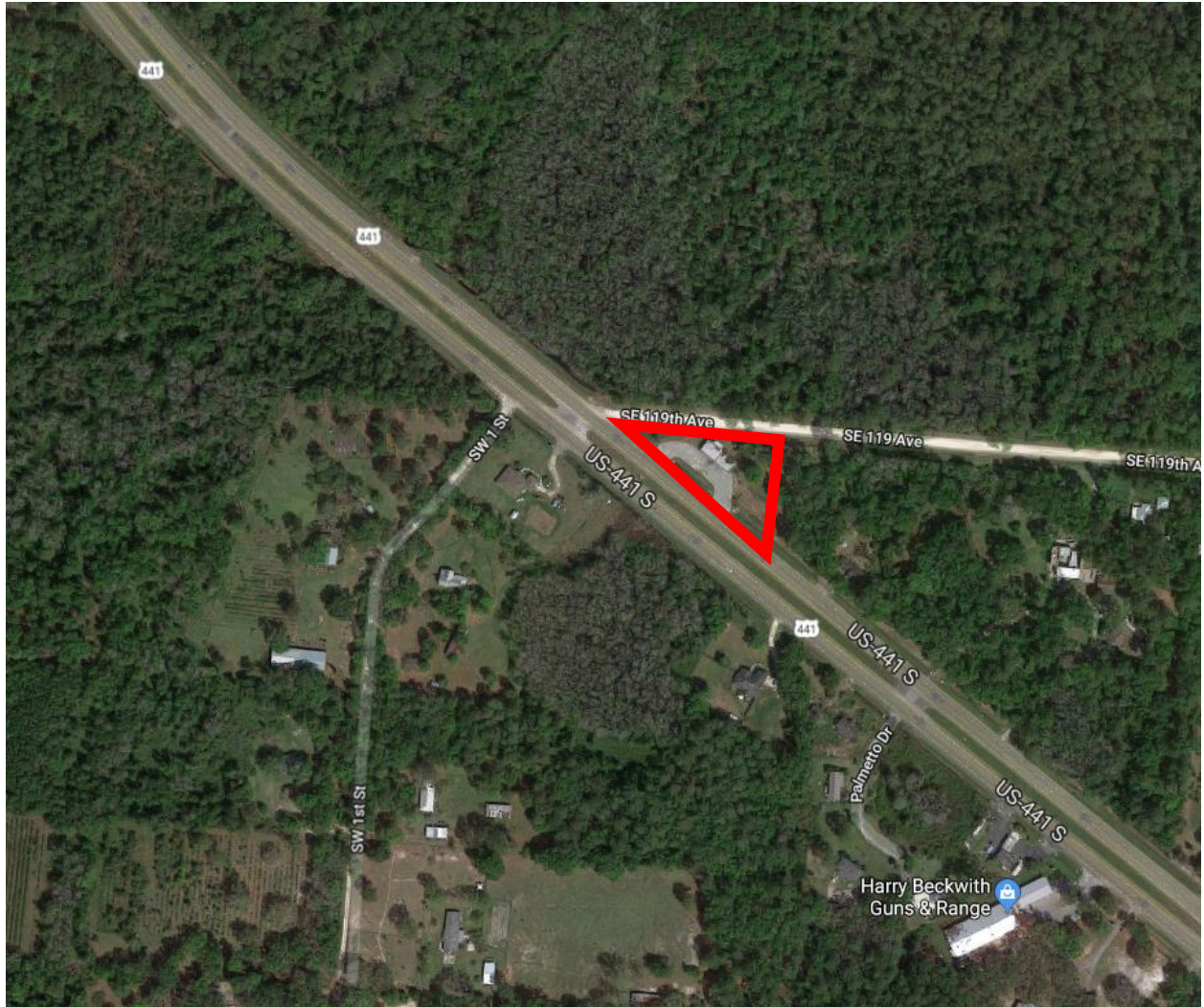


Small Scale Comprehensive Plan Amendment

Land Use Change Application



Request:	A small scale Comprehensive Plan amendment to the Future Land Use Map from Rural/Agricultural to Rural/Commercial
Location:	12001 S US Hwy 441 (Tax Parcel 16392-001-000)
Owner:	Doug Levesque
Prepared By:	Doug Levesque and Forrest Eddleton, Planner

Detailed Directions to Site

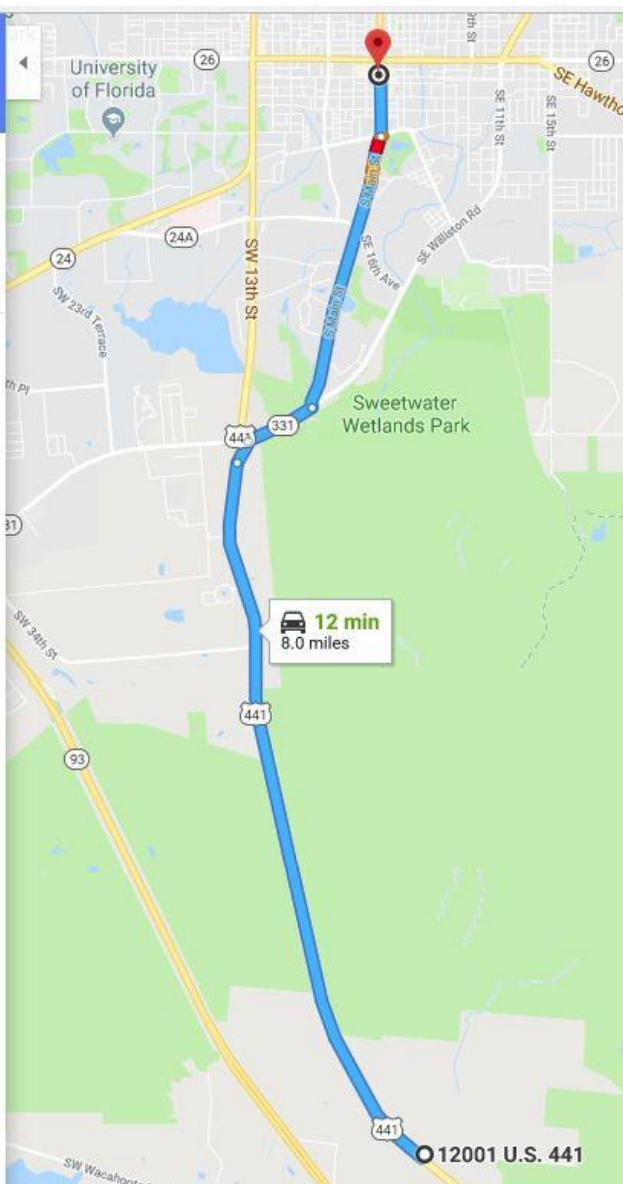
← from 12001 US-441, Micanopy, FL 32667
to County Annex Building, 10 SW 2nd Ave, Gainesville, ...

12 min (8.0 miles)
via US-441 N
Fastest route, the usual traffic

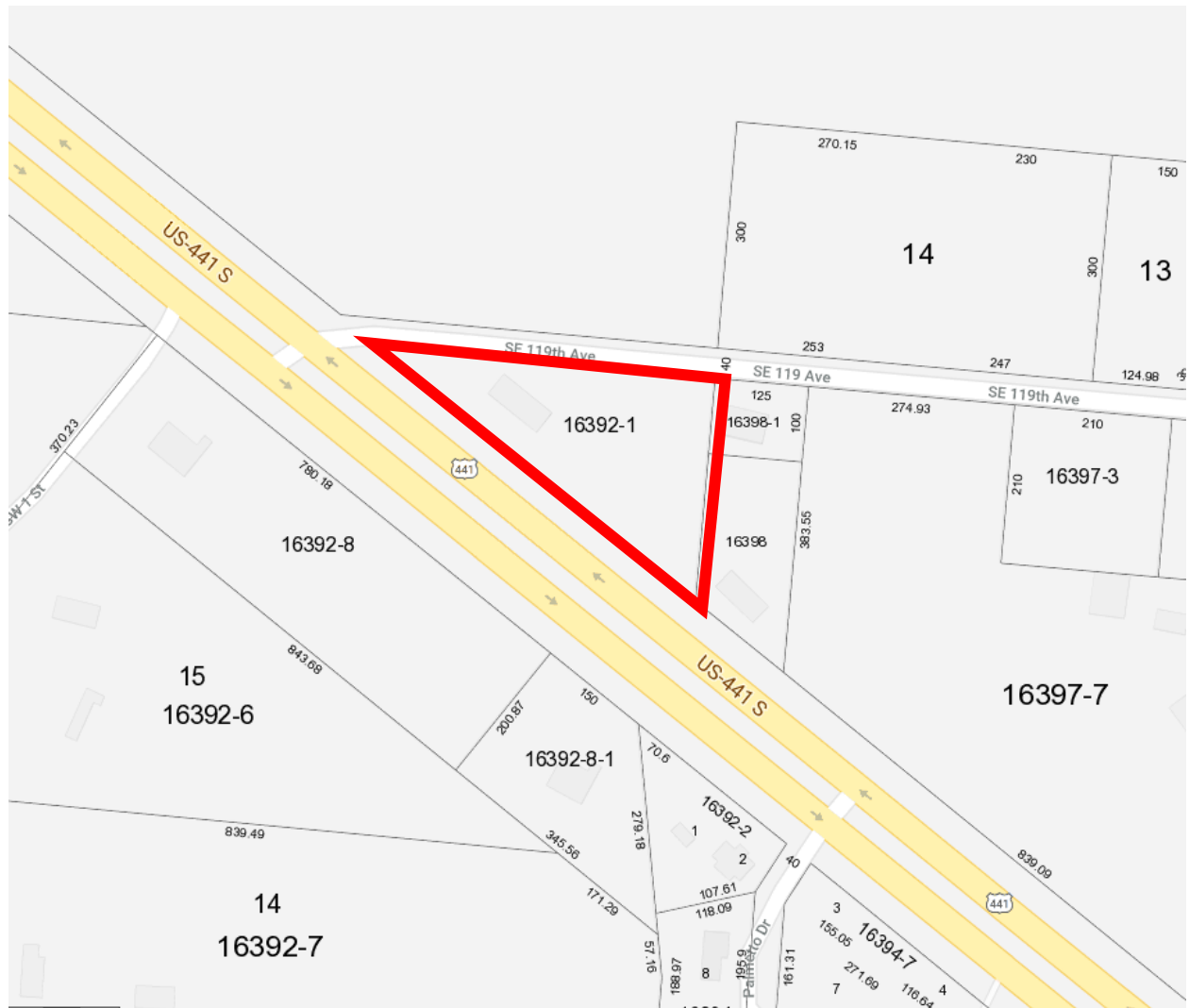
12001 US-441
Micanopy, FL 32667

- ↑ Head northwest on US-441 N toward SE 119 Ave/SE 119th Ave
5.0 mi
- ↗ Slight right toward FL-331 N
0.2 mi
- ↘ Turn right onto FL-331 N
0.5 mi
- ↙ Slight left onto S Main St
1.9 mi
- 📍 At the traffic circle, take the 2nd exit and stay on S Main St
0.4 mi
- ↶ Turn left onto SW 2nd Ave
75 ft
Destination will be on the right

County Annex Building
10 SW 2nd Ave, Gainesville, FL 32601



Tax Parcel and Legal Description



LEVY GRT--LEITNER S/D OF LOTS 8 & 9 DB J-645 LOT 21 N OF HWY OR 2792/487 & OR 3591/0841

Commence at the Northeast corner of Lot Twenty-One (21) of the LEITNER TRACT of Lots 8 and 9, of the LEVY GRANT, Alachua County, Florida, and run North 86 degrees 00 minutes 44 seconds West along the North line of said Lot Twenty-One (21) 464.25 feet to the Northeasterly right of way of State Road No. 25 (U.S. 441); thence run South 52 degrees 09 minutes 14 seconds East along said right of way 561.55 feet to the East line of Lot Twenty-One (21); thence run North 03 degrees 35 minutes 46 seconds East along said East line 312.85 feet to the Northeast corner of Lot Twenty-One (21) and the Point of Beginning all lying and being in the Northeast one-quarter (NE ¼) of Lot Twenty-One (21) of the LEITNER TRACT of Lots 8 and 9, of the LEVY Grant, Alachua County, Florida

General Description of Property

The subject property is approximately 1.67 acres located at 12001 S US Hwy 441 in Alachua County (Tax Parcel 16392-001-000). The property currently has a one-story 2240sf concrete block building that was formerly a door retail store and prior to that it was a restaurant known as Vecchio's. There is also currently paved driveway access and associated parking for roughly twelve vehicle spaces.



The site abuts a major US Highway (441) and is bordered by vacant/forested land to the north. To the South and East are single family residences and to the Southeast is a commercial gun range and sales business. The current Future Land Use for the property is Rural/Agriculture and the surround properties share that designation. The site is roughly one half mile from the closest property with a Rural/Commercial designation (Figure 1).



Figure 1: Future Land Use Map

Description of Request

The Owner is proposing a small scale Comprehensive Plan Amendment to change the Future Land Use designation for approximately 1.67 acres from Rural/Agriculture to Rural/Commercial. The Owner intends to renovate the site and remodel the building to return the site to restaurant use, a use that is not permitted under Rural/Agriculture designation. The Rural/Commercial designation is also sought to maintain low intensity uses and remain compatible in character with the surrounding properties.

The Owner also intends to pursue a rezoning application to request the complementary zoning district designation of BR: Retail Sales and Services pending approval of the proposed land use designation.

Consistency with the Comprehensive Plan

Future Land Use Element – 3.0 Commercial Policies

Policy 3.1.1 - In order to provide sufficient flexibility to meet the needs of different types of commercial activities, a range of land areas and locations shall be provided for commercial development.

The proposed land use change is intended to facilitate the renovation of an existing site and the reestablishment of a restaurant use. The surrounding area is limited in locations that provide service oriented businesses, particularly restaurants, and the proposed land use will increase the variety of locations available for appropriately scaled commercial development. The proposed land use matches the use that previously existed for decades and conforms to the existing Future Land Use Map paradigm that designates pockets of Rural/Commercial land uses along US 441.

Policy 3.2.1 - Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.

Policy 3.2.2 - Commercial development shall provide adequate buffering or transitional development and design practices, to adequately integrate the development along the edges of different land uses.

Policy 3.2.3 - Commercial landscaping and signage shall comply with standards for commercial development in the land development regulations.

The proposed land use change will allow the agent to renovate the existing site. The building currently sits vacant, as it has for decades, remaining dilapidated and in disrepair. Site work and remodeling associated with the proposed land use change will bring the existing site into conformance with code including landscaping, signage, and buffering along edges with differing land uses.

OBJECTIVE 3.3 - REQUIRED FACILITIES AND SERVICES *New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.*

Utilities for water, electric, stormwater, grease trap, and septic are existing on site and there is ample access for fire, police, and emergency medical protection. Any existing utility infrastructure in need of repair will be addressed.

Policy 3.11.2 - Rural Commercial-Agriculture uses are shown on the Future Land Use map. The standards for Rural Commercial-Agriculture uses outside of rural clusters are as follows:

(a) Development of Rural Commercial-Agriculture uses shall be required to meet all concurrency requirements.

(b) Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements.

(d) Uses may include neighborhood convenience centers consistent with Objective 3.8., offices consistent with Policy 3.9.1., sit down restaurants, and agricultural services to serve the rural area.

(e) The land development regulations for this land use category shall specify performance standards required to mitigate any adverse impact of such development on adjacent land uses and affected public facilities. Such performance standards shall include buffering and landscaping provisions, site design measures to locate such uses away from less intensive adjacent land uses, signage and parking restrictions, and intensity provisions (e.g. height and bulk restrictions). In the interim, until land development regulations consistent with these policies are adopted, the standards and criteria governing Rural Commercial-Agriculture development shall be implemented by the County's Development Review Committee process.

The proposed land use is limited in size and scale and will meet all concurrency requirements. The existing pavement layout has two ingress/egress points roughly 125ft apart. There are no misalignments with median breaks on US 441 or any adjacent driveways. Access is limited to traffic travelling north and the existing layout lends itself to “natural” right-in, right-out maneuvering. The proposed land use will allow for the establishment of a sit down restaurant that will primarily serve the adjacent rural area. All applicable land development regulations concerning compatibility and buffering from adjacent land uses will be adhered to and every effort will be made to eliminate any adverse impacts on surrounding properties.

Conservation and Open Space Element

Policy 3.4.1 - All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.

The Environmental Resources Assessment Checklist has been completed and submitted as part of this application. While resources were identified on adjacent parcels, no environmentally sensitive resources are known to be located on the property.

Policy 5.2.2 - Pervious open space shall be provided on at least 20% of the development site

The existing site far exceeds the 20% pervious open space requirement and there are no immediate plans to expand impervious surface. Any potential renovations or expansions of impervious surface on the property will maintain the 20% pervious open space standard.

Adjacent Existing Land Uses, Future Land Use Designation, and Zoning

North:

- Parcel 16383-000-000
- Existing Use – Vacant/Timber
- Land Use Designation – Rural/Agriculture
- Zoning – Agricultural (A)

East:

- Parcels 16398-001-000, 16398-000-000
- Existing Use – Accessory, Single Family
- Land Use Designation – Rural/Agriculture
- Zoning – Agricultural (A)

South:

- Parcel 16392-008-001
- Existing Use – Single Family
- Land Use Designation – Rural/Agriculture
- Zoning – Agricultural (A)

West:

- Parcel 16392-008-000
- Existing Use – Single Family
- Land Use Designation – Rural/Agriculture
- Zoning – Agricultural (A)